



**KINGSBURY GENERAL IMPROVEMENT DISTRICT BOARD OF TRUSTEES  
MEETING NOTICE  
AGENDA  
TUESDAY, DECEMBER 19, 2023**

A meeting of the Kingsbury General Improvement District Board of Trustees shall be held Tuesday December 19, 2023, at the district office (255 Kingsbury Grade, Stateline, NV, 89449), commencing at 5:00 p.m. The agenda and supporting material are available on the district website ([www.kgid.org](http://www.kgid.org)), News & Notices. Copies of this agenda were posted 3 business days prior to the meeting at: The District Office, Stateline Post Office, Zephyr Cove Post Office, and Douglas County Lake Tahoe Administration Building.

Remote attendance is welcomed. To offer public comment prior to the meeting, individuals may submit comments using one of the following methods: The drop box located at the district office entrance, fax (775) 588-3541 (Attn: General Manager), or email to [mitch@kgid.org](mailto:mitch@kgid.org).

- To provide public comment or attend the meeting by phone, **(669) 900-9128** - ID code **775-588-3548** passcode **906347**. Although the phone line accommodates multiple callers, should you receive a busy signal, please call back.
- Public comment is limited to three minutes and occurs at the beginning and end of the meeting and during the Board's consideration of each action item, as well as before action is taken.

**Join the meeting using the link below via Zoom:**

<https://us02web.zoom.us/j/7755883548?pwd=UnF2YzBxb05Ya0pjWjRCNUNEMUFVZz09>  
Meeting ID: 775 588 3548 Passcode: 5883548

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**MISSION STATEMENT**

As a team, our employees and Board of Trustees provide water and sewer service, maintain roads and drainage systems for the benefit of our customers using modern business systems in an efficient courteous, and accountable manner which surpass standards set for public health, safety, and the environment.

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**Notice to persons with disabilities:** Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify KGID by calling 775-588-3548 at least one day in advance of the meeting.

## AGENDA

5:00 P.M.

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Roll Call**

**4. Public Comment**

This is the public's opportunity to speak on any topic pertinent to the district and not listed on this agenda. Public comment will also be invited during the Board's consideration of each action item, and before action is taken. Please limit your comments to three minutes. Nevada Open Meeting Law (NRS 241.034) prohibits action on items not listed on the agenda.

**5. Approval of Agenda: For Possible Action:** Items on the agenda may be taken out of order; two or more agenda items may be combined for consideration; and items may be removed from the agenda or discussion relating thereto delayed at any time.

**6. Approval of Minutes: For Possible Action:** Approval of the minutes for the Board of Trustees meeting held on November 14, 2023.

### NEW BUSINESS

- 1 7. **For Information and Possible Action:** Approval of list of Claims, November 2023
- 1 8. **For Information:** Receive and review Financial Statements, October 2023
- 3 9. **For Information and Possible Action:** Receive Audit Report and Accept the FY 2023 Financial Statement
- ~ 10. **For Information and Possible Action:** Presentation and Discussion of Lobby Effort and Outcomes
- 3 11. **For Information and Possible Action:** Discussion and Initiation of Foreclosure Process
- 2 12. **For Information and Possible Action:** Discussion and Review of District Owned Parcels
- ~ 13. **For Information and Possible Action:** Discussion of Stormwater/Drainage Program
- 1 14. **For Information and Possible Action:** Discussion and approval of Public Information Policy

### ACTION WILL NOT BE TAKEN ON ANY REPORTS OR CORRESPONDENCE:

- 1. Board Member Reports
- 2. Management Report
- 3. Attorney's Report
- 4. Engineers Report
- 5. Correspondence
- 6. **Announcements and Final Public Comment**
- 7. **For Possible Action;** Adjournment

**MINUTES OF THE REGULAR MEETING OF THE  
KINGSBURY GENERAL IMPROVEMENT DISTRICT BOARD OF TRUSTEES  
TUESDAY, NOVEMBER 14, 2023**

**CALL TO ORDER** - The meeting was called to order at the Kingsbury General Improvement District office located at 255 Kingsbury Grade, Stateline, Nevada at 5:00 p.m. by Jodie Nelson.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** – In attendance were Trustees Nelson, Yanish, Trigg, Parks and Schorr. Also present were General Manager Mitch Dion, Operations Superintendent Brandon Garden, Administration & Human Resource Supervisor Judy Brewer and General Counsel Chuck Zumpft. Public included Hanna Pence.

**PUBLIC COMMENT** – None.

**APPROVAL OF AGENDA** –

**M-11/14/2023-1** - Motion by Yanish, seconded by Parks, and unanimously passed to approve the Agenda.

**APPROVAL OF MINUTES** –

**M-11/14/2023-2** - Motion by Yanish, seconded by Parks, and unanimously passed to approve the Regular Meeting Minutes dated October 17, 2023.

**M-11/14/2023-3** - Motion by Trigg, seconded by Parks, and passed to approve the Board Workshop Meeting dated November 6, 2023. Yanish abstained due to her absence.

**NO ACTION TOOK PLACE ON THE FOLLOWING ITEMS:**

**NEW BUSINESS**

**FOR POSSIBLE ACTION:**

**LIST OF CLAIMS** – Yanish questioned check #63340 to Summit Plumbing for back pay. Garden clarified that these are monthly retention payments that were due upon satisfaction of the entire contract.

**M-11/14/2023-4** - Motion by Yanish, seconded by Parks, and unanimously passed to approve the List of Claims in the amount of \$368,358.93 as represented by check numbers 63303 through 63401.

**FINANCIAL STATEMENTS – SEPTEMBER 2023**

Financials were received and reviewed. It was noted that the Balance Sheet is still not in balance and Dion and Nelson indicated their intent to discuss this in the near future.

**Approve 2024 Board of Trustees Meeting Schedule.**

Nelson requested the April 2, 2024, Budget Workshop Meeting be changed to April 9, 2024. Schorr requested meeting requests be sent via Outlook as calendar items.

**M-11/14/2023-5** - Motion by Nelson, seconded by Parks, and unanimously passed to approve the 2024 Board of Trustees Calendar, as amended.

**Approve Professional Services Task Order Stormwater Masterplan.**

A presentation on the Stormwater Masterplan in the Andria Dr./Nort area was reviewed. The plan would identify and define the scope of the projects and prepare the plan to address deficiencies for grant or programmed funding. Dion noted that two residents in this area have expressed concerns and were told the district would be making a plan for the area including soliciting public input.

Nelson questioned if Eastern Sierra will consider the discussion with the public prior to implementing engineering for the project. Dion explained the listening session would be early in the process to identify the areas which work needs to be done (maybe multiple projects) however it is possible that not all concerns may be addressed as priority would likely be to repair and renovate currently failing infrastructure such as the swales, walls, stormwater

drains and ponds. Nelson noted that water and ice should be addressed on Andria. Dion noted that the roadway was not properly designed to carry the water which is directed to it.

Schorr questioned whether these funds were for engineering or actual work and inquired if there was any grant writers or assurance of receiving a grant for this project. Dion responded that the proposal is only engineering and explained that the issues must be identified (scoped) and prioritized to have adequate information for a grant writer. Schorr stated that these projects appear to be environmental and according to TRPA's website, \$2.6B has been spent in completed environmental projects since 1997 for the Lake Tahoe clarity by the Lake Tahoe Summit. Noting these contributions to the environment, he suggested foregoing this project due to a potential increase in rates. He stated his opposition to the request.

Nelson clarified that the plan could be completed with a possible match from a 50% grant. Dion explained that without the engineering report, we cannot pursue any grants.

Parks questioned using Eastern Sierra instead of DOWL. Dion explained that DOWL does not specialize in this type of work and their cost would possibly be more. Eastern has been used for other stormwater projects and has been awarded the Masterplan which is being approached in pieces starting from the top of the hill working downward. Parks inquired about the shelf life of the engineering report considering the number of projects in the pipeline. It was explained that there are different funds for different projects. Grant funding is currently available for stormwater and could be explored for projects if the district has them identified.

Yanish stated this is a Douglas County obligation and should not be funded by KGID. She requested this information be sent to the Stormwater Office at Douglas County. She noted a recent Strategic Planning Meeting at Douglas County where stormwater and flooding in the valley was discussed. She noted that the county receives TMDL credits received for work performed by KGID and suggested requesting Douglas County fund this request.

Yanish added that the Forrest Service is responsible for the drainage and damage to the roads. The definition of maintenance and reconstruction was discussed. Garden noted prior KGID projects that were complete road reconstruction. Yanish stated that continuing to fund these projects is not fair to the constituents.

Yanish noted this stormwater project is not for the direct benefit of the property owners and questioned if property owners will receive certificates for BMP's installed. It was explained they will not because improvements are related to the right of way. Yanish stated that this is Douglas County's responsibility and suggested providing this information to the Commissioner and having a meeting with all related parties. The agreements and relationship with Douglas County and the Forrest Service were discussed. Zumpft stated he would need to review the agreements between KGID and Douglas County prior to commenting.

Trigg questioned the first steps to engage Douglas County and request funding. Dion noted that email exchanges are common but prior invoices sent to the county went unnoticed.

Yanish stated a meeting with public officials would be a better approach and reaffirmed her opposition to spending funds prior to having the county's participation. Dion advised that this likely will cause additional delays without resolution. He suggested a meeting to allow customers to express their stormwater issues. Additionally, he will advise Eastern Sierra to modify the proposal and request to be added to the Douglas County Agenda. He supports the proposed Coalition of GID's as an alliance of stormwater utilities to approach the County. Yanish suggested starting with this item for funding separate from the coalition. Her specific request is for Douglas County to direct staff to work directly with KGID on the stormwater utility plan for our area.

Yanish offered to request Wes Rice to add this item to their agenda.

Nelson stated her support for funding this item as long as there is a meeting to discuss the actual stormwater plan. After Eastern Sierra prepares a report, she requested Wes Rice to be contacted and for the item to be added to the Douglas County Agenda to request they share in the cost. She supports the GID's coming together as a coalition in order to address items further with Douglas County.

Hanna Pence questioned if one contractor quote is sufficient for this project. It was explained that professional engineering is not competitively bid for price, but the engineers were competitively selected and awarded projects due to qualifications. Eastern Sierra has performed the first two pieces of the Master Plan and was selected based upon their professional qualifications. Parks added that there will be bids for the construction portion.



Nelson supports having projects identified in order to seek money. Per Schorr's request for clarification, Nelson explained that during her meeting with Governor Lombardo last year, he requested she identify a project for funding and she had none.

**M-11/14/2023-6** - Motion by Nelson, seconded by Trigg to approve Professional Services Agreement Task Order number 5 with Eastern Sierra Engineering for Stormwater Masterplan in the vicinity of N. Benjamin and Andria roadways for approximately \$75,000 and authorize the General Manager to execute appropriate contracts. Yanish, Parks and Schorr opposed, motion failed.

Parks exited the meeting at 6pm.

**M-11/14/2023-7** - Motion by Yanish, seconded by Trigg, and approved to direct the General Manager to have Eastern Sierra prepare a public workshop in the amount not to exceed \$4,000 and provided necessary support for materials to be used in a presentation agenzized with Douglas County with the intention that funding would be included in their Stormwater Utility Plan.

Schorr questioned if additional engineering expenses are needed for the presentation. Yanish stated that having a neutral party facilitate the meeting would be more effective and Dion explained that the engineer would be augmenting the presentation with additional documentation. Dion added that he would present the professionally prepared report from Eastern Sierra, along with two trustees. He suggested that KGID customers attend the meeting as well.

There was a 5 Minute break at 6:15. The meeting resumed at 6:20 without Trustee Schorr.

**Approve Change Orders for Building 160 Pine Ridge Drive (Bay Doors and Siding Repairs).**

A report was provided and it was explained that the bay doors require substantial repairs or replacement. It was recommended that all of the doors be replaced and upgraded. Secondly, a moisture barrier is required along the gables prior to insulation installation and the large gaps in siding were not visible until the ceilings were torn out.

**M-11/14/2023-8** - Motion by Yanish, seconded by Trigg, and passed to approve both change orders for the combined sum of \$23,624 and authorize the General Manager to execute appropriate contracts.

Schorr returned to the meeting at 6:28 p.m.

**Review and Discuss OPEB Liability as Human Capital Reserve.**

A written report and summary were provided for discussion. The OPEB liability is \$70K-\$80K annually and district policy is to fund 50% of the liability, which is \$600K+. The Public Agency Retirement System (PARS) specializes in prefunding OPEB for public agencies and Dion has worked with this company in the past. They also manage OPEB for the City of Reno using their expertise to optimize investments to fit the actuarial. However, due to governance statutes it was unsure if PARS could serve the district.

Schorr suggested contacting US Bank for assistance. Yanish questioned if the Nevada League of Cities and Municipalities could assist with PARS legislation and suggested the League push this through as a Bill Draft Request. She noted that the League didn't utilize all of their BDR's last year.

Dion clarified he is requesting the board's input regarding the investment. He stated that the public often perceives KGID's \$20M cash fund as significant; however, it is insignificant compared to the liabilities. He confirmed he will pursue options with US Bank. He will contact the League to request a poll with other communities on this item.

The amounts will be confirmed with the auditors next month. Nelson suggested classifying the liability separately to aid third parties reviewing the statements.

**Board Reports**

None.

**Management Reports**

**General Manager's Report**

A brief water resources report was provided. Yanish stated that there are pine needles on Forrest Service lands blocking storm drains and she suggested reaching out to Lake Tahoe Basin Management.

Nelson questioned the past due accounts noted in the audit findings. It was explained that when accounts become 60-days past due, they are accounted for differently because the Snow Fund is a government fund versus enterprise funds. Nelson requested clarification regarding the Sewer District invoice and payment. It was explained that payment is based upon an estimate which is adjusted annually in September. Nelson suggested obtaining the adjustment earlier for the books.

**Utility Operations Superintendent's Report**

Yanish questioned why water loss is less than last year. Garden explained that we have been trying to locate areas with losses and reduced number of leaks. One possibility is less due to reductions in Tahoe Douglas Fire District Usage.

**Administrative and Human Resources Report**

Brewer indicated that they are sorting boxes and preparing for digital imaging.

Yanish questioned when foreclose on liens will commence. Nelson mentioned probate in the event of a death. Zumpft explained that the lien is tied to the property but there are other ways to assert the claim. Nelson supported discussion and further review. Yanish noted additional costs associated with pursuing a lien and the property status would have to be determined after foreclosure. Nelson clarified with Zumpft that utilities have priority over mortgages and he offered to confirm other lien priority. Dion noted there are other accounts with past due amounts not included on the report as they are making progress via satisfactory payment agreements.

**Engineer's Report**

There were no questions.

**Attorney's Report**

There was nothing to report. There has been no correspondence or communication from Fire Department.

**CORRESPONDENCE** – None.

**FINAL PUBLIC COMMENT** –

**UNFINISHED BUSINESS**

**ADJOURNMENT**

**M-11/14/2023-9** - Motion by Trigg, seconded by Nelson, and unanimously passed to adjourn the meeting at 7:03 p.m.

Respectfully submitted,

\_\_\_\_\_  
Jodie Nelson, Chair

Attest:

\_\_\_\_\_  
Cindy Trigg, Secretary

**KINGSBURY GENERAL IMPROVEMENT DISTRICT  
AGENDA ITEM #7**

**TITLE: APPROVAL OF LIST OF CLAIMS NOVEMBER 2023**

For Discussion and Possible Action. Review and approve the monthly claims which were paid by the district in November 2023

**MEETING DATE:** 19 December 2023

**PREPARED BY:** Mitchell S. Dion, General Manager

**RECOMMENDED ACTION:**

It is recommended that the Board of Trustees review and approve the list of claims for November from check number 63402 to 63504.

**BACKGROUND INFORMATION:**

Each month the district is billed from vendors for a variety of goods and services which are necessary and appropriate for the district operations and administration. In exercising fiduciary duties, these are reviewed and approved monthly by the Board of Trustees.

**INCLUDED:**

- List of Claims for November 2023

Fund impacted by above action:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> All Funds | <input type="checkbox"/> Not a Budget Item  |
| <input type="checkbox"/> Water Fund           | <input type="checkbox"/> Sewer Fund         |
| <input type="checkbox"/> General Fund         | <input type="checkbox"/> Snow Removal Fund  |
| <input type="checkbox"/> Not Budgeted for     | <input type="checkbox"/> Emergency Spending |

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
 Check/Voucher Register - LIST OF CLAIMS  
 From 11/10/2023 Through 12/14/2023

Check Number	Check Date	Payee	Transaction Description	Check Amount
63402	11/14/2023	JODIE NELSON	Employee: NELSON; Pay Date: 11/14/2023	692.62
63403	11/14/2023	SANDRA D. PARKS	Employee: PARKS; Pay Date: 11/14/2023	689.12
63404	11/14/2023	CRAIG B. SCHORR	Employee: SCHORR; Pay Date: 11/14/2023	739.12
63405	11/14/2023	CYNTHIA M. TRIGG	Employee: TRIGG; Pay Date: 11/14/2023	739.12
63406	11/14/2023	NATALIE YANISH	Employee: YANISH; Pay Date: 11/14/2023	739.12
63407	11/14/2023	254 SHERWOOD LLC	PARTIAL REFUND PERMIT 2020-15 254 SHERWOOD CT REVISED	2,360.97
63408	11/14/2023	AIRGAS USA, LLC	ACCT. 3255567 NITROGEN LIQ FG 265LTRS 350 PSI	461.27
63409	11/14/2023	DOWL, LLC	ENGINEERING GENERAL SERVICES 10/28/23	2,220.00
63409	11/14/2023	DOWL, LLC	ENGINEERING SERVICES 2024 WATERLINE IMPROV PROJECT	7,282.50
63409	11/14/2023	DOWL, LLC	ENGINEERING SERVICES FY23 ANDRIA/BARRET OUTSIDE OF SCOPE	10,075.80
63409	11/14/2023	DOWL, LLC	ENGINEERING SERVICES FY23 ANDRIA/BARRETT WATER/ROAD PROJECT	17,767.50
63409	11/14/2023	DOWL, LLC	ENGINEERING SERVICES FY25 PROJECT BARRET/MARYANNE/DREW 10/28	9,861.25
63409	11/14/2023	DOWL, LLC	ENGINEERING SERVICES PALISADES SEWER LIFT STATION REHAB	8,913.75
63409	11/14/2023	DOWL, LLC	ENGINEERING SERVICES PONDEROSA MHP WATER REPLACEMENT	12,132.50
63410	11/14/2023	FLYERS ENERGY LLC	FUEL DIESEL 161.7 GAL REGULAR 115.2 GAL	1,394.23
63410	11/14/2023	FLYERS ENERGY LLC	FUEL REGULAR 180 GAL DIESEL 52 GAL	1,135.00
63411	11/14/2023	FRONTIER COMMUNICATIONS	775-150-0119-103174-5 EASY ST	50.80
63411	11/14/2023	FRONTIER COMMUNICATIONS	775-150-0120-092376-5 DCLTSA	50.80
63411	11/14/2023	FRONTIER COMMUNICATIONS	775-586-8471-100215-5 97 BEACH CLUB	86.93
63411	11/14/2023	FRONTIER COMMUNICATIONS	775-586-8471-100215-5 97 BEACH CLUB DR	86.93
63411	11/14/2023	FRONTIER COMMUNICATIONS	775-588-2401-060791-5 PALISADES	41.75
63411	11/14/2023	FRONTIER COMMUNICATIONS	775-588-2410-111700-5 EASY ST.	98.22
63411	11/14/2023	FRONTIER COMMUNICATIONS	775-588-2419-091195-5 PALIADES	98.22

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
 Check/Voucher Register - LIST OF CLAIMS  
 From 11/10/2023 Through 12/14/2023

Check Number	Check Date	Payee	Transaction Description	Check Amount
63411	11/14/2023	FRONTIER COMMUNICATIONS	775-588-2705-042476-5 TERRACE VIEW	327.53
63411	11/14/2023	FRONTIER COMMUNICATIONS	775-588-7495-061182-5 MARKET	43.35
63411	11/14/2023	FRONTIER COMMUNICATIONS	775-588-8311-081082-5 GALAXY	58.38
63412	11/14/2023	GROUP WEST CONSTRUCTION, INC	160 PINE RIDGE BLDG IMPROVEMENT PAY 4 10/31/23	519,283.86
63413	11/14/2023	HOMESERVE USA	LOSS & LINE INSURANCE 10/31/23	1,459.60
63414	11/14/2023	DAVE LASHWAY	PARTIAL REFUND PERMIT 2021-2 259 RIDGE WAY FAILED INSPECTION	4,623.00
63415	11/14/2023	SOUTH LAKE TAHOE ACE HARDWARE	SHOP 12 PK ASSRTD BUNGEE CORDS QTY 4	67.96
63415	11/14/2023	SOUTH LAKE TAHOE ACE HARDWARE	STATION 2 16GAX340' BLACK REBAR TIE WIRE, MTL CT WHL 4-1/2IN	56.07
63416	11/14/2023	MINDEN LAWYERS, LLC	LEGAL SERVICES 10/31/23	2,504.75
63417	11/14/2023	PAMELA JOANNE NANCE	298 KINGSBURY GRADE 5 CLEANINGS 10/23	1,000.00
63418	11/14/2023	NEXTIVA, INC.	ACCT. 3680856 DISTRICT OFFICE PHONE LINES 11/2023	260.19
63419	11/14/2023	PACIFIC STATES COMMUNICATIONS	LAPTOP WITH DOCKING STATION FOR ENGINEER	1,212.37
63420	11/14/2023	PAUL CAVIN ARCHITECT LLC	160 PINERIDGE ARCHITECTURAL, ENGINEERING, & MGMT SERVICES	8,797.50
63421	11/14/2023	QUADIENT LEASING USA, INC.	ACCT. 00250606 FOLDING MACHINE LEASE 12/23-02/24	1,128.99
63422	VOID	SGS Silver State		
63423	11/14/2023	SGS SILVER STATE LABORATORIES	BROMATE	350.00
63423	11/14/2023	SGS SILVER STATE LABORATORIES	COLIFORMS-P/A & COLIFORMS-QT	459.00
63423	11/14/2023	SGS SILVER STATE LABORATORIES	COLIFORMS-QT	270.00
63423	11/14/2023	SGS SILVER STATE LABORATORIES	HAA5, HALOACETIC ACIDS & TTHM, TRIHALOMETHANES	1,030.00
63423	11/14/2023	SGS SILVER STATE LABORATORIES	SDWA-NV-INORGANIC II, GROSS ALPHA, RADIONUCLIDES 226&228, VO	1,444.00
63424	11/14/2023	SHRED-IT	SHRED	37.00
63425	11/14/2023	SOUTH TAHOE REFUSE	ACCT. 10534153 169 TERRACE VIEW DR COMM BIN 10/12/23	68.60
63425	11/14/2023	SOUTH TAHOE REFUSE	ACCT. 13186400 160 PINERIDGE/298 KINGSBURY COML BIN 10/31/23	411.60

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
 Check/Voucher Register - LIST OF CLAIMS  
 From 11/10/2023 Through 12/14/2023

Check Number	Check Date	Payee	Transaction Description	Check Amount
63426	11/14/2023	SOUTHWEST GAS CORPORATION	910000322763 3 BUCHANAN RD PUMP	39.81
63427	11/14/2023	SPRINGBROOK SOFTWARE COMPANY	ACTIVATE CONFERENCE FEE BAUWENS 10/25 -10/27/23	795.00
63427	11/14/2023	SPRINGBROOK SOFTWARE COMPANY	COMPUTER EXP/ACH & CC CHARGES 10/31/23	1,510.00
63428	11/14/2023	PUBLIC EMPLOYEES BENEFIT PROG	ACCT. 360 MEDICAL INSURANCE BREWER, GARDEN, & MOSS	4,325.60
63428	11/14/2023	PUBLIC EMPLOYEES BENEFIT PROG	ACCT. 841 MEDICAL INS MCKAY, ROHR, RUNTZEL, SHCRAUBEN, VOSEBU	1,496.32
63429	11/14/2023	TAHOE BASIN CONTAINER	ACCT. 54345000 801 KINGSBURY GRADE BEAR PROOF RENTAL10/31/23	30.00
63429	11/14/2023	TAHOE BASIN CONTAINER	ACCT. 54591700 160 PINERIDGE/298 KINGSBURY BEAR PROOF RENTAL	32.50
63430	11/14/2023	TROJAN TECHNOLOGIES	STATION 1 820856 LAMP UV SWIFT 12 QTY 8	5,744.84
63431	11/14/2023	HD SUPPLY, INC	3IN FIRE HYDRANT METER W/GATE VALVE REPLACEMENT	2,009.95
63431	11/14/2023	HD SUPPLY, INC	SHUTOFF TOOL 3/4IN TO 1IN CTS, MAGNETOMATIC PIPE LOCATOR, WI	1,028.73
63431	11/14/2023	HD SUPPLY, INC	SIPHON KING UTILITY PUMPS 36IN PUMP W/72IN HOSE	288.60
63432	11/14/2023	VM WEST, LP	PARTIAL REFUND TEMP METER COMMERCIAL CONS 51,800	632.22
63433	11/14/2023	WESTERN NEVADA SUPPLY CO	CHEVRON PARKING LOT METER BOX AND LID	1,176.44
63433	11/14/2023	WESTERN NEVADA SUPPLY CO	TERRACE VIEW STORMWATER DRAIN 8X20 N12 WT 65 ADS SOL PIPE	191.60
63433	11/14/2023	WESTERN NEVADA SUPPLY CO	TERRACE VIEW STORMWATER NYLO 2812AG3 12 BASIN 3FT SOLID COVE	1,112.26
63434	11/17/2023	MICHAEL J. ANSTETT	Employee: ANSTETT; Pay Date: 11/17/2023	1,362.59
63435	11/17/2023	CARRIE BAUWENS	Employee: BAUWEN; Pay Date: 11/17/2023	1,629.79
63436	11/17/2023	JUDITH BREWER	Employee: BREWER; Pay Date: 11/17/2023	1,959.15
63437	11/17/2023	MITCHELL S. DION	Employee: DION; Pay Date: 11/17/2023	4,171.08
63438	11/17/2023	MICHAEL E. EDWARDS, JR	Employee: EDWARD; Pay Date: 11/17/2023	2,872.29
63439	11/17/2023	JOSEPH ESENARRO	Employee: ESENAR; Pay Date: 11/17/2023	2,579.76

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**

Check/Voucher Register - LIST OF CLAIMS  
From 11/10/2023 Through 12/14/2023

Check Number	Check Date	Payee	Transaction Description	Check Amount
63440	11/17/2023	BRANDON GARDEN	Employee: GARDEN; Pay Date: 11/17/2023	3,034.69
63441	11/17/2023	BRANDY JOHNS	Employee: JOHNS; Pay Date: 11/17/2023	1,833.21
63442	11/17/2023	SHANE T. MORTENSEN	Employee: MORTEN; Pay Date: 11/17/2023	2,679.25
63443	11/17/2023	BYRAN D. MOSS	Employee: MOSS; Pay Date: 11/17/2023	1,609.92
63444	11/17/2023	LEIGH C. STANTON	Employee: STANTO; Pay Date: 11/17/2023	1,334.85
63445	11/17/2023	JEFF T. WOOD	Employee: WOOD; Pay Date: 11/17/2023	1,292.15
63446	11/30/2023	AFLAC	ACCT. FA935 LIFE INS EDWARDS, JOHNS, MOSS & STATNTON	419.49
63447	11/30/2023	AIRGAS USA, LLC	ACCT. 3255567 RENT LIQUID IND LG 190-300 LT NITRO	640.88
63448	11/30/2023	AT & T MOBILITY	ACCT. 287301170124 CELL PHONES	2,881.52
63449	11/30/2023	BURGARELLO ALARM	399 KAHLE ALARM MONITORING 12/23 - 2/29/24	150.00
63449	11/30/2023	BURGARELLO ALARM	97 BEACH CLUB ALARM MONITORING 12/23 - 2/29/24	192.00
63450	11/30/2023	CHARTER COMMUNICATIONS	ACCT. 8354150020170948 169 TERRACE VIEW	149.98
63450	11/30/2023	CHARTER COMMUNICATIONS	ACCT. 8354150020197776 255 KINGSBURY GRADE UNIT A	149.98
63450	11/30/2023	CHARTER COMMUNICATIONS	ACCT. 8354150020258636 97 BEACH CLUB DR	159.98
63451	11/30/2023	MITCHELL S. DION	REIMBURSE PURCHASE TRUCK #0611 TIRE CHAINS FROM PUALSON	800.00
63452	11/30/2023	RENO DOMINIK	REFUND ACCT. 1152 OVERPAID/CLOSED ESCROW 11/27/23	300.20
63453	11/30/2023	EIDE BAILLY LLP	PROGRESS BILLING RELATED TO FY 2023 AUDIT	15,000.00
63454	11/30/2023	EMPLOYERS ASSURANCE CO.	WORKERS COMPENASATION INSTALLMENT 06 12/1/23	1,193.40
63455	11/30/2023	EXPRESS SEWER & DRAIN	PAY APP 1 PALISADES LIFT STATION REHABILITAION	108,285.86
63456	11/30/2023	FLYERS ENERGY LLC	FUEL REGULAR 80 GAL DIESEL 120 GAL	947.22
63456	11/30/2023	FLYERS ENERGY LLC	FUEL REGULAR 81.1 GAL	389.71
63456	11/30/2023	FLYERS ENERGY LLC	STATION 1 GENERATOR FUEL DIESEL 200 GAL	978.92

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
 Check/Voucher Register - LIST OF CLAIMS  
 From 11/10/2023 Through 12/14/2023

Check Number	Check Date	Payee	Transaction Description	Check Amount
63456	11/30/2023	FLYERS ENERGY LLC	STATION 2 GENERATOR FUEL DIESEL 174.4 GAL	854.50
63456	11/30/2023	FLYERS ENERGY LLC	STATION 4 GENERATOR FUEL DIESEL 70.7 GAL	350.55
63457	11/30/2023	FRONTIER COMMUNICATIONS	775-588-4482-052798-5 MARKET	52.86
63458	11/30/2023	GRANITE CONSTRUCTION SUPPLY	ANSTETT & WOOD BOMBER JACKETS-CLASS 3	125.72
63459	11/30/2023	HARPER PROFESSIONAL SERVICES	ONE-TIME GRANT ASSESSMENT TO IDENTIFY GRANT FUNDING OPPORTUN	5,000.00
63460	11/30/2023	BEATRIZ HERNANDEZ	255 KINGSBURY GRADE 4 CLEANINGS 11/23	460.00
63461	11/30/2023	STATIONARY ENGINEERS LOCAL 39	LOCAL 39 EMPLOYEES HEALTH/LIFE PREMIUMS 1/31/24	19,840.00
63462	11/30/2023	JEWISH COMMUNITY CENTER	255 KINGSBURY GRADE JANITORIAL 10/31/23	286.00
63462	11/30/2023	JEWISH COMMUNITY CENTER	255 KINGSBURY GRADE RENT 12/1/23	5,416.40
63462	11/30/2023	JEWISH COMMUNITY CENTER	255 KINGSBURY UTILITIES 9/30/23	264.00
63463	11/30/2023	KINGSBURY HARDWARE	6IN XLT DIAGONAL PLIERS	33.99
63463	11/30/2023	KINGSBURY HARDWARE	REVERSE DISCOUNT TAKEN	7.20
63463	11/30/2023	KINGSBURY HARDWARE	REVERSE SALES TAX & DISCOUNT TAKEN	0.15
63463	11/30/2023	KINGSBURY HARDWARE	REVERSE SALES TAX AND DISCOUNT TAKEN	0.14
63463	11/30/2023	KINGSBURY HARDWARE	STATION 1 735 BLUE 1/2PT WET/DRY GLUE	14.79
63464	11/30/2023	KONICA MINOLTA PREMIER FINANCE	ACCT. 3691777720 COPIER LEASE 11/30/23	445.00
63464	11/30/2023	KONICA MINOLTA PREMIER FINANCE	ACCT. 3691777720 COPIER LEASE 12/1 - 12/31/23	370.00
63465	11/30/2023	LINDE GAS & EQUIPMENT INC.	ACCT. 71572887 CYLINDER RENT INDUSTRIAL ACETYLENE	157.28
63466	11/30/2023	LINDE GAS & EQUIPMENT INC.	ACCT. 75437077 LIQUID OXYGEN NSF60 QTY 1,133 CCF	8,843.52
63467	11/30/2023	LUMOS AND ASSOCIATES INC	160 PINERIDGE BLDG IMPROV SPECIAL INSPECTION & MATERIAL TEST	450.00
<i>63468-63469 VOID NV Energy</i>				
63470	11/30/2023	NV ENERGY	1000044046907329692 399 EUGENE DR	568.87
63470	11/30/2023	NV ENERGY	1000044086803270814 801 KINGSBURY GRADE UNIT LIGHTS	43.28
63470	11/30/2023	NV ENERGY	1000044086803274204 GALAXY LN PUMP	96.79



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
 Check/Voucher Register - LIST OF CLAIMS  
 From 11/10/2023 Through 12/14/2023

Check Number	Check Date	Payee	Transaction Description	Check Amount
63470	11/30/2023	NV ENERGY	1000044086803294236 160 PINERIDGE DR UNIT LIGHTS	14.42
63470	11/30/2023	NV ENERGY	1000044086803297452 298 KINGSBURY GRADE APT ADOWN	87.08
63470	11/30/2023	NV ENERGY	1000044086803297460 298 KINGSBURY GRADE APT B-UP	171.52
63470	11/30/2023	NV ENERGY	1000044086803297478 298 KINGSBURY GRADE APT CDOWN	67.43
63470	11/30/2023	NV ENERGY	1000044086803297486 298 KINGSBURY GRADE APT DDOWN	68.68
63470	11/30/2023	NV ENERGY	1000044086803297494 160 PINERIDGE DR UNIT A	45.63
63470	11/30/2023	NV ENERGY	1000044086803297502 160 PINERIDGE DR UNIT B	28.69
63470	11/30/2023	NV ENERGY	1000044086803297510 160 PINERIDGE UNIT C	28.69
63470	11/30/2023	NV ENERGY	1000044086803297718 403 KIMBERLY BROOKE LN	316.16
63470	11/30/2023	NV ENERGY	1000044086803301502 504 LAUREL LN UNIT PMPSTA	33.11
63470	11/30/2023	NV ENERGY	1000044086803301940 EASY ST UNIT N/T134	37.52
63470	11/30/2023	NV ENERGY	1000044086803304290 KINGSBURY GRADE UNIT F1	17.80
63470	11/30/2023	NV ENERGY	1000044086803305073 KINGSBURY GRADE UNIT PMPPLS	42.58
63470	11/30/2023	NV ENERGY	1000044086803320205 KINGSBURY GRADE UNIT EMPHS2	3,396.53
63470	11/30/2023	NV ENERGY	1000044086803320221 314 ANDRIA WAY UNIT BRADBU	1,094.89
63470	11/30/2023	NV ENERGY	1000044086803320239 698 KINGSBURY GRADE UNIT NTFRS	2,017.04
63470	11/30/2023	NV ENERGY	1000044086803320247 176 BUCHANAN RD UNIT PMHS3	1,940.53
63470	11/30/2023	NV ENERGY	1000044086804563654 255 KINGSBURY GRADE UNIT C	98.60
63470	11/30/2023	NV ENERGY	1000044086804563795 255 KINGSBURY GRADE UNIT D	86.62

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
 Check/Voucher Register - LIST OF CLAIMS  
 From 11/10/2023 Through 12/14/2023

Check Number	Check Date	Payee	Transaction Description	Check Amount
63470	11/30/2023	NV ENERGY	1000044086804621577 801 KINGSBURY GRADE UNIT B	41.58
63470	11/30/2023	NV ENERGY	1000044086805221187 180 LAKE PKWY UNIT PUMP	912.40
63470	11/30/2023	NV ENERGY	1000044086807006297 97 BEACH CLUB DR	5,547.36
63470	11/30/2023	NV ENERGY	1000044087003270836 801 KINGSBURY GRADE	44.17
63470	11/30/2023	NV ENERGY	1000044771003320176 KINGSBURY GRADE UNIT DISPMP	1,228.75
63471	11/30/2023	PUBLIC EMPLOYEES	EMPLOYEE AND EMPLOYERS PERS CONTRIBUTION 11/23	25,161.68
63472	11/30/2023	QUADIENT LEASING USA, INC.	ACCT. 00250606 POSTAGE MACHINE LEASE 12-23 TO 03/24	475.68
63473	11/30/2023	ROUND HILL GENERAL IMPR DIST	DORLA CT COMMERICAL CONS 10/17 TO 11/17/23	384.50
63474	11/30/2023	SOUTHWEST GAS CORPORATION	910000322763 3 BUCHANAN PUMP	224.82
63474	11/30/2023	SOUTHWEST GAS CORPORATION	910000561117 698 KINGSBURY GRADE	70.93
63474	11/30/2023	SOUTHWEST GAS CORPORATION	910000561180 5 KIMBERLY BROOKE LN PUMP	59.25
63474	11/30/2023	SOUTHWEST GAS CORPORATION	910000561274 4 ANDRIA DR (384) PUMP	51.47
63474	11/30/2023	SOUTHWEST GAS CORPORATION	910000561387 2 TERRACE VIEW DR PUMP	144.78
63474	11/30/2023	SOUTHWEST GAS CORPORATION	910000799713 160 PINE RIDGE DR 1	30.10
63474	11/30/2023	SOUTHWEST GAS CORPORATION	910000799714 160 PINE RIDGE DR 2	30.10
63474	11/30/2023	SOUTHWEST GAS CORPORATION	910000799715 160 PINE RIDGE DR 4-6	30.10
63474	11/30/2023	SOUTHWEST GAS CORPORATION	910000799716 298 KINGSBURY CIR	109.93
63474	11/30/2023	SOUTHWEST GAS CORPORATION	910000799717 298 KINGSBURY CIR UP	35.94
63475	11/30/2023	TAHOE BAGEL COMPANY	REFUND DEPOSIT PERMIT 2021-27 276 KINGSBURY GRADE	3,612.00
63476	11/30/2023	THUNDERBIRD COMMUNICATIONS INC	TROUBLESHOOT SLOW RESPONSE AND WIN911 FAILUR	275.00
63477	11/30/2023	TROJAN TECHNOLOGIES	STATION 1 REPAIRS SENSOR RECALIBARTION	750.00
63478	11/30/2023	JEFF WOOD	REIMBURSE CAL RANCH STORE RECEIPT WORK COVERALLS	118.89
63479	12/1/2023	MICHAEL J. ANSTETT	Employee: ANSTET; Pay Date: 12/1/2023	1,362.59

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
 Check/Voucher Register - LIST OF CLAIMS  
 From 11/10/2023 Through 12/14/2023

Check Number	Check Date	Payee	Transaction Description	Check Amount
63480	12/1/2023	CARRIE BAUWENS	Employee: BAUWEN; Pay Date: 12/1/2023	1,629.79
63481	12/1/2023	JUDITH BREWER	Employee: BREWER; Pay Date: 12/1/2023	1,959.15
63482	12/1/2023	MITCHELL S. DION	Employee: DION; Pay Date: 12/1/2023	4,171.08
63483	12/1/2023	MICHAEL E. EDWARDS, JR	Employee: EDWARD; Pay Date: 12/1/2023	3,295.45
63484	12/1/2023	JOSEPH ESENNARRO	Employee: ESENNAR; Pay Date: 12/1/2023	2,579.76
63485	12/1/2023	BRANDON GARDEN	Employee: GARDEN; Pay Date: 12/1/2023	3,038.08
63486	12/1/2023	BRANDY JOHNS	Employee: JOHNS; Pay Date: 12/1/2023	1,833.21
63487	12/1/2023	SHANE T. MORTENSEN	Employee: MORTEN; Pay Date: 12/1/2023	2,335.29
63488	12/1/2023	BYRAN D. MOSS	Employee: MOSS; Pay Date: 12/1/2023	1,964.01
63489	12/1/2023	LEIGH C. STANTON	Employee: STANTO; Pay Date: 12/1/2023	1,334.85
63490	12/1/2023	JEFF T. WOOD	Employee: WOOD; Pay Date: 12/1/2023	1,292.15
63491	12/8/2023	AIRGAS USA, LLC	NITROGEN LIQ FG 265LTRS 350 PSI	459.77
63491	12/8/2023	AIRGAS USA, LLC	RENT LIQUID IND LG 190-300 LT NITRO	512.38
63492	12/8/2023	FARR CONSTRUCTION CORPORATION	PAY APPLICATION 3 9/1 - 9/30/23 FY23 WATER/ROAD PROJECT	482,349.92
63493	12/8/2023	GROUP WEST CONSTRUCTION, INC	160 PINERIDGE BLDG IMPROVEMENT PAY 5 11/30/23	253,659.14
63494	12/8/2023	IUOE STATIONARY ENGINEERS LO39	EMPLOYEE UNION DUES 12/1/23	622.54
63495	12/8/2023	NEXTIVA, INC.	ACCT. 3680856 DISTRICT OFFICE PHONE LINES 12/2023	260.19
63496	12/8/2023	NEVADA CITY/COUNTY MANAGEMENT	ANNUAL MEMBERSHIP NV CITY/COUNTY MANAGEMENT 4/1/23-3/31/24	225.00
63497	12/8/2023	PACIFIC STATES COMMUNICATIONS	MONTHLY NETWORK MONITORING SERVICES 12/31/23	1,222.50
63498	12/8/2023	SOUTHWEST GAS CORPORATION	910000799714 160 PINERIDGE DR 2	30.10
63498	12/8/2023	SOUTHWEST GAS CORPORATION	910000799715 160 PINERIDGE DR 4-6	30.10
63499	12/8/2023	SUMMIT PLUMBING LLC	SEWER PUMP STATION MAINTENANCE 12/23	7,176.89
63500	12/8/2023	US BANK VISA REWARDS	11/14/23 BOARD MEETING SANDWICHES	72.79
63503	12/8/2023	US BANK VISA REWARDS	160 PINERIDGE 8' X 24' CONTAINER LEASE	135.33

*63500-63502 VO:0 US Bank Visa Rewards*

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
 Check/Voucher Register - LIST OF CLAIMS  
 From 11/10/2023 Through 12/14/2023

Check Number	Check Date	Payee	Transaction Description	Check Amount
63503	12/8/2023	US BANK VISA REWARDS	160 PINERIDGE BLDG COTAINER RENTAL 10/24 TO 11/20/23	135.33
63503	12/8/2023	US BANK VISA REWARDS	BIRTHDAY GIFT CARDS	115.80
63503	12/8/2023	US BANK VISA REWARDS	COUNTY MANAGER MTG SODA, NAPKINS, POTATO SALAD, DESERT	29.13
63503	12/8/2023	US BANK VISA REWARDS	CREDIT BACK SALES TAX REVERSED	(15.25)
63503	12/8/2023	US BANK VISA REWARDS	DOUGLAS COUNTY MANAGER MEETING SANDWICHES	72.79
63503	12/8/2023	US BANK VISA REWARDS	DOUGLAS COUNTY MANAGER MEETING SNACKS	21.98
63503	12/8/2023	US BANK VISA REWARDS	FIRST AID KIT & BATTERIES	33.17
63503	12/8/2023	US BANK VISA REWARDS	HOTEL ROOM FOR SPRINGBROOK CONFERENCE 10/25 TO 10/27/23	293.65
63503	12/8/2023	US BANK VISA REWARDS	JEFF & MICHAEL TRAINING APWA WINTER MAINT OPERATOR 10/31 TO	150.00
63503	12/8/2023	US BANK VISA REWARDS	JEFF & MICHAEL TRAINING INTRO TO TRAFFIC SAFETY CULTURE VIRT	20.00
63503	12/8/2023	US BANK VISA REWARDS	LIEN FILING FEES	82.00
63503	12/8/2023	US BANK VISA REWARDS	LIEN RELEASE	42.00
63503	12/8/2023	US BANK VISA REWARDS	LUNCH INTERVIEW & PROJECT SOLICITATION ENGINEERING FIRM	98.61
63503	12/8/2023	US BANK VISA REWARDS	LYFT TO LAS VEGAS AIRPORT SPRINGBROOK CONFERENCE	26.85
63503	12/8/2023	US BANK VISA REWARDS	OFFICE COFFEE	18.04
63503	12/8/2023	US BANK VISA REWARDS	OFFICE TABLE REPAIR	22.07
63503	12/8/2023	US BANK VISA REWARDS	PIN-SOL, BILLING PAPER, WET-ERASE WALL CALENDAR, MOUSE PAD,	175.74
63503	12/8/2023	US BANK VISA REWARDS	RENO-TAHOE AIRPORT PARKING SPRINGBROOK CONFERENCE 10/25-10/2	60.00
63503	12/8/2023	US BANK VISA REWARDS	SKID STEER AUTO BLASS SEALANT WINDSHIELD URETHANE GLUE	18.15
63503	12/8/2023	US BANK VISA REWARDS	SKID STEER NINITROL 538 PLUS BLACK 30ML GLASS	17.13
63503	12/8/2023	US BANK VISA REWARDS	SNACKS FOR BOARD WORKSHOP 11/6/23	19.27
63503	12/8/2023	US BANK VISA REWARDS	SNOW SHOVELS	281.67
63503	12/8/2023	US BANK VISA REWARDS	STATION 1 O2 OXYGEN SENSOR CLASS B3	162.79

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
 Check/Voucher Register - LIST OF CLAIMS  
 From 11/10/2023 Through 12/14/2023

Check Number	Check Date	Payee	Transaction Description	Check Amount
63503	12/8/2023	US BANK VISA REWARDS	STATION 1 PH ELECTRODE W/ATC SEALD 10FT	230.10
63503	12/8/2023	US BANK VISA REWARDS	STATION 2 COOKIN PELLETS FOR BBQ	78.17
63503	12/8/2023	US BANK VISA REWARDS	STATION 3 & 5 KEMTEK LIQUID CHLORINE & OFFICE TABLE REPAIR	80.36
63503	12/8/2023	US BANK VISA REWARDS	STATIONS 3 & 5 KEMTEK LIQUID CHLORINE QTY. 3	43.57
63503	12/8/2023	US BANK VISA REWARDS	STATIONS 3 & 5 KEMTEK LIQUID CHLORINE QTY. 4	58.10
63503	12/8/2023	US BANK VISA REWARDS	STATIONS 3&5 KEMTEK LIQUID CHLORINE QTY 2	69.73
63503	12/8/2023	US BANK VISA REWARDS	TARP 25X33 FOR EQUIPMENT @ OPS YARD	159.99
63503	12/8/2023	US BANK VISA REWARDS	TAXI FROM LAS VEGAS AIRPORT TO HOTEL SPRINGBROOK CONFERENCE	35.09
63503	12/8/2023	US BANK VISA REWARDS	TRIMBLE T10 BATTERY FOR MOBILE METER READER	431.19
63503	12/8/2023	US BANK VISA REWARDS	TRUCK #0610 TRANSMISSION & CLUTCH REPLACEMENT	7,271.97
63503	12/8/2023	US BANK VISA REWARDS	TRUCK #1021 FUEL REGULAR 10.001 GAL	57.50
63503	12/8/2023	US BANK VISA REWARDS	TRUCK #1021 FUEL REGULAR 13.08 GAL	60.02
63503	12/8/2023	US BANK VISA REWARDS	TRUCK #1021 REPAIRS TO SUSPENSION	1,582.06
63503	12/8/2023	US BANK VISA REWARDS	TRUCK #1827 CARWASH	12.00
63503	12/8/2023	US BANK VISA REWARDS	US FLAG FOR BOARD ROOM	41.69
63503	12/8/2023	US BANK VISA REWARDS	WOOD & ANSTETT NDOT FLAGGER CERTIFICATION COURSE 11/16/23	170.00
63504	12/8/2023	VERIZON WIRELESS	MONTHLY GPS SERVICE & MEI SNOW EQUIPMENT 10/31/23	227.40
63504	12/8/2023	VERIZON WIRELESS	MONTHLY GPS SERVICES & MEI SNOW EQUIPMENT 11/30/23	227.40
<b>Report Total</b>				<b>1,680,906.32</b>

### MISSING OR VOIDED CHECKS

<b>DATE</b>	<b>CHECKS</b>	<b>PAYEE</b>	<b>MISSING/VOIDED</b>
11/14/23	63422	SGS SILVER STATE	VOIDED
11/30/23	63468	NV ENERGY	VOIDED
11/30/23	64369	NV ENERGY	VOIDED
12/08/23	63500	US BANK VISA REWARDS	VOIDED
12/08/23	63501	US BANK VISA REWARDS	VOIDED
12/08/23	63502	US BANK VISA REWARDS	VOIDED

**KINGSBURY GENERAL IMPROVEMENT DISTRICT  
AGENDA ITEM # 8**

**TITLE: REVIEW AND RECEIVE FINANCIAL STATEMENTS OCTOBER 2023**

For Discussion and Possible Action. Discussion and review of Financial Statements

**MEETING DATE:** 19 December 2023

**PREPARED BY:** Mitchell S. Dion, General Manager

**RECOMMENDED ACTION:** Review and file financial statements of October 2023

**BACKGROUND INFORMATION:** District financial statements are prepared for each month of the year. Although monthly statements will lag a month or two due to pending processing time, these provide the Board members insights into the financial well-being of the agency.

**INCLUDED:**

- Financial Statements October 2023

Fund impacted by above action:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> All Funds | <input type="checkbox"/> Not a Budget Item  |
| <input type="checkbox"/> Water Fund           | <input type="checkbox"/> Sewer Fund         |
| <input type="checkbox"/> General Fund         | <input type="checkbox"/> Snow Removal Fund  |
| <input type="checkbox"/> Not Budgeted for     | <input type="checkbox"/> Emergency Spending |

JB

# KINGSBURY GENERAL IMPROVEMENT DISTRICT CASH POSITION

GENERAL	42%
WATER	36%
SEWER	20%
SNOW	2%

October-23

FUND	October-23					ENDING BALANCE
	BEGINNING BALANCE	TRANSFERS	ADJUST.	RECEIPTS	CHECKS	
<b>GENERAL FUND</b>	\$ 8,172,994.40	\$ (105,354.87)	\$ (73.58)	\$ 193,630.74	\$ (89,959.58)	\$ 8,171,237.11
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 173,183.99	\$ 12,854.87	\$ -	\$ -	\$ -	\$ 186,038.86
GENERAL INVESTMENT	\$ 185,088.68	\$ 92,500.00	\$ -	\$ 0.23	\$ -	\$ 277,588.91
<b>GF TOTAL</b>						\$ 8,634,864.88
<b>WATER FUND</b>	\$ 7,026,853.22	\$ (311,227.26)	\$ 61.76	\$ 439,504.08	\$ (404,123.03)	\$ 6,751,068.77
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 342,130.55	\$ 28,542.04	\$ -	\$ -	\$ -	\$ 370,672.59
WATER INVESTMENT	\$ 205,075.57	\$ 102,500.00	\$ -	\$ 0.25	\$ -	\$ 307,575.82
KGID/TRPA RESTRICTED (STATION 4 BMPS)	\$ 45,430.00	\$ -	\$ -	\$ -	\$ -	\$ 45,430.00
DIST DEBT RESERVE	\$ 206,936.84	\$ 69,737.29	\$ -	\$ -	\$ -	\$ 276,674.13
TREAT DEBT RESERVE	\$ 314,158.96	\$ 105,870.90	\$ -	\$ -	\$ -	\$ 420,029.86
CAP IMPROV. RESERVE	\$ (603,865.24)	\$ 4,577.03	\$ -	\$ -	\$ -	\$ (599,288.21)
<b>WF TOTAL</b>						\$ 7,572,162.96
<b>SEWER FUND</b>	\$ 4,593,690.85	\$ (52,891.67)	\$ 395.03	\$ 166,880.44	\$ (467,999.24)	\$ 4,240,075.41
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 5,875.11	\$ 391.67	\$ -	\$ -	\$ -	\$ 6,266.78
SEWER INVESTMENT	\$ 105,082.32	\$ 52,500.00	\$ -	\$ 0.13	\$ -	\$ 157,582.45
<b>SF TOTAL</b>						\$ 4,403,904.64
<b>SNOW REV. FUND</b>	\$ 97,422.53	\$ (11,718.20)	\$ (383.21)	\$ 51,580.21	\$ (31,942.12)	\$ 104,959.21
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 100,855.98	\$ 9,218.20	\$ -	\$ -	\$ -	\$ 110,074.18
SNOW INVESTMENT	\$ 5,020.71	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 7,520.71
<b>SNOW TOTAL</b>						\$ 222,554.10
298 KINGSBURY GRADE RENTAL	\$ 200,676.43	\$ -	\$ -	\$ 5,166.74	\$ (2,518.62)	\$ 203,324.55
<b>80 RENTAL TOTAL</b>						\$ 203,324.55
<b>GRAND TOTALS</b>	\$ 21,176,590.90	\$ (0.00)	\$ -	\$ 856,762.82	\$ (996,542.59)	\$ 21,036,811.13
<b>CHECKING</b>						
US BANK	\$ 494,899.51	\$ 225,000.00	\$ -	\$ 775,789.36	\$ (996,542.59)	\$ 499,146.28
US BANK MMA	\$ 112.25	\$ -	\$ -	\$ -	\$ -	\$ 112.25
MORTON CAPITAL MMA	\$ 135.03	\$ -	\$ -	\$ 0.61	\$ -	\$ 135.64
5.2% ZIONS BANCORPORATION	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ 250,000.00
5.15% CROSS RIVER BK	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ 250,000.00
5.45% BMO BANK NATIONAL	\$ -	\$ 250,000.00	\$ -	\$ -	\$ -	\$ 250,000.00
LOCAL GOVT POOLED	\$ 20,181,444.11	\$ (475,000.00)	\$ -	\$ 80,972.85	\$ -	\$ 19,787,416.96
<b>GRAND TOTALS</b>	\$ 21,176,590.90	\$ -	\$ -	\$ 856,762.82	\$ (996,542.59)	\$ 21,036,811.13



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Balance Sheet**  
**As of 10/31/2023**

DRAFT

	GENERAL FUND	WATER FUND	SEWER FUND	SNOW REMOVAL SPECIAL REVENUE	298 KINGSBURY GRADE RENTAL	Total
<b>ASSETS</b>						
<b>CURRENT ASSETS</b>						
<b>CASH</b>						
PETTY CASH	300.00	0.00	0.00	0.00	0.00	300.00
CASH ON HAND	200.00	0.00	0.00	0.00	0.00	200.00
CASH IN BANK	8,171,237.11	6,751,068.77	4,240,075.41	104,959.21	203,324.55	19,470,665.05
DISTRIBUTION DEBT SERVICE	0.00	276,674.13	0.00	0.00	0.00	276,674.13
TREATMENT DEBT SERVICE	0.00	420,029.86	0.00	0.00	0.00	420,029.86
CAPITAL IMPROVEMENT RESERVE	0.00	(599,288.21)	0.00	0.00	0.00	(599,288.21)
CASH HELD BY DOUGLAS COUNTY	172,325.64	0.00	0.00	0.00	0.00	172,325.64
<b>Total CASH</b>	<b>8,344,062.75</b>	<b>6,848,484.55</b>	<b>4,240,075.41</b>	<b>104,959.21</b>	<b>203,324.55</b>	<b>19,740,906.47</b>
<b>INVESTMENTS</b>						
INVESTMENTS	463,627.77	723,678.41	163,829.23	117,594.89	0.00	1,468,730.30
<b>Total INVESTMENTS</b>	<b>463,627.77</b>	<b>723,678.41</b>	<b>163,829.23</b>	<b>117,594.89</b>	<b>0.00</b>	<b>1,468,730.30</b>
<b>ACCOUNTS RECEIVABLE</b>						
ACCOUNTS RECEIVABLE	42.16	334,315.18	114,873.50	39,549.78	0.00	488,780.62
RENT RECEIVABLE	0.00	0.00	0.00	0.00	11,161.21	11,161.21
DUE FROM OTHER GOVERNMENTS	0.00	0.00	81,518.00	0.00	0.00	81,518.00
GRANT RECEIVABLE	0.00	0.00	0.00	0.00	0.00	0.00
STATE TAX DIST. RECEIVABLE	130,782.23	0.00	0.00	0.00	0.00	130,782.23
A/R-EDGEWOOD WTR CO.	0.00	170.08	0.00	0.00	0.00	170.08
INTEREST RECEIVABLE - INVEST.	38,718.76	34,944.70	20,059.67	1,799.10	0.00	95,522.23
DELINQ. PROPERTY TAXES RECEIV	8,300.35	0.00	0.00	0.00	0.00	8,300.35
DEPOSITS RECEIVABLE	221.58	2,658.96	1,329.48	221.58	0.00	4,431.60
EMPLOYEE ADVANCES	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total ACCOUNTS RECEIVABLE</b>	<b>178,065.08</b>	<b>372,088.92</b>	<b>217,780.65</b>	<b>41,570.46</b>	<b>11,161.21</b>	<b>820,666.32</b>
<b>MATERIAL INVENTORY</b>						
MATERIAL INVENTORY	0.00	144,351.58	876.53	0.00	0.00	145,228.11
<b>Total MATERIAL INVENTORY</b>	<b>0.00</b>	<b>144,351.58</b>	<b>876.53</b>	<b>0.00</b>	<b>0.00</b>	<b>145,228.11</b>
<b>PREPAID EXPENSES</b>						
PREPAID EXPENSES	0.50	5,570.95	1,097.37	25,451.13	0.00	32,119.95
<b>Total PREPAID EXPENSES</b>	<b>0.50</b>	<b>5,570.95</b>	<b>1,097.37</b>	<b>25,451.13</b>	<b>0.00</b>	<b>32,119.95</b>

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
Balance Sheet  
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DRAFT

	GENERAL FUND	WATER FUND	SEWER FUND	SNOW REMOVAL SPECIAL REVENUE	298 KINGSBURY GRADE RENTAL	Total
<b>DEFERRED CHARGES BOND ISSURE COSTS ( NET)</b>						
BOND ISSUE COST	0.00	349,699.54	0.00	0.00	0.00	349,699.54
AMORT. OF BOND ISSUE COSTS	0.00	(294,921.68)	0.00	0.00	0.00	(294,921.68)
<b>Total DEFERRED CHARGES BOND ISSURE COSTS (NET)</b>	<b>0.00</b>	<b>54,777.86</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>54,777.86</b>
<b>Total CURRENT ASSETS</b>	<b>8,985,756.10</b>	<b>8,148,952.27</b>	<b>4,623,659.19</b>	<b>289,575.69</b>	<b>214,485.76</b>	<b>22,262,429.01</b>
<b>FIXED ASSETS</b>						
<b>PROPERTY PLANT &amp; EQUIPMENT (NET)</b>						
OFFICE EQUIPMENT	0.00	81,893.89	40,084.59	0.00	0.00	121,978.48
ACCUM. DEPR. OFFICE EQUIP. EQUIPMENT	0.00	(67,397.47)	(31,731.90)	0.00	0.00	(99,129.37)
ACCUM. DEPR. EQUIPMENT	0.00	4,622,327.61	287,681.77	0.00	0.00	4,910,009.38
UTILITY PLANT IN SERVICE	0.00	(2,841,974.19)	(139,790.70)	0.00	0.00	(2,981,764.89)
ACCUM. DEPR. UTILITY PLANT	0.00	21,467,462.35	6,156,648.37	0.00	0.00	27,624,110.72
INFRASTRUCTURE	0.00	(3,880,294.82)	(5,359,911.90)	0.00	0.00	(9,240,206.72)
ACCUM. DEPR. INFRASTRUCTURE	0.00	29,701,542.21	786,324.36	0.00	0.00	30,487,866.57
OTHER ASSETS	0.00	(10,402,251.24)	(277,820.73)	0.00	0.00	(10,680,071.97)
ACCUM DEPR. OZONE FACILITY	0.00	805,127.26	0.00	0.00	0.00	805,127.26
VEHICLES & EQUIPMENT	0.00	(315,341.49)	0.00	0.00	0.00	(315,341.49)
ACCUM. DEPR. VEHICLES & EQUIP	0.00	568,347.51	8,113.28	0.00	0.00	576,460.79
CONSTRUCTION IN PROGRESS	0.00	(524,938.02)	(8,113.28)	0.00	0.00	(533,051.30)
<b>Total PROPERTY PLANT &amp; EQUIPMENT (NET)</b>	<b>0.00</b>	<b>40,473,386.84</b>	<b>1,732,913.36</b>	<b>0.00</b>	<b>0.00</b>	<b>42,206,300.20</b>
<b>Total FIXED ASSETS</b>	<b>*0.00</b>	<b>40,473,386.84</b>	<b>1,732,913.36</b>	<b>*0.00</b>	<b>*0.00</b>	<b>42,206,300.20</b>
<b>Total ASSETS</b>	<b>8,985,756.10</b>	<b>48,622,339.11</b>	<b>6,356,572.55</b>	<b>289,575.69</b>	<b>214,485.76</b>	<b>64,468,729.21</b>
<b>LIABILITIES</b>						
<b>CURRENT LIABILITIES</b>						
<b>ACCOUNTS PAYABLE</b>						
ACCOUNTS PAYABLE - TRADE	50,198.45	996,313.71	304,207.23	28,194.40	1,997.08	1,380,910.87
ACCOUNTS PAYABLE - SUSPENSE	2,129.63	4,424.93	3,803.20	1,768.27	0.00	12,126.03
LOSS PROTECTION PAYABLE	0.00	(243.21)	0.00	0.00	0.00	(243.21)
LINE PAYABLE	0.00	31.43	0.00	0.00	0.00	31.43
<b>Total ACCOUNTS PAYABLE</b>	<b>52,328.08</b>	<b>1,000,526.86</b>	<b>308,010.43</b>	<b>29,962.67</b>	<b>1,997.08</b>	<b>1,392,825.12</b>

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Balance Sheet**  
**As of 10/31/2023**

**DRAFT**

	GENERAL FUND	WATER FUND	SEWER FUND	SNOW REMOVAL SPECIAL REVENUE	298 KINGSBURY GRADE RENTAL	Total
<b>PAYROLL RELATED PAYABLES</b>						
PAYROLL TAXES PAYABLE	0.00	0.00	0.00	0.00	0.00	0.00
SEP/ROTH IRA PAYABLE	0.00	0.00	0.00	0.00	0.00	0.00
Deferred Comp Payable	0.00	0.00	0.00	0.00	0.00	0.00
PERS PAYABLE	0.00	0.00	0.00	0.00	0.00	0.00
ACCRUED VACATION/SICK PAY	8,981.87	86,087.15	14,805.91	6,613.49	0.00	116,488.42
ACCRUED TAXES.VAC/SICK	2,245.03	19,771.88	3,527.78	1,523.27	0.00	27,067.96
UNION DUES PAYABLE	(17.37)	(3.30)	0.00	(12.41)	0.00	(33.08)
OPEB PAYABLE	49,175.69	481,921.63	85,237.83	39,340.53	0.00	655,675.68
SITS PAYABLE	0.00	(4,712.03)	0.00	0.00	0.00	(4,712.03)
MEDICAL INSURANCE PAYABLE	0.00	0.00	0.00	0.00	0.00	0.00
AFLAC PAYABLE	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total PAYROLL RELATED PAYABLES</b>	<b>60,385.22</b>	<b>583,065.33</b>	<b>103,571.52</b>	<b>47,464.88</b>	<b>0.00</b>	<b>794,486.95</b>
<b>REFUNDABLE DEPOSITS</b>						
REFUNDABLE DEPOSITS	0.00	139,495.47	76,639.50	0.00	7,176.00	223,310.97
PREPAID USER FEES	0.00	45,301.80	15,256.25	4,492.44	0.00	65,050.49
<b>Total REFUNDABLE DEPOSITS</b>	<b>0.00</b>	<b>184,797.27</b>	<b>91,895.75</b>	<b>4,492.44</b>	<b>7,176.00</b>	<b>288,361.46</b>
<b>LONG TERM LIABILITIES</b>						
<b>BONDS PAYABLE</b>						
1994 REFUNDING CHARGES	0.00	(323,655.69)	0.00	0.00	0.00	(323,655.69)
AMORTIZATION OF REFUNDING CHG.	0.00	323,655.69	0.00	0.00	0.00	323,655.69
DISCOUNT ON BONDS	0.00	169,898.91	0.00	0.00	0.00	169,898.91
AMORTIZATION BOND DISCOUNT	0.00	(169,898.91)	0.00	0.00	0.00	(169,898.91)
SRF Loan Payable	0.00	0.00	0.00	0.00	0.00	0.00
SRF LOAN INTEREST PAYABLE	0.00	0.00	0.00	0.00	0.00	0.00
SRF Loan Payable #2	0.00	885,695.03	0.00	0.00	0.00	885,695.03
SRF Loan Interest Payable	0.00	8,738.84	0.00	0.00	0.00	8,738.84
SRF Loan Payable #3	0.00	1,302,627.93	0.00	0.00	0.00	1,302,627.93
SRF Loan Interest Payable #3	0.00	12,374.96	0.00	0.00	0.00	12,374.96
SRF Loan Payable #4	0.00	6,080,482.87	0.00	0.00	0.00	6,080,482.87
SRF Loan Interest Payable #4	0.00	48,441.16	0.00	0.00	0.00	48,441.16
<b>Total</b>	<b>112,713.30</b>	<b>1,768,389.46</b>	<b>503,477.70</b>	<b>81,919.99</b>	<b>9,173.08</b>	<b>2,475,673.53</b>

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
 Balance Sheet  
 As of 10/31/2023

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	GENERAL FUND	WATER FUND	SEWER FUND	SNOW REMOVAL SPECIAL REVENUE	298 KINGSBURY GRADE RENTAL	Total
SRF LOAN #5 PAYABLE	0.00	3,922,006.59	0.00	0.00	0.00	3,922,006.59
SRF LOAN #5 INTEREST PAYABLE	<u>0.00</u>	<u>29,807.24</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>29,807.24</u>
<b>Total BONDS PAYABLE</b>	<b>0.00</b>	<b>12,290,174.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12,290,174.62</b>
<b>Total LONG TERM LIABILITIES</b>	<b>0.00</b>	<b>12,290,174.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12,290,174.62</b>
<b>Total LIABILITIES</b>	<b>112,713.30</b>	<b>14,058,564.08</b>	<b>503,477.70</b>	<b>81,919.99</b>	<b>9,173.08</b>	<b>14,765,848.15</b>
<b>FUND EQUITY</b>						
<b>CONTRIBUTED CAPITAL</b>						
CONTRIBUTED CAPITAL	0.00	815,873.22	536,502.18	0.00	0.00	1,352,375.40
<b>Total CONTRIBUTED CAPITAL</b>	<b>0.00</b>	<b>815,873.22</b>	<b>536,502.18</b>	<b>0.00</b>	<b>0.00</b>	<b>1,352,375.40</b>
<b>RETAINED EARNINGS</b>						
RETAINED EARNINGS	6,929,332.71	30,962,844.78	2,327,943.90	1,087,897.55	133,954.40	41,441,973.34
<b>Total RETAINED EARNINGS</b>	<b>6,929,332.71</b>	<b>30,962,844.78</b>	<b>2,327,943.90</b>	<b>1,087,897.55</b>	<b>133,954.40</b>	<b>41,441,973.34</b>
<b>FUND BALANCE - UNRESERVED</b>						
FUND BALANCE - UNRESERVED	575,581.68	2,282,888.11	2,448,094.42	0.00	0.00	5,306,564.21
<b>Total FUND BALANCE - UNRESERVED</b>	<b>575,581.68</b>	<b>2,282,888.11</b>	<b>2,448,094.42</b>	<b>0.00</b>	<b>0.00</b>	<b>5,306,564.21</b>
<b>INVESTMENT IN GENERAL FIXED ASSETS</b>						
INVESTMENT IN GEN. FIXED ASSET	<u>0.00</u>	<u>691,759.85</u>	<u>888,002.94</u>	<u>0.00</u>	<u>0.00</u>	<u>1,579,762.79</u>
<b>Total INVESTMENT IN GENERAL FIXED ASSETS</b>	<b>0.00</b>	<b>691,759.85</b>	<b>888,002.94</b>	<b>0.00</b>	<b>0.00</b>	<b>1,579,762.79</b>
<b>EXCESS REVENUE OVER EXPENDITURES</b>						
ADVALOREM TAXES	913,176.89	0.00	0.00	0.00	0.00	913,176.89
PERSONAL PROPERTY TAX	7,834.99	0.00	0.00	0.00	0.00	7,834.99
ADVALOREM MAKE-UP	733,959.89	0.00	0.00	0.00	0.00	733,959.89
STATE TAX DISTRIBUTION	988,563.95	0.00	0.00	0.00	0.00	988,563.95
319 NON POINT SOURCE EPA GRANT	40,000.00	0.00	0.00	120,000.00	0.00	160,000.00
USER FEES - RESIDENTIAL	0.00	4,672,536.94	2,332,373.80	673,088.07	0.00	7,677,998.81
RESIDENTIAL TIER 1 CONSUMPTION	0.00	455,897.98	45,477.94	0.00	0.00	501,375.92
RESIDENTIAL TIER 2 CONSUMPTION	0.00	102,268.90	0.00	0.00	0.00	102,268.90
RESIDENTIAL TIER 3 CONSUMPTION	0.00	111,183.74	0.00	0.00	0.00	111,183.74
RESIDENTIAL FIRE PROTECTION	0.00	109,742.00	0.00	0.00	0.00	109,742.00
USER FEES - COMMERCIAL	0.00	485,536.65	56,245.68	62,096.61	0.00	603,878.94
COMMERCIAL FIRE PROTECTION	0.00	125,216.96	0.00	0.00	0.00	125,216.96
COMMERCIAL CONSUMPTION	0.00	146,985.80	49,919.51	0.00	0.00	196,905.31

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Balance Sheet**  
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	GENERAL FUND	WATER FUND	SEWER FUND	SNOW REMOVAL SPECIAL REVENUE	298 KINGSBURY GRADE RENTAL	Total
PENALTIES ON USER FEES	0.00	66,085.54	34,639.32	11,305.02	0.00	112,029.88
SERVICE CHARGES	0.00	19,369.44	0.00	0.00	0.00	19,369.44
RETURN CHECK FEES	0.00	602.56	0.00	0.00	0.00	602.56
CONNECTION FEES	0.00	63,750.00	14,400.00	0.00	0.00	78,150.00
INTEREST ON INVESTMENTS	362,593.87	401,609.36	207,085.28	28,957.48	0.00	1,000,245.99
TRANSFER FEE REVENUE	0.00	7,558.50	2,780.71	782.65	0.00	11,121.86
PLAN REVIEW FEE	0.00	4,500.00	1,500.00	0.00	0.00	6,000.00
SERVLINE ADMIN REVENUE	0.00	2,436.23	0.00	0.00	0.00	2,436.23
SERVLINE LOSS INSURANCE	0.00	23,632.54	0.00	0.00	0.00	23,632.54
SERVLINE LINE INSURANCE	0.00	3,673.71	0.00	0.00	0.00	3,673.71
RENTAL INCOME	11,833.28	0.00	0.00	0.00	134,403.93	146,237.21
OTHER REVENUE	2,633.92	47,184.77	2,608.36	1,213.05	285.00	53,925.10
PAYROLL - MANAGER	(70,536.53)	(236,428.36)	(113,454.34)	(49,822.55)	0.00	(470,241.78)
PAYROLL - MAINTENANCE	(16,481.67)	(467,807.00)	0.00	(11,772.62)	0.00	(496,061.29)
PAYROLL - OFFICE	(31,024.27)	(82,731.54)	(62,048.60)	(31,024.01)	0.00	(206,828.42)
EMPLOYEE BENEFITS - FICA/MEDIC	(1,808.43)	(12,169.07)	(3,046.00)	(1,435.30)	0.00	(18,458.80)
EMPLOYEE BENEFITS - MED. INS	(49,255.20)	(258,572.01)	(56,203.00)	(38,327.07)	0.00	(402,357.28)
EMPLOYEE BENEFITS - PERS	(29,641.42)	(185,484.05)	(45,120.73)	(22,277.47)	0.00	(282,523.67)
EMPLOYEE BENEFITS - SITS	(943.69)	(6,026.77)	(669.07)	(611.59)	0.00	(8,251.12)
SEP/IRA	(81.19)	(810.26)	(97.53)	(32.54)	0.00	(1,021.52)
UNIFORMS	(364.54)	(4,369.81)	(157.47)	(216.49)	0.00	(5,108.31)
OPEB EXPENSE	55,491.99	(47,742.95)	(2,993.19)	35,075.47	0.00	39,831.32
ACCRUED LEAVE EXPENSE	(3,580.35)	(14,945.09)	(6,798.11)	(3,172.43)	0.00	(28,495.98)
OTHER PAYROLL EXPENSES	(633.93)	(2,060.70)	(433.53)	(495.87)	0.00	(3,624.03)
CAR ALLOWANCE EXPENSE	1,000.88	5,004.33	667.18	0.00	0.00	6,672.39
ACCOUNTING	(2,947.76)	(35,373.17)	(17,686.59)	(2,947.76)	0.00	(58,955.28)
LEGAL	(2,898.52)	(39,006.35)	(13,040.41)	(3,455.74)	0.00	(58,401.02)
LEGAL - LABOR NEGOTIATIONS	(145.20)	(950.40)	(105.60)	(118.80)	0.00	(1,220.00)
ENGINEERING & SURVEYING	(178,469.20)	(11,360.15)	(3,265.15)	(397.60)	0.00	(193,492.10)
EROSION AND DRAINAGE	(5,146.50)	0.00	0.00	0.00	0.00	(5,146.50)
ROAD MAINTENANCE & SUPPLIES	(391,101.43)	0.00	0.00	(1,225,979.13)	0.00	(391,101.43)
SNOW REMOVAL - PLOWING	0.00	0.00	0.00	(31,795.72)	0.00	(31,795.72)
SNOW REMOVAL - SANDING	0.00	0.00	0.00	0.00	0.00	0.00



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
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	GENERAL FUND	WATER FUND	SEWER FUND	SNOW REMOVAL SPECIAL REVENUE	298 KINGSBURY GRADE RENTAL	Total
DCLTSA PRO-RATA M & O	0.00	0.00	(1,015,729.50)	0.00	0.00	(1,015,729.50)
DCLTSA ASSESSMENTS	0.00	0.00	(738,663.50)	0.00	0.00	(738,663.50)
BANK CHARGES	0.00	(62,771.24)	(42,116.11)	(12,614.60)	0.00	(117,501.95)
BUILDING REPAIRS AND MAINT.	(1,363.39)	(6,864.34)	(2,984.71)	(497.48)	(9,772.65)	(21,482.57)
COMPUTER EXPENSE	(3,683.25)	(69,551.69)	(21,162.00)	(7,498.89)	0.00	(101,895.83)
DUES & SUBSCRIPTIONS	(1,157.68)	(15,071.64)	(6,660.05)	(1,157.68)	0.00	(24,047.05)
EQUIP. SUPPLIES/MAINT./REPAIRS	(999.04)	(11,665.02)	(139,512.89)	(134.27)	(110.00)	(152,421.22)
EQUIPMENT RENTAL	(235.71)	(9,876.52)	(4,585.41)	(1,091.31)	(260.00)	(16,048.95)
FIELD SUPPLIES, TOOLS & SIGNS	(6,731.23)	0.00	0.00	(11,294.04)	0.00	(18,025.27)
SECURITY EXPENSE	0.00	(10,025.08)	(10,169.20)	0.00	0.00	(20,194.28)
INSURANCE AND BONDS	(11,135.73)	(178,944.06)	(48,313.94)	(8,052.33)	(6,680.91)	(253,126.97)
SAFETY EQUIPMENT	0.00	(235.86)	0.00	0.00	0.00	(235.86)
INVENTORY PARTS	0.00	(15,465.30)	68.91	0.00	0.00	(15,396.39)
METER REPAIR & MAINT	0.00	(4,478.04)	0.00	0.00	0.00	(4,478.04)
LIEN FEES	0.00	1,631.18	0.00	0.00	0.00	1,631.18
MISCELLANEOUS EXPENDITURES	(3,569.88)	(20,408.06)	(11,344.70)	(2,683.21)	(9,118.20)	(47,124.05)
OFFICE JANITORIAL	(1,687.30)	(9,642.36)	(4,821.14)	(803.55)	(11,375.00)	(28,329.35)
OFFICE AND FACILITIES RENT	(4,333.12)	(51,997.44)	(25,998.72)	(4,346.32)	0.00	(86,675.60)
OFFICE SUPPLIES	(655.68)	(9,275.34)	(5,145.66)	(1,759.78)	(421.33)	(17,257.79)
PERMITS AND FEES	(183.56)	(10,787.50)	(669.36)	(611.56)	0.00	(12,251.98)
POSTAGE	0.00	(8,622.18)	(5,816.16)	(2,165.45)	0.00	(16,603.79)
PUBLICATION CHARGES	(526.79)	(1,114.73)	(617.67)	(1,476.00)	0.00	(3,735.19)
SHOP SUPPLIES/SMALL TOOLS	0.00	(2,479.02)	0.00	0.00	0.00	(2,479.02)
TELEPHONE	(206.78)	(18,177.94)	(2,021.85)	(206.78)	0.00	(20,613.35)
TRAINING AND SEMINARS	(139.81)	(5,018.84)	(756.46)	(232.21)	0.00	(6,147.32)
TRAVEL	(402.11)	(3,808.53)	(1,287.25)	(802.00)	0.00	(6,299.89)
TRUSTEE FEES	(2,817.50)	(33,810.00)	(16,905.00)	(2,817.50)	0.00	(56,350.00)
UTILITIES - GAS & ELECTRIC	(2,783.76)	(359,634.06)	(33,068.63)	(808.95)	(18,497.56)	(414,792.96)
VEHICLE EXP FUEL/OIL/SUPP	(7,009.79)	(41,216.97)	0.00	(5,416.11)	0.00	(53,642.87)
VEH EXP R&M	(19,168.37)	(34,736.99)	0.00	(5,943.85)	0.00	(59,849.21)
WATER MONITORING/SAMPLING	0.00	(23,412.00)	0.00	0.00	0.00	(23,412.00)
WATER/SEWER SHED MANAGEMENT	0.00	(30,441.24)	0.00	0.00	0.00	(30,441.24)
WATER DIST SYSTEM EXPENSE	0.00	(47,878.74)	0.00	0.00	0.00	(47,878.74)

KINGSBURY GENERAL IMPROVEMENT DISTRICT  
Balance Sheet  
As of 10/31/2023

DRAFT

	GENERAL FUND	WATER FUND	SEWER FUND	SNOW REMOVAL SPECIAL REVENUE	298 KINGSBURY GRADE RENTAL	Total
WATER TREATMENT SYSTEM EXP	0.00	(64,432.17)	0.00	0.00	0.00	(64,432.17)
INTEREST EXPENSE	0.00	(424,878.20)	0.00	0.00	0.00	(424,878.20)
CAPITAL OUTLAY	(895,110.94)	(2,268,356.92)	(555,140.41)	(316,463.64)	(7,095.00)	(4,042,166.91)
AMORTIZATION OF BONDS	0.00	(15,179.35)	0.00	0.00	0.00	(15,179.35)
DEPRECIATION EXPENSE	0.00	(1,769,577.23)	(76,605.64)	0.00	0.00	(1,846,182.87)
LOSS/GAIN ON DISPOSAL OF ASSET	0.00	(325.78)	0.00	0.00	0.00	(325.78)
<b>Total EXCESS REVENUE OVER EXPENDITURES</b>	<b>1,368,128.41</b>	<b>(189,590.93)</b>	<b>(347,448.59)</b>	<b>(880,241.85)</b>	<b>71,358.28</b>	<b>22,205.32</b>
<b>Total FUND EQUITY</b>	<b>8,873,042.80</b>	<b>34,563,775.03</b>	<b>5,853,094.85</b>	<b>207,655.70</b>	<b>205,312.68</b>	<b>49,702,881.06</b>

KINGSBURY GENERAL IMPROVEMENT DISTRICT  
Balance Sheet  
As of 10/31/2023

**DRAFT**

*\*Capital assets and right-to-use leased assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds on Balance Sheet Statement.*

ASSET ACCOUNTS	Beginning Balance		Additions		Less		Ending Balance	
	9/30/2023				Disposals	Reclassifications	10/31/2023	
<b>GENERAL FUND</b>								
CONSTRUCTION IN PROGRESS	\$ 207,372.09	\$ 27,842.38	\$ -	\$ -	\$ -	\$ -	\$ 235,214.47	
EQUIPMENT	\$ 23,187.18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,187.18	
INFRASTRUCTURE	\$ 11,309,754.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,309,754.30	
LAND	\$ 32,558.06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,558.06	
OFFICE EQUIPMENT	\$ 21,451.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,451.59	
298 KINGSBURY BLDG	\$ 1,223,360.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,223,360.28	
UTILITY PLANT	\$ 80,804.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,804.81	
VEHICLES & EQUIPMENT	\$ 900,352.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,352.61	
<b>SUBTOTAL</b>	<b>\$ 13,798,840.92</b>	<b>\$ 27,842.38</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,826,683.30</b>	
<b>SNOW FUND</b>								
CONSTRUCTION IN PROGRESS	\$ 121,106.97	\$ 27,842.38	\$ -	\$ -	\$ -	\$ -	\$ 148,949.35	
EQUIPMENT	\$ 44,582.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,582.78	
INFRASTRUCTURE	\$ 49,820.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,820.84	
LAND	\$ 93,924.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,924.19	
OFFICE EQUIPMENT	\$ 9,241.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,241.81	
UTILITY PLANT	\$ 75,480.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,480.32	
VEHICLES & EQUIPMENT	\$ 626,774.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 626,774.39	
<b>SUBTOTAL</b>	<b>\$ 1,020,931.30</b>	<b>\$ 27,842.38</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,048,773.68</b>	
<b>TAHOE BOND ACT</b>								
INFRASTRUCTURE	\$ 1,136,785.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,136,785.00	
<b>SUBTOTAL</b>	<b>\$ 1,136,785.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,136,785.00</b>	
<b>GOVERNMENTAL</b>								
CONSTRUCTION IN PROGRESS	\$ 328,479.06	\$ 55,684.76	\$ -	\$ -	\$ -	\$ -	\$ 384,163.82	
EQUIPMENT	\$ 67,769.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,769.96	
INFRASTRUCTURE	\$ 12,496,360.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,496,360.14	
LAND	\$ 126,482.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,482.25	
OFFICE EQUIPMENT	\$ 30,693.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,693.40	
VEHICLES & EQUIPMENT	\$ 1,527,127.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,527,127.00	
<b>SUBTOTAL</b>	<b>\$ 55,684.76</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,632,596.57</b>	
<b>TOTAL GOVERNMENTAL FUNDS</b>	<b>\$ 15,956,557.22</b>	<b>\$ 55,684.76</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,012,241.98</b>	



KINGSBURY GENERAL IMPROVEMENT DISTRICT  
 Balance Sheet  
 As of 10/31/2023

**DRAFT**

ACCUM DEPR. ACCOUNTS	Beginning Balance 9/30/2023	Additions	Less Disposals	Reclassifications	Ending Balance 10/31/2023
<b>GENERAL FUND</b>					
CONSTRUCTION IN PROGRESS EQUIPMENT	\$ 18,889.19	\$ 33.58	-	-	\$ 18,922.77
INFRASTRUCTURE	\$ 7,845,777.27	\$ 23,449.61	-	-	\$ 7,869,226.88
OFFICE EQUIPMENT	\$ 19,007.67	\$ 58.50	-	-	\$ 19,066.17
298 KINGSBURY BLDG	\$ 109,085.16	\$ 2,670.94	-	-	\$ 111,756.10
UTILITY PLANT	\$ 7,206.43	\$ 175.49	-	-	\$ 7,381.92
VEHICLES & EQUIPMENT	\$ 762,331.60	\$ 2,679.42	-	-	\$ 765,011.02
<b>SUBTOTAL</b>	<b>\$ 8,762,297.32</b>	<b>\$ 29,067.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,791,364.86</b>
<b>SNOW FUND</b>					
CONSTRUCTION IN PROGRESS EQUIPMENT	\$ 41,657.12	\$ 23.84	-	-	\$ 41,680.96
INFRASTRUCTURE	\$ 39,140.48	\$ 140.67	-	-	\$ 39,281.15
LAND	\$ -	\$ -	-	-	\$ -
OFFICE EQUIPMENT	\$ 6,831.97	\$ 62.79	-	-	\$ 6,894.76
UTILITY PLANT	\$ 6,744.91	\$ 164.64	-	-	\$ 6,909.55
VEHICLES & EQUIPMENT	\$ 370,588.32	\$ 4,464.02	-	-	\$ 375,052.34
<b>SUBTOTAL</b>	<b>\$ 464,962.80</b>	<b>\$ 4,855.96</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 469,818.76</b>
<b>TAHOE BOND ACT</b>					
INFRASTRUCTURE	\$ 644,178.11	\$ -	\$ -	\$ -	\$ 644,178.11
<b>SUBTOTAL</b>	<b>\$ 644,178.11</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 644,178.11</b>
<b>GOVERNMENTAL</b>					
CONSTRUCTION IN PROGRESS EQUIPMENT	\$ 60,546.31	\$ 57.42	-	-	\$ 60,603.73
INFRASTRUCTURE	\$ 8,529,095.86	\$ 23,590.28	-	-	\$ 8,552,686.14
LAND	\$ 19,007.67	\$ 58.50	-	-	\$ 19,066.17
OFFICE EQUIPMENT	\$ 115,917.13	\$ 2,733.73	-	-	\$ 118,650.86
298 KINGSBURY BLDG.	\$ 109,085.16	\$ 2,670.94	-	-	\$ 14,291.47
UTILITY PLANT	\$ 13,951.34	\$ 340.13	-	-	\$ 1,140,063.36
VEHICLES & EQUIPMENT	\$ 1,132,919.92	\$ 7,143.44	-	-	\$ 1,140,063.36
<b>SUBTOTAL</b>	<b>\$ 36,594.44</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,045,425.09</b>
<b>TOTAL GOVERNMENTAL FUNDS</b>	<b>\$ 9,871,438.23</b>	<b>\$ 33,923.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,905,361.73</b>

**OCTOBER 2023**

**STATEMENT OF REVENUE**

**AND EXPENDITURES**

**ALL FUNDS COMBINED**



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures Combined All Funds**  
**From 10/1/2023 Through 10/31/2023**

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	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total Budget	Total Budget Variance	Percent Total Budget Remaining
<b>REVENUES</b>									
<b>TAXES</b>									
ADVALOREM TAXES	96,166.98	106,375.00	(10,208.02)	351,121.16	418,407.00	(67,285.84)	554,671.00	(203,549.84)	(36.70)%
PERSONAL PROPERTY TAX	14.27	0.00	14.27	35.08	0.00	35.08	9,664.00	(9,628.92)	(99.64)%
ADVALOREM MAKE-UP	76,144.39	84,229.00	(8,084.61)	278,015.47	331,302.00	(53,286.53)	453,822.00	(175,806.53)	(38.74)%
STATE TAX DISTRIBUTION	65,839.17	65,839.00	0.17	263,356.68	263,356.00	0.68	692,940.00	(429,583.32)	61.99%
<b>Total TAXES</b>	<b>238,164.81</b>	<b>256,443.00</b>	<b>(18,278.19)</b>	<b>892,528.39</b>	<b>1,013,065.00</b>	<b>(120,536.61)</b>	<b>1,711,097.00</b>	<b>(818,568.61)</b>	<b>(47.84)%</b>
<b>MISCELLANEOUS</b>									
319 NON POINT SOURCE EPA GRANT	0.00	0.00	0.00	0.00	0.00	0.00	160,000.00	(160,000.00)	(100.00)%
INTEREST ON INVESTMENTS	87,372.38	34,700.00	52,672.38	335,477.93	138,791.00	196,686.93	24,440.00	311,037.93	1,272.66%
PLAN REVIEW FEE	500.00	125.00	375.00	3,250.00	1,250.00	2,000.00	2,750.00	500.00	18.18%
RENTAL INCOME	8,192.04	8,613.00	(420.96)	32,910.29	34,449.00	(1,538.71)	88,430.00	(55,519.71)	(62.78)%
OTHER REVENUE	9,764.20	2,248.00	7,516.20	19,459.68	8,992.00	10,467.68	26,976.00	(7,516.32)	27.85%
<b>Total MISCELLANEOUS</b>	<b>105,828.62</b>	<b>45,686.00</b>	<b>60,142.62</b>	<b>391,097.90</b>	<b>183,482.00</b>	<b>207,615.90</b>	<b>302,596.00</b>	<b>88,501.90</b>	<b>29.25%</b>
<b>USER FEES</b>									
USER FEES - RESIDENTIAL	485,050.31	487,241.00	(2,190.69)	1,945,070.39	1,948,980.00	(3,889.61)	5,677,010.00	(3,731,939.61)	(65.74)%
RESIDENTIAL TIER 1 CONSUMPTION	26,832.65	27,616.00	(783.35)	148,189.37	151,788.00	(5,598.63)	380,600.00	(234,410.63)	(61.59)%
RESIDENTIAL TIER 2 CONSUMPTION	4,911.86	4,760.00	151.86	37,833.35	40,120.00	(2,286.65)	80,000.00	(42,166.55)	(52.71)%
RESIDENTIAL TIER 3 CONSUMPTION	2,335.86	3,495.00	(1,159.14)	38,030.19	46,134.00	(8,103.81)	72,000.00	(33,969.81)	(47.18)%
RESIDENTIAL FIRE PROTECTION	7,056.73	6,940.00	116.73	27,988.01	27,758.00	230.01	80,900.00	(52,911.99)	(65.40)%
USER FEES - COMMERCIAL	38,214.73	39,289.00	(74.27)	152,858.92	153,156.00	(297.08)	445,955.00	(293,096.08)	(65.72)%
COMMERCIAL FIRE PROTECTION	7,844.78	7,845.00	(0.22)	31,379.12	31,378.00	1.12	94,137.00	(62,757.88)	(66.67)%
COMMERCIAL CONSUMPTION	9,643.95	8,741.00	902.95	52,578.65	44,622.00	7,956.65	120,547.00	(67,968.35)	(56.38)%
PENALTIES ON USER FEES	7,170.87	6,248.00	922.87	30,977.06	24,992.00	5,985.06	76,008.00	(45,030.94)	(59.25)%
SERVICE CHARGES	650.00	1,200.00	(550.00)	4,248.19	4,800.00	(551.81)	16,200.00	(11,951.81)	(73.78)%
RETURN CHECK FEES	0.00	40.00	(40.00)	60.00	160.00	(100.00)	480.00	(420.00)	(87.50)%
CONNECTION FEES	1,200.00	600.00	600.00	52,150.00	23,400.00	28,750.00	16,200.00	35,950.00	221.91%
TRANSFER FEE REVENUE	149.39	153.00	(3.61)	608.26	614.00	(5.74)	1,798.00	(7,278.00)	(67.84)%
SERVLINE ADMIN REVENUE	1,220.18	1,317.00	(96.82)	4,854.82	5,265.00	(410.18)	31,293.00	(26,438.18)	(84.49)%
SERVLINE LOSS INSURANCE	242.00	237.00	5.00	955.67	948.00	7.67	2,270.00	(1,304.33)	57.46%
<b>Total USER FEES</b>	<b>592,523.31</b>	<b>595,172.00</b>	<b>(2,648.69)</b>	<b>2,529,242.00</b>	<b>2,595,894.00</b>	<b>23,348.00</b>	<b>7,106,126.00</b>	<b>(4,576,884.00)</b>	<b>64.41%</b>
<b>Total REVENUES</b>	<b>936,516.74</b>	<b>897,301.00</b>	<b>39,215.74</b>	<b>3,812,868.29</b>	<b>3,702,441.00</b>	<b>110,427.29</b>	<b>9,119,819.00</b>	<b>(5,306,950.71)</b>	<b>(58.19)%</b>

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**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures Combined All Funds**  
**From 10/1/2023 Through 10/31/2023**

	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total Budget	Total Budget Variance	Percent Total Budget Remaining
<b>EXPENDITURES</b>									
<b>PAYROLL RELATED EXPENSES</b>									
PAYROLL - MANAGER	30,844.93	42,900.00	12,055.07	117,751.13	171,604.00	53,852.87	344,852.00	227,100.87	65.85%
PAYROLL - MAINTENANCE	29,447.30	46,292.00	16,844.70	109,660.85	185,170.00	75,509.15	522,419.00	412,758.15	79.01%
PAYROLL - OFFICE	13,115.20	14,638.00	1,522.80	51,686.25	58,550.00	6,863.75	163,306.00	111,619.75	68.35%
EMPLOYEE BENEFITS - FICA/MEDIC	1,162.95	1,606.00	443.05	4,441.09	6,425.00	1,983.91	16,039.00	11,597.91	72.31%
EMPLOYEE BENEFITS - MED. INS	20,275.92	31,526.00	11,250.08	93,753.68	140,437.00	46,683.32	359,961.00	266,207.32	73.95%
EMPLOYEE BENEFITS - PERS	19,121.90	25,088.00	5,966.10	71,340.64	100,353.00	29,012.36	253,911.00	182,570.36	71.90%
EMPLOYEE BENEFITS - SIIS	144.76	794.00	649.24	236.27	2,911.00	2,674.73	11,380.00	11,143.73	97.92%
SEP/IRA	0.00	0.00	0.00	0.00	0.00	0.00	1,235.00	1,235.00	100.00%
UNIFORMS	898.96	0.00	(898.96)	1,654.22	4,679.00	3,024.78	7,760.00	6,105.78	78.68%
OPEB EXPENSE	4,611.17	15,823.00	11,211.83	18,444.68	63,288.00	44,843.32	311,495.00	293,050.32	94.08%
ACCURUED LEAVE EXPENSE	3,391.29	1,875.00	(1,516.29)	10,251.29	7,502.00	(2,749.29)	23,500.00	13,248.71	56.38%
OTHER PAYROLL EXPENSES	90.21	86.00	(4.21)	1,343.53	1,946.00	602.47	4,150.00	2,806.47	67.63%
CAR ALLOWANCE EXPENSE	(427.59)	(441.00)	(13.41)	(1,584.59)	(1,769.00)	(184.41)	(5,150.00)	(3,565.41)	69.23%
<b>Total PAYROLL RELATED EXPENSES</b>	<b>122,676.99</b>	<b>180,187.00</b>	<b>57,510.01</b>	<b>478,979.04</b>	<b>741,096.00</b>	<b>262,116.96</b>	<b>2,014,858.00</b>	<b>1,535,878.96</b>	<b>76.23%</b>
<b>OPERATING EXPENSES</b>									
ACCOUNTING	15,733.28	16,125.00	391.72	20,733.28	38,296.00	17,562.72	42,000.00	21,266.72	50.64%
LEGAL	2,504.75	4,833.00	2,328.25	10,339.25	19,332.00	8,992.75	55,000.00	44,660.75	81.20%
LEGAL - LABOR NEGOTIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	967.00	967.00	100.00%
ENGINEERING & SURVEYING	9,547.50	5,667.00	(3,880.50)	93,187.26	23,167.00	(70,020.26)	63,500.00	(29,687.26)	(46.75)%
EROSION AND DRAINAGE	2,567.74	500.00	(2,067.74)	(138.07)	17,000.00	17,138.07	5,000.00	5,138.07	102.76%
ROAD MAINTENANCE & SUPPLIES	0.00	2,000.00	2,000.00	48,420.00	17,500.00	(30,920.00)	315,599.00	267,179.00	84.66%
SNOW REMOVAL - FLOWING	0.00	40,000.00	40,000.00	0.00	40,000.00	40,000.00	675,000.00	675,000.00	100.00%
SNOW REMOVAL - SANDING	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	75,000.00	75,000.00	100.00%
SNOW REMOVAL ANTI/ICE ICING	0.00	0.00	0.00	0.00	2,200.00	2,200.00	6,600.00	6,600.00	100.00%
DCLTSA PRO-RATA M & O	181,413.25	181,413.00	(0.25)	362,826.50	362,827.00	0.50	732,924.00	370,097.50	50.50%
DCLTSA ASSESSMENTS	121,007.25	121,507.00	499.75	242,014.50	243,015.00	1,000.50	496,649.00	254,634.50	51.27%
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	49,796.00	49,796.00	100.00%
BANK CHARGES	7,479.67	7,741.00	261.33	30,278.82	30,962.00	683.18	84,474.00	54,195.18	64.16%
BUILDING REPAIRS AND MAINT.	1,190.45	6,965.00	5,774.55	4,226.05	27,862.00	23,635.95	83,599.00	79,372.95	94.94%
COMPUTER EXPENSE	12,397.40	28,912.00	16,514.60	37,650.00	57,503.00	19,853.00	105,351.00	67,701.00	64.26%

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**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures Combined All Funds**  
**From 10/1/2023 Through 10/31/2023**

	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total Budget	Total Budget Variance	Percent Total Budget Remaining
DUES & SUBSCRIPTIONS	0.00	56.00	56.00	11,457.56	12,541.00	1,083.44	14,743.00	3,285.44	22.28%
EQUIP. SUPPLIES/MAINT./REPAIRS	8,134.31	18,664.00	10,519.69	32,876.70	83,016.00	50,139.30	193,737.00	160,860.30	83.03%
EQUIPMENT RENTAL	436.69	605.00	168.31	4,712.08	5,063.00	350.92	13,222.00	8,509.92	64.36%
FIELD SUPPLIES, TOOLS & SIGNS	53.53	2,050.00	1,996.47	5,252.43	30,200.00	24,947.57	30,630.00	25,377.57	82.85%
SECURITY EXPENSE	2,173.02	2,755.00	581.98	5,937.14	7,500.00	1,562.86	16,687.00	10,749.86	64.42%
INSURANCE AND BONDS	1,462.18	1,356.00	(106.18)	127,419.45	130,566.00	3,146.55	140,316.00	12,886.55	9.19%
SAFETY EQUIPMENT	235.86	125.00	(110.86)	235.86	750.00	514.14	1,100.00	864.14	78.56%
INVENTORY PARTS	6,223.00	0.00	(6,223.00)	8,927.35	8,000.00	(927.35)	15,500.00	6,572.65	42.40%
METER REPAIR & MAINT	0.00	0.00	0.00	(345.28)	15,000.00	15,345.28	50,000.00	50,345.28	100.69%
LIEN FEES	0.00	0.00	0.00	(1,988.00)	250.00	2,238.00	410.00	2,398.00	584.88%
MISCELLANEOUS EXPENDITURES	1,180.14	2,857.00	1,676.86	3,519.66	11,431.00	7,911.34	31,488.00	27,988.34	88.82%
OFFICE JANITORIAL	1,736.00	1,863.00	127.00	6,749.00	7,447.00	698.00	20,724.00	13,975.00	67.43%
OFFICE AND FACILITIES RENT	5,416.40	5,417.00	0.60	21,665.60	21,664.00	(1.60)	75,997.00	54,331.40	71.49%
OFFICE SUPPLIES	243.13	4,616.00	4,372.87	2,820.60	18,265.00	15,444.40	24,313.00	21,492.40	88.40%
PERMITS AND FEES	585.64	1,500.00	914.36	3,382.56	4,660.00	1,277.44	9,911.00	6,528.44	65.87%
POSTAGE	2,000.00	0.00	(2,000.00)	4,000.00	3,749.00	(251.00)	12,500.00	8,500.00	68.00%
PUBLICATION CHARGES	605.00	0.00	(605.00)	1,303.00	2,070.00	767.00	7,300.00	5,997.00	82.15%
SHOP SUPPLIES/SMALL TOOLS	879.05	583.00	(296.05)	1,242.86	2,333.00	1,090.14	7,000.00	5,757.14	82.24%
TELEPHONE	875.91	1,394.00	518.09	4,913.42	5,577.00	663.58	17,580.00	12,666.58	72.05%
TRAINING AND SEMINARS	815.00	2,968.00	2,153.00	1,130.00	11,871.00	10,741.00	34,420.00	33,290.00	96.72%
TRAVEL	1,089.33	1,758.00	668.67	1,848.25	7,029.00	5,180.75	21,100.00	19,251.75	91.24%
TRUSTEE FEES	3,750.00	3,750.00	0.00	15,000.00	15,000.00	0.00	42,000.00	27,000.00	64.29%
UTILITIES - GAS & ELECTRIC	18,443.35	18,145.00	(298.35)	107,157.95	100,682.00	(6,475.95)	234,958.00	127,800.05	54.39%
VEHICLE EXP FUEL/OIL/SUPP	4,442.23	10,697.00	6,254.77	14,617.82	42,785.00	28,167.18	124,358.00	109,740.18	88.25%
VEH EXP R&M	9,232.48	4,663.00	(4,569.48)	21,204.65	18,652.00	(2,552.65)	40,760.00	19,555.35	47.98%
WATER MONITORING/SAMPLING	1,974.00	1,446.00	(528.00)	6,740.00	5,786.00	(954.00)	17,785.00	11,045.00	62.10%
WATER/SEWER SHED MANAGEMENT	0.00	0.00	0.00	15,210.00	15,500.00	290.00	15,000.00	(210.00)	(1.40)%
WATER DIST SYSTEM EXPENSE	636.73	5,543.00	4,906.27	3,705.76	22,174.00	18,468.24	66,520.00	62,814.24	94.43%
WATER TREATMENT SYSTEM EXP	2,854.19	6,076.00	3,221.81	11,340.81	24,302.00	12,961.19	72,910.00	61,569.19	84.45%
AMORTIZATION OF BONDS	869.49	869.00	(0.49)	3,477.96	3,478.00	0.04	11,701.00	8,223.04	70.28%
DEPRECIATION EXPENSE	119,376.88	115,921.00	(3,455.88)	467,688.06	463,683.00	(4,005.06)	1,363,551.00	895,862.94	65.70%
<b>Total OPERATING EXPENSES</b>	<b>549,564.83</b>	<b>636,330.00</b>	<b>86,765.17</b>	<b>1,762,740.84</b>	<b>1,985,688.00</b>	<b>222,947.16</b>	<b>5,519,680.00</b>	<b>3,756,939.16</b>	<b>68.06%</b>



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**KINGSBURY GENERAL IMPROVEMENT DISTRICT  
Statement of Revenues and Expenditures Combined All Funds  
From 10/1/2023 Through 10/31/2023**

	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total Budget	Total Budget Variance	Percent Total Budget Remaining
<b>OTHER EXPENSES</b>									
INTEREST EXPENSE	24,840.55	25,542.00	701.45	99,362.20	102,166.00	2,803.80	346,940.00	247,577.80	71.36%
CAPITAL OUTLAY	736,104.40	1,427,034.00	690,929.60	2,968,190.41	7,468,784.00	4,501,593.59	10,990,991.00	8,022,800.59	72.99%
<b>Total OTHER EXPENSES</b>	<b>760,944.95</b>	<b>1,452,576.00</b>	<b>691,631.05</b>	<b>3,067,552.61</b>	<b>7,571,950.00</b>	<b>4,504,397.39</b>	<b>11,337,931.00</b>	<b>8,270,378.39</b>	<b>72.94%</b>
<b>Total EXPENDITURES</b>	<b>1,433,186.77</b>	<b>2,269,093.00</b>	<b>835,906.23</b>	<b>5,309,272.49</b>	<b>10,298,734.00</b>	<b>4,989,461.51</b>	<b>18,872,469.00</b>	<b>13,563,196.51</b>	<b>71.87%</b>
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>(496,670.03)</b>	<b>(1,371,792.00)</b>	<b>875,121.97</b>	<b>(1,496,404.20)</b>	<b>(6,596,293.00)</b>	<b>5,099,888.80</b>	<b>(9,752,650.00)</b>	<b>8,256,245.80</b>	<b>(84.66)%</b>

**OCTOBER 2023**  
**STATEMENT OF REVENUE**  
**AND EXPENDITURES**  
**(BY FUND)**



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**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures - By Fund**  
**From 10/1/2023 Through 10/31/2023**

<b>GENERAL FUND (10)</b>	<b>Current Period Actual</b>	<b>Current Period Budget</b>	<b>Current Period Budget Variance</b>	<b>Current Year Actual</b>	<b>YTD Budget</b>	<b>YTD Budget Variance</b>	<b>Total Budget - Revised</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>
<b>REVENUES</b>									
<b>TAXES</b>									
ADVALOREM TAXES	96,166.98	106,375.00	(10,208.02)	351,121.16	418,407.00	(67,285.84)	709,165.00	(358,043.84)	(50.49)%
PERSONAL PROPERTY TAX	14.27	0.00	14.27	35.08	0.00	35.08	4,104.00	(4,068.92)	(99.15)%
ADVALOREM MAKE-UP	76,144.39	84,229.00	(8,084.61)	278,015.47	331,302.00	(53,286.53)	561,529.00	(283,513.53)	(50.49)%
STATE TAX DISTRIBUTION	65,839.17	65,839.00	0.17	263,356.68	263,356.00	0.68	790,070.00	(526,713.32)	(66.67)%
<b>Total TAXES</b>	<u>238,164.81</u>	<u>256,443.00</u>	<u>(18,278.19)</u>	<u>892,528.39</u>	<u>1,013,065.00</u>	<u>(120,536.61)</u>	<u>2,064,868.00</u>	<u>(1,172,339.61)</u>	<u>(56.78)%</u>
<b>MISCELLANEOUS</b>									
INTEREST ON INVESTMENTS	35,703.40	9,716.00	25,987.40	127,502.44	38,862.00	88,640.44	116,588.00	10,914.44	9.36%
OTHER REVENUE	1,027.76	84.00	943.76	1,027.76	334.00	693.76	1,000.00	27.76	2.78%
<b>Total MISCELLANEOUS</b>	<u>36,731.16</u>	<u>9,800.00</u>	<u>26,931.16</u>	<u>128,530.20</u>	<u>39,196.00</u>	<u>89,334.20</u>	<u>117,588.00</u>	<u>10,942.20</u>	<u>9.31%</u>
<b>Total REVENUES</b>	<u>274,895.97</u>	<u>266,243.00</u>	<u>8,652.97</u>	<u>1,021,058.59</u>	<u>1,052,261.00</u>	<u>(31,202.41)</u>	<u>2,182,456.00</u>	<u>(1,161,397.41)</u>	<u>(53.22)%</u>
<b>EXPENDITURES</b>									
<b>PAYROLL RELATED EXPENSES</b>									
PAYROLL - MANAGER	4,626.76	6,435.00	1,808.24	17,662.73	25,740.00	8,077.27	77,222.00	59,559.27	77.13%
PAYROLL - MAINTENANCE	1,905.12	4,763.00	2,857.88	1,905.12	19,052.00	17,146.88	57,158.00	55,252.88	96.67%
PAYROLL - OFFICE	1,967.28	2,196.00	228.72	7,752.94	8,783.00	1,030.06	26,349.00	18,596.06	70.59%
EMPLOYEE BENEFITS - FICA/MEDIC	128.04	200.00	71.96	415.35	798.00	382.65	2,392.00	1,976.65	82.64%
EMPLOYEE BENEFITS - MED. INS	1,773.43	4,880.00	3,106.57	8,747.49	21,503.00	12,755.51	62,528.00	53,780.51	86.01%
EMPLOYEE BENEFITS - PERS	2,051.96	3,220.00	1,168.04	6,862.58	12,880.00	6,017.42	38,641.00	31,778.42	82.24%
EMPLOYEE BENEFITS - SIIS	66.75	118.00	51.25	77.87	434.00	356.13	1,975.00	1,897.13	96.06%
UNIFORMS	13.49	0.00	(13.49)	188.76	702.00	513.24	1,404.00	1,215.24	86.56%
OPEB EXPENSE	345.84	1,266.00	920.16	1,383.36	5,062.00	3,678.64	15,190.00	13,806.64	90.89%
ACCRUED LEAVE EXPENSE	295.98	292.00	(3.98)	839.39	1,167.00	327.61	3,500.00	2,660.61	76.02%
OTHER PAYROLL EXPENSES	21.11	45.00	23.89	532.73	182.00	(350.73)	560.00	17.27	3.14%
CAR ALLOWANCE EXPENSE	(64.14)	(66.00)	(1.86)	(237.69)	(267.00)	(29.31)	(800.00)	(562.31)	70.29%
<b>Total PAYROLL RELATED EXPENSES</b>	<u>13,131.62</u>	<u>23,349.00</u>	<u>10,217.38</u>	<u>46,130.63</u>	<u>96,036.00</u>	<u>49,905.37</u>	<u>286,109.00</u>	<u>239,978.37</u>	<u>83.88%</u>
<b>OPERATING EXPENSES</b>									
ACCOUNTING	786.66	900.00	113.34	1,036.66	1,860.00	823.34	2,250.00	1,213.34	53.93%
LEGAL	100.00	242.00	142.00	1,355.46	966.00	(389.46)	2,900.00	1,544.54	53.26%
ENGINEERING & SURVEYING	7,811.13	2,917.00	(4,894.13)	89,774.77	11,667.00	(78,107.77)	35,000.00	(54,774.77)	(156.50)%
EROSION AND DRAINAGE	2,587.74	500.00	(2,067.74)	(138.07)	17,000.00	17,138.07	25,000.00	25,138.07	100.55%

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**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures - By Fund**  
**From 10/1/2023 Through 10/31/2023**

<b>GENERAL FUND (10)</b>	<b>Current Period Actual</b>	<b>Current Period Budget</b>	<b>Current Period Budget Variance</b>	<b>Current Year Actual</b>	<b>YTD Budget</b>	<b>YTD Budget Variance</b>	<b>Total Budget - Revised</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>
ROAD MAINTENANCE & SUPPLIES	0.00	2,000.00	2,000.00	48,420.00	17,500.00	(30,920.00)	30,000.00	(18,420.00)	(61.40)%
BUILDING REPAIRS AND MAINT.	45.32	158.00	112.68	116.74	634.00	517.26	1,904.00	1,787.26	93.87%
COMPUTER EXPENSE	82.37	447.00	364.63	730.84	1,980.00	1,249.16	5,551.00	4,820.16	86.83%
DUES & SUBSCRIPTIONS	0.00	31.00	31.00	560.59	587.00	26.41	674.00	113.41	16.83%
EQUIP. SUPPLIES/MAINT./REPAIRS	79.99	375.00	295.01	79.99	1,500.00	1,420.01	4,500.00	4,420.01	98.22%
EQUIPMENT RENTAL	13.16	26.00	12.84	52.64	105.00	52.36	314.00	261.36	83.24%
FIELD SUPPLIES, TOOLS & SIGNS	26.77	2,050.00	2,023.23	26.77	20,200.00	20,173.23	20,630.00	20,603.23	99.87%
SECURITY EXPENSE	0.00	0.00	0.00	0.00	42.00	42.00	42.00	42.00	100.00%
INSURANCE AND BONDS	0.00	0.00	0.00	4,419.00	8,151.00	3,732.00	8,151.00	3,732.00	45.79%
SAFETY EQUIPMENT	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	100.00%
MISCELLANEOUS EXPENDITURES	17.00	588.00	571.00	49.81	2,352.00	2,302.19	7,057.00	7,007.19	99.29%
OFFICE JANITORIAL	36.80	65.00	28.20	157.45	258.00	100.55	773.00	615.55	79.63%
OFFICE AND FACILITIES RENT	270.82	271.00	0.18	1,083.28	1,083.00	(0.28)	2,166.00	1,082.72	49.99%
OFFICE SUPPLIES	12.15	261.00	248.85	116.10	1,045.00	928.90	3,135.00	3,018.90	96.30%
PERMITS AND FEES	0.00	0.00	0.00	120.40	67.00	(53.40)	67.00	(53.40)	(79.70)%
PUBLICATION CHARGES	90.75	0.00	(90.75)	195.45	100.00	(95.45)	265.00	69.55	26.25%
TELEPHONE	13.01	13.00	(0.01)	51.83	53.00	1.17	162.00	110.17	68.01%
TRAINING AND SEMINARS	10.50	394.00	383.50	55.50	1,575.00	1,519.50	4,726.00	4,670.50	98.83%
TRAVEL	41.07	188.00	146.93	70.45	749.00	678.55	2,250.00	2,179.55	96.87%
TRUSTEE FEES	187.50	187.00	(0.50)	750.00	750.00	0.00	2,250.00	1,500.00	66.67%
UTILITIES - GAS & ELECTRIC	26.11	51.00	24.89	152.04	162.00	9.96	1,014.00	861.96	85.01%
VEHICLE EXP FUEL/OIL/SUPP	451.39	1,120.00	668.61	2,522.90	4,479.00	1,956.10	13,436.00	10,913.10	81.22%
VEH EXP R&M	1,083.25	843.00	(240.25)	5,654.44	3,374.00	(2,280.44)	10,121.00	4,466.56	44.13%
<b>Total OPERATING EXPENSES</b>	<b>13,753.49</b>	<b>13,627.00</b>	<b>(126.49)</b>	<b>157,415.04</b>	<b>98,739.00</b>	<b>(58,676.04)</b>	<b>184,838.00</b>	<b>27,422.96</b>	<b>14.86%</b>
<b>OTHER EXPENSES</b>									
CAPITAL OUTLAY	27,842.38	5,034.00	(22,808.38)	77,108.66	1,695,034.00	1,617,925.34	1,984,760.00	1,907,651.34	96.11%
<b>Total OTHER EXPENSES</b>	<b>27,842.38</b>	<b>5,034.00</b>	<b>(22,808.38)</b>	<b>77,108.66</b>	<b>1,695,034.00</b>	<b>1,617,925.34</b>	<b>1,984,760.00</b>	<b>1,907,651.34</b>	<b>96.11%</b>
<b>Total EXPENDITURES</b>	<b>54,727.49</b>	<b>42,010.00</b>	<b>(12,717.49)</b>	<b>280,654.33</b>	<b>1,889,809.00</b>	<b>1,609,154.67</b>	<b>2,455,707.00</b>	<b>2,175,052.67</b>	<b>88.57%</b>
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>220,168.48</b>	<b>224,233.00</b>	<b>(4,064.52)</b>	<b>740,404.26</b>	<b>(837,548.00)</b>	<b>1,577,952.26</b>	<b>(273,251.00)</b>	<b>1,013,655.26</b>	<b>(370.96)%</b>

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures - By Fund**  
**From 10/1/2023 Through 10/31/2023**

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WATER FUND (20)	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total Budget - Revised	Total Budget Variance	Percent Total Budget Remaining
<b>REVENUES</b>									
<b>MISCELLANEOUS</b>									
INTEREST ON INVESTMENTS	31,603.16	15,268.00	16,335.16	133,326.46	61,069.00	72,257.46	183,210.00	(49,883.54)	(27.23)%
PLAN REVIEW FEE	375.00	0.00	375.00	3,000.00	750.00	2,250.00	1,250.00	1,750.00	140.00%
OTHER REVENUE	5,702.02	2,150.00	3,552.02	15,397.50	8,600.00	6,797.50	25,900.00	(10,402.50)	40.32%
<b>Total MISCELLANEOUS</b>	<b>37,680.18</b>	<b>17,418.00</b>	<b>20,262.18</b>	<b>151,723.96</b>	<b>70,419.00</b>	<b>81,304.96</b>	<b>210,260.00</b>	<b>(58,536.04)</b>	<b>(27.84)%</b>
<b>USER FEES</b>									
USER FEES - RESIDENTIAL	292,790.33	293,627.00	(836.67)	1,173,936.43	1,174,507.00	(570.57)	3,523,523.00	(2,349,586.57)	(66.68)%
RESIDENTIAL TIER 1 CONSUMPTION	25,897.52	26,320.00	(422.48)	130,340.64	138,180.00	(7,839.36)	329,000.00	(498,659.36)	(60.38)%
RESIDENTIAL TIER 2 CONSUMPTION	4,911.86	4,760.00	151.86	37,833.35	40,120.00	(2,286.65)	68,000.00	(30,166.65)	(44.36)%
RESIDENTIAL TIER 3 CONSUMPTION	2,335.86	3,495.00	(1,159.14)	38,030.19	46,134.00	(8,103.81)	69,900.00	(31,869.81)	(45.59)%
RESIDENTIAL FIRE PROTECTION	7,056.73	6,940.00	116.73	27,988.01	27,758.00	230.01	83,277.00	(55,288.99)	(66.39)%
USER FEES - COMMERCIAL	30,337.53	30,382.00	(44.47)	121,350.12	121,528.00	(177.88)	364,594.00	(243,233.88)	(66.72)%
COMMERCIAL FIRE PROTECTION	7,844.78	7,845.00	(0.22)	31,379.12	31,378.00	1.12	94,137.00	(62,757.88)	(66.67)%
COMMERCIAL CONSUMPTION	6,587.07	5,339.00	1,248.07	40,620.32	32,035.00	8,585.32	88,987.00	(48,366.68)	(54.35)%
PENALTIES ON USER FEES	4,215.06	3,938.00	277.06	18,629.27	15,752.00	2,877.27	47,256.00	(28,629.73)	(60.58)%
SERVICE CHARGES	650.00	1,200.00	(550.00)	4,248.19	4,800.00	(551.81)	14,400.00	(10,151.81)	(70.50)%
RETURN CHECK FEES	0.00	40.00	(40.00)	60.00	160.00	(100.00)	480.00	(420.00)	(87.50)%
CONNECTION FEES	0.00	0.00	0.00	47,950.00	21,000.00	26,950.00	25,000.00	22,950.00	91.80%
TRANSFER FEE REVENUE	882.75	274.00	608.75	2,327.25	1,093.00	1,234.25	3,286.00	(957.75)	(29.16)%
SERVLINE ADMIN REVENUE	149.39	153.00	(3.61)	608.26	614.00	(5.74)	1,838.00	(1,229.74)	(66.91)%
SERVLINE LOSS INSURANCE	1,220.18	1,317.00	(96.82)	4,854.82	5,265.00	(410.18)	15,801.00	(10,946.18)	(69.28)%
SERVLINE LINE INSURANCE	242.00	237.00	5.00	965.67	948.00	17.67	2,851.00	(1,885.33)	65.13%
<b>Total USER FEES</b>	<b>385,121.06</b>	<b>385,867.00</b>	<b>(745.94)</b>	<b>1,681,118.64</b>	<b>1,661,272.00</b>	<b>19,846.64</b>	<b>4,732,319.00</b>	<b>(5,051,200.36)</b>	<b>(64.48)%</b>
<b>Total REVENUES</b>	<b>422,801.24</b>	<b>403,285.00</b>	<b>19,516.24</b>	<b>1,832,842.60</b>	<b>1,731,691.00</b>	<b>101,151.60</b>	<b>4,942,579.00</b>	<b>(3,109,736.40)</b>	<b>(62.92)%</b>
<b>EXPENDITURES</b>									
<b>PAYROLL RELATED EXPENSES</b>									
PAYROLL - MANAGER	15,253.60	20,272.00	5,018.40	58,771.79	81,092.00	22,320.21	243,268.00	184,486.21	75.84%
PAYROLL - MAINTENANCE	26,181.38	38,127.00	11,945.62	106,394.93	152,510.00	46,115.07	457,926.00	351,131.07	76.75%
PAYROLL - OFFICE	5,246.08	5,855.00	608.92	20,674.52	23,422.00	2,747.48	70,262.00	49,587.48	70.58%
EMPLOYEE BENEFITS - FICAMEDIC	736.05	992.00	255.95	2,931.40	3,971.00	1,039.60	11,907.00	8,975.60	75.38%
EMPLOYEE BENEFITS - MED. INS	13,937.57	18,432.00	4,494.43	63,036.53	82,501.00	19,464.47	238,732.00	175,695.47	73.60%

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**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures - By Fund**  
**From 10/1/2023 Through 10/31/2023**

WATER FUND (20)	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total Budget - Revised	Total Budget Variance	Percent Total Budget Remaining
EMPLOYEE BENEFITS - PERS	12,401.78	15,554.00	3,152.22	47,489.47	62,217.00	14,727.53	186,649.00	139,159.53	74.56%
EMPLOYEE BENEFITS - SIS	22.96	529.00	506.04	64.88	1,939.00	1,874.12	8,812.00	8,747.12	99.26%
UNIFORMS	791.00	0.00	(791.00)	1,236.48	3,481.00	2,244.52	6,962.00	5,725.52	82.24%
OPEX EXPENSE	3,389.21	11,551.00	8,161.79	13,556.84	46,202.00	32,645.16	138,608.00	125,051.16	90.22%
ACCRUED LEAVE EXPENSE	2,299.64	1,083.00	(1,216.64)	7,015.12	4,336.00	(2,679.12)	13,000.00	5,984.88	46.04%
OTHER PAYROLL EXPENSES	54.02	0.00	(54.02)	320.39	1,600.00	1,279.61	3,200.00	2,879.61	89.99%
CAR ALLOWANCE EXPENSE	(320.70)	(333.00)	(12.30)	(1,188.47)	(1,334.00)	(145.53)	(4,000.00)	(2,811.53)	70.29%
<b>Total PAYROLL RELATED EXPENSES</b>	<b>79,992.59</b>	<b>112,062.00</b>	<b>32,069.41</b>	<b>320,303.88</b>	<b>461,937.00</b>	<b>141,633.12</b>	<b>1,374,926.00</b>	<b>1,054,622.12</b>	<b>76.70%</b>
<b>OPERATING EXPENSES</b>									
ACCOUNTING	9,439.97	11,000.00	1,560.03	12,439.97	22,500.00	10,060.03	27,000.00	14,560.03	53.93%
LEGAL	1,771.42	2,900.00	1,128.58	5,872.10	11,600.00	5,727.90	34,800.00	28,927.90	83.13%
ENGINEERING & SURVEYING	1,372.00	1,896.00	524.00	2,723.50	7,584.00	4,860.50	22,750.00	20,026.50	88.03%
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	33,383.00	33,383.00	100.00%
BANK CHARGES	3,964.23	4,110.00	145.77	16,047.78	16,438.00	390.22	49,318.00	33,270.22	67.46%
BUILDING REPAIRS AND MAINT.	612.45	2,500.00	1,887.55	1,675.32	10,000.00	8,324.68	30,000.00	28,324.68	94.42%
COMPUTER EXPENSE	7,056.34	17,500.00	10,443.66	25,515.27	36,189.00	10,673.73	88,179.00	62,663.73	71.06%
DUES & SUBSCRIPTIONS	0.00	0.00	0.00	7,162.19	7,709.00	546.81	9,038.00	1,875.81	20.75%
EQUIP. SUPPLIES/MAINT.REPAIRS	80.00	550.00	470.00	510.84	10,350.00	9,839.16	14,750.00	14,239.16	96.54%
EQUIPMENT RENTAL	315.18	462.00	146.82	2,847.67	3,127.00	279.33	9,146.00	6,298.33	68.86%
SECURITY EXPENSE	1,178.19	1,800.00	621.81	3,207.35	4,350.00	1,142.65	9,531.00	6,323.65	66.35%
INSURANCE AND BONDS	1,462.18	1,356.00	(106.18)	88,469.96	89,068.00	598.04	99,908.00	11,438.04	11.45%
SAFETY EQUIPMENT	235.86	100.00	(135.86)	235.86	200.00	(35.86)	500.00	264.14	52.83%
INVENTORY PARTS	6,223.00	0.00	(6,223.00)	8,927.35	8,000.00	(927.35)	15,000.00	6,072.65	40.48%
METER REPAIR & MAINT	0.00	0.00	0.00	(345.28)	15,000.00	15,345.28	30,000.00	30,345.28	101.15%
LIEN FEES	0.00	0.00	0.00	(1,988.00)	250.00	2,238.00	250.00	2,238.00	895.20%
MISCELLANEOUS EXPENDITURES	361.00	833.00	472.00	754.68	3,336.00	2,581.32	10,000.00	9,245.32	92.45%
OFFICE JANITORIAL	441.60	773.00	331.40	1,889.40	3,060.00	1,200.60	9,274.00	7,384.60	79.63%
OFFICE AND FACILITIES RENT	3,249.84	3,250.00	0.16	12,999.36	12,998.00	(1.36)	25,998.00	12,998.64	50.00%
OFFICE SUPPLIES	145.26	2,657.00	2,511.74	1,576.97	10,628.00	9,051.03	31,890.00	30,313.03	95.05%
PERMITS AND FEES	585.64	900.00	314.36	2,923.36	3,520.00	596.64	8,771.00	5,847.64	66.67%
POSTAGE	1,060.00	0.00	(1,060.00)	2,120.00	1,987.00	(133.00)	7,950.00	5,830.00	73.33%
PUBLICATION CHARGES	242.00	0.00	(242.00)	521.20	1,180.00	658.80	3,180.00	2,658.80	83.61%



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures - By Fund**  
**From 10/1/2023 Through 10/31/2023**

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WATER FUND (20)	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total Budget - Revised	Total Budget Variance	Percent Total Budget Remaining
SHOP SUPPLIES/SMALL TOOLS	879.05	583.00	(296.05)	1,242.86	2,333.00	1,090.14	7,000.00	5,757.14	82.24%
TELEPHONE	771.83	1,232.00	460.17	4,341.21	4,928.00	586.79	14,784.00	10,442.79	70.64%
TRAINING AND SEMINARS	423.35	1,914.00	1,490.65	558.35	7,656.00	7,097.65	22,968.00	22,409.65	97.57%
TRAVEL	541.75	1,117.00	575.25	973.97	4,468.00	3,494.03	13,404.00	12,430.03	92.73%
TRUSTEE FEES	2,250.00	2,250.00	0.00	9,000.00	9,000.00	0.00	27,000.00	18,000.00	66.67%
UTILITIES - GAS & ELECTRIC	15,709.17	15,342.00	(367.17)	95,437.52	86,938.00	(8,499.52)	255,702.00	160,264.48	62.68%
VEHICLE EXP FUEL/OIL/SUPP	3,548.42	8,291.00	4,742.58	10,898.44	33,162.00	22,263.56	99,486.00	88,587.56	89.05%
VEH EXP R&M	6,985.98	3,039.00	(3,946.98)	12,677.99	12,155.00	(522.99)	36,467.00	23,789.01	65.23%
WATER MONITORING/SAMPLING	1,974.00	1,446.00	(528.00)	6,740.00	5,786.00	(954.00)	17,359.00	10,619.00	61.17%
WATER/SEWER SHED MANAGMNT	0.00	0.00	0.00	15,210.00	15,500.00	290.00	15,500.00	290.00	1.87%
WATER DIST SYSTEM EXPENSE	636.73	5,543.00	4,906.27	3,705.76	22,174.00	18,468.24	66,520.00	62,814.24	94.43%
WATER TREATMENT SYSTEM EXP	2,854.19	6,076.00	3,221.81	11,340.81	24,302.00	12,961.19	72,910.00	61,569.19	84.45%
AMORTIZATION OF BONDS	869.49	869.00	(0.49)	3,477.96	3,478.00	0.04	10,434.00	6,956.04	66.67%
DEPRECIATION EXPENSE	114,564.59	111,253.00	(3,311.59)	448,532.59	445,011.00	(3,521.59)	1,335,034.00	886,501.41	66.40%
<b>Total OPERATING EXPENSES</b>	<b>191,804.71</b>	<b>211,542.00</b>	<b>19,737.29</b>	<b>820,224.31</b>	<b>955,995.00</b>	<b>135,770.69</b>	<b>2,565,184.00</b>	<b>1,744,959.69</b>	<b>68.02%</b>
<b>OTHER EXPENSES</b>									
INTEREST EXPENSE	24,840.55	25,542.00	701.45	99,362.20	102,166.00	2,803.80	306,497.00	207,134.80	67.59%
CAPITAL OUTLAY	393,369.26	1,250,000.00	856,610.74	2,277,845.67	5,253,000.00	2,975,154.33	7,985,340.00	5,707,494.33	71.47%
<b>Total OTHER EXPENSES</b>	<b>418,229.81</b>	<b>1,275,542.00</b>	<b>857,312.19</b>	<b>2,377,207.87</b>	<b>5,355,166.00</b>	<b>2,977,958.13</b>	<b>8,291,837.00</b>	<b>5,914,629.13</b>	<b>71.33%</b>
<b>Total EXPENDITURES</b>	<b>690,027.11</b>	<b>1,599,146.00</b>	<b>909,118.89</b>	<b>3,517,736.06</b>	<b>6,773,098.00</b>	<b>3,255,361.94</b>	<b>12,231,947.00</b>	<b>8,714,210.94</b>	<b>71.24%</b>
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>(267,225.67)</b>	<b>(1,195,861.00)</b>	<b>(928,635.13)</b>	<b>(1,684,893.46)</b>	<b>(5,041,407.00)</b>	<b>3,356,513.54</b>	<b>(7,289,368.00)</b>	<b>5,604,474.54</b>	<b>(76.89)%</b>

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**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures - By Fund**  
**From 10/1/2023 Through 10/31/2023**

SEWER FUND (30)	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total Budget - Revised	Total Budget Variance	Percent Total Budget Remaining
<b>REVENUES</b>									
<b>MISCELLANEOUS</b>									
INTEREST ON INVESTMENTS	18,348.21	7,287.00	11,061.21	70,450.38	29,145.00	41,305.38	87,441.00	(16,990.62)	(19.43)%
PLAN REVIEW FEE	125.00	125.00	0.00	250.00	500.00	(250.00)	1,250.00	(1,000.00)	(80.00)%
OTHER REVENUE	2,017.03	12.00	2,005.03	2,017.03	50.00	1,967.03	150.00	1,867.03	1,244.69%
Total MISCELLANEOUS	20,490.24	7,424.00	13,066.24	72,717.41	29,695.00	43,022.41	88,841.00	(16,123.59)	(18.15)%
<b>USER FEES</b>									
USER FEES - RESIDENTIAL	144,816.16	146,107.00	(1,288.84)	581,374.77	584,428.00	(3,053.23)	1,753,291.00	(1,171,916.23)	(66.84)%
RESIDENTIAL TIER 1 CONSUMPTION	935.13	1,286.00	(360.87)	15,848.73	13,608.00	2,240.73	32,400.00	(16,551.27)	(51.08)%
USER FEES - COMMERCIAL	3,503.20	3,533.00	(29.80)	14,012.80	14,132.00	(119.20)	42,401.00	(28,388.20)	(66.95)%
COMMERCIAL CONSUMPTION	3,056.88	3,402.00	(345.12)	11,958.33	12,587.00	(628.67)	34,020.00	(22,061.67)	(64.85)%
PENALTIES ON USER FEES	2,221.60	1,680.00	541.60	9,293.19	6,720.00	2,573.19	20,160.00	(10,866.81)	(53.90)%
CONNECTION FEES	0.00	600.00	(600.00)	4,200.00	2,400.00	1,800.00	6,000.00	(1,800.00)	(30.00)%
TRANSFER FEE REVENUE	236.25	131.00	105.25	843.75	526.00	317.75	1,575.00	(731.25)	46.43%
Total USER FEES	154,771.22	156,749.00	(1,977.78)	637,531.57	634,401.00	3,130.57	1,889,847.00	(1,252,315.43)	(66.27)%
Total REVENUES	175,261.46	164,173.00	11,088.46	710,248.98	664,096.00	46,152.98	1,978,688.00	(1,268,439.02)	(64.11)%
<b>EXPENDITURES</b>									
<b>PAYROLL RELATED EXPENSES</b>									
PAYROLL - MANAGER	7,587.39	11,092.00	3,504.61	28,655.98	44,368.00	15,712.02	133,104.00	104,448.02	78.47%
PAYROLL - OFFICE	3,934.56	4,391.00	456.44	15,505.88	17,564.00	2,058.12	52,695.00	37,189.12	70.57%
EMPLOYEE BENEFITS - FICA/MEDIC	196.83	254.00	57.17	759.44	1,016.00	256.56	3,056.00	2,296.56	75.15%
EMPLOYEE BENEFITS - MED. INS	3,115.21	4,350.00	1,234.79	15,053.32	19,905.00	4,851.68	57,210.00	42,156.68	73.69%
EMPLOYEE BENEFITS - PERS	3,108.62	3,848.00	739.38	11,772.19	15,392.00	3,619.81	46,179.00	34,406.81	74.51%
EMPLOYEE BENEFITS - SIIIS	6.68	63.00	56.32	34.12	230.00	195.88	1,049.00	1,014.88	96.75%
UNIFORMS	80.97	0.00	(80.97)	98.17	58.00	(40.17)	117.00	18.83	16.09%
OPFB EXPENSE	599.45	2,057.00	1,457.55	2,397.80	8,228.00	5,830.20	24,684.00	22,286.20	90.29%
ACCRUED LEAVE EXPENSE	539.26	333.00	(206.26)	1,609.41	1,332.00	(277.41)	4,000.00	2,390.59	59.76%
OTHER PAYROLL EXPENSES	0.00	16.00	16.00	96.07	64.00	(32.07)	200.00	103.93	51.97%
CAR ALLOWANCE EXPENSE	(42.75)	(42.00)	0.75	(158.43)	(168.00)	(9.57)	(500.00)	(341.57)	68.31%
Total PAYROLL RELATED EXPENSES	19,126.22	26,362.00	7,235.78	75,823.95	107,989.00	32,165.05	321,794.00	245,970.05	76.44%
<b>OPERATING EXPENSES</b>									
ACCOUNTING	4,719.99	3,325.00	(1,394.99)	6,218.99	12,076.00	5,856.01	13,500.00	7,280.01	53.99%

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures - By Fund**  
**From 10/1/2023 Through 10/31/2023**

**DRAFT**

SEWER FUND (30)	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total Budget - Revised	Total Budget Variance	Percent Total Budget Remaining
LEGAL	533.33	1,450.00	916.67	2,002.19	5,800.00	3,797.81	17,400.00	15,397.81	88.49%
ENGINEERING & SURVEYING	357.74	854.00	496.26	635.98	3,416.00	2,780.02	10,250.00	9,614.02	93.80%
DCLTSA PRO-RATA M & O	181,413.25	181,413.00	(0.25)	362,826.50	362,827.00	0.50	725,653.00	362,826.50	50.00%
DCLTSA ASSESSMENTS	121,007.25	121,507.00	499.75	242,014.50	243,015.00	1,000.50	486,029.00	244,014.50	50.21%
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	13,202.00	13,202.00	100.00%
BANK CHARGES	2,617.88	2,704.00	86.12	10,597.59	10,816.00	218.41	32,453.00	21,855.41	67.34%
BUILDING REPAIRS AND MAINT.	271.93	2,618.00	2,346.07	700.47	10,472.00	9,771.53	31,419.00	30,718.53	97.77%
COMPUTER EXPENSE	3,782.21	9,500.00	5,717.79	8,687.66	15,469.00	6,781.34	34,269.00	25,581.34	74.65%
DUES & SUBSCRIPTIONS	0.00	0.00	0.00	3,174.19	3,650.00	475.81	4,346.00	1,171.81	26.96%
EQUIP. SUPPLIES/MAINT./REPAIRS	7,974.32	17,729.00	9,754.68	32,285.87	70,916.00	38,630.13	212,748.00	180,462.13	84.82%
EQUIPMENT RENTAL	78.94	80.00	1.06	1,373.17	1,431.00	57.83	3,847.00	2,473.83	64.31%
SECURITY EXPENSE	994.83	955.00	(39.83)	2,729.79	3,090.00	360.21	8,580.00	5,850.21	68.18%
INSURANCE AND BONDS	0.00	0.00	0.00	26,513.98	25,676.00	(837.98)	25,676.00	(837.98)	(3.26)%
INVENTORY PARTS	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00	100.00%
MISCELLANEOUS EXPENDITURES	121.68	383.00	261.32	318.53	1,532.00	1,213.47	4,600.00	4,281.47	93.08%
OFFICE JANITORIAL	220.80	386.00	165.20	944.70	1,544.00	599.30	4,637.00	3,892.30	79.63%
OFFICE AND FACILITIES RENT	1,624.92	1,625.00	0.08	6,498.68	6,500.00	0.32	12,998.00	6,498.32	49.99%
OFFICE SUPPLIES	73.57	1,354.00	1,280.43	818.99	5,416.00	4,597.01	16,242.00	15,423.01	94.96%
PERMITS AND FEES	0.00	0.00	0.00	290.40	405.00	114.60	405.00	114.60	28.30%
POSTAGE	700.00	0.00	(700.00)	1,400.00	1,312.00	(88.00)	5,250.00	3,850.00	73.33%
PUBLICATION CHARGES	181.50	0.00	(181.50)	390.90	590.00	199.10	1,590.00	1,199.10	75.42%
TELEPHONE	78.06	136.00	57.94	468.55	544.00	75.45	1,632.00	1,163.45	71.29%
TRAINING AND SEMINARS	278.25	489.00	210.75	368.25	1,956.00	1,587.75	5,874.00	5,505.75	93.73%
TRAVEL	367.57	288.00	(79.57)	607.08	1,152.00	544.92	3,462.00	2,854.92	82.46%
TRUSTEE FEES	1,125.00	1,125.00	0.00	4,500.00	4,500.00	0.00	13,500.00	9,000.00	66.67%
UTILITIES - GAS & ELECTRIC	1,562.27	1,936.00	373.73	7,370.66	10,972.00	3,601.34	32,271.00	24,900.34	77.16%
DEPRECIATION EXPENSE	4,812.29	4,668.00	(144.29)	19,155.47	18,672.00	(483.47)	56,023.00	36,867.53	65.81%
<b>Total OPERATING EXPENSES</b>	<b>334,897.58</b>	<b>354,525.00</b>	<b>19,627.42</b>	<b>742,895.09</b>	<b>823,749.00</b>	<b>80,853.91</b>	<b>1,778,356.00</b>	<b>1,035,460.91</b>	<b>58.23%</b>
<b>OTHER EXPENSES</b>									
CAPITAL OUTLAY	287,030.38	150,000.00	(137,030.38)	545,651.66	460,000.00	(85,651.66)	967,150.00	421,498.34	43.58%
<b>Total OTHER EXPENSES</b>	<b>287,030.38</b>	<b>150,000.00</b>	<b>(137,030.38)</b>	<b>545,651.66</b>	<b>460,000.00</b>	<b>(85,651.66)</b>	<b>967,150.00</b>	<b>421,498.34</b>	<b>43.58%</b>
<b>Total EXPENDITURES</b>	<b>641,927.96</b>	<b>504,525.00</b>	<b>(137,402.96)</b>	<b>1,288,546.75</b>	<b>1,283,749.00</b>	<b>(5,797.75)</b>	<b>3,067,306.00</b>	<b>1,702,929.30</b>	<b>55.52%</b>
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>(465,792.72)</b>	<b>(366,714.00)</b>	<b>(99,078.72)</b>	<b>(654,121.72)</b>	<b>(727,642.00)</b>	<b>(65,520.28)</b>	<b>(1,088,612.00)</b>	<b>434,490.28</b>	<b>(39.91)%</b>

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures - By Fund**  
**From 10/1/2023 Through 10/31/2023**

DRAFT

	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total Budget - Revised	Total Budget Variance	Percent Total Budget Remaining
<b>SNOW REMOVAL SPECIAL REVENUE (60)</b>									
<b>REVENUES</b>									
MISCELLANEOUS									
INTEREST ON INVESTMENTS	1,717.61	2,429.00	(711.39)	4,198.65	9,715.00	(5,516.35)	29,147.00	(24,948.35)	(85.59)%
OTHER REVENUE	1,017.39	2.00	1,015.39	1,017.39	8.00	1,009.39	26.00	991.39	3,813.04%
<b>Total MISCELLANEOUS</b>	<b>2,735.00</b>	<b>2,431.00</b>	<b>304.00</b>	<b>5,216.04</b>	<b>9,723.00</b>	<b>(4,506.96)</b>	<b>29,173.00</b>	<b>(23,956.96)</b>	<b>(82.12)%</b>
<b>USER FEES</b>									
USER FEES - RESIDENTIAL	47,441.82	47,507.00	(65.18)	189,759.19	190,025.00	(265.81)	629,901.00	(440,141.81)	(68.87)%
USER FEES - COMMERCIAL	4,374.00	4,374.00	0.00	17,496.00	17,496.00	0.00	57,996.00	(40,500.00)	(69.83)%
PENALTIES ON USER FEES	734.21	630.00	104.21	3,057.60	2,520.00	537.60	7,560.00	(4,502.40)	(59.56)%
TRANSFER FEE REVENUE	81.00	45.00	36.00	279.00	180.00	99.00	540.00	(261.00)	48.33%
<b>Total USER FEES</b>	<b>52,631.03</b>	<b>52,556.00</b>	<b>75.03</b>	<b>210,591.79</b>	<b>210,221.00</b>	<b>370.79</b>	<b>695,997.00</b>	<b>(485,405.21)</b>	<b>(69.74)%</b>
<b>Total REVENUES</b>	<b>55,366.03</b>	<b>54,987.00</b>	<b>379.03</b>	<b>215,807.83</b>	<b>219,944.00</b>	<b>(4,136.17)</b>	<b>725,170.00</b>	<b>(509,362.17)</b>	<b>(70.24)%</b>
<b>EXPENDITURES</b>									
<b>PAYROLL RELATED EXPENSES</b>									
PAYROLL - MANAGER	3,377.18	5,101.00	1,723.82	12,660.63	20,404.00	7,743.37	61,219.00	48,558.37	79.32%
PAYROLL - MAINTENANCE	1,360.80	3,402.00	2,041.20	1,360.80	13,608.00	12,247.20	40,828.00	39,467.20	96.67%
PAYROLL - OFFICE	1,967.28	2,196.00	228.72	7,752.91	8,781.00	1,028.09	26,349.00	18,596.09	70.58%
EMPLOYEE BENEFITS - FICA/MEDIC	102.03	160.00	57.97	334.90	640.00	305.10	1,923.00	1,588.10	82.58%
EMPLOYEE BENEFITS - MED. INS	1,449.71	3,864.00	2,414.29	6,916.34	16,528.00	9,611.66	48,513.00	41,598.66	85.74%
EMPLOYEE BENEFITS - PERS	1,559.54	2,466.00	906.46	5,216.40	9,864.00	4,647.60	29,597.00	24,380.60	82.38%
EMPLOYEE BENEFITS - SIIS	48.37	84.00	35.63	59.40	308.00	248.60	1,402.00	1,342.60	95.76%
UNIFORMS	13.48	0.00	(13.48)	130.81	438.00	307.19	877.00	746.19	85.08%
OPEB EXPENSE	276.67	949.00	672.33	1,106.68	3,795.00	2,688.32	11,392.00	10,285.32	90.29%
ACCRUED LEAVE EXPENSE	256.41	167.00	(89.41)	767.37	667.00	(120.37)	2,000.00	1,212.63	60.63%
OTHER PAYROLL EXPENSES	15.08	25.00	9.92	394.34	100.00	(294.34)	300.00	(84.34)	(31.45)%
<b>Total PAYROLL RELATED EXPENSES</b>	<b>10,426.56</b>	<b>18,414.00</b>	<b>7,987.44</b>	<b>36,720.58</b>	<b>75,134.00</b>	<b>38,413.42</b>	<b>224,400.00</b>	<b>187,679.42</b>	<b>83.64%</b>
<b>OPERATING EXPENSES</b>									
ACCOUNTING	786.66	900.00	113.34	1,036.66	1,860.00	823.34	2,250.00	1,213.34	53.93%
LEGAL	100.00	241.00	141.00	1,109.50	966.00	(143.50)	2,900.00	1,790.50	61.74%
ENGINEERING & SURVEYING	6.63	0.00	(6.63)	53.01	500.00	446.99	500.00	446.99	89.40%
SNOW REMOVAL - PLOWING	0.00	40,000.00	40,000.00	0.00	40,000.00	40,000.00	775,000.00	775,000.00	100.00%
SNOW REMOVAL - SANDING	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	75,000.00	75,000.00	100.00%



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures - By Fund**  
**From 10/1/2023 Through 10/31/2023**

DRAFT

SNOW REMOVAL SPECIAL REVENUE (60)	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total Budget - Revised	Total Budget Variance	Percent Total Budget Remaining
SNOW REMOVAL ANTI/ICE ICING	0.00	0.00	0.00	0.00	2,200.00	2,200.00	6,600.00	6,600.00	100.00%
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	3,211.00	3,211.00	100.00%
BANK CHARGES	897.56	927.00	29.44	3,633.45	3,708.00	74.55	11,127.00	7,493.55	67.35%
BUILDING REPAIRS AND MAINT.	45.32	439.00	393.68	116.74	1,756.00	1,639.26	5,276.00	5,159.26	97.79%
COMPUTER EXPENSE	1,476.48	1,465.00	(11.48)	2,716.23	3,865.00	1,148.77	7,640.00	4,923.77	64.45%
DUES & SUBSCRIPTIONS	0.00	25.00	25.00	560.59	595.00	34.41	665.00	124.41	18.16%
EQUIP. SUPPLIES/MAINT./REPAIRS	0.00	0.00	0.00	0.00	250.00	250.00	700.00	700.00	100.00%
EQUIPMENT RENTAL	13.16	20.00	6.84	373.60	335.00	(38.60)	832.00	458.40	55.10%
FIELD SUPPLIES, TOOLS & SIGNS	26.76	0.00	(26.76)	5,225.66	10,000.00	4,774.34	10,000.00	4,774.34	47.74%
SECURITY EXPENSE	0.00	0.00	0.00	0.00	18.00	18.00	18.00	18.00	100.00%
INSURANCE AND BONDS	0.00	0.00	0.00	4,419.00	4,279.00	(140.00)	4,279.00	(140.00)	(3.27)%
SAFETY EQUIPMENT	0.00	25.00	25.00	0.00	50.00	50.00	100.00	100.00	100.00%
MISCELLANEOUS EXPENDITURES	17.00	467.00	450.00	49.81	1,868.00	1,818.19	5,600.00	5,550.19	99.11%
OFFICE JANITORIAL	36.80	65.00	28.20	157.45	259.00	101.55	773.00	615.55	79.63%
OFFICE AND FACILITIES RENT	270.82	271.00	0.18	1,083.28	1,083.00	(0.28)	2,166.00	1,082.72	49.99%
OFFICE SUPPLIES	12.15	244.00	231.85	157.80	976.00	818.20	2,924.00	2,766.20	94.60%
PERMITS AND FEES	0.00	600.00	600.00	48.40	668.00	619.60	668.00	619.60	92.75%
POSTAGE	240.00	0.00	(240.00)	480.00	450.00	(30.00)	1,800.00	1,320.00	73.33%
PUBLICATION CHARGES	90.75	0.00	(90.75)	195.45	200.00	4.55	2,265.00	2,069.55	91.37%
TELEPHONE	13.01	13.00	(0.01)	51.83	52.00	0.17	162.00	110.17	68.01%
TRAINING AND SEMINARS	102.90	171.00	68.10	147.90	684.00	536.10	2,052.00	1,904.10	92.79%
TRAVEL	136.94	165.00	28.06	196.75	660.00	463.25	1,984.00	1,787.25	90.08%
TRUSTEE FEES	187.50	188.00	0.50	750.00	750.00	0.00	2,250.00	1,500.00	66.67%
UTILITIES - GAS & ELECTRIC	26.11	51.00	24.89	152.04	162.00	9.96	1,012.00	859.96	84.98%
VEHICLE EXP FUEL/OIL/SUPP	442.42	1,286.00	843.58	1,196.48	5,144.00	3,947.52	15,436.00	14,239.52	92.25%
VEH EXP R&M	1,163.25	781.00	(382.25)	2,872.22	3,123.00	250.78	9,371.00	6,498.78	69.35%
<b>Total OPERATING EXPENSES</b>	<b>6,094.22</b>	<b>53,344.00</b>	<b>47,249.78</b>	<b>26,763.85</b>	<b>91,461.00</b>	<b>64,677.15</b>	<b>954,561.00</b>	<b>927,797.15</b>	<b>97.19%</b>
<b>OTHER EXPENSES</b>									
CAPITAL OUTLAY	27,842.36	22,000.00	(5,842.36)	67,584.42	61,750.00	(5,834.42)	120,750.00	53,165.58	44.03%
<b>Total OTHER EXPENSES</b>	<b>27,842.36</b>	<b>22,000.00</b>	<b>(5,842.36)</b>	<b>67,584.42</b>	<b>61,750.00</b>	<b>(5,834.42)</b>	<b>120,750.00</b>	<b>53,165.58</b>	<b>44.03%</b>
<b>Total EXPENDITURES</b>	<b>44,363.16</b>	<b>93,758.00</b>	<b>49,394.84</b>	<b>131,088.85</b>	<b>228,345.00</b>	<b>97,256.15</b>	<b>1,299,731.00</b>	<b>1,168,642.15</b>	<b>89.91%</b>
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>11,002.87</b>	<b>(38,771.00)</b>	<b>(49,773.87)</b>	<b>84,718.98</b>	<b>(6,401.00)</b>	<b>(8,401.00)</b>	<b>(574,561.00)</b>	<b>659,279.98</b>	<b>(114.74)%</b>

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**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures - By Fund**  
**From 10/1/2023 Through 10/31/2023**

	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total Budget - Revised	Total Budget Variance	Percent Total Budget Remaining
<b>298 KINGSBURY GRADE RENTAL (80)</b>									
<b>REVENUES</b>									
MISCELLANEOUS									
RENTAL INCOME	8,192.04	8,613.00	(420.96)	32,910.29	34,449.00	(1,538.71)	103,353.00	(70,442.71)	58.16%
<b>Total MISCELLANEOUS</b>	<u>8,192.04</u>	<u>8,613.00</u>	<u>(420.96)</u>	<u>32,910.29</u>	<u>34,449.00</u>	<u>(1,538.71)</u>	<u>103,353.00</u>	<u>(70,442.71)</u>	<u>(68.16)%</u>
<b>Total REVENUES</b>	<u>8,192.04</u>	<u>8,613.00</u>	<u>(420.96)</u>	<u>32,910.29</u>	<u>34,449.00</u>	<u>(1,538.71)</u>	<u>103,353.00</u>	<u>(70,442.71)</u>	<u>(68.16)%</u>
<b>EXPENDITURES</b>									
<b>OPERATING EXPENSES</b>									
BUILDING REPAIRS AND MAINT.	215.43	1,250.00	1,034.57	1,616.78	5,000.00	3,383.22	15,000.00	13,383.22	89.22%
EQUIPMENT RENTAL	16.25	17.00	0.75	65.00	65.00	0.00	201.00	136.00	67.66%
INSURANCE AND BONDS	0.00	0.00	0.00	3,597.51	3,392.00	(205.51)	3,392.00	(205.51)	(6.06)%
MISCELLANEOUS EXPENDITURES	663.46	586.00	(77.46)	2,346.83	2,343.00	(3.83)	7,031.00	4,684.17	66.62%
OFFICE JANITORIAL	1,000.00	574.00	(426.00)	3,600.00	2,296.00	(1,304.00)	6,890.00	3,290.00	47.75%
OFFICE SUPPLIES	0.00	100.00	100.00	150.74	200.00	49.26	400.00	249.26	62.31%
UTILITIES - GAS & ELECTRIC	1,119.69	765.00	(354.69)	4,045.69	2,448.00	(1,597.69)	15,300.00	11,254.31	73.56%
<b>Total OPERATING EXPENSES</b>	<u>3,014.83</u>	<u>3,292.00</u>	<u>277.17</u>	<u>15,422.55</u>	<u>15,744.00</u>	<u>321.45</u>	<u>48,214.00</u>	<u>32,791.45</u>	<u>68.01%</u>
<b>Total EXPENDITURES</b>	<u>3,014.83</u>	<u>3,292.00</u>	<u>277.17</u>	<u>15,422.55</u>	<u>15,744.00</u>	<u>321.45</u>	<u>48,214.00</u>	<u>32,791.45</u>	<u>68.01%</u>
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<u>5,177.21</u>	<u>5,321.00</u>	<u>(143.79)</u>	<u>17,487.74</u>	<u>18,705.00</u>	<u>(1,217.26)</u>	<u>55,139.00</u>	<u>(37,651.26)</u>	<u>(68.28)%</u>

**KINGSBURY GENERAL IMPROVEMENT DISTRICT  
AGENDA ITEM #9**

**TITLE: PRESENTATION OF AUDITED FINANCIAL STATEMENTS AND  
AUDITOR'S REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2023; POSSIBLE  
ACTION TO ACCEPT THE FINANCIAL STATEMENTS AND AUDITOR'S REPORT**

For Discussion and Possible Action. Receive report and presentation, discuss, and accept 2023 Financials and Auditor's report.

**MEETING DATE:** 19 December 2023

**PREPARED BY:** Mitchell S. Dion, General Manager

**RECOMMENDED ACTION:** Receive Presentation of Audited Financial Statements and Auditor's Report for the Fiscal Year Ended June 30, 2023, and Accept the Financial Statements and Auditor's Report

**BACKGROUND INFORMATION:** N.R.S. Chapter 318.080 outlines the Duties of the Board of Trustees. Paragraph 2 lists the fiduciary duties including: (b) Auditing practices and procedures to be used by the district. As such, the district engages an outside auditor each year which conducts the audit and provides a report to the Board of Trustees.

Best Practices for public agencies are to change auditors periodically (4 to 7 years). A Request for Qualifications was issued in 2023 and EideBailly was selected to serve as the auditor. The current contract is for 3 years with optional renewal periods. This years' audit identified two material issues in the protocol used by the district to receive reimbursements from the Sewer Authority and in the manner which past due billing (beyond 60 days) is reported for the governmental accounts verse the enterprise funds.

Tiffany Williamson, Partner, EideBailly will present the Financial Statements and Auditor's report for the fiscal year ended June 30, 2023. Attached are the audited financial statements and accompanying notes.

**INCLUDED:**

- 1) Audit report
- 2) 2023 Final Financial Statement
- 3) Management Letter

Fund impacted by above action:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> All Funds | <input type="checkbox"/> Not a Budget Item  |
| <input type="checkbox"/> Water Fund           | <input type="checkbox"/> Sewer Fund         |
| <input type="checkbox"/> General Fund         | <input type="checkbox"/> Snow Removal Fund  |
| <input type="checkbox"/> Not Budgeted for     | <input type="checkbox"/> Emergency Spending |



November 28, 2023

To the Board of Trustees  
Kingsbury General Improvement District  
Stateline, Nevada

We have audited the financial statements of Kingsbury General Improvement District (the "District") as of and for the year ended June 30, 2023, and have issued our report thereon dated November 28, 2023. Professional standards require that we advise you of the following matters relating to our audit.

#### **Our Responsibility in Relation to the Financial Statement Audit**

As communicated in our letter dated October 6, 2023, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing 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 over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our comments regarding internal controls during our audit in our Independent Auditor's 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* dated November 28, 2023.

#### **Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

What inspires you, inspires us. Let's talk. | [eidebailly.com](http://eidebailly.com)

5441 Kietzke Ln., Ste. 150 | Reno, NV 89511-2094 | T 775.689.9100 | F 775.689.9299 | EOE

## **Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, as appropriate, our firm, and our network firms have complied with all relevant ethical requirements regarding independence.

## **Qualitative Aspects of the Entity's Significant Accounting Practices**

### *Significant Accounting Policies*

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 1 to the financial statements. As described in Note 1 to the financial statements, the District changed accounting policies related to the provisions of GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*, which did not have a material impact on the financial statements. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on 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 markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are the estimates relating to pension and OPEB information and the related liabilities, deferred inflows and outflows of resources.

Management's estimate of the pension and OPEB liabilities, deferred inflows and outflows of resources are based on the actuarial reports. We evaluated the key factors and assumptions used to develop the pension information and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

### *Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements relate to long-term debt, pension and OPEB information.

## **Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

## Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards also require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit.

The following misstatements that we identified as a result of our audit procedures were brought to the attention of, and corrected by, management:

<i>Restatement to correct unavailable revenue in the general fund</i>		
Fund Balance	\$23,918	
Revenue	\$9,885	
Deferred Inflows of Resources		\$33,803
 <i>Restatement to correct expenses recorded in the sewer utility fund</i>		
Expenses	\$90,273	
Due from Other Governments	\$81,518	
Net Position		\$171,791

The following summarizes uncorrected financial statement misstatements whose effects in the current and prior period, as determined by management, are immaterial, both individually and in the aggregate to the financial statements taken as a whole and each applicable opinion unit.

### *General Fund:*

- To pass on reclassifying debit balances in accounts payable – understatement of assets and liabilities of \$3,435.
- To pass on correcting the fair value of investments – overstatement of investments and revenue of \$2,966.
- To pass on recording unavailable revenue for property taxes not received within 60 days of year-end – understatement of unavailable revenue and overstatement of revenue of \$8,265.
- To pass on reversing effect of prior year passed entries – overstatement of revenue and understatement of beginning fund balance of \$4,052.

The effect of these uncorrected misstatements, including the effect of the reversal of prior year uncorrected misstatements as of and for the year ended June 30, 2023, is an understatement of assets of \$470, liabilities of \$3,435, deferred inflows of \$8,265, overstatement of revenue of \$15,283 and understatement of beginning fund balance of \$4,052.

### *Snow Removal Fund:*

- To pass on correcting the fair value of investments – overstatement of investments and revenue of \$2,966.

*Water Utility Fund:*

- To pass on reclassifying debit balances in accounts payable – understatement of assets and liabilities of \$20,992.
- To pass on correctly accruing accounts payable at year-end – overstatement of accounts payable and expenses of \$11,738.
- To pass on correcting the fair value of investments – overstatement of investments and revenue of \$35,586.
- To pass on writing off debt issuance costs – overstatement of assets of \$58,256, expenses of \$11,701 and beginning net position of \$66,957.

The effect of these uncorrected misstatements as of and for the year ended June 30, 2023, is an overstatement of assets of \$72,850, understatement of liabilities of \$9,254, overstatement of revenue of \$35,586, expenses of \$23,439 and overstatement of beginning net position of \$66,957.

*Sewer Utility Fund:*

- To pass on reclassifying debit balances in accounts payable – understatement of assets and liabilities of \$5,793.
- To pass on correcting the fair value of investments – overstatement of investments and revenue of \$17,793.

The effect of these uncorrected misstatements as of and for the year ended June 30, 2023, is an overstatement of assets of \$12,000, understatement of liabilities of \$5,793, and overstatement of revenue of \$17,793.

*Government-Wide, Governmental Activities:*

- To pass on correcting the fair value of investments – overstatement of investments and revenue of \$5,932.

*Government-Wide, Business-Type Activities:*

- To pass on reclassifying debit balances in accounts payable – understatement of assets and liabilities of \$20,992.
- To pass on correctly accruing accounts payable at year-end – overstatement of accounts payable and expenses of \$11,738.
- To pass on correcting the fair value of investments – overstatement of investments and revenue of \$53,380.

The effect of these uncorrected misstatements as of and for the year ended June 30, 2023, is an understatement of assets of \$32,338, liabilities of \$9,254, overstatement of revenue of \$53,380, and expenses of \$11,738.

**Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

### **Circumstances that Affect the Form and Content of the Auditor's Report**

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditor's report. We added the following correction of errors paragraph to our report:

#### ***Correction of Errors***

As discussed in Note 13 to the financial statements, certain errors resulting in an overstatement of amounts previously reported for revenue and fund balance, and an understatement of amounts previously reported for unavailable revenue, as of June 30, 2022, were discovered by management of the District during the current year. Accordingly, a restatement has been made to the snow removal fund balance as of June 30, 2022, to correct the error. In addition, certain errors resulting in an overstatement of amounts previously reported for expenses as of June 30, 2022, were discovered by management of the District during the current year. Accordingly, a restatement has been made to the sewer utility fund and business-type activities net position as of June 30, 2022, to correct the error. Our opinions are not modified with respect to these matters.

### **Representations Requested from Management**

We have requested certain written representations from management, which are included in the attached letter dated November 28, 2023.

### **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

### **Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

This report is intended solely for the information and use of the board of the governing body, and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

*Eide Bailly LLP*

Reno, Nevada





Financial Statements  
June 30, 2023

# Kingsbury General Improvement District

# Kingsbury General Improvement District

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June 30, 2023

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## Independent Auditor's Report

To the Board of Trustees  
Kingsbury General Improvement District  
Stateline, Nevada

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the financial statements of the governmental activities, the business-type activities and fund information of the Kingsbury General Improvement District (the "District") as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and fund information of the District, as of June 30, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison for the governmental funds for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Correction of Errors*

As discussed in Note 13 to the financial statements, certain errors resulting in an overstatement of amounts previously reported for revenue and fund balance, and an understatement of amounts previously reported for unavailable revenue, as of June 30, 2022, were discovered by management of the District during the current year. Accordingly, a restatement has been made to the snow removal fund balance as of June 30, 2022, to correct the error. In addition, certain errors resulting in an overstatement of amounts previously reported for expenses as of June 30, 2022, were discovered by management of the District during the current year. Accordingly, a restatement has been made to the sewer utility fund and business-type activities net position as of June 30, 2022, to correct the error. Our opinions are not modified with respect to these matters.

What inspires you, inspires us. Let's talk. | [eidebailly.com](http://eidebailly.com)

### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt that the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedule of changes in net pension liability, schedule of contributions - pension, schedule of funding progress - (OPEB), and schedule of changes in net OPEB liability and related ratios be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 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.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The schedule of capital assets by sources, capital assets used in the operations of governmental funds by function and activity, changes in capital assets used in the operations of governmental funds by function and activity, statement of revenue and expenses – budget and actual – sewer utility fund, statement of cash flows – budget and actual – sewer utility fund, statement of revenue and expenses – budget and actual – water utility fund, and statement of cash flows – budget and actual – water utility fund, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the schedule of capital assets by sources, capital assets used in the operations of governmental funds by function and activity, changes in capital assets used in the operations of governmental funds by function and activity, statement of revenue and expenses – budget and actual – sewer utility fund, statement of cash flows – budget and actual – sewer utility fund, statement of revenue and expenses – budget and actual – water utility fund, and statement of cash flows – budget and actual – water utility fund are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Report on Summarized Comparative Information***

We have previously audited, in accordance with auditing standards generally accepted in the United States of America, the District's 2022 financial statements, and we expressed unmodified opinions on the respective financial statements of the governmental activities, the business-type activities, and fund information in our report dated November 30, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2022, is consistent, in all material respects, with the audited financial statements from which it has been derived.

The statement of revenue and expenses – budget and actual – sewer utility fund, statement of cash flows – budget and actual – sewer utility fund, statement of revenue and expenses – budget and actual – water utility fund, and statement of cash flows – budget and actual – water utility fund for the year ended June 30, 2022 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and related directly to the underlying accounting and other records used to prepare the 2022 financial statements. The information was subjected to the audit procedures applied in the audit of the 2022 basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare those financial statements or to those financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the , statement of revenue and expenses – budget and actual – sewer utility fund, statement of cash flows – budget and actual – sewer utility fund, statement of revenue and expenses – budget and actual – water utility fund, and statement of cash flows – budget and actual – water utility fund is fairly stated in all material respects in relation to the basic financial statements as a whole for the year ended June 30, 2022.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated November 28, 2023, on our consideration of the 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 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 the effectiveness of the District’s 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 the District’s internal control over financial reporting and compliance.



Reno, Nevada  
November 28, 2023

As management of Kingsbury General Improvement District (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended June 30, 2023.

### Financial Highlights

- ◆ The assets and deferred outflows of the District exceeded its liabilities and deferred inflows at the close of the current fiscal year by \$55,737,857. Of this amount, \$19,805,516 is *unrestricted net position* that may be used to meet the District's ongoing obligations to citizens and creditors.
- ◆ The District's total noncurrent liabilities and deferred inflows decreased by \$1,421,575 or 8%. This net decrease is mostly comprised of a \$58,276 decrease in other post-employment benefit obligations (OPEB), a \$1,178,139 increase in the net pension liability, a \$876,798 decrease in deferred inflows related to OPEB and pension, and a \$1,611,162 decrease in loans payable.
- ◆ The District's *total net position* increased by \$2,039,593 during the current year. Net investment in capital assets, a component of *total net position*, increased \$3,072,933 primarily due to additions of capital assets and payments made on related debt, net of depreciation.
- ◆ At the end of the current year, the District's *governmental funds* reported combined total ending fund balances of \$8,513,359, a decrease of \$377,421 in comparison with the prior year.
- ◆ At the end of the current fiscal year, non-spendable fund balances totaled \$756. The total committed fund balance is \$207,821. The total assigned fund balance for the general fund is \$293,230 for the fiscal year 2024 budget deficit. The total assigned fund balance for the snow removal fund is \$60,936. Unassigned fund balance is \$7,950,616.

### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also contains supplementary and required supplementary information in addition to the basic financial statements themselves.

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

The *statement of net position* presents information on all of the District's assets, deferred outflows, liabilities, and deferred inflows 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 government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of the related cash flows*. Thus, revenue and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the District that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The *governmental activities* of the District include streets, snow removal and erosion control (including drainage). The *business-type activities* of the District include water (treatment and distribution) and sewer (collection by the District and treatment paid for by the District but done by others).

The government-wide financial statements can be found on pages 13-15 of this report.

*Fund financial statements.* A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into two categories: governmental funds and proprietary funds.

*Governmental 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 statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

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

At year end, the District maintained three individual governmental funds. Information is presented separately in the governmental fund *balance sheet* and in the governmental fund *statement of revenue, expenditures and changes in fund balances* for the general fund, the special revenue fund (snow removal). There has been no activity in the capital projects fund (Tahoe Bond Act erosion control) since the year ended June 30, 2004.

The District adopts annual appropriated budgets for its general fund and its special revenue fund (snow removal). Budgetary comparison statements have been provided for these funds to demonstrate compliance with the budgets.

The basic governmental fund financial statements can be found on pages 16-21 of this report.



*Proprietary funds.* The District maintains *enterprise funds*, a type of *proprietary fund*, to report the same functions presented as *business-type activities* in the government-wide financial statements. The *enterprise funds* account for the District's water treatment and distribution activity and for its sewer collection activity and its payment to others for sewage treatment.

*Proprietary funds* provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the *water utility fund* and the *sewer utility fund*.

The basic proprietary fund financial statements can be found on pages 22-26 of this report.

*Notes to financial statements.* The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 27-55 of this report.

*Other information.* In addition to the basic financial statements and accompanying notes, this report also presents certain *supplementary information* including:

- ◆ *schedule of capital assets by sources*
- ◆ *capital assets used in the operations of governmental funds by function and activity*
- ◆ *changes in capital assets used in the operations of governmental funds by function and activity*

Additionally, supplementary information includes information individually for the *sewer utility fund* and for the *water utility fund* as follows:

- ◆ *statement of revenue and expenses – budget and actual*
- ◆ *statement of cash flows – budget and actual*

### **Government-Wide Financial Analysis**

Net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets and deferred outflows exceeded liabilities and deferred inflows by \$55,737,857 at the close of the current year.

The largest portion of the District's net assets (64%) reflects its investment in capital assets (e.g. property, plant, equipment and infrastructure such as pipelines, roads and erosion control improvements), less any related debt used to acquire those assets that is still outstanding. The District uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

### Statement of Net Position and Statement of Activities

A portion (\$45,450) of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of *unrestricted net position*, \$19,805,516, may be used to meet the District's ongoing obligations to its citizens and creditors.

As noted earlier, the District's total net position increased by \$2,039,593 during the current year.

At June 30, 2023, the end of the current year, the District is able to report positive balances in all three categories of net position, both for the District as a whole, as well as for its separate governmental and business-type activities. The same situation was true the prior fiscal year.

*Governmental activities.* Governmental activities increased the District's net position by \$412,218 thereby contributing 3% to growth in net position of the District. Net investment in capital assets increased by \$678,869 and unrestricted net position decreased by \$266,651.

*Business-type activities.* Business-type activities increased the District's net position by \$1,627,375 thereby contributing 4% of growth in net position of the District. Net investment in capital assets increased by \$2,394,064 and restricted and unrestricted net position decreased \$594,898.

### Financial Analysis of the District's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related requirements.

*Governmental funds.* The focus of the District's *governmental funds* is to provide information on near-term inflows, outflows, and balance of *spendable* resources. Such information is useful in assessing the District's financing requirements. In particular, *assigned and unassigned fund balances* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At June 30, 2023, the District's governmental funds reported combined ending fund balances of \$8,513,3591, a decrease of \$377,421 in comparison with the prior year. Of this amount, \$60,936 is assigned for snow removal and \$756 is non-spendable. The *fund balance* of the *general fund* increased \$629,704 in the current year, from \$7,748,938 to \$8,378,642. Fund revenue was primarily from property taxes and state consolidated taxes. A large portion of the accumulating *fund balance* of the *general fund*, excluding a prudent reserve, will be utilized in coming years for pavement capital projects.

The *fund balance* of the *snow removal special revenue fund* decreased from \$1,141,842 to \$134,717 at June 30, 2023. The decrease of \$1,007,125 in *fund balance* was due to an increase in services and supplies expenditures.

*Proprietary funds.* The District's proprietary (*enterprise*) funds provide the same type of information found in the government-wide financial statements, but in more detail.

# Kingsbury General Improvement District

## Management's Discussion and Analysis

### June 30, 2023

	2023			2022 (As Restated)		
	Primary Government		Total	Business-type		Total
	Governmental Activities	Activities		Governmental Activities	Activities	
Assets and deferred outflows						
Current and other, including deferred outflows	\$ 8,799,129	\$ 15,311,744	\$ 24,104,873	\$ 24,104,873	\$ 25,067,731	
Capital assets, net and right of use leased assets, net	6,074,421	42,719,023	48,793,444	48,793,444	47,401,070	
Total assets and other deferred outflows	<u>14,867,550</u>	<u>58,030,767</u>	<u>72,898,317</u>	<u>72,898,317</u>	<u>72,468,801</u>	
Liabilities and deferred inflows						
Accounts payable and other liabilities	44,388	632,565	676,953	676,953	876,384	
Prepaid fees and customer deposits	5,859	279,361	285,220	285,220	278,059	
Noncurrent liabilities, including deferred inflows	587,574	15,558,408	16,145,982	16,145,982	17,616,094	
Total liabilities and other deferred inflows	<u>637,821</u>	<u>16,470,334</u>	<u>17,108,155</u>	<u>17,108,155</u>	<u>18,770,537</u>	
Net position						
Net investment in capital assets	6,069,195	29,817,696	35,886,891	35,886,891	32,813,958	
Restricted	-	45,450	45,450	45,450	45,450	
Unrestricted	8,153,565	11,651,951	19,805,516	19,805,516	20,838,856	
Total net position	<u>\$ 14,222,760</u>	<u>\$ 41,515,097</u>	<u>\$ 55,737,857</u>	<u>\$ 55,737,857</u>	<u>\$ 53,698,264</u>	

	2023				2022 (As Restated)			
	Expenses	Program Revenue		Capital Grants and Contributions	Charges for Services	Governmental Activities	Business-type Activities	Total
\$ 956,247		\$ 113,327	\$ 40,000					
1,454,060	527,932	120,000	-	-	(806,128)	-	(806,128)	(37,265)
432	-	-	-	-	(432)	-	(432)	(800)
1,775,038	1,900,146	-	-	-	-	125,108	125,108	47,100
<u>3,651,292</u>	<u>4,748,647</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,097,355</u>	<u>1,097,355</u>	<u>1,466,703</u>
\$ 7,837,069	\$ 7,290,052	\$ 160,000	\$ -	\$ -	\$ (1,609,480)	\$ 1,222,463	\$ (387,017)	\$ 884,131
Ad valorem taxes					1,025,800	-	1,025,800	973,118
Consolidated taxes					725,207	-	725,207	675,386
Interest income					259,850	404,912	664,762	62,751
Miscellaneous income					10,841	-	10,841	6,985
Total general revenue					<u>2,021,698</u>	<u>404,912</u>	<u>2,426,610</u>	<u>1,718,240</u>
CHANGE IN NET POSITION					<u>412,218</u>	<u>1,627,375</u>	<u>2,039,593</u>	<u>2,602,371</u>

	2023				2022 (As Restated)			
	Expenses	Program Revenue		Capital Grants and Contributions	Charges for Services	Governmental Activities	Business-type Activities	Total
\$ 956,247		\$ 113,327	\$ 40,000					
1,454,060	527,932	120,000	-	-	(806,128)	-	(806,128)	(37,265)
432	-	-	-	-	(432)	-	(432)	(800)
1,775,038	1,900,146	-	-	-	-	125,108	125,108	47,100
<u>3,651,292</u>	<u>4,748,647</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,097,355</u>	<u>1,097,355</u>	<u>1,466,703</u>
\$ 7,837,069	\$ 7,290,052	\$ 160,000	\$ -	\$ -	\$ (1,609,480)	\$ 1,222,463	\$ (387,017)	\$ 884,131
Ad valorem taxes					1,025,800	-	1,025,800	973,118
Consolidated taxes					725,207	-	725,207	675,386
Interest income					259,850	404,912	664,762	62,751
Miscellaneous income					10,841	-	10,841	6,985
Total general revenue					<u>2,021,698</u>	<u>404,912</u>	<u>2,426,610</u>	<u>1,718,240</u>
CHANGE IN NET POSITION					<u>412,218</u>	<u>1,627,375</u>	<u>2,039,593</u>	<u>2,602,371</u>

### General Fund Budgetary Highlights

Taxes were the *general fund's* primary source of revenue (82%). This included property tax revenue of \$1,025,800 and state consolidated tax revenue of \$725,207. Actual *general fund* revenue was 16% greater than the budget. Expenditures were 51% less than the budget. The ending fund balance increased from \$7,748,938 to \$8,378,642.

### Capital Asset and Debt Administration

At year end, the District's investment in capital assets from its governmental activities totaled \$6,069,195. The investment in capital assets from its proprietary activities totaled \$29,817,696, net of related debt.

There were no major capital asset events during the fiscal year.

In March 2003, the District obtained a low-interest, subsidized loan from the State of Nevada State Revolving Loan Fund (SRF) in an amount not to exceed \$4,000,000. The loan is secured by a general obligation bond of \$4,000,000 issued to the Nevada State Treasurer; and is recorded in the *water utility fund*. The loan provided 38.1% of the cost of water system improvements and served as the required match to a state grant providing 61.9% of the cost of those improvements. As of June 30, 2023, the District paid off the loan in full.

In November 2007, the District obtained an additional low-interest, subsidized loan from the State of Nevada State Revolving Loan Fund (SRF) in an amount not to exceed \$3,000,000. The loan is secured by a general obligation bond of \$3,000,000 issued to the Nevada State Treasurer; however, the liability for the loan is shown strictly as the amount drawn to date and is recorded in the *water utility fund*. The loan provided 38.1% of the cost of water system improvements and served as the required match to a state grant providing 61.9% of the cost of those improvements. As of June 30, 2023, the District had outstanding \$989,266 in loan proceeds, which is the legal amount outstanding.

In June 2010, the District obtained an additional low-interest, subsidized loan from the State of Nevada State Revolving Loan Fund (SRF) in an amount not to exceed \$3,306,650. The loan is secured by a general obligation bond of \$3,306,650 issued to the Nevada State Treasurer; however, the liability for the loan is shown strictly as the amount drawn to date and is recorded in the *water utility fund*. This loan provided 100% funding of the cost of water meter installations. As of June 30, 2023, the District had outstanding \$1,393,254 in loan proceeds, which is the legal amount outstanding.

In March 2012, the District obtained a low-interest, subsidized loan from the State of Nevada State Revolving Loan Fund (SRF) in an amount not to exceed \$5,000,000. On October 29, 2014, the loan amount was increased to \$11,000,000. The loan is secured by a general obligation bond of \$11,000,000 issued to the Nevada State Treasurer. This loan will provide 80% funding of the Water Treatment Plant improvements. As of June 30, 2023, the District had drawn the full amount of loan proceeds and had outstanding \$6,401,348 in loan proceeds, which is the legal amount outstanding.

In January 2015, the District obtained an additional low-interest subsidized loan from the State of Nevada State Revolving Loan Fund (SRF) in an amount not to exceed \$6,000,000. The loan is secured by a general obligation bond of \$6,000,000 issued to the Nevada State Treasurer and is recorded in the *water utility fund*. The loan, which supplements the 2012 loan, will fund approximately 80% of the Water Treatment Plant improvements. As of June 30, 2023, the District had drawn the full amount of loan proceeds and had outstanding \$4,070,422 in loan proceeds, which is the legal amount outstanding.

State statutes limit the amount of general obligation debt a governmental entity may issue to 50% of the total assessed valuation within the government's boundaries. At June 30, 2023, the debt limitation of the District was \$122,443,053 which is significantly in excess of the District's outstanding general obligation debt.

Additional information on the District's long-term debt can be found under Note 7 – Loans Payable on pages 39-41.

#### **Economic Factors and Next Year's Budgets and Rates**

In 2003, the District embarked on Phase 1 of a water system capital improvement program funded by a state grant and a low-interest loan. An additional grant was awarded in August 2006 to cover the grant share of estimated cost increases for Phase 1 water line replacements and a new water tank through 2008/2010. An additional low-interest loan was obtained in November 2007 to provide matching funds for the 2006 grant funding. These loans are debt obligations of the *water utility fund*. The District began making principal and interest payments as of July 1, 2006 on the original loan.

The District constructed a district wide water metering project beginning in 2010. The project was funded 100% by a 20-year low-interest loan in 2010. Principal payments began on July 1, 2013.

In 2012, the District obtained low-interest loan funding to reconstruct the existing water treatment and distribution plant. In 2014, the original loan amount was amended to fund a portion of the cost increases to relocate the plant. In early 2015, another low interest loan was obtained with total loan funding of \$17,000,000 for increased costs for the new water treatment plant project. Principal payments on the 2012 amended loan began July 1, 2015. Principal payments for the 2015 loan began on July 1, 2016.

The District's Board of Trustees authorized a series of increases in water rates effective July 1 of 2003, 2004, 2005, 2007, 2008, 2010, 2012, and 2015-2018 to provide additional revenues in the *water utility fund* for increased costs of operations and for pending higher debt payments. The District will continue to maintain water rates at a level to fund operational and debt service costs.

The District Board of Trustees authorized a multi-year series of sewer base rate increases of 6% for each year beginning August 1, 2018 and July 1, 2019. On June 16, 2020, the proposed 6% increases for July 1, 2020, 2021, and 2023 were deferred until further notice. In addition, they approved a new sewer rate structure for commercial and timeshare properties that are based on water use. These increases will provide additional revenues in the sewer utility fund for increased costs for operations and maintenance and additional reserves for future capital improvement.

**Requests for Information**

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Business and Contracts Manager, Kingsbury General Improvement District, P.O. Box 2220, Stateline, Nevada 89449.

Kingsbury General Improvement District  
Statement of Net Position  
June 30, 2023

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
<b>Assets</b>			
Cash and investments	\$ 8,386,529	\$ 13,687,550	\$ 22,074,079
Accounts receivable	39,756	427,893	467,649
Taxes receivable	137,744	-	137,744
Due from other governments	-	81,518	81,518
Deposits and interest receivable	32,624	54,363	86,987
Prepaid expenses	756	14,448	15,204
Material inventory	-	145,229	145,229
Cash and investments - restricted	-	45,450	45,450
Bond issuance costs, net	-	58,256	58,256
Property, plant and equipment, net of accumulated depreciation	6,069,415	42,673,987	48,743,402
Right of use leased assets, net of accumulated amortization	5,006	45,036	50,042
Total assets	<u>14,671,830</u>	<u>57,233,730</u>	<u>71,905,560</u>
<b>Deferred Outflows of Resources</b>			
Deferred outflows related to pensions	156,291	672,177	828,468
Deferred outflows related to OPEB	39,429	124,860	164,289
Total deferred outflows of resources	<u>195,720</u>	<u>797,037</u>	<u>992,757</u>
Total assets and deferred outflows	<u>14,867,550</u>	<u>58,030,767</u>	<u>72,898,317</u>

Kingsbury General Improvement District  
Statement of Net Position  
June 30, 2023

	Governmental Activities	Business-Type Activities	Total
<b>Liabilities</b>			
Accounts payable - trade	\$ 37,212	\$ 475,171	\$ 512,383
Accrued expenses	7,176	-	7,176
Accrued interest payable	-	157,394	157,394
Prepaid user fees and customer deposits	5,859	279,361	285,220
<b>Noncurrent liabilities</b>			
<b>Due within one year</b>			
Compensated absences	6,969	45,336	52,305
Loans payable	-	1,335,304	1,335,304
Lease liability	4,380	39,401	43,781
<b>Due in more than one year</b>			
Compensated absences	10,767	70,052	80,819
Net pension liability	421,777	1,813,981	2,235,758
OPEB obligation	86,026	551,205	637,231
Loans payable	-	11,518,986	11,518,986
Lease liability	846	7,636	8,482
<b>Total liabilities</b>	<b>581,012</b>	<b>16,293,827</b>	<b>16,874,839</b>
<b>Deferred Inflows of Resources</b>			
Deferred inflows related to pensions	17,527	75,381	92,908
Deferred inflows related to OPEB	46,251	146,462	192,713
<b>Total deferred inflows of resources</b>	<b>63,778</b>	<b>221,843</b>	<b>285,621</b>
<b>Total liabilities and deferred inflows</b>	<b>644,790</b>	<b>16,515,670</b>	<b>17,160,460</b>
<b>Net Position</b>			
Net investment in capital assets	6,069,195	29,817,696	35,886,891
Restricted by Tahoe Regional Planning Agency	-	45,450	45,450
Unrestricted	8,153,565	11,651,951	19,805,516
<b>Total Net Position</b>	<b>\$ 14,222,760</b>	<b>\$ 41,515,097</b>	<b>\$ 55,737,857</b>



**Kingsbury General Improvement District**  
Statement of Activities  
Year Ended June 30, 2023

Functions/Programs	Expenses	Program Revenues Charges for Services	Grants and Contributions	Net (Expense) Revenue and Changes in Net Position		
				Governmental Activities	Business-Type Activities	Total
<b>Governmental activities</b>						
Public works						
Highways and streets	\$ 956,247	\$ 113,327	\$ 40,000	\$ (802,920)	\$ -	\$ (802,920)
Snow removal	1,454,060	527,932	120,000	(806,128)	-	(806,128)
Debt service	432	-	-	(432)	-	(432)
<b>Total governmental activities</b>	<b>2,410,739</b>	<b>641,259</b>	<b>160,000</b>	<b>(1,609,480)</b>	<b>-</b>	<b>(1,609,480)</b>
<b>Business-type activities</b>						
Sewer	1,775,038	1,900,146	-	-	125,108	125,108
Water	3,651,292	4,748,647	-	-	1,097,355	1,097,355
<b>Total business-type activities</b>	<b>5,426,330</b>	<b>6,648,793</b>	<b>-</b>	<b>-</b>	<b>1,222,463</b>	<b>1,222,463</b>
<b>Total primary government</b>	<b>\$ 7,837,069</b>	<b>\$ 7,290,052</b>	<b>\$ 160,000</b>	<b>(1,609,480)</b>	<b>1,222,463</b>	<b>(387,017)</b>
<b>General Revenue</b>						
Ad valorem taxes				1,025,800	-	1,025,800
Consolidated taxes				725,207	-	725,207
Interest income				259,850	404,912	664,762
Miscellaneous income				10,841	-	10,841
<b>Total general revenue</b>				<b>2,021,698</b>	<b>404,912</b>	<b>2,426,610</b>
<b>Change in Net Position</b>				<b>412,218</b>	<b>1,627,375</b>	<b>2,039,593</b>
<b>Net Position, Beginning of Year, as Originally Reported</b>				<b>13,810,542</b>	<b>39,715,931</b>	<b>53,526,473</b>
<b>Prior Period Adjustment</b>				<b>-</b>	<b>171,791</b>	<b>171,791</b>
<b>Net Position, Beginning of Year, as Restated</b>				<b>13,810,542</b>	<b>39,887,722</b>	<b>53,698,264</b>
<b>Net Position, End of Year</b>				<b>\$ 14,222,760</b>	<b>\$ 41,515,097</b>	<b>\$ 55,737,857</b>

See Notes to Financial Statements

Kingsbury General Improvement District  
Balance Sheet – Governmental Funds  
June 30, 2023

	General	Special Revenue Fund (Snow Removal)	Total Governmental Funds
<b>Assets</b>			
Cash and investments	\$ 8,249,454	\$ 137,075	\$ 8,386,529
Accounts receivable	4,698	35,058	39,756
Taxes receivable	137,744	-	137,744
Deposits and interest receivable	30,767	1,857	32,624
Prepaid expenses	176	580	756
<b>Total assets</b>	<b>\$ 8,422,839</b>	<b>\$ 174,570</b>	<b>\$ 8,597,409</b>
<b>Liabilities</b>			
Accounts payable - trade	\$ 37,021	\$ 191	\$ 37,212
Accrued expenses	7,176	-	7,176
Prepaid user fees and customer deposits	-	5,859	5,859
<b>Total liabilities</b>	<b>44,197</b>	<b>6,050</b>	<b>50,247</b>
<b>Deferred Inflows of Resources</b>			
Unavailable revenue	-	33,803	33,803
<b>Total liabilities and deferred inflows of resources</b>	<b>44,197</b>	<b>39,853</b>	<b>84,050</b>
<b>Fund Balances</b>			
<b>Nonspendable</b>			
Prepaid expenses	176	580	756
<b>Committed</b>			
Assigned for next year's budget deficit	134,620	73,201	207,821
<b>Assigned</b>			
Snow removal	293,230	-	293,230
Unassigned	-	60,936	60,936
Unassigned	7,950,616	-	7,950,616
<b>Total fund balances</b>	<b>8,378,642</b>	<b>134,717</b>	<b>8,513,359</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 8,422,839</b>	<b>\$ 174,570</b>	<b>\$ 8,597,409</b>

Kingsbury General Improvement District  
Reconciliation of the Balance Sheet to the Statement of Net Position – Governmental Funds  
June 30, 2023

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Amounts reported for governmental activities in the statement of net position are different because:

Total fund balances - total governmental funds		\$ 8,513,359
Capital assets and right-to-use leased assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental fund.		
Capital assets, being depreciated	14,653,964	
Right-to-use leased assets, being amortized	18,818	
Less accumulated depreciation/amortization	<u>(8,598,361)</u>	6,074,421
Unavailable revenue represents amounts that are not available to fund current expenditures and, therefore, are not reported in the governmental funds.		
		33,803
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.		
Compensated absences payable	(17,736)	
Net pension liability	(421,777)	
OPEB obligation	(86,026)	
Lease payable	<u>(5,226)</u>	(530,765)
Deferred outflows and inflows of resources related to pensions and other post employment benefits (OPEB), are applicable to future periods and, therefore, are not reported in the governmental funds		
Deferred outflows of resources related to pensions	156,291	
Deferred outflows of resources related to OPEB	39,429	
Deferred inflows of resources related to pensions	(17,527)	
Deferred inflows of resources related to OPEB	<u>(46,251)</u>	<u>131,942</u>
Net position of governmental activities		<u>\$ 14,222,760</u>

**Kingsbury General Improvement District**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds**  
**Year Ended June 30, 2023**

	<u>General</u>	<u>Special Revenue Fund (Snow Removal)</u>	<u>Total Governmental Funds</u>
<b>Revenue</b>			
Ad valorem taxes	\$ 1,025,800	\$ -	\$ 1,025,800
Intergovernmental state shared revenue			
Consolidated taxes	725,207	-	725,207
Miscellaneous			
Charges for services	-	518,045	518,045
Grant revenue	40,000	120,000	160,000
Interest income	235,091	24,759	259,850
Rental income	113,327	-	113,327
Other revenue	1,894	8,947	10,841
<b>Total revenue</b>	<u>2,141,319</u>	<u>671,751</u>	<u>2,813,070</u>
<b>Expenditures</b>			
Public works			
Current			
Salaries, wages and benefits	153,443	119,705	273,148
Services and supplies	529,389	1,306,606	1,835,995
Capital outlay	825,097	248,879	1,073,976
Debt service			
Principal	3,470	3,470	6,940
Interest	216	216	432
<b>Total expenditures</b>	<u>1,511,615</u>	<u>1,678,876</u>	<u>3,190,491</u>
<b>Excess (Deficiency) of Revenue over (under) Expenditures</b>	<u>629,704</u>	<u>(1,007,125)</u>	<u>(377,421)</u>
<b>Fund Balances, Beginning of Year, as Originally Reported</b>	7,748,938	1,165,760	8,914,698
<b>Prior Period Adjustment</b>	<u>-</u>	<u>(23,918)</u>	<u>(23,918)</u>
<b>Fund Balance, Beginning of Year, as Restated</b>	<u>7,748,938</u>	<u>1,141,842</u>	<u>8,890,780</u>
<b>Fund Balances, End of Year</b>	<u>\$ 8,378,642</u>	<u>\$ 134,717</u>	<u>\$ 8,513,359</u>

**Kingsbury General Improvement District**  
**Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances to the Statement of**  
**Activities – Governmental Funds**  
**Year Ended June 30, 2023**

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Amounts reported for governmental activities in the statement of net assets are different because:

Net changes in fund balances - total governmental funds		\$ (377,421)
<p>Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is depreciated/ amortized over their estimated useful lives.</p>		
Capital outlay	1,073,976	
Depreciation and amortization expense	<u>(402,048)</u>	671,928
<p>Debt service payments for long-term debt, including leases, are reported as expenditures in the governmental funds, but are reported as a reduction of long-term liabilities in the Statement of Net Position.</p>		
Lease principal payments		6,940
<p>Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in governmental funds.</p>		
Change in unavailable revenue		9,881
<p>Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.</p>		
Change in long-term compensated absences	(8,888)	
Change in OPEB liability related amounts	<u>70,261</u>	61,373
<p>Governmental funds report pension contributions as expenditures. However, in the statement of activities, the cost of pension benefits earned is reported as pension expense.</p>		
Pension expense		<u>39,517</u>
Change in Net Position of Governmental Activities		<u>\$ 412,218</u>

**Kingsbury General Improvement District**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – General Fund**  
**Year Ended June 30, 2023**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenue				
Ad valorem taxes	\$ 1,008,493	\$ 1,008,493	\$ 1,025,800	\$ 17,307
Intergovernmental state shared revenue				
Consolidated taxes	692,940	692,940	725,207	32,267
Miscellaneous				
Grant income	40,000	40,000	40,000	-
Interest income	7,821	7,821	235,091	227,270
Rental income	101,893	99,094	113,327	14,233
Other revenue	-	-	1,894	1,894
Total revenue	<u>1,851,147</u>	<u>1,848,348</u>	<u>2,141,319</u>	<u>292,971</u>
Expenditures				
Public works				
Highway and streets				
Current				
Salaries and wages	145,544	145,496	90,723	54,773
Employee benefits	141,447	139,489	62,720	76,769
Services and supplies	493,564	499,480	529,389	(29,909)
Capital outlay	2,275,010	2,278,866	825,097	1,453,769
Debt service				
Principal	-	-	3,470	(3,470)
Interest	-	-	216	(216)
Total expenditures	<u>3,055,565</u>	<u>3,063,331</u>	<u>1,511,615</u>	<u>1,551,716</u>
Excess (Deficiency) of Revenue over (under) Expenditures before Other Financing Uses	(1,204,418)	(1,214,983)	629,704	1,844,687
Other Financing Uses				
Contingency	(91,666)	(91,900)	-	91,900
Excess (Deficiency) of Revenue over (under) Expenditures	(1,296,084)	(1,306,883)	629,704	1,936,587
Fund Balances, Beginning of Year	<u>7,367,178</u>	<u>7,367,178</u>	<u>7,748,938</u>	<u>381,760</u>
Fund Balances, End of Year	<u>\$ 6,071,094</u>	<u>\$ 6,060,295</u>	<u>\$ 8,378,642</u>	<u>\$ 2,318,347</u>

**Kingsbury General Improvement District**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Special Revenue**  
**Fund – Snow Removal**  
**Year Ended June 30, 2023**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
<b>Revenue</b>				
Charges for services	\$ 467,910	\$ 467,910	\$ 518,045	\$ 50,135
Grant income	120,000	120,000	120,000	-
Interest income	1,222	1,222	24,759	23,537
Other revenue	26	26	8,947	8,921
<b>Total revenue</b>	<b>589,158</b>	<b>589,158</b>	<b>671,751</b>	<b>82,593</b>
<b>Expenditures</b>				
Snow removal				
Current				
Salaries and wages	109,432	109,385	70,969	38,416
Employee benefits	104,369	103,004	48,736	54,268
Services and supplies	841,414	842,711	1,306,606	(463,895)
Capital outlay	456,250	460,106	248,879	211,227
Debt service				
Principal	-	-	3,470	(3,470)
Interest	-	-	216	(216)
<b>Total expenditures</b>	<b>1,511,465</b>	<b>1,515,206</b>	<b>1,678,876</b>	<b>(163,670)</b>
Deficiency of Revenue under Expenditures before Other Financing Uses	(922,307)	(926,048)	(1,007,125)	(81,077)
Other Financing Uses				
Contingency	(45,344)	(45,456)	-	45,456
Deficiency of Revenue over Expenditures	(967,651)	(971,504)	(1,007,125)	(35,621)
Fund Balances, Beginning of Year, as Originally Reported	1,055,244	1,055,244	1,165,760	110,516
Prior Period Adjustment	-	-	(23,918)	(23,918)
Fund Balance, Beginning of Year, as Restated	1,055,244	1,055,244	1,141,842	86,598
Fund Balances, End of Year	\$ 87,593	\$ 83,740	\$ 134,717	\$ 50,977

Kingsbury General Improvement District  
Statement of Net Position – Enterprise Funds  
June 30, 2023  
(with comparative totals as of June 30, 2022)

	2023			2022
	Sewer Utility Fund	Water Utility Fund	Total	(As Restated) Total
<b>Assets</b>				
<b>Current assets</b>				
Cash and investments	\$ 4,779,908	\$ 8,907,642	\$ 13,687,550	\$ 14,422,535
Accounts receivable	105,112	322,781	427,893	377,899
Due from other governments	81,518	-	81,518	171,791
Deposits and interest receivable	19,475	34,888	54,363	15,681
Prepaid expenses	2,495	11,953	14,448	27,389
Material inventory	877	144,352	145,229	143,536
<b>Total current assets</b>	<b>4,989,385</b>	<b>9,421,616</b>	<b>14,411,001</b>	<b>15,158,831</b>
<b>Property, plant and equipment</b>	7,550,282	58,505,584	66,055,866	64,017,427
Less accumulated depreciation	(5,798,213)	(17,583,666)	(23,381,879)	(22,126,045)
<b>Right of use leased assets</b>	56,452	112,904	169,356	169,356
Less accumulated amortization	(41,440)	(82,880)	(124,320)	(62,160)
<b>Net property, plant and equipment</b>	<b>1,767,081</b>	<b>40,951,942</b>	<b>42,719,023</b>	<b>41,998,578</b>
<b>Other assets</b>				
Cash and investments - restricted	-	45,450	45,450	45,450
Bond issuance costs, net	-	58,256	58,256	69,957
<b>Total other assets</b>	<b>-</b>	<b>103,706</b>	<b>103,706</b>	<b>115,407</b>
<b>Total assets</b>	<b>6,756,466</b>	<b>50,477,264</b>	<b>57,233,730</b>	<b>57,272,816</b>
<b>Deferred Outflows of Resources</b>				
Deferred outflows related to pensions	130,827	541,350	672,177	485,159
Deferred outflows related to OPEB	19,715	105,145	124,860	170,264
<b>Total deferred outflows of resources</b>	<b>150,542</b>	<b>646,495</b>	<b>797,037</b>	<b>655,423</b>
<b>Total Assets and Deferred Outflows</b>	<b>\$ 6,907,008</b>	<b>\$ 51,123,759</b>	<b>\$ 58,030,767</b>	<b>\$ 57,928,239</b>



Kingsbury General Improvement District  
Statement of Net Position – Enterprise Funds  
June 30, 2023  
(with comparative totals as of June 30, 2022)

	2023			2022
	Sewer Utility Fund	Water Utility Fund	Total	(As Restated) Total
<b>Liabilities</b>				
<b>Current liabilities</b>				
Accounts payable - trade	\$ 28,248	\$ 446,923	\$ 475,171	\$ 673,626
Accrued interest payable	-	157,394	157,394	178,708
Prepaid user fees and customer deposits	96,936	182,425	279,361	272,910
Compensated absences	6,571	38,765	45,336	-
Lease liability	13,134	26,267	39,401	62,457
Loans payable	-	1,335,304	1,335,304	1,611,163
<b>Total current liabilities</b>	<b>144,889</b>	<b>2,187,078</b>	<b>2,331,967</b>	<b>2,798,864</b>
<b>Long-term liabilities</b>				
Compensated absences, net	10,153	59,899	70,052	104,594
Net pension liability	353,058	1,460,923	1,813,981	820,240
OPEB obligation	82,840	468,365	551,205	516,424
Lease liability, less current portion	2,545	5,091	7,636	47,037
Loans payable, less current portion	-	11,518,986	11,518,986	12,854,289
<b>Total long-term liabilities</b>	<b>448,596</b>	<b>13,513,264</b>	<b>13,961,860</b>	<b>14,342,584</b>
<b>Total liabilities</b>	<b>593,485</b>	<b>15,700,342</b>	<b>16,293,827</b>	<b>17,141,448</b>
<b>Deferred Inflows of Resources</b>				
Deferred inflows related to pensions	14,672	60,709	75,381	779,391
Deferred inflows related to OPEB	23,125	123,337	146,462	119,678
<b>Total deferred inflows       of resources</b>	<b>37,797</b>	<b>184,046</b>	<b>221,843</b>	<b>899,069</b>
<b>Total liabilities and deferred inflows</b>	<b>631,282</b>	<b>15,884,388</b>	<b>16,515,670</b>	<b>18,040,517</b>
<b>Net Position</b>				
Invested in capital assets, net of related debt	1,751,402	28,066,294	29,817,696	27,423,632
Restricted by Tahoe Regional Planning Agency for capital projects	-	45,450	45,450	45,450
Unrestricted	4,524,324	7,127,627	11,651,951	12,418,640
<b>Total net position</b>	<b>\$ 6,275,726</b>	<b>\$ 35,239,371</b>	<b>\$ 41,515,097</b>	<b>\$ 39,887,722</b>

**Kingsbury General Improvement District**  
**Statement of Revenue, Expenses, and Changes in Net Position – Enterprise Funds**  
**Year Ended June 30, 2023**  
(with comparative totals for the year ended June 30, 2022)

	2023		2022	
	Sewer Utility Fund	Water Utility Fund	Total	(As Restated) Total
Operating Revenue				
Charges for services	\$ 1,900,146	\$ 4,748,647	\$ 6,648,793	\$ 6,737,944
Operating Expenses				
Salaries, wages and benefits	268,989	1,111,084	1,380,073	1,068,764
Services and supplies	1,426,583	837,590	2,264,173	2,137,921
Depreciation and amortization	78,170	1,362,485	1,440,655	1,417,252
Total operating expenses	1,773,742	3,311,159	5,084,901	4,623,937
Operating Income	126,404	1,437,488	1,563,892	2,114,007
Nonoperating Revenue (Expense)				
Interest income	136,637	268,275	404,912	39,296
Loss on disposal of assets	-	(326)	(326)	-
Interest expense	(1,296)	(339,807)	(341,103)	(388,132)
Total nonoperating revenue (expense)	135,341	(71,858)	63,483	(348,836)
Change in Net Position	261,745	1,365,630	1,627,375	1,765,171
Net Position, Beginning of Year, as Originally Reported	6,013,981	33,873,741	39,887,722	38,056,796
Prior Period Adjustment	-	-	-	65,755
Net Position, Beginning of Year, as Restated	6,013,981	33,873,741	39,887,722	38,122,551
Net Position, End of Year	\$ 6,275,726	\$ 35,239,371	\$ 41,515,097	\$ 39,887,722

Kingsbury General Improvement District  
Statement of Cash Flows – Enterprise Funds  
Year Ended June 30, 2023  
(with comparative totals for the year ended June 30, 2022)

	2023			2022
	Sewer Utility Fund	Water Utility Fund	Total	Total
<b>Operating Activities</b>				
Cash received from customers	\$ 1,866,348	\$ 4,700,220	\$ 6,566,568	\$ 6,811,800
Cash paid to employees and benefits	(208,440)	(951,157)	(1,159,597)	(1,183,242)
Cash paid to suppliers	(1,347,225)	(1,013,882)	(2,361,107)	(1,723,467)
<b>Net Cash from Operating Activities</b>	<b>310,683</b>	<b>2,735,181</b>	<b>3,045,864</b>	<b>3,905,091</b>
<b>Capital and Related Financing Activities</b>				
Capital expenditures	(168,292)	(1,993,134)	(2,161,426)	(1,044,674)
Proceeds from capital grants	-	-	-	33,178
Principal payments of long-term debt	-	(1,611,162)	(1,611,162)	(1,569,381)
Principal payments of lease liabilities	(20,819)	(41,638)	(62,457)	(57,429)
Interest/amortization paid on long-term debt	(1,296)	(349,420)	(350,716)	(395,911)
<b>Net Cash used for Capital and Related Financing Activities</b>	<b>(190,407)</b>	<b>(3,995,354)</b>	<b>(4,185,761)</b>	<b>(3,034,217)</b>
<b>Investing Activities</b>				
Interest on investments	136,637	268,275	404,912	36,863
<b>Net Cash from investing Activities</b>	<b>136,637</b>	<b>268,275</b>	<b>404,912</b>	<b>36,863</b>
<b>Net Change in Cash and Cash Equivalents</b>	<b>256,913</b>	<b>(991,898)</b>	<b>(734,985)</b>	<b>907,737</b>
<b>Cash and Cash Equivalents, Beginning of Year (Including Restricted Cash Held in the Water Fund)</b>	<b>4,522,995</b>	<b>9,944,990</b>	<b>14,467,985</b>	<b>13,560,248</b>
<b>Cash and Cash Equivalents, End of Year (Including Restricted Cash Held in the Water Fund)</b>	<b>\$ 4,779,908</b>	<b>\$ 8,953,092</b>	<b>\$ 13,733,000</b>	<b>\$ 14,467,985</b>

Kingsbury General Improvement District  
Statement of Cash Flows – Enterprise Funds  
Year Ended June 30, 2023  
(with comparative totals for the year ended June 30, 2022)

	2023		2022	
	Sewer Utility Fund	Water Utility Fund	Total	Total
Reconciliation of Operating Income to Net Cash from Operating Activities				
Operating income	\$ 126,404	\$ 1,437,488	\$ 1,563,892	\$ 2,114,007
Adjustments to reconcile operating income to net cash from operating activities				
Depreciation and amortization	78,170	1,362,485	1,440,655	1,417,252
Changes in				
Deferred outflows, inflows, and net pension/OPEB liability	55,113	154,569	209,682	(108,839)
Accounts receivable	(25,532)	(24,462)	(49,994)	8,914
Due from other governments	90,273	-	90,273	(106,036)
Deposits and interest receivable	(14,374)	(24,308)	(38,682)	(9,681)
Material inventory	(69)	(1,624)	(1,693)	2,686
Prepaid expenses	1,854	11,087	12,941	2,119
Accounts payable - trade	(12,700)	(185,755)	(198,455)	546,310
Compensated absences	5,436	5,358	10,794	3,032
Prepaid user fees and customer deposits	6,108	343	6,451	35,327
Total adjustments	<u>184,279</u>	<u>1,297,693</u>	<u>1,481,972</u>	<u>1,791,084</u>
Net Cash from Operating Activities	<u>\$ 310,683</u>	<u>\$ 2,735,181</u>	<u>\$ 3,045,864</u>	<u>\$ 3,905,091</u>
Non-Cash Capital and Related Financing Activities				
Loss on disposal of assets	<u>\$ -</u>	<u>\$ 326</u>	<u>\$ 326</u>	<u>\$ -</u>

**Note 1 - Summary of Significant Accounting Policies**

The Kingsbury General Improvement District (the "District") was organized under the provisions of Nevada Revised Statutes Chapter 318. Under the Statute, the District has been granted authority to provide water, sewer, and road maintenance services for the benefit of individuals residing within its geographical boundaries and to provide water to portions of nearby properties outside of the District's geographical boundaries.

The financial statements of the District have been prepared in conformity with generally accepted accounting principles, as applied to government units.

**Comparative Data**

Comparative total data for the prior year has been presented in the accompanying financial statements in order to provide an understanding of changes in the District's financial position and operations. However, comparative (i.e., presentation of prior year totals for each governmental fund type) data has not been presented in each of the statements since its inclusion would make the statements unduly complex and difficult to read.

**Financial Reporting Entity**

The District is governed by an elected Board of Trustees. The financial statements of the District consist only of the funds and account groups of the District for which the District is considered to be financially accountable. The District is not financially accountable for any other governmental entity since no other entities are considered to be controlled by or dependent on the District. Control or fiscal dependence is determined on the basis of budget adopting authority, taxing authority, funding and appointment of the respective governing board.

**Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of position and the statement of activities) report information on all of the activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenue, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which expenses of a given function or segment is offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function or segment. Expenses reported for functional activities include allocated indirect expenses. *Program revenue* includes (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenue are reported instead as *general revenue*.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

### Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenue is recognized as soon as it is both measurable and available. Revenue is considered to be *available* when it is collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenue to be available if it is collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Property taxes, intergovernmental revenue (consolidated taxes), and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The government reports the following major governmental funds:

General Fund: The General Fund is the general operating fund of the District used to account for all financial resources except those required to be accounted for in another fund.

Snow Removal Fund (Special Revenue Fund): Effective January 1, 1998, by Board resolution, the District created the Snow Removal Fund to account for the snow removal fee revenue and snow removal related expenditures. Fund balances are considered committed for use during a subsequent year. Interfund loans from the General fund are authorized in years operational requirement results in a Fund balance deficit.

In addition, the government has the following governmental fund:

Tahoe Bond Act Erosion Control Capital Projects Fund (Capital Projects Fund): The Tahoe Bond Act Erosion Control Capital Projects Fund was created August 11, 1998 to account for the receipt and disbursement of erosion control grant funds under the Tahoe Bond Act and other grants funding erosion control capital projects. There has been no activity in this fund since the year ended June 30, 2004.

The government reports the following major proprietary funds:

Enterprise Funds: The Water and Sewer Enterprise Funds are used to account for operations of the water and sewer departments. Enterprise Funds are used to account for those operations that are financed and operated in a manner similar to private business enterprises where the Board has decided that the determination of revenues earned, costs incurred, or net income is necessary or useful for management accountability. Long-term liabilities expected to be financed from proprietary fund operations are accounted for in those funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government's water and sewer function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenue reported for the various functions concerned.

Amounts reported as program revenue include (1) charges to customers or applicants for goods, services, or privileges provided, and (2) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenue included all taxes.

Proprietary funds distinguish operating revenue and expenses from nonoperating items. Operating revenue and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the enterprise fund is charges to customers for services. The District also recognizes as operating revenue the portion of connection fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds include the cost of services, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenue and expenses.

All interest income is allocated between the General Fund, Enterprise Funds (Sewer Fund and Water Fund), and Snow Removal Special Revenue Fund, based on a percentage for each fund as derived from the cash position of those funds.

#### **Cash and Cash Equivalents and Investments**

The District's cash and cash equivalents include cash on deposit at one commercial bank and in the State Treasurer's Local Government Investment Pool. Cash equivalents also include highly liquid investments that are available on demand and are, therefore, classified as cash equivalents on the Statements of Cash Flows.

Investments are recorded at fair value, which is the same as the value of the pool shares. The State of Nevada Local Government Investment Pool is an unrated external investment pool that does not provide information on realized or unrealized gain or loss activity. Accordingly, changes in the investment pool are reflected as net investment income in the accompanying financial statements.

Restricted cash is held based on agreed upon reserve requirements from external parties.

#### **Accounts Receivable**

Exchange receivables due from customers are uncollateralized customer obligations due under normal terms requiring payment within 30 days from the invoice date. Exchange receivables are stated at the amount billed to the customer. The Company charges interest on overdue customer account balances at a rate of 10%. Payments of exchange receivables are allocated to the specific billings identified on the customer's billings summary, or, if unspecified, are applied to the earliest unpaid billing.

The District considers receivables at June 30, 2023 to be fully collectible; therefore, no allowance for doubtful accounts is required. Any accounts receivable which are subsequently deemed uncollectible will be expensed at that time. The District makes no provision for estimated uncollectible ad valorem taxes receivable. Adequate legal remedies are presently available to enforce the collection of such taxes and any taxes which may prove uncollectible should not be material in amount.

**Due from Other Governments**

Amounts due from other governments are for billing adjustments received by the District after year-end.

**Material Inventory**

All inventories are valued at cost using the first-in, first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when purchased.

**Prepaid Expenses**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

**Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, erosion control improvements and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Infrastructure prior to July 1, 2003 is excluded from these numbers. Capital assets are defined by the government as assets with an initial, individual cost of more than \$1,500 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, and equipment of the primary government is depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Structure and improvements	27-35
Utility plant	3-50
Transmission and distribution mains	8-75
Equipment	3-35
Infrastructure	10-50



Right to use leased assets are recognized at the lease commencement date and represent the District's right to use an underlying asset for the lease term. Right to use leased assets are measured at the initial value of the lease liability plus any payments made to the lessor before commencement of the lease term, less any lease incentives received from the lessor at or before the commencement of the lease term, plus any initial direct costs necessary to please the lease asset into service. Right to use leased assets are amortized over the shorter of the lease term or useful lives of the underlying asset using the straight-line method. The amortization period varies from 2 to 5 years.

### **Impairment**

The District reviews the carrying value of property and equipment for impairment whenever events and circumstances indicated that the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. In case where undiscounted expected future cash flows are less than the carrying value, an impairment loss is recognized equal to an amount by which the carrying value exceeds the fair value of assets. The factors considered by management in performing this assessment include current operating results, trends and prospects, the manner in which the property is used, and the effects of obsolescence, demand, competition, and other economic factors. Based on this assessment, there was no impairment at June 30, 2023.

### **Loans Payable**

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

### **Compensated Absences**

All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements.

In the enterprise funds, compensated absences are recorded when the liabilities are incurred. In the governmental funds, vested or accumulated vacation leave and sick leave that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it.

Vacation may be accumulated by employees up to certain maximums and is payable upon retirement or termination. Employees with over five years of service receive accrued sick pay at 50% of their current hourly rate upon retirement or termination. The financial statements reflect the vacation accrual plus 50% accrual of sick pay for all eligible non-exempt employees. Exempt employees' personal time off (PTO) is recorded in the financial statements at 100%.

**Grant Revenue**

The District receives grant monies from other governmental entities. Grant revenue for the water line replacement project is reported and accounted for in the Water Utility Fund. Grant revenue from other activities is reported in the applicable fund when expended. Grant revenue is recognized when qualifying expenditures are incurred.

**Deferred Outflows and Inflows of Resources**

In addition to assets, a separate section is reported for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then. The District reports deferred outflows of resources related to pensions and OPEB on the government wide and proprietary fund statements of net position.

In addition to liabilities, a separate section is reported for 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 and will not be recognized as an inflow of resources (revenue) until that time. The District reports deferred inflows of resources related to pensions and OPEB on the government wide and proprietary fund statements of net position and related to unavailable revenue on the governmental funds balance sheet.

**Fund Equity**

In the government-wide and proprietary fund financial statements, equity is classified as net position and displayed as follows:

Net Investment in capital assets – consists of capital assets and leases, net of accumulated depreciation and amortization and related debt, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted net position – consists of net position with constraints placed on their use either by (1) external groups such as creditors, grantors, contributors, or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The District has restricted amounts for deposits which are restricted by the Tahoe Regional Planning Agency.

Unrestricted net position – all other net position that does not meet the definition of “net investment in capital assets” or “restricted.”

The District’s policy is to first apply expenditures against restricted net position balances and then unrestricted balances.

In the year ended June 30, 2023, the Board designated that funds be designated for the future budgeted purchases of vehicles. Amounts are designated as follows: \$134,620 in the general fund, \$73,201 in the snow removal fund, \$256,504 in the water utility fund and \$4,700 in the sewer utility fund.

In the governmental fund financial statement, fund balances are classified as follows:

Nonspendable – represents amounts that are either not in a spendable form or are legally or contractually required to remain intact. Prepaid expenses are reported as nonspendable fund balances.

Restricted – represents amounts which can be spent only for specific purposes because of state or federal laws, or externally imposed conditions. The District has no restricted fund balances.

Committed – represents amounts which can be used only for specific purposes determined by the members of the governing Board's formal action through a resolution or action. The District has committed fund balances of \$207,821 related to board designated amounts for future budgeted purchases of vehicles.

Assigned – represents amounts that are intended by the District for specific purposes but do not require action by the governing Board. The District's assigned funds represent the full fund balances assigned for next year's budget deficit and for future snow removal services.

Unassigned – represents all amounts not included in other classifications.

When an expenditure is incurred for purposes for which both restricted and unrestricted amounts are available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned amounts are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally, unassigned funds, as needed, unless the Board of Directors has provided otherwise in its commitment or assignment actions.

### **Pensions**

For purposes of measuring the net pension liability, deferred outflows of resources, deferred inflows of resources and pension expense, information about the fiduciary net position of the Public Employees' Retirement System of Nevada (PERS) and additions to/deductions from PERS's fiduciary net position have been determined on the same basis as they are reported by PERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

### **Postemployment Benefits Other Than Pensions (OPEB)**

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Self Insurance Trust Fund, Public Employees' Benefits Program (PEBP) and additions to/deductions from PEBP's fiduciary net position have been determined on the same basis as they are reported by PEBP. For this purpose, PEBP recognizes benefit payments when due and payable in accordance with the benefit terms. PEBP's cash and cash equivalents consist of short-term, highly liquid investments that are both (a) readily convertible to known amounts of cash and (b) so near to materiality that they present insignificant risk of changes in value due to changing interest rates.

### **Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles 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 could differ from those estimates.

### **Reclassifications**

Certain reclassifications of amounts previously reported have been made to the accompanying financial statements to maintain consistency between periods presented. The reclassifications had no impact on net position.

### **Implementation of GASB Statement No. 96**

As of July 1, 2022, the District adopted GASB Statement No. 96, Subscription-Based Information Technology Arrangements (SBITAs). The implementation of this standard establishes that a SBITA results in a right to use subscription IT asset -an intangible asset - and a corresponding liability. The standard provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA. The Statement requires recognition of certain SBITA assets and liabilities for SBITAs that previously were recognized as outflows of resources based on the payment provisions of the contract. The District has evaluated this guidance and determined that it has no impact on the District's financial statements.

### **Note 2 - Compliance with Nevada Revised Statutes and the Nevada Administrative Code**

The District conformed to all significant statutory constraints on its financial administration for the year ended June 30, 2023, except as noted below:

The District had expenditures in excess of budget in the snow removal function totaling \$163,670 in violation of NRS 354.626.

### **Note 3 - Budgets and Budgetary Accounting**

The budget document is compiled pursuant to the Local Government Budget Act set forth in Chapter 354 of the Nevada Revised Statutes. These statutes have provisions for preparation, filing, notice, public hearing, and adoption in connection with the budgetary process for Nevada local governments. Budgets for all funds are adopted on a basis consistent with generally accepted accounting principles (GAAP), as applied to government units. All annual appropriations lapse at fiscal year-end. Budgets are required by law for all governmental fund types and proprietary fund types. Expenditures may not legally exceed budget appropriations at the fund or function level; for proprietary funds, expenditures include operating and non-operating expenses only.

**Note 4 - Cash and Investments**

**Cash and Deposits**

The District maintains one common checking account and a temporary cash investment account for all funds. Detail of cash and cash equivalents at June 30, 2023, is as follows:

Petty cash	\$	2,451
Cash in checking		<u>430,713</u>
Total cash		433,164
Held by Douglas County		2,399
Fixed Income Securities		498,181
State of Nevada Local Government Investment Pool (valued at NAV)		<u>21,185,785</u>
Total cash and investments and cash and investments - restricted		<u><u>\$ 22,119,529</u></u>

The District's fixed income securities all have investment maturities in 1-5 years.

**Custodial Credit Risk – Deposits**

In the case of deposits, custodial credit risk is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's policy is to voluntarily participate in the Nevada State Collateral Pool for public fund deposits. The bank accounts are insured by the Federal Deposit Insurance Corporation (FDIC) up to an aggregate of \$250,000.

The collateral pool is administered and monitored by the Nevada State Treasurer's Office. Due to its participation in the Nevada State Collateral Pool, the District's deposits were primarily insured and collateralized except as noted above.

**Pooled Investment Funds**

Pooled investment funds consist of cash deposited in the interest-bearing State of Nevada's Local Government Investment Pool. Investments are recorded at fair value. The State of Nevada Local Government Investment Pool is an unrated external investment pool that does not provide information on realized or unrealized gain or loss activity. Accordingly, changes in the investment pool are reflected as net investment income in the accompanying financial statements.

Earnings and realized and unrealized gains and losses are included in the Combined Statement of Revenue, Expenditures and Changes in Fund Balance and the Statement of Revenue, Expenses and Changes in Fund Equity, captioned as investment income.

# Kingsbury General Improvement District

Notes to Financial Statements

June 30, 2023

**Interest rate risk** – Interest rate risk is the risk of possible reduction in the value of a security, especially a bond, resulting from a rise in interest rates. This risk can be mitigated by diversification of durations of fixed rate investments held in the investment portfolio. State statute limits investment in bills and notes of the U.S. Treasury, along with obligations of an agency of the U.S. or a corporation sponsored by the U.S. government to those maturing within ten years from the date of purchase. The weighted average maturity of the District’s investments is less than three years.

**Credit risk** – Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations and is a function of the credit quality ratings of investments. The District follows State statute for reducing exposure to investment credit risk by investing in U.S. Agency securities.

The District is invested in the Local Government Investment Pool as of June 30, 2023. The LGIP operates under NRS and is administered by the Office of the State Treasurer. The LGIP invest in securities as allowed by statute. The LGIP is valued at NAV and therefore is not valued according to the hierarchy. At June 30, 2023, the LGIP had a weighted average maturity of 113 days. The District is able to withdraw funds on a daily basis and has no outstanding commitments as of June 30, 2023.

The fair value of the pooled investments deposited in the State of Nevada’s Local Government Investment Pool is equal to the value of the pool shares. At June 30, 2023, the carrying amount of \$21,185,785 is recorded at fair value, and the various funds of the Kingsbury General Improvement District in the State of Nevada’s Local Government Investment Pool was approximately 96% of the District’s total cash and investment balance.

The District’s deposits are maintained in recognized pooled investment funds under the care of oversight agencies. The State of Nevada’s Local Government Investment Pool is administered by the Office of the State Treasurer. In addition, the Local Government Investment Pool has an Investment Committee and is subject to annual audits.

### Fair Value Measurements

The District categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset’s fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District does not have any investments that are measured using Level 3 inputs.

As of June 30, 2023, the District had the following recurring fair value measurements:

	Total	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
Instruments by fair value level				
U.S. agencies	\$ 498,181	\$ -	\$ 498,181	\$ -
Total investment measured at fair value	<u>\$ 498,181</u>	<u>\$ -</u>	<u>\$ 498,181</u>	<u>\$ -</u>

The following is a description of the valuation methodologies used by the District for its Level 2 assets:

U.S. agencies – Valued using matrix pricing and market corroborated pricing models.

**Note 5 - Fixed Assets**

A summary of changes in general fixed assets in the governmental activities follows:

	July 1, 2022	Additions	Deletions/ Transfers	June 30, 2023
Capital assets, being depreciated				
Equipment and vehicles	\$ 1,267,146	\$ 326,612	\$ 1,009	\$ 1,594,767
Office equipment	30,602	-	(556)	30,046
Land	126,482	-	-	126,482
Infrastructure	12,750,319	683,265	(754,856)	12,678,728
Construction in progress (infrastructure)	220,954	64,099	(61,113)	223,940
<b>Total capital assets, being depreciated</b>	<b>14,395,503</b>	<b>1,073,976</b>	<b>(815,516)</b>	<b>14,653,963</b>
Less accumulated depreciation	(9,004,922)	(395,142)	815,516	(8,584,548)
<b>Total capital assets, being depreciated, net</b>	<b>5,390,581</b>	<b>678,834</b>	<b>-</b>	<b>6,069,415</b>
Right to use leased assets, being amortized				
Buildings and improvements	15,594	-	-	15,594
Furniture and equipment	3,223	-	-	3,223
<b>Total right to use leased assets, being amortized</b>	<b>18,817</b>	<b>-</b>	<b>-</b>	<b>18,817</b>
Less accumulated amortization	(6,906)	(6,905)	-	(13,811)
<b>Total right to use leased assets, being amortized, net</b>	<b>11,911</b>	<b>(6,905)</b>	<b>-</b>	<b>5,006</b>
<b>Governmental activities capital assets, net</b>	<b>\$ 5,402,492</b>	<b>\$ 671,929</b>	<b>\$ -</b>	<b>\$ 6,074,421</b>

The General Fund and Snow Removal Special Fund are the sources of funds for the acquisition of general fixed assets.

**Kingsbury General Improvement District**  
**Notes to Financial Statements**  
**June 30, 2023**

A summary of enterprise fund property, plant and equipment for the year ended June 30, 2023 follows:

	July 1, 2022	Additions	Deletions/ Transfers	June 30, 2023
Equipment and vehicles	\$ 5,486,340	\$ 23,088	\$ (120)	\$ 5,509,308
Infrastructure	5,581,968	955,920	(527,016)	6,010,872
Utility plant	50,621,381	7,224	1,472,500	52,101,105
Ozone facility	805,127	-	-	805,127
Construction in progress	1,522,609	1,175,195	(1,068,350)	1,629,454
	<u>64,017,425</u>	<u>2,161,427</u>	<u>(122,986)</u>	<u>66,055,866</u>
Less accumulated depreciation	<u>(22,126,043)</u>	<u>(1,378,495)</u>	<u>122,659</u>	<u>(23,381,879)</u>
Property, plant, and equipment, net	<u>41,891,382</u>	<u>782,932</u>	<u>(327)</u>	<u>42,673,987</u>
Right to use leased assets, being amortized				
Buildings and improvements	140,347	-	-	140,347
Furniture and equipment	29,009	-	-	29,009
	<u>169,356</u>	<u>-</u>	<u>-</u>	<u>169,356</u>
Less accumulated amortization	<u>(62,160)</u>	<u>(62,160)</u>	<u>-</u>	<u>(124,320)</u>
Total right to use leased assets, being amortized, net	<u>107,196</u>	<u>(62,160)</u>	<u>-</u>	<u>45,036</u>
Business-type activities capital assets, net	<u>\$ 41,998,578</u>	<u>\$ 720,772</u>	<u>\$ (327)</u>	<u>\$ 42,719,023</u>

Depreciation and amortization expense was charged to functions/programs of the primary government as follows:

	Depreciation	Amortization
Governmental activities		
Highways and streets	\$ 333,319	\$ 3,453
Snow removal	61,823	3,452
	<u>\$ 395,142</u>	<u>\$ 6,905</u>
Total depreciation and amortization expense, governmental activities		
Business-type activities		
Water	\$ 1,321,045	\$ 41,440
Sewer	57,450	20,720
	<u>\$ 1,378,495</u>	<u>\$ 62,160</u>
Total depreciation and amortization expense, business-type activities		



**Note 6 - Compensated Absences**

The following schedule summarizes the changes in accrued compensated absences:

Beginning of year	\$	113,437
Increases		71,992
Decreases		(52,305)
		133,124
End of year	\$	133,124
Due within one year	\$	52,305

**Note 7 - Loans Payable**

In March 2003, the District entered into a loan contract with the State of Nevada in order to construct projects for the public water system. The maximum amount available from the “Drinking Water State Revolving Fund” is \$4,000,000. Interest on any loan funds disbursed shall accrue at 3.19% and is payable semiannually on January 1<sup>st</sup> and July 1<sup>st</sup> of each year. Principal payments shall be made semiannually on January 1<sup>st</sup> and July 1<sup>st</sup>, commencing on the January 1<sup>st</sup> or July 1<sup>st</sup> immediately following the date the District draws the maximum authorized (i.e., \$4,000,000) under the loan contract, the date the District completes the project, or three years from the date of the initial principal advance under the loan contract, whichever occurs first. Principal payments commenced on July 1, 2006. In connection with the loan, the District delivered a \$4,000,000 bond to the State Treasurer as collateral in the event of default by the District. The District received a grant to fund 61.9% of the water capital projects and used the loan proceeds to fund 38.1% of the project. As of June 30, 2023, the District paid off the loan in full.

In November 2007, the District entered into an additional loan contract with the State of Nevada in order to construct projects for the public water system. The maximum amount available from the “Drinking Water State Revolving Fund” is \$3,000,000. Interest on any loan funds disbursed shall accrue at 2.96% and is payable semiannually on January 1<sup>st</sup> and July 1<sup>st</sup> of each year. Principal payments shall be made semiannually on January 1<sup>st</sup> and July 1<sup>st</sup>, commencing on the January 1<sup>st</sup> or July 1<sup>st</sup> immediately following the date the District draws the maximum authorized (i.e., \$3,000,000) under the loan contract, the date the District completes the project, or three years from the date of the initial principal advance under the loan contract, whichever occurs first. In connection with the loan, the District delivered a \$3,000,000 bond to the State Treasurer as collateral in the event of default by the District. The District received a grant to fund 61.9% of the water capital projects and used the loan proceeds to fund 38.1% of the project. As of June 30, 2023, the District had outstanding \$989,266 in loan proceeds, which is the legal amount outstanding.

In June 2010, the District entered into an additional loan contract with the State of Nevada in order to construct projects for the public water system. The maximum amount available from the “Drinking Water State Revolving Fund” is \$3,306,650. Interest on any loan funds disbursed shall accrue at 2.85% and is payable semiannually on January 1<sup>st</sup> and July 1<sup>st</sup> of each year. Principal payments shall be made semiannually on January 1<sup>st</sup> and July 1<sup>st</sup>, commencing on the January 1<sup>st</sup> or July 1<sup>st</sup> immediately following the date the District draws the maximum authorized (i.e., \$3,306,650) under the loan contract, the date the District completes the project, or three years

from the date of the initial principal advance under the loan contract, whichever occurs first. In connection with the loan, the District delivered a \$3,306,650 bond to the State Treasurer as collateral in the event of default by the District. The District used the loan proceeds to fund 100% of this project, which is related to the installation of water meters. As of June 30, 2023, the District had outstanding \$1,393,254 in loan proceeds, which is the legal amount outstanding.

In March 2012, Kingsbury General Improvement District obtained a low-interest, subsidized loan from the State of Nevada State Revolving Loan Fund (SRF) in an amount not to exceed \$5,000,000. On October 29, 2014, the loan amount was increased to \$11,000,000. Interest on any loan funds disbursed shall accrue at 2.39% and is payable semiannually on January 1<sup>st</sup> and July 1<sup>st</sup> of each year. Principal payments shall be made semiannually on January 1<sup>st</sup> and July 1<sup>st</sup>, commencing on the January 1<sup>st</sup> or July 1<sup>st</sup> immediately following the date the District draws the maximum authorized (i.e., \$11,000,000) under the loan contract, the date the District completes the project, or three years from the date of the initial principal advance under the loan contract, whichever occurs first. The loan is secured by a general obligation bond of \$11,000,000 issued to the Nevada State Treasurer in the event of default by the District. This loan will provide 80% funding of the Water Treatment Plant improvements. As of June 30, 2023, the District had drawn the entire loan and outstanding \$6,401,348 in loan proceeds, which is the legal amount outstanding.

In January 2015, Kingsbury General Improvement District obtained an additional low-interest subsidized loan from the State of Nevada State Revolving Loan Fund (SRF) in an amount not to exceed \$6,000,000. Interest on any loan funds disbursed shall accrue at 2.28% and is payable semiannually on January 1<sup>st</sup> and July 1<sup>st</sup> of each year. Principal payments shall be made semiannually on January 1<sup>st</sup> and July 1<sup>st</sup>, commencing on the January 1<sup>st</sup> or July 1<sup>st</sup> immediately following the date the District draws the maximum authorized (i.e., \$6,000,000) under the loan contract, the date the District completes the project, or three years from the date of the initial principal advance under the loan contract, whichever occurs first. The loan is secured by a general obligation bond of \$6,000,000 issued to the Nevada State Treasurer and is recorded in the water utility fund in the event of default by the District. The loan, which supplements the 2012 loan, will fund approximately 80% of the Water Treatment Plant improvements. As of June 30, 2023, the District had drawn the entire loan and outstanding \$4,070,422 in loan proceeds, which is the legal amount outstanding.

The following schedule summarizes the changes in long-term debt:

<u>Direct Borrowings</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Payments</u>	<u>Ending Balance</u>	<u>Current Portion</u>
State of Nevada					
\$4,000,000	\$ 308,843	\$ -	\$ (308,843)	\$ -	\$ -
\$3,000,000	1,191,897	-	(202,631)	989,266	208,674
\$3,306,650	1,570,704	-	(177,450)	1,393,254	182,544
\$11,000,000	7,031,756	-	(630,408)	6,401,348	645,564
\$6,000,000	4,362,252	-	(291,830)	4,070,422	298,522
	<u>\$ 14,465,452</u>	<u>\$ -</u>	<u>\$ (1,611,162)</u>	<u>\$ 12,854,290</u>	<u>\$ 1,335,304</u>

The annual requirements to amortize the existing balances drawn on the loans are as follows:

Fiscal Years Ending June 30,	Direct Borrowings		
	Principal	Interest	Total
2024	\$ 1,335,304	\$ 306,437	\$ 1,641,741
2025	1,369,132	272,610	1,641,742
2026	1,403,827	237,915	1,641,742
2027	1,439,409	202,331	1,641,740
2028	1,357,694	165,837	1,523,531
2029-2033	5,191,362	377,627	5,568,989
2034-2035	757,562	21,713	779,275
	<u>\$ 12,854,290</u>	<u>\$ 1,584,470</u>	<u>\$ 14,438,760</u>

Interest expense totaled \$329,402 for the year ended June 30, 2023.

**Note 8 - GASB 87 Leases**

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments. The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses the US Treasury monthly average rate at the beginning of the fiscal year based on the term length with an adjustment for the risk-free rate. The lease term included the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise. The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure any lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported as right to use along with other capital assets. Lease liabilities are reported with debt on the statement of net position.

The District has entered into various agreements to lease office equipment and a building with initial terms ranging from 36 months to 5 years. The various leases terminate between August 2023 and May 2026. During the year, the District recorded \$69,066 in amortization expense and \$4,318 in interest expense. The District used discount rates ranging from 2% to 6% based on the US Treasury monthly average rate based on the term length as described above.

Remaining obligations associated with these leases are as follows:

<u>Fiscal Years Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 43,779	\$ 801	\$ 44,580
2025	4,386	123	4,509
2026	4,098	35	4,133
	<u>\$ 52,263</u>	<u>\$ 959</u>	<u>\$ 53,222</u>

The government amortized the right to use assets as follows during the fiscal year:

	<u>July 1, 2022,</u>	<u>Additions</u>	<u>Deletions</u>	<u>June 30, 2023</u>
Lease liability				
Office space	\$ 97,936	\$ -	\$ (60,771)	\$ 37,165
Equipment	23,724	-	(8,626)	15,098
	<u>\$ 121,660</u>	<u>\$ -</u>	<u>\$ (69,397)</u>	<u>\$ 52,263</u>

**Note 9 - Segment Information for Enterprise Funds**

The District maintains two Enterprise Funds which provide water and sewer services. Segment information is detailed in the basic financial statements on pages 22-26.

**Note 10 - Pensions**

**General Information About the Pension Plan**

*Plan Description*

The District contributes to the Public Employees' Retirement System of the State of Nevada (PERS). PERS administers a cost sharing, multiple employer, defined benefit public employees' retirement system which includes both Regular and Police/Fire members. PERS was established by the Nevada Legislature in 1947, effective July 1, 1948. PERS is administered to provide a reasonable base income to qualified employees who have been employed by a public employer and whose earnings capacities have been removed or substantially impaired by age or disability.

*Benefits Provided*

Benefits, as required by Nevada Revised Statutes (NRS or statute), are determined by the number of years of accredited service at time of retirement and the member's highest average compensation in any 36 consecutive months with special provisions for members entering PERS on or after January 1, 2010 and July 1, 2015. Benefit payments to which participants or their beneficiaries may be entitled under the plan include pension benefits, disability benefits, and survivor benefits.

Monthly benefit allowances for members are computed at 2.5 percent of average compensation for each accredited year of service prior to July 1, 2001. For service earned on or after July 1, 2001, this multiplier is 2.67% of average compensation. For members entering PERS on or after January 1, 2010, there is a 2.50% service time factor. Regular members entering PERS on or after July 1, 2015, have a 2.25% multiplier for all years of service. PERS offers several alternatives to the unmodified service retirement allowance which, in general, allow the retired employee to accept a reduced service retirement allowance payable monthly during his or her lifetime and various optional monthly payments to a named beneficiary after his or her death.

Post-retirement increases are provided by authority of NRS 286.575 – 286.579.

#### *Vesting*

Regular members entering PERS prior to January 1, 2010 are eligible for retirement at age 65 with 5 years of service, at age 60 with 10 years of service, or at any age with 30 years of service. Regular members entering PERS on or after January 1, 2010, are eligible for retirement at age 65 with 5 years of service, or age 62 with 10 years of service, or any age with 30 years of service. Regular members entering PERS on or after July 1, 2015 are eligible for retirement at age 65 with 5 years of service, or age 62 with 10 years of service, or at 55 with 30 years of service, or at any age with 33 1/3 years of service.

The normal ceiling limitation on monthly benefits allowances is 75% of average compensation. However, a member who has an effective date of membership before July 1, 1985, is entitled to a benefit of up to 90% of average compensation. Both Regular and Police/Fire members become fully vested as to benefits upon completion of five years of service.

#### *Contributions*

The authority for establishing and amending the obligation to make contributions and member contribution rates, is set by statute. New hires, in agencies which did not elect the Employer-Pay Contribution (EPC) plan prior to July 1, 1983, have the option of selecting one of two contribution plans. One plan provides for matching employee and employer contributions, while the other plan provides for employer-pay contributions only. Under the matching Employee/Employer Contribution plan a member may, upon termination of service for which contribution is required, withdraw employee contributions which have been credited to their account. All membership rights and active service credit in the System are canceled upon withdrawal of contributions from the member's account. If EPC was selected, the member cannot convert to the Employee/Employer Contribution plan.

PERS' basic funding policy provides for periodic contributions at a level pattern of cost as a percentage of salary throughout an employee's working lifetime in order to accumulate sufficient assets to pay benefits when due.

PERS receives an actuarial valuation on an annual basis indicating the contribution rates required to fund PERS on an actuarial reserve basis. Contributions actually made are in accordance with the required rates established by the Nevada Legislature. These statutory rates are increased/decreased pursuant to NRS 286.421 and 286.450.

The actuary funding method used is the entry age actuarial cost method. It is intended to meet the funding objective and result in a relatively level long-term contributions requirement as a percentage of salary.

For the fiscal years ended June 30, 2023 and 2022, the Statutory Employer/employee matching rate was 15.50% for Regular employees. The Employer-pay contribution (EPC) rate was 29.75% for June 30, 2023 and 2022 for Regular employees.

The District's contributions were \$131,459 for the year ended June 30, 2023.

*PERS Investment Policy*

PERS' policies which determine the investment portfolio target asset allocation are established by the PERS Board. The asset allocation is reviewed annually and is designed to meet the future risk and return needs of the System. The following was the PERS Board adopted policy target asset allocation as of June 30, 2022:

Asset Class	Target Allocation	Long-Term Geometric Expected Rate of Return*
U.S. Stocks	42%	5.50%
International Stocks	18%	5.50%
U.S. Bonds	28%	0.75%
Private Markets	12%	6.65%

\*As of June 30, 2022, PERS' long-term inflation assumption was 2.50%.

*Net Pension Liability*

At June 30, 2023, the District reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The District's proportion of the net pension liability of \$2,235,758, was based on the District's share of contributions to the PERS pension plan relative to the total contributions of all participating PERS employers and members. At June 30, 2022, the District's proportion was 0.01238 percent, which was an increase of 0.00078 percent from its proportion measured as of June 30, 2021.

*Pension Liability Discount Rate Sensitivity*

The following presents the net pension liability of the District as of June 30, 2023, calculated using the discount rate of 7.25%, as well as what the District's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.25%) or 1-percentage-point higher (8.25%) than the current discount rate:

	1% Decrease in Discount Rate 6.25%	Discount Rate 7.25%	1% Increase in Discount Rate 8.25%
Net pension liability	\$ 3,431,757	\$ 2,235,758	\$ 1,247,854

*Pension Plan Fiduciary Net Position*

Detailed information about the pension plan’s fiduciary net position is available in the PERS Comprehensive Annual Comprehensive Financial Report (“ACFR”), available on the PERS website. Additional information supporting the schedule of employer allocations and the schedule of pension amounts by employer is located in the PERS ACFR.

*Actuarial Assumptions*

The District’s net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The total pension liability was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Payroll growth	3.50%
Investment rate of return/discount rate	7.25%
Productivity pay increase	0.50%
Projected salary increases	Regular: 4.20% to 9.10%, depending on service
Consumer price index	2.50%
Other assumptions	Same as those used in the June 30, 2022 funding actuarial valuation

Mortality rates for healthy regular members and contingent beneficiaries were based on Pub-2010 General Healthy Retiree Amount-Weighted Above-Median Mortality Table with rates increased by 30% for males and 15% for females. For ages before age 40, mortality rates are based on Pub-2010 General Employee Amount-Weighted Above-Median Mortality Tables. For ages 40 through 50, the rates were smoothed between the above tables. Mortality rates for disabled regular members based on Pub-1020 Non-Safely Disabled Retiree Amount-Weighted Mortality Table with rates increased by 20% for males and 15% for females.

Mortality rates for current beneficiaries were based on Pub-2010 Contingent Survivor Amount-Weighted Above Median Mortality Table with rates increased by 15% for males and 30% for females. For ages before age 35, mortality rates are based on Pub-2010 General Employee Amount-Weighted Above-Median Mortality Table. For ages 35 through 45, the rates were smoothed between the above tables.

Mortality rates pro pre-retirement regular members were based on Pub-2010 General Employee Amount-Weighted Above- Median Mortality Table.

The mortality tables were projected generationally with the two-dimensional mortality improvement scale MP-2020.

Actuarial assumptions used in the June 30, 2021 valuation were based on the results of the experience study for the period July 1, 2016 through June 30, 2020.

The discount rate used to measure the total pension liability was 7.25% as of June 30, 2022. The projection of cash flows used to determine the discount rate assumed that plan contributions will be made in amounts consistent with statutory provisions and recognizing the plan's current funding policy and cost-sharing mechanism between employers and members. For this purpose, all contributions that are intended to fund benefits for all plan members and their beneficiaries are included, except the projected contributions that are intended to fund the service costs for future plan members and their beneficiaries are not included.

Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability as of June 30, 2022.

*Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions*

For the year ended June 30, 2023, the District recognized pension expense of \$194,656. Amounts resulting from District contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2023. At June 30, 2023, the District reported deferred outflows of resources and deferred inflows of resources related to pension from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 289,494	\$ 1,597
Changes of assumptions	287,199	-
Net difference between projected and actual investment earnings on pension plan investments	27,278	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	93,038	91,311
Contributions subsequent to the measurement date	131,459	-
	\$ 828,468	\$ 92,908

The \$131,459 reported as deferred outflows of resources related to pensions, resulting from District contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ended June 30, 2024.

The average of the expected remaining service lives of all employees that are provided with pensions through PERS (active and inactive employees) is 5.70 years.



Other estimated amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, excluding contributions subsequent to the measurement date, will be recognized in pension expense as follows:

Fiscal Years Ending June 30,		
2023	\$	84,400
2024		77,716
2025		79,045
2026		310,991
2027		51,949
	\$	604,101

Additional Information – Additional information supporting the Schedule of Employer Allocations and the Schedule of Pension Amounts by Employer is located in the PERS Annual Comprehensive Financial Report (ACFR) available on the PERS website at [www.nvpers.org](http://www.nvpers.org) under Quick Links – Publications.

**Note 11 - Other Post-Employment Retirement Obligation (OPEB)**

*Plan Description and Eligibility*

NRS 287.023 allows retired employees of governmental entities with the State of Nevada to join the State’s Public Employee Benefit Program (PEBP), an agent multiple-employer defined benefit OPEB plan administered by a nine-member governing board. PEBP provides medical, prescription, vision, life and accident insurance, and dental for retirees. The Plan is not accounted for as a trust fund, as an irrevocable trust has not been established to account for the Plan and no individual financial reports are issued.

Eligibility and subsidy requirements are governed by statutes of the State of Nevada and can only be amended through legislation. The statutes were revised effective of November 30, 2008 to create new participation limitations so that only active members of PEBP can elect coverage after retirement. Based on the statute revision, former employees and retirees must have retired and joined PEBP by September 1, 2008 to elect PEBP membership unless the District is currently utilizing PEBP’s as its health insurance provider.

*Benefits provided*

PEBP provides medical, dental, vision, mental health and substance abuse and also offers fully insured HMO products. Long-term disability and life insurance benefits are fully insured by outside carriers.

*Employees covered by benefit terms*

At June 30, 2023, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	5
Inactive employees entitled to, but not yet receiving benefit payments	-
Active plan members	5
	10

*Contributions*

Per NRS 287 contribution requirements of the participating entities and covered employees are established and may be amended by the PEBC Board. The Boards' contractually required contribution for the year ended June 30, 2023 was \$18,625, actuarially determined as an amount that is expected to finance the costs of benefits earned by employees during the year. Employees are not required to contribute to the OPEB plan.

*Total OPEB Liability*

The District's total OPEB liability of \$637,231 was measured as of June 30, 2023.

*Actuarial assumptions and other inputs*

The total OPEB liability in the June 30, 2023 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation rate	2.50%
Salary increases	3.00%, including inflation
Health care trend rates	4.50%
Retiree's share of benefit-related costs	All retirees currently covered by the PEBC are assumed to retain their existing election until death

The discount rate was based on the yield or index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher.

Mortality rates were based on RP2000 mortality table for males and females projected 18 years; this assumption does not include a margin for future improvements in longevity.

The actuarial assumptions used in the June 30, 2023 valuation were based on the results of an actuarial experience study for the period July 1, 2022-June 30, 2023.

*Changes in the Total OPEB Liability:*

Balance, June 30, 2022	\$	695,507
Changes for year		
Service cost		22,564
Interest		25,090
Differences between expected and actual experience		(65,843)
Changes in assumptions or other inputs		(21,462)
Benefit payments		<u>(18,625)</u>
Net changes		<u>(58,276)</u>
Balance, June 30, 2023	\$	<u>637,231</u>

*Sensitivity of the total OPEB liability to changes in the discount rate*

The following presents the total OPEB liability of the District, as well as what the District's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.65 percent) or 1-percentage-point higher (4.65 percent) than the current discount rate:

	<u>1% Decrease in Discount Rate 2.65%</u>	<u>Discount Rate 3.65%</u>	<u>1% Increase in Discount Rate 4.65%</u>
Net OPEB liability	\$ 728,537	\$ 637,231	\$ 562,288

*Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates*

The following presents the total OPEB liability of the District, as well as what the District's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

	<u>1% Decrease</u>	<u>Health Care Cost Trend Rates</u>	<u>1% Increase</u>
Net OPEB liability	\$ 552,629	\$ 637,231	\$ 742,476

*OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB*

For the year ended June 30, 2023, the District recognized OPEB expense of \$36,709. The table below shows deferred resources as of the year ended June 30, 2023:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of assumptions	\$ -	\$ 139,756
Differences between expected and actual experience	164,289	52,957
	\$ 164,289	\$ 192,713

Future recognition of these deferred resources is shown below:

Fiscal Years Ending June 30,		
2024	\$	7,680
2025		7,680
2026		(5,091)
2027		(36,813)
2028		(1,880)
	\$	(28,424)

**Note 12 - Commitments**

On Sept. 17, 2019, the District awarded a five-year Sanitary Sewer System Services Contract with a contract period of Oct. 1, 2019, through Sept. 30, 2024, in the amount of \$727,110 with approved hourly rates for force account work. For the year ended June 30, 2023, the District incurred \$121,077 for this work.

On March 17, 2021, the District approved an Agreement for Legal Services with Minden Lawyers, LLC. For a term of three (3) years commencing April 1, 2021, renewable annually by mutual consent of District and Firm, with a monthly retainer amount payable of \$4,000 and an hourly rate of \$260/hr. On June 13, 2023, the District approved an Agreement renewable (3) years commencing July 1, 2023, with a monthly retainer amount payable of \$2,500 and an hourly rate of \$310/hr. For the year ended June 30, 2023, the District incurred \$48,062 for this work.

On Sept. 20, 2022, the District approved a three-year Snow Removal Contract with Manchester Enterprises, Inc. on a time and material basis with minimum guaranteed annual payments of \$315,000 for fiscal year 2022/2023, \$250,000 for fiscal year 2023/2024, \$250,000 for fiscal year 2024/2025, plus any fuel surcharges. The contract period is September 1, 2022, through August 31, 2025, with optional annual extensions with minimum annual payments \$235,000. For the year ended June 30, 2023, the District incurred \$1,250,108 for this work.

On March 17, 2020, the District approved an audit proposal for audit services for the fiscal year ending June 30, 2020, 2021, and 2022 in the amounts of \$23,000, \$24,000, and \$25,000, respectively for each of the three fiscal years and reimbursement of necessary out-of-pocket amounts for travel and other expenditures in accordance with the proposal. For any years that Single Act Audit is required, an additional \$5,000 was approved. On May 2, 2022, the District signed an engagement letter increasing the final audit proposal for fiscal year ending June 30, 2022, to \$32,500. For the year ended June 30, 2023, the District incurred \$37,122 for this work.

On August 18, 2020, the District approved an engineering services agreement with Farr West Engineering for services related to 2021 Water and Road Improvement Project for an amount not to exceed \$211,522. Then on Sept. 21, 2021, district approved Amendment 1 for an additional amount of \$28,355 bringing the total to \$239,877. On Jan. 25, 2022, district approved Amendment 2 for an additional amount of \$109,252 bringing the total not to exceed \$349,129. For the year ended June 30, 2023, the District incurred \$91,877 for this work.

On April 20, 2021, the District approved an IT management contract with Pac States Integrated Business Technology for services related to IT management service office server/computers, backup etc. with a monthly amount payable of \$1,132 and a onetime setup fee \$1,755. In December 2021 the monthly amount payable increased to \$1,223 to include email security. For the year ended June 30, 2023, the District incurred \$14,670 for this work.

On June 22, 2021, the District approved an employment contract with the General Manager, Mitchell S. Dion for a term of three (3) years beginning July 26, 2021, and ending June 30, 2024. On June 14, 2022, the District approved a 3% percent increase in salary. As of June 30, 2023, the General Manager salary is \$172,510.

On July 19, 2022, the District approved a customer support agreement with Cashman Equipment Company for services related to generator maintenance at all stations for an amount not to exceed \$10,825. For the year ended June 30, 2023, the District incurred \$10,824 for this work.

On June 15, 2021, the District approved an engineering services agreement with Farr West Engineering for services related to Sewer Master Plan for an amount not to exceed \$172,500. For the year ended June 30, 2023, the District incurred \$23,874 for this work.

On January 25, 2022, the District approved an engineering services agreement with Farr West Engineering for services related to 2022 Roadway Sealing Project for an amount not to exceed \$39,005. For the year ended June 30, 2022, the District incurred \$15,020 for this work.

On March 15, 2022, the District approved an award of a construction contract to White Rock Construction Inc. for the FY 2021 Water & Road Improvement Project in an amount not to exceed \$1,993,342. On September 20, 2022, the District approved change orders 1 and 3 in the amount of \$148,075. For the year ended June 30, 2023, the District incurred \$2,078,218 for this work.

On April 19, 2022, the District approved an award of a construction contract to Sierra Nevada Construction Inc. for the FY 2022 Roadway Sealing Project in an amount not to exceed \$235,925. For the year ended June 30, 2023, the District incurred \$235,924 for this work.

On April 19, 2022, the District approved an architectural services agreement with Paul Cavin Architect LLC for services related to Equipment Storage Facility Project for an amount not to exceed \$26,300. For the year ended June 30, 2023, the District incurred \$4,645 for this work.

On March 15, 2022, the District approved an Agreement for Legal Services with Allison Mackenzie, LTD. For labor negotiations commencing April 1, 2022, at an hourly rate of \$275/hr. for shareholders and \$225/hr. for associate attorneys through the end of the negotiated collective bargaining agreement. For the year ended June 30, 2023, the District incurred \$1,320 for this work.

On September 20, 2022, the District approved an architectural services agreement with Paul Cavin Architect LLC for services related to 160 Pineridge improvements for an amount not to exceed \$192,700. For the year ended June 30, 2023, the District incurred \$196,702 for this work.

On September 20, 2022, the District approved an engineering services agreement with Farr West Engineering for services related to FY 23 GIS Services for an amount not to exceed \$9,250. For the year ended June 30, 2022, the District incurred \$9,250 for this work.

On September 20, 2022, the District approved an engineering services agreement with Farr West Engineering for services related to FY 23 Waterline and Road Improvement Project for an amount not to exceed \$315,067. For the year ended June 30, 2023, the District incurred \$200,488 for this work.

On September 20, 2022, the District approved an engineering services agreement with Farr West Engineering for services related to FY 23-25 Waterline and Road Improvement Project for an amount not to exceed \$68,012. For the year ended June 30, 2023, the District incurred \$13,733 for this work.

On October 18, 2022, the District approved a Geotech services agreement with Eastern Sierra Engineering for services related to FY 23-25 Waterline and Road Improvement Project for an amount not to exceed \$119,7000. For the year ended June 30, 2023, the District incurred \$24,057 for this work.

On October 18, 2022, the District approved a contract agreement to Sierra Nevada Construction Inc. for repairs to Highway 50 resulting from the water line break in an amount not to exceed \$90,000. For the year ended June 30, 2023, the District incurred \$79,818 for this work.

On November 15, 2022, the District approved an engineering services agreement with Eastern Sierra Engineering for services related to Storm Water Master Plan for an amount not to exceed \$28,000. For the year ended June 30, 2023, the District incurred \$28,000 for this work.

On December 13, 2022, the District approved a professional services agreement with Resource Concepts Inc. for services related to Pump Station 3 Rehabilitation for an amount not to exceed \$24,500. For the year ended June 30, 2023, the District incurred \$6,319 for this work.

On Jan 17, 2023, the District approved an engineering services agreement with DOWL Engineering for services related to Palisades Sewer Lift Station Rehabilitation for an amount not to exceed \$40,000. For the year ended June 30, 2023, the District incurred \$24,551 for this work.

On February 21, 2023, the District approved a procurement contract with Western Nevada Supply for services related to FY 2022-2023 Waterline Replacement Material for an amount not to exceed \$296,900. For the year ended June 30, 2023, the District incurred \$298,076 for this work.

On March 21, 2023, the District approved an engineering services agreement with DOWL Engineering for services related to Market Street Lift Station Repairs and Renovation for an amount not to exceed \$113,000. For the year ended June 30, 2023, the District incurred \$35,612 for this work.

On April 18, 2023, the District approved an audit proposal for audit services for the fiscal year ending June 30, 2023, 2024, and 2025 (with possible two one-year extensions) in the amounts of \$50,000, respectively for each of the three fiscal years and reimbursement of necessary out of pocket expenses amounts for travel and other expenditures in accordance with the proposal. As of June 30, 2023, the District had not incurred any costs for this work.

On April 18, 2023, the District approved an award of a construction contract to Farr Construction Corp for the FY 2023 Water & Road Improvement Project in an amount not to exceed \$2,314,136. For the year ended June 30, 2023, the District incurred \$377,825 for this work.

On June 13, 2023, the District approved an award of a construction contract to Group West Construction Inc for the 160 Pine Ridge Building Renovation and Repair in an amount not to exceed \$2,349,067. As of June 30, 2023, the District had not incurred any costs for this work.

On June 13, 2023, the District approved an agreement with NV Energy for the 160 Pine Ridge Building Line Extension in an amount not to exceed \$40,000. For the year ended June 30, 2023, the District incurred \$30,375 for this work.

On June 13, 2023, the District approved an award of a construction contract to Express Sewer & Drain, Inc. for the Palisades Lift Station Rehabilitation in an amount not to exceed \$106,000. As of June 30, 2023, the District had not incurred any costs for this work.

On June 13, 2023, the District approved a procurement contract with Brightly Software Inc. for services related to Computerized Maintenance Management Software for an amount not to exceed \$14,179. As of June 30, 2023, the District had not incurred any costs for this work.

On June 13, 2023, the District approved an engineering services agreement with DOWL Engineering for services related to 2023 PAVER Update Project for an amount not to exceed \$29,880. As of June 30, 2023, the District had not incurred any costs for this work.

On June 13, 2023, the District approved an engineering services agreement with DOWL Engineering for services related to 2024 Waterline Improvement Project for an amount not to exceed \$365,042. As of June 30, 2023, the District had not incurred any costs for this work.

**Note 13 - Prior Period Adjustment**

During the year ended June 30, 2023, errors were discovered in the recording of unavailable revenues within the Snow Fund. It is the District's policy to record revenue when both measurable and available. The District's availability period is 60 days, thus accounts receivable as of June 30th of each year are recognized as revenue if received within 60 days and recognized as unavailable revenue if received after 60 days. Certain accounts receivable as of June 30, 2022, were not recorded as unavailable revenue when they were not received within 60 days. For the year ended June 30, 2022, the change in fund balance would have decreased by \$23,918 if the unavailable revenue had been correctly recorded.

The impact of the correction of error on the Statement of Revenues, Expenditures, and Changes in Fund Balance –Governmental Funds as of July 1, 2022 is as follows:

*Restatement*

	Snow Removal Fund	Total Governmental Funds
Fund Balance, Beginning of Year, as Originally Reported	\$ 1,165,760	\$ 8,914,698
Improperly recorded unavailable revenue	(23,918)	(23,918)
Fund Balance, Beginning of Year, as Restated	\$ 1,141,842	\$ 8,890,780

During the year ended June 30, 2023, errors were discovered in the recording of services and supplies expense within the Sewer Fund. Certain amounts as of June 30, 2022, were not recorded as a reduction of services and supplies expense.

The following is a summary of the effects of the restatement in the District's June 30, 2023 financial statements:

*Government-Wide Statement of Activities*

	Business-Type Activities	Total
Net Position, Beginning of Year, as Originally Reported	\$ 39,715,931	\$ 53,526,473
Prior period adjustment	171,791	171,791
Net Position, Beginning of Year, as Restated	\$ 39,887,722	\$ 53,698,264



Kingsbury General Improvement District  
Notes to Financial Statements  
June 30, 2023

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*Statement of Net Position – Enterprise Funds*

	June 30, 2022 Originally Reported	Adjustment	June 30, 2022 As Restated
Due from other governments	\$ -	\$ 171,791	\$ 171,791
Total current assets	14,987,040	171,791	15,158,831
Total assets	57,101,025	171,791	57,272,816
Total assets and deferred outflows	57,756,448	171,791	57,928,239
Unrestricted net position	12,246,849	171,791	12,418,640
Total net position	39,715,931	171,791	39,887,722

*Statement of Revenue, Expenses, and Changes in Net Position – Enterprise Funds*

	June 30, 2022 Originally Reported	Adjustment	June 30, 2022 As Restated
Operating Expenses			
Services and supplies	\$ 2,243,957	\$ (106,036)	\$ 2,137,921
Total operating expenses	4,729,973	(106,036)	4,623,937
Operating income	2,007,971	106,036	2,114,007
Change in net position	1,659,135	106,036	1,765,171
Net position, beginning of year	38,056,796	65,755	38,122,551
Net position, end of year	39,715,931	171,791	39,887,722

**Kingsbury General Improvement District**  
**Schedule of Changes in Net Pension Liability**  
**Last Ten Fiscal Years\***

	2022	2021	2020	2019	2018	2017	2016	2015	2014
Proportion of the net pension liability	0.01238%	0.01160%	0.01198%	0.01221%	0.01294%	0.01250%	0.01317%	0.01316%	0.01298%
Proportionate share of the net pension liability	\$ 2,234,758	\$ 1,057,619	\$ 1,668,873	\$ 1,665,356	\$ 1,765,366	\$ 1,662,494	\$ 1,772,738	\$ 1,508,376	\$ 1,353,150
Covered payroll	\$ 904,667	\$ 819,712	\$ 844,434	\$ 829,092	\$ 858,662	\$ 794,412	\$ 791,013	\$ 784,199	\$ 724,070
Proportionate share of the net pension liability as a percentage of its covered payroll	247.03%	129.02%	197.63%	200.87%	222.22%	209.27%	224.11%	192.35%	186.88%
Plan fiduciary net position as a percentage of the total pension liability	75.12%	86.51%	77.04%	76.46%	75.24%	74.40%	72.23%	75.10%	76.30%

\* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until ten years of data is available, the District will present information only for those years for which information is available.

# Kingsbury General Improvement District

## Schedule of Changes in Net Pension Liability

### Last Ten Fiscal Years\*

Notes to schedule:	2022	2021	2020	2019	2018	2017	2016	2015	2014
Inflation rate	2.50%	2.50%	2.75%	2.75%	2.75%	2.75%	3.50%	3.50%	3.50%
Payroll growth	3.50%	3.50%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Investment rate of return/Discount rate	7.25%	7.25%	7.50%	7.50%	7.50%	7.50%	8.00%	8.00%	8.00%
Productivity pay increase	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.75%	0.75%	0.75%
Projected salary increase**	4.20% to 9.10%	4.20% to 9.10%	4.25% to 9.15%	4.25% to 9.15%	4.25% to 9.15%	4.25% to 9.15%	4.60% to 9.75%	4.60% to 9.75%	4.60% to 9.75%
Consumer price index	2.50%	2.50%	2.75%	2.75%	2.75%	2.75%	3.50%	3.50%	3.50%
	2022 - 2021		2020 - 2017			2016 - 2014			
Mortality rates Healthy***	Pub-2010 General and Safety Healthy Retiree and Employee	Headcount-Weighted RP-2014 Healthy	RP-2000 Combined Healthy Mortality Table						
Disabled	Pub-2010 Non-Safety and Safety Disabled Retiree Amount-Weighted	Headcount-Weighted RP-2014 Healthy	RP-2000 Combined Disabled Mortality Table						
Current beneficiaries***	Pub-2010 Contingent Survivor and General Employee	Headcount-Weighted RP-2014 Healthy	N/A						
Pre-retirement**	Employee Pub-2010 General and Safety Employee	Headcount-Weighted RP-2014 Healthy	N/A						
Future mortality improvement	Generational Projection Scale MP-2020	6 years	N/A						

\* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until ten years of data is available, the District will present information only for those years for which information is available.  
 \*\* Depending on service. Rates include inflation and productivity increases.  
 \*\*\*Amount-Weighted Above-Median.

**Kingsbury General Improvement District**  
**Schedule of Contributions – Pension**  
**Last Ten Fiscal Years\***

	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually required contribution	\$ 131,459	\$ 136,212	\$ 121,388	\$ 124,866	\$ 117,570	\$ 119,906	\$ 116,004	\$ 93,741	\$ 92,312
Contributions in relation to the contractually required contribution	(131,459)	(136,212)	(121,388)	(124,866)	(117,570)	(119,906)	(116,004)	(93,741)	(92,312)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District's covered payroll	\$ 868,977	\$ 904,667	\$ 819,172	\$ 844,434	\$ 829,092	\$ 858,662	\$ 794,412	\$ 791,013	\$ 784,199
Contributions as a percentage of covered payroll	15.13%	15.06%	14.82%	14.79%	14.18%	13.96%	14.60%	11.85%	11.77%

\* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until ten years of data is available, the District will present information only for those years for which information is available.

Kingsbury General Improvement District  
Schedule of Funding Progress – OPEB  
June 30, 2023

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) (b)	Unfunded AAL (UAAL) (b)-(a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll ((b-a)/c)
June 30, 2023	\$ -	\$ 637,231	\$ 637,231	0.00%	\$ 374,124	170.33%
June 30, 2022	-	695,507	695,507	0.00%	404,854	171.79%
June 30, 2021	-	817,127	817,127	0.00%	558,847	146.22%
June 30, 2020	-	505,633	505,633	0.00%	437,302	115.63%
June 30, 2019	-	425,432	425,432	0.00%	503,544	84.49%
June 30, 2018	-	375,156	375,156	0.00%	710,271	52.82%

**Kingsbury General Improvement District**  
**Schedule of Changes in Net OPEB Liability and Related Ratios**  
**Last Ten Fiscal Years\***

	2023	2022	2021	2020	2019	2018
Service costs	\$ 22,564	\$ 30,246	\$ 23,845	\$ 18,444	\$ 16,268	\$ 14,814
Interest	25,090	18,101	11,508	15,464	14,939	13,362
Differences between expected and actual experience	(65,843)	-	343,516	-	11,214	28,542
Changes in assumptions or other inputs	(21,462)	(151,263)	(49,855)	52,928	18,636	4,418
Benefit payments	(18,625)	(18,704)	(17,520)	(6,635)	(10,781)	(10,438)
<b>Net Change in Total OPEB Liability</b>	<b>(58,276)</b>	<b>(121,620)</b>	<b>311,494</b>	<b>80,201</b>	<b>50,276</b>	<b>50,698</b>
<b>Total OPEB Liability - Beginning</b>	<b>695,507</b>	<b>817,127</b>	<b>505,633</b>	<b>425,432</b>	<b>375,156</b>	<b>324,458</b>
<b>Total OPEB Liability - Ending</b>	<b>\$ 637,231</b>	<b>\$ 695,507</b>	<b>\$ 817,127</b>	<b>\$ 505,633</b>	<b>\$ 425,432</b>	<b>\$ 375,156</b>
<b>Covered-Employee Payroll</b>	<b>\$ 374,124</b>	<b>\$ 404,854</b>	<b>\$ 558,847</b>	<b>\$ 437,302</b>	<b>\$ 503,544</b>	<b>\$ 710,271</b>
<b>Total OPEB Liability as A Percentage of Covered-Employee Payroll</b>	<b>170.33%</b>	<b>171.79%</b>	<b>146.22%</b>	<b>115.63%</b>	<b>84.49%</b>	<b>52.82%</b>

\* GASB Statement No. 75 requires ten years of information to be presented in this table. However, until ten years of data is available, the District will present information only for those years for which information is available.



Supplementary Information  
June 30, 2023

# Kingsbury General Improvement District

Kingsbury General Improvement District  
Schedule of Capital Assets by Sources  
June 30, 2023

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Governmental Fund Capital Assets	
Equipment and vehicles	\$ 1,594,897
Office equipment	29,915
Land	126,482
Infrastructure	12,667,720
Construction in progress (infrastructure)	<u>234,949</u>
Total Governmental Fund Capital Assets	<u>\$ 14,653,963</u>
Investment in Governmental Funds Capital Assets by Source	
General Fund	\$ 13,739,514
Special Revenue Fund	<u>914,449</u>
Total Governmental Fund Capital Assets	<u>\$ 14,653,963</u>



**Kingsbury General Improvement District**  
**Capital Assets used in the Operations of Governmental Funds by Function and Activity**  
**June 30, 2023**

Function and Activity	Equipment and Vehicles	Office Equipment	Land	Infrastructure	Construction in Progress (Infrastructure)	Total
Streets and Highways	\$ 923,540	\$ 21,062	\$ 32,558	\$ 11,472,374	\$ 153,195	\$ 12,602,729
Snow Removal	671,357	8,853	93,924	58,561	81,754	914,449
Erosion Control	-	-	-	1,136,785	-	1,136,785
<b>Total Governmental Fund Capital Assets</b>	<b>\$ 1,594,897</b>	<b>\$ 29,915</b>	<b>\$ 126,482</b>	<b>\$ 12,667,720</b>	<b>\$ 234,949</b>	<b>\$ 14,653,963</b>

**Kingsbury General Improvement District**  
**Changes in Capital Assets used in the Operations of Governmental Funds by Function and Activity**  
**Year Ended June 30, 2023**

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<u>Function and Activity</u>	<u>Governmental Funds Capital Assets July 1, 2022</u>	<u>Additions/ Transfers</u>	<u>Deletions/ Transfers</u>	<u>Governmental Funds Capital Assets June 30, 2023</u>
Streets and Highways	\$ 12,575,977	\$ 825,097	\$ (798,345)	\$ 12,602,729
Snow Removal	682,741	248,879	(17,171)	914,449
Erosion Control	<u>1,136,785</u>	<u>-</u>	<u>-</u>	<u>1,136,785</u>
<b>Total Governmental Funds Capital Assets</b>	<u><u>\$ 14,395,503</u></u>	<u><u>\$ 1,073,976</u></u>	<u><u>\$ (815,516)</u></u>	<u><u>\$ 14,653,963</u></u>

**Kingsbury General Improvement District**  
**Statement of Revenue and Expenses – Budget and Actual – Sewer Utility Fund**  
**Year Ended June 30, 2023**  
**(with Comparative Totals for Year Ended June 30, 2022)**

	2023			2022
	Budget	Actual	Variance	(As Restated) Actual
<b>Operating Revenue</b>				
Sewer use fees	\$ 1,881,724	1,860,822	\$ (20,902)	\$ 1,857,098
Connection fees and other revenue	6,000	39,324	33,324	33,830
<b>Total operating revenue</b>	<b>1,887,724</b>	<b>1,900,146</b>	<b>12,422</b>	<b>1,890,928</b>
<b>Operating Expenses</b>				
Salaries and wages	136,304	149,259	(12,955)	139,030
Employee benefits	117,173	119,730	(2,557)	18,714
Services and supplies	1,672,016	1,426,583	245,433	1,389,425
Depreciation/amortization	70,164	78,170	(8,006)	82,154
<b>Total operating expenses</b>	<b>1,995,657</b>	<b>1,773,742</b>	<b>221,915</b>	<b>1,629,323</b>
<b>Operating Income</b>	<b>(107,933)</b>	<b>126,404</b>	<b>234,337</b>	<b>261,605</b>
<b>Nonoperating Income</b>				
Interest income	4,888	136,637	131,749	12,666
Interest expense	(35)	(1,296)	(1,261)	(2,433)
<b>Total nonoperating income</b>	<b>4,853</b>	<b>135,341</b>	<b>130,488</b>	<b>10,233</b>
<b>Change in Net Position</b>	<b>\$ (103,080)</b>	<b>\$ 261,745</b>	<b>\$ 364,825</b>	<b>\$ 271,838</b>

**Kingsbury General Improvement District**  
**Statement of Cash Flows – Budget and Actual – Sewer Utility Fund**  
**Year Ended June 30, 2023**  
**(with Comparative Totals for Year Ended June 30, 2022)**

	Budget	2023 Actual	Variance	2022 Actual
<b>Operating Activities</b>				
Cash received from customers	\$ 1,887,724	\$ 1,866,348	\$ (21,376)	\$ 1,910,865
Cash paid to employees	(253,477)	(208,440)	45,037	(232,235)
Cash paid to suppliers	(1,672,016)	(1,347,225)	324,791	(1,457,111)
<b>Net Cash from (used for)</b>				
<b>Operating Activities</b>	<u>(37,769)</u>	<u>310,683</u>	<u>348,452</u>	<u>221,519</u>
<b>Capital and Related Financing Activities</b>				
Capital expenditures	(211,634)	(168,292)	43,342	(100,819)
Principal payments of lease liabilities	-	(20,819)	(20,819)	(17,521)
Interest/amortization paid on long-term debt	(35)	(1,296)	(1,261)	(2,433)
<b>Net Cash used for Capital and   Related Financing Activities</b>	<u>(211,669)</u>	<u>(190,407)</u>	<u>21,262</u>	<u>(120,773)</u>
<b>Investing Activities</b>				
Interest on investments	4,888	136,637	131,749	10,233
<b>Net Change in Cash and Cash   Equivalents</b>	<u>(244,550)</u>	<u>256,913</u>	<u>501,463</u>	<u>110,979</u>
<b>Cash and Cash Equivalents,   Beginning of Year</b>	<u>4,246,338</u>	<u>4,522,995</u>	<u>276,657</u>	<u>4,412,016</u>
<b>Cash and Cash Equivalents,   End of Year</b>	<u>\$ 4,001,788</u>	<u>\$ 4,779,908</u>	<u>\$ 778,120</u>	<u>\$ 4,522,995</u>

Kingsbury General Improvement District  
Statement of Revenue and Expenses – Budget and Actual – Water Utility Fund  
Year Ended June 30, 2023  
(with Comparative Totals for Year Ended June 30, 2022)

	2023		Variance	2022
	Budget	Actual		Actual
Operating Revenue				
Water fees	\$ 4,768,992	\$ 4,732,847	\$ (36,145)	\$ 4,716,416
Connection fees	10,200	15,800	5,600	130,600
Total operating revenue	<u>4,779,192</u>	<u>4,748,647</u>	<u>(30,545)</u>	<u>4,847,016</u>
Operating Expenses				
Salaries and wages	662,892	661,726	1,166	671,551
Employee benefits	593,335	449,358	143,977	239,469
Services and supplies	1,138,029	837,590	300,439	748,496
Depreciation/amortization	1,293,387	1,362,485	(69,098)	1,335,098
Total operating expenses	<u>3,687,643</u>	<u>3,311,159</u>	<u>376,484</u>	<u>2,994,614</u>
Operating Income	<u>1,091,549</u>	<u>1,437,488</u>	<u>345,939</u>	<u>1,852,402</u>
Nonoperating Revenue (Expenses)				
Interest income	10,509	268,275	257,766	26,630
Gain on disposal of assets	-	(326)	(326)	-
Interest expense	(358,591)	(339,807)	18,784	(385,699)
Total nonoperating expenses	<u>(348,082)</u>	<u>(71,858)</u>	<u>276,224</u>	<u>(359,069)</u>
Change in Net Position	<u>\$ 743,467</u>	<u>\$ 1,365,630</u>	<u>\$ 622,163</u>	<u>\$ 1,493,333</u>

Kingsbury General Improvement District  
Statement of Cash Flows – Budget and Actual – Water Utility Fund  
Year Ended June 30, 2023  
(with Comparative Totals for Year Ended June 30, 2022)

	Budget	2023 Actual	Variance	2022 Actual
<b>Operating Activities</b>				
Cash received from customers	\$ 4,779,192	\$ 4,700,220	\$ (78,972)	\$ 4,900,935
Cash paid to employees	(1,256,247)	(951,157)	305,090	(951,007)
Cash paid to suppliers	(1,138,029)	(1,013,882)	124,147	(266,356)
<b>Net Cash from Operating Activities</b>	<b>2,384,916</b>	<b>2,735,181</b>	<b>350,265</b>	<b>3,683,572</b>
<b>Capital and Related Financing Activities</b>				
Capital expenditures	(7,940,385)	(1,993,134)	5,947,251	(943,855)
Proceeds from capital grants	3,750,000	-	(3,750,000)	33,178
Principal payments of long-term debt	(1,611,163)	(1,611,162)	1	(1,569,381)
Principal payments of lease liabilities	-	(41,638)	(41,638)	(39,908)
Interest/amortization paid on long-term debt	(346,890)	(349,420)	(2,530)	(393,478)
<b>Net Cash used for Capital and   Related Financing Activities</b>	<b>(6,148,438)</b>	<b>(3,995,354)</b>	<b>2,153,084</b>	<b>(2,913,444)</b>
<b>Investing Activities</b>				
Interest on investments	10,509	268,275	257,766	26,630
<b>Net Change in Cash and Cash   Equivalents</b>	<b>(3,753,013)</b>	<b>(991,898)</b>	<b>2,761,115</b>	<b>796,758</b>
<b>Cash and Cash Equivalents,   Beginning of Year</b>	<b>9,306,164</b>	<b>9,944,990</b>	<b>638,826</b>	<b>9,148,232</b>
<b>Cash and Cash Equivalents,   End of Year</b>	<b>\$ 5,553,151</b>	<b>\$ 8,953,092</b>	<b>\$ 3,399,941</b>	<b>\$ 9,944,990</b>



**Independent Auditors' 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***

To the Board of Trustees  
Kingsbury General Improvement District  
Stateline, 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, business-type activities and fund information of the Kingsbury General Improvement District (the "District") as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated November 28, 2023.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the 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 the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*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. *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.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section 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. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and responses as item 2023-001 that we consider to be a material weakness.

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the 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 statements. 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 Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the District's response to the findings identified in our audit are described in the accompanying schedule of findings and responses. The District's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the responses.

### **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.

Handwritten signature in black ink that reads "Eric Bailly LLP".

Reno, Nevada  
November 28, 2023



**2023-001: Financial Reporting Revenue and Expense Recognition  
Material Weakness**

- Criteria:* Management is responsible for establishing and maintaining an effective system of internal control over financial statement reporting. One of the components of an effective system of internal control over financial reporting is the preparation of full disclosure financial statements that do not require adjustment as part of the audit process and are prepared in accordance with generally accepted accounting principles (GAAP).
- Condition:* Management prepares internal use financial statements and maintains the general ledger in accordance with GAAP. However, during the audit two adjustments with a prior period effect were determined necessary to properly report the financial statements. The first adjustment was to record unavailable revenue at June 30, 2023 and 2022 in the Snow Removal Fund, a special revenue fund, for revenue not received within 60 days of each year end in accordance with the District's accounting policies. The second adjustment was to correct adjustments to expenses that were not recorded in the proper period in the Sewer Enterprise Fund.
- Cause:* Government financial statements and standards require different bases of accounting depending on the type of fund. Governmental funds are reported using the current resources measurement focus and the modified accrual basis of accounting. Enterprise funds, and the government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting.
- Effect:* A prior period adjustment was recognized in the Snow Removal Fund to debit revenue \$9,881, debit fund balance \$23,918 and credit unavailable revenue \$33,803. A prior period adjustment was recognized in the government-wide financial statements to credit beginning net position as of July 1, 2022 by \$171,791, and in the enterprise fund financial statements to credit beginning net position as of July 1, 2021 by \$65,755 and services and supplies expense for the year ended June 30, 2022 by \$106,036.
- Recommendation:* We recommend that the District enhance internal controls with respect to the review of the financial statements to ensure that all transactions are properly recorded in accordance with the type of fund that the transaction relates to.
- Views of Responsible Officials:* Management agrees with this finding.



CPAs & BUSINESS ADVISORS

### Auditors' Comments

To the Board of Trustees  
Kingsbury General Improvement District  
Stateline, Nevada

In connection with our audit of the financial statements of the governmental activities, the business-type activities, and fund information of the Kingsbury General Improvement District (the "District") as of and for the year ended June 30, 2023, and the related notes to the financial statements, nothing came to our attention that caused us to believe that the District failed to comply with the specific requirements of Nevada Revised Statutes. However, our audit was not directed primarily toward obtaining knowledge of noncompliance. Accordingly, had we performed additional procedures other matters may have come to our attention regarding the District's noncompliance with the requirements of Nevada Revised Statutes, insofar as they relate to accounting matters.

#### Current Year Statute Compliance

The required disclosure on compliance with the Nevada Revised Statutes and the Nevada Administrative Code is contained in Note 2 to the financial statements.

#### Progress on Prior Year Statute Compliance

The District monitored all significant constraints on its financial administration during the year ended June 30, 2022.

#### Current Year Recommendations

See the schedule of findings and responses for current year recommendations.

#### Progress on Prior Year Recommendations

No material weaknesses or significant deficiencies were noted.

A handwritten signature in black ink that reads "Eide Bailly LLP".

Reno, Nevada  
November 28, 2023

## KINGSBURY GENERAL IMPROVEMENT DISTRICT

November 27, 2023

Eide Bailly LLP  
5441 Kietzke Lane, Suite 150  
Reno, Nevada 89511

Dear Tiffany,

This representation letter is provided in connection with your audit of the financial statements of the governmental activities, the business-type activities, and fund information of the Kingsbury General Improvement District (the "District") as of June, 30 2023, and for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows, where applicable, of the various opinion units of the District in accordance with accounting principles generally accepted for governments 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 such that, in the light of surrounding circumstances, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of November 27, 2023:

### Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated April 19, 2023, for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- 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.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.
- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.

- Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- All related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- The effects of uncorrected misstatements summarized below and aggregated by you during the current engagement are immaterial, both individually and in the aggregate, to the applicable opinion units and to the financial statements as a whole.

*General Fund:*

- To pass on reclassifying debit balances in accounts payable – understatement of assets and liabilities of \$3,435.
- To pass on correcting the fair value of investments – overstatement of investments and revenue of \$2,966.
- To pass on recording unavailable revenue for property taxes not received within 60 days of year-end – understatement of unavailable revenue and overstatement of revenue of \$8,265.
- To pass on reversing effect of prior year passed entries – overstatement of revenue and understatement of beginning fund balance of \$4,052.

*Snow Removal Fund:*

- To pass on correcting the fair value of investments – overstatement of investments and revenue of \$2,966.

*Water Utility Fund:*

- To pass on reclassifying debit balances in accounts payable – understatement of assets and liabilities of \$20,992.
- To pass on correctly accruing accounts payable at year-end – overstatement of accounts payable and expenses of \$11,738.
- To pass on correcting the fair value of investments – overstatement of investments and revenue of \$35,586.
- To pass on writing off debt issuance costs – overstatement of assets of \$58,256, expenses of \$11,701 and beginning net position of \$66,957.

*Sewer Utility Fund:*

- To pass on reclassifying debit balances in accounts payable – understatement of assets and liabilities of \$5,793.
- To pass on correcting the fair value of investments – overstatement of investments and revenue of \$17,793.

*Government-Wide, Governmental Activities:*

- To pass on correcting the fair value of investments – overstatement of investments and revenue of \$5,932.

*Government-Wide, Business-Type Activities:*

- To pass on reclassifying debit balances in accounts payable – understatement of assets and liabilities of \$20,992.
- To pass on correctly accruing accounts payable at year-end – overstatement of accounts payable and expenses of \$11,738.
- To pass on correcting the fair value of investments – overstatement of investments and revenue of \$53,380.

- We have reviewed and approved the various adjusting journal entries that were proposed by you for recording in our books and records and reflected in the financial statements.

- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
- All component units, as well as joint ventures with an equity interest, are included and other joint ventures and related organizations, if any, are properly disclosed.
- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, GASB Statement No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus* as amended, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
- All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- Our 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/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-entity transactions and balances have been properly classified and reported.
- Special items and extraordinary items have been properly classified and reported, if any.
- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- All required supplementary information is measured and presented within the prescribed guidelines.
- With regard to investments and other instruments reported at fair value:
  - The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
  - The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
  - The disclosures related to fair values are complete, adequate, and in accordance with U.S. GAAP.
  - There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.
- With respect to preparation of the financial statements, preparation of the government-wide conversion journal entries, and preparation of the GASB 87 lease implementation adjustments we have performed the following:
  - Made all management decisions and performed all management functions;
  - Assigned a competent individual to oversee the services;
  - Evaluated the adequacy of the services performed;
  - Evaluated and accepted responsibility for the result of the service performed; and

- Established and maintained internal controls, including monitoring ongoing activities.

### Information Provided

- We have provided you with:
  - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
  - Additional information that you have requested from us for the purpose of the audit;
  - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- 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.
- We have provided to you our analysis of the entity's ability to continue as a going concern, including significant conditions and events present, and if necessary, our analysis of management's plans, and our ability to achieve those plans.
- We have no knowledge of any fraud or suspected fraud that affects the entity 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.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, vendors, regulators, or others.
- We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of all the entity's related parties and the nature of all the related party relationships and transactions of which we are aware.
- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- The District has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which Kingsbury General Improvement District is contingently liable.
- We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the entity will make a payment on any guarantee.
- For nonexchange financial guarantees where we have declared liabilities, the amount of the liability recognized is the discounted present value of the best estimate of the future outflows expected to be incurred as a result of the guarantee. Where there was no best estimate but a range of estimated future outflows has been established, we have recognized the minimum amount within the range.
- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-*

*November 30, 1989 FASB and AICPA Pronouncements.* Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.

- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- With respect to the schedule of capital assets by sources, capital assets used in the operations of governmental funds by function and activity, changes in capital assets used in the operations of governmental funds by function and activity, statement of revenues and expenses – budget and actual – sewer utility fund, statement of cash flows – budget and actual – sewer utility fund, statement of revenues and expenses – budget and actual – water utility fund, and statement of cash flows – budget and actual – water utility fund accompanying the financial statements:
  - We acknowledge our responsibility for the presentation of the schedule of capital assets by sources, capital assets used in the operations of governmental funds by function and activity, changes in capital assets used in the operations of governmental funds by function and activity, statement of revenues and expenses – budget and actual – sewer utility fund, statement of cash flows – budget and actual – sewer utility fund, statement of revenues and expenses – budget and actual – water utility fund, and statement of cash flows – budget and actual – water utility fund in accordance with accounting principles generally accepted in the United States of America.
  - We believe the schedule of capital assets by sources, capital assets used in the operations of governmental funds by function and activity, changes in capital assets used in the operations of governmental funds by function and activity, statement of revenues and expenses – budget and actual – sewer utility fund, statement of cash flows – budget and actual – sewer utility fund, statement of revenues and expenses – budget and actual – water utility fund, and statement of cash flows – budget and actual – water utility fund, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America.
  - The methods of measurement or presentation have not changed from those used in the prior period.
  - There are no significant assumptions or interpretations underlying the measurement or presentation of the information on capital assets and the proprietary fund budget to actual statements.
- With respect to the schedule of changes in net pension liability, schedule of contributions – pensions, schedule of funding progress – OPEB, and schedule of changes in net OPEB liability and related ratios accompanying the financial statements:
  - We acknowledge our responsibility for the presentation of the schedule of changes in net pension liability, schedule of contributions – pensions, schedule of funding progress – OPEB, and schedule of changes in net OPEB liability and related ratios in accordance with the related applicable GASB statements.
  - We believe the schedule of changes in net pension liability, schedule of contributions – pensions, schedule of funding progress – OPEB, and schedule of changes in net OPEB liability and related ratios, including its form and content, is measured and fairly presented in accordance with the applicable GASB statements.
  - The methods of measurement or presentation have not changed from those used in the prior period.

- We believe the significant assumptions or interpretations underlying the measurement or presentation of the schedule of changes in net pension liability, schedule of contributions – pensions, schedule of funding progress – OPEB, and schedule of changes in net OPEB liability and related ratios, and the basis for our assumptions and interpretations, are reasonable and appropriate in the circumstances:

<i>Significant Assumption or Interpretation</i>	<i>Basis for Assumption or Interpretation</i>
Other Post-employment Benefits and related amounts.	Actuarial Valuation
Pension contributions, liabilities, and related amounts	Actuarial Valuation

- There are no:
  - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
  - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
  - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62
  - Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).
- The District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- We have provided to you our views on reported audit findings, conclusions, and recommendations, as well as planned corrective actions.
- We agree with the findings of specialists in evaluating the pension and other postemployment benefit liabilities and costs and have adequately considered the qualifications of the specialist in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give or cause any instructions to be given to specialists with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence or objectivity of the specialists.
- We believe that the actuarial assumptions and methods used to measure pension and other postemployment benefit liabilities and costs for financial accounting purposes are appropriate in the circumstances.
- Provisions for uncollectible receivables have been properly identified and recorded.

Sincerely,



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**Mitchell S Dion, General Manager**

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**Brandy Johns, Accountant**



**KINGSBURY GENERAL IMPROVEMENT DISTRICT  
AGENDA ITEM #10**

**TITLE: DISCUSSION OF LOBBY EFFORT AND OUTCOMES**

For Discussion and Possible Action. For discussion to receive presentation and discuss lobby efforts and sought outcomes.

**MEETING DATE: 19 December 2023**

**PREPARED BY:** Mitchell S. Dion, General Manager

**RECOMMENDED ACTION:**

The purpose of this item is to receive reports and discuss guidance for lobby effort and sought outcomes. No action is anticipated on this item.

**BACKGROUND INFORMATION:**

Local governments in Northern Nevada enjoy access to the legislature and administrative offices. Lobbying efforts are generally considered necessary for local governments to influence the actions and outcomes of State and Federal governments. Often lobbying is done to secure grants or direct funding to help address local issues and work for regulatory relief. Agencies with adequate personnel often engage their own staff in these efforts.

The Nevada State legislature meets only every other year, but committees and work preparation for the next legislative session is being scheduled and commencing now. Successful influence requires an early presence and expression of sought-after outcomes. Sandbagging until the legislative session is generally counterproductive. Moreover, if an administrative remedy is available and not provided, the following legislative session is appropriate to seek correction. Following the process establishes credibility. Several Federal grants experienced funding delays due to continuing resolutions so deadlines remain open. Therefore, the current timing to engage is appropriate.

Furthermore, the current administration is sensitive to the needs of the local government. Therefore, being deliberate and strategic with consideration of lobbying efforts is a timely topic. The district was fortunate to retain Wesley Harper and Christine Johnson to complete work in the last legislative session which aided in our pursuit of issues with undeveloped State Lands parcels and bring the administration to champion forums for administrative reforms; such as with NDEP. Looking forward, the district has grant opportunities, possible reforms and other efforts which need to be presented to the administration and legislature but is lacking in the personnel to make the contacts and maintain the relationships to achieve outcomes.

The purpose of this discussion is to examine issues, proposals and seek guidance while developing the cohesive direction necessary to guide staff and professional resources.

**INCLUDED:**

Fund impacted by above action:

- |   |   |
|---|---|
| <input type="checkbox"/> All Funds        | <input checked="" type="checkbox"/> Not a Budget Item |
| <input type="checkbox"/> Water Fund       | <input type="checkbox"/> Sewer Fund                   |
| <input type="checkbox"/> General Fund     | <input type="checkbox"/> Snow Removal Fund            |
| <input type="checkbox"/> Not Budgeted for | <input type="checkbox"/> Emergency Spending           |

**KINGSBURY GENERAL IMPROVEMENT DISTRICT  
AGENDA ITEM #11**

**TITLE: PLACEMENT OF DELINQUENT ACCOUNTS ON TAX ROLE**

For Discussion and Possible Action. Receive report and discuss providing direction to initiate the process to place large delinquent accounts on the Douglas County Tax Rolls for collection

**MEETING DATE:** December 19, 2023

**PREPARED BY:** Mitchell S. Dion, General Manager

**RECOMMENDED ACTION:** Authorize the General Manager to initiate proceedings and set public hearing placing delinquent accounts in excess of \$40,000 on the Douglas County Tax Rolls for collection and establish February 20, 2024, as public hearing for placing the following parcels on the tax rolls for collection, APN 1319-30-520-017, 1319-30-514-017, 1319-30-

**BACKGROUND INFORMATION:**

Consistent with the authority authorized in NRS 381.201 and 318.202, in November 2020, the district adopted changes to the district's ordinances to allow placement of delinquent bills on to the County Tax rolls for collection. The process is outlined in attachments 1 and 2. Attachment 3 is a list of three parcels in excess of \$40,000. These fees increase monthly, and no attempt has been made by the property to make payment. Further complicating the matter is that each of the three are on master meters and there is not an easy way to isolate them from water or sewer services.

The next step is for to establish a date for public hearing for the notice of filing. Due to holidays and the shortened length between meeting dates, it is recommended that the regular board meeting date be established for the purpose of this hearing. This provides time for the district to address each step.

**INCLUDED:**

- (1) Letter from Minden Lawyers dated August 26, 2020
- (2) Process for delinquent accounts
- (3) List of delinquent accounts in excess of \$40,000

Fund impacted by above action:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> All Funds | <input type="checkbox"/> Not a Budget Item  |
| <input type="checkbox"/> Water Fund           | <input type="checkbox"/> Sewer Fund         |
| <input type="checkbox"/> General Fund         | <input type="checkbox"/> Snow Removal Fund  |
| <input type="checkbox"/> Not Budgeted for     | <input type="checkbox"/> Emergency Spending |

Neal C. Falk, Esq.  
nfalk@mindenlawyers.com  
Admitted in Nevada  
Florida

AUG 28 2020

Charles S. Zumpft, Esq.

K.G.I.D.

August 26, 2020

**Sent via Email**

Kingsbury G.I.D.  
Attn: Cameron McKay  
P.O. Box 2220  
Stateline NV 89449

Re: Utility Delinquencies, Virginia Toy

Dear Cam:

As you are likely aware, KGID can place utility customer delinquencies on the Douglas County tax roll. NRS 318.201 and 318.202 outline the procedures for this method of collection. A brief summary is below:

1. Resolution

NRS 318.201(1) states that any GID board which has "adopted rates" pursuant to NRS 318 may "by resolution or separate resolutions" elect to have delinquent charges collected "together with and not separately from" the County's general taxes.

We understand that KGID has "adopted rates" but may not have adopted any resolution to collect delinquencies on the County tax roll. Therefore, KGID may wish to place this item on the agenda for an upcoming meeting.

2. Report

NRS 318.201(1) states that once the resolution is adopted, the GID board must prepare a report which describes each parcel of real property along with its delinquent charges for the year. The report must be filed with the GID Secretary and then set for hearing.

3. Notice for Hearing

NRS 318.201(5) states that the GID Secretary shall publish notice of the filing of the above report along with the date, time and location of the hearing in a newspaper of general circulation printed and published within the GID or, if none, then in a county publication in which the GID is located.

## 8. Collection

NRS 318.201(11) states that the County Treasurer shall include the delinquencies with the taxes levied against the respective lots and parcels. The delinquencies shall be collected "at the same time and in the same manner and by the same persons as, together with and not separately from, the general taxes for the county."

## 9. Tax Sale

If the delinquencies are not paid along with the taxes, the County may force a tax sale. NRS 318.201(12) states that "[a]ll laws applicable to the levy, collection and enforcement of general taxes of the county, including, but not limited to those pertaining to the matters of delinquency, correction, cancellation, refund, redemption and sale, are applicable to such charges."

## 10. Conclusion

Placing utility delinquencies on the Douglas County tax roll may be a cost effective and efficient method of collection for the district. Please let us know if you would like to discuss this matter and if we can further assist.

Very truly yours,

Minden Lawyers, LLC

Neal C. Falk, Esq.

NCF/tma

**DELINQUENT SERVICE CHARGES  
PROCEDURE FOR PLACING ON COUNTY TAX ROLL  
(NRS 318.201)**

**STEP ONE: STAFF PREPARES PROPOSED REPORT FOR BOARD CONSIDERATION**

- Report contains description of each real property parcel which is delinquent on service charges
- Report lists delinquencies for each such parcel
- Report reflects that delinquencies increase daily due to ongoing charges and interest

**STEP TWO: BOARD FILES REPORT WITH KGID SECRETARY**

**STEP THREE: SECRETARY GIVES NOTICE OF FILING REPORT & HEARING**

- Notice of hearing and report published once a week for two weeks prior to date set for hearing
- Publication must be in newspaper of general circulation within District
- If none within District, then publication made in paper in county where District located
- Notice to reflect location, date and time of hearing and that report of utility delinquencies filed with Board to place delinquencies on county tax roll

**STEP FOUR: SECRETARY ALSO MAILES WRITTEN NOTICE OF HEARING AND REPORT TO INDIVIDUAL DELINQUENT PARCEL OWNERS**

- Must be mailed to address shown on assessment roll or as known to Secretary
- After adoption of report, notice to those delinquent parcel owners of future hearings on reports may be by publication only

**STEP FIVE: PUBLIC HEARING**

- Board considers all objections and has discretion to overrule same
- Board shall deem any "protest" untimely and improper (see attached Memo)
- Board makes final determination to collect reported delinquencies on tax roll

Account	Service address	APN	Bill date	Previous balance	New billing*	10% late fee	1.5% late fee	New total	Payment	Account Balance	Notes
001956-000	313 TRAMWAY DR #16	1319-30-520-017	Oct-2023	\$76,187.17	\$176.33	\$141.70	\$1,121.56	\$77,626.76	\$0.00	\$77,626.76	*All three accounts are on master meters. The water cannot be turned off to these individual units. The consumption is split evenly between each unit serviced by master meter. New billing cost is estimated on past 6 months.
001956-000	313 TRAMWAY DR #16	1319-30-520-017	Nov-2023	\$77,626.76	\$176.18	\$143.96	\$1,142.80	\$79,089.70	\$0.00	\$79,089.70	
001956-000	313 TRAMWAY DR #16	1319-30-520-017	Dec-2023	\$79,089.70	\$176.08	\$146.29	\$1,164.40	\$80,576.47	\$0.00	\$80,576.47	
001956-000	313 TRAMWAY DR #16	1319-30-520-017	Jan-2024	\$80,576.47	\$176.08	\$148.68	\$1,186.35	\$82,087.58	\$0.00	\$82,087.58	
Account	Service address	APN	Bill date	Previous balance	New billing*	10% late fee	1.5% late fee	New total	Payment	Account Balance	
002076-000	759 BOULDER CT. #Q	1319-30-514-017	Oct-2023	\$82,192.12	\$175.15	\$151.29	\$1,210.18	\$83,728.74	\$0.00	\$83,728.74	
002076-000	759 BOULDER CT. #Q	1319-30-514-017	Nov-2023	\$83,728.74	\$174.85	\$153.66	\$1,232.88	\$85,290.13	\$0.00	\$85,290.13	
002076-000	759 BOULDER CT. #Q	1319-30-514-017	Dec-2023	\$85,290.13	\$175.36	\$156.14	\$1,255.93	\$86,877.56	\$0.00	\$86,877.56	
002076-000	759 BOULDER CT. #Q	1319-30-514-017	Jan-2024	\$86,877.56	\$175.36	\$158.74	\$1,279.35	\$88,491.01	\$0.00	\$88,491.01	
Account	Service address	APN	Bill date	Previous balance	New billing*	10% late fee	1.5% late fee	New total	Payment	Account Balance	
002095-000	495 TRAMWAY DR #12	1319-30-710-012	Oct-2023	\$81,045.45	\$173.99	\$149.31	\$1,193.28	\$82,562.03	\$0.00	\$82,562.03	
002095-000	495 TRAMWAY DR #12	1319-30-710-012	Nov-2023	\$82,562.03	\$175.14	\$151.66	\$1,215.68	\$84,104.51	\$0.00	\$84,104.51	
002095-000	495 TRAMWAY DR #12	1319-30-710-012	Dec-2023	\$82,562.03	\$180.17	\$154.25	\$1,215.29	\$84,111.74	\$0.00	\$84,111.74	
002095-000	495 TRAMWAY DR #12	1319-30-710-012	Jan-2024	\$84,104.51	\$174.62	\$154.97	\$1,238.32	\$85,672.42	\$0.00	\$85,672.42	



**KINGSBURY GENERAL IMPROVEMENT DISTRICT  
AGENDA ITEM #12**

**TITLE: REVIEW OF DISTRICT OWNED PARCELS**

For Discussion and Possible Action. Review, discuss and consider possible action to initiate process to surplus unused parcels

**MEETING DATE:** 19 December 2023

**PREPARED BY:** Mitchell S. Dion, General Manager

**RECOMMENDED ACTION:** Provide direction for district to initiate process to surplus excess land holdings.

**BACKGROUND INFORMATION:** In a recent meeting, it was requested that the board be presented with a summary of the district's land holdings for consideration. The district has 27 parcel numbers (18 actual parcels) listed in the County assessor's database. Nearly all have a facility or purpose for the district's operations or future use. Additionally, the district has several facilities located on easements or right of way.

There are two parcels which the district holds which do not have a current or planned use.

One, at 685 Jack Ct., is in a residential area. Although it is 1.06 acre, it is identified as a splinter and unbuildable (likely a remnant parcel from mapping action).

The other 183 S. Benjamin Dr. is .86 acre. It is currently used by the district for storing large rocks and material. The source and purpose of the lot is unknown. It appears to have commercial value and the district has recently received an inquiry as to whether it will be retained or sold.

The district recently updated the policy for the designation and disposal of surplus property and would follow the process and NRS to complete the transaction if directed.

**INCLUDED:**

1. List of district owned parcels
2. Compilation of district owned parcels

Fund impacted by above action:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> All Funds | <input type="checkbox"/> Not a Budget Item  |
| <input type="checkbox"/> Water Fund           | <input type="checkbox"/> Sewer Fund         |
| <input type="checkbox"/> General Fund         | <input type="checkbox"/> Snow Removal Fund  |
| <input type="checkbox"/> Not Budgeted for     | <input type="checkbox"/> Emergency Spending |

Parcel Search Results

(29 results, page 1 of 1)

[new search](#) [export](#)

Property ID	Use	Owner	Site Address	Net Assessed Value	Last Sale Price	Last Sale Date
<a href="#">1318-22-710-008</a>	<a href="#">GIS</a>	<a href="#">710</a>	KINGSBURY GID	97 BEACH CLUB DR	\$0	\$100,000 2019-04-24
<a href="#">1318-23-401-034</a>	<a href="#">GIS</a>	<a href="#">710</a>	KINGSBURY GENERAL IMP DIST	298 KINGSBURY GRADE	\$0	\$2,695,000 2020-04-09
<a href="#">1318-23-411-001</a>	<a href="#">GIS</a>	<a href="#">710</a>	KINGSBURY GENERAL IMP DIST	160 PINE RIDGE DR	\$0	\$2,695,000 2020-04-09
<a href="#">1318-24-302-004</a>	<a href="#">GIS</a>	<a href="#">970</a>	KINGSBURY GENERAL IMP DISTRICT	494 LAUREL LN	\$0	
<a href="#">1318-24-401-001</a>	<a href="#">GIS</a>	<a href="#">710</a>	KINGSBURY GENERAL IMP DIST	165 TERRACE VIEW DR	\$0	
<a href="#">1318-24-710-001</a>	<a href="#">GIS</a>	<a href="#">710</a>	KINGSBURY GENERAL IMP DISTRICT	510 LAUREL LN	\$0	
<a href="#">1318-24-801-003</a>	<a href="#">GIS</a>	<a href="#">710</a>	KINGSBURY GENERAL IMP DISTRICT	548 BUCHANAN RD	\$0	
<a href="#">1318-25-110-002</a>	<a href="#">GIS</a>	<a href="#">710</a>	KINGSBURY GENERAL IMP DISTRICT	0	\$0	
<a href="#">1318-26-101-010</a>	<a href="#">GIS</a>	<a href="#">710</a>	KINGSBURY GENERAL IMP DISTRICT	122 MARKET ST	\$0	
<a href="#">1319-18-000-008</a>	<a href="#">GIS</a>	<a href="#">710</a>	KINGSBURY GENERAL IMP DISTRICT	0	\$0	
<a href="#">1319-18-202-002</a>	<a href="#">GIS</a>	<a href="#">710</a>	KINGSBURY GENERAL IMP DIST	430 KIMBERLEY BROOKE LN	\$0	
<a href="#">1319-18-202-004</a>	<a href="#">GIS</a>	<a href="#">710</a>	KINGSBURY GENERAL IMP DIST	0 KIMBERLEY BROOKE LN	\$0	
<a href="#">1319-18-401-004</a>	<a href="#">GIS</a>	<a href="#">400</a>	KINGSBURY GENERAL IMP DIST	314 ANDRIA DR	\$0	
<a href="#">1319-19-202-004</a>	<a href="#">GIS</a>	<a href="#">710</a>	KINGSBURY GENERAL IMP DISTRICT	698 KINGSBURY GRADE	\$0	
<a href="#">1319-19-411-028</a>	<a href="#">GIS</a>	<a href="#">110</a>	KINGSBURY GENERAL IMP DIST	685 JACK CI	\$0	
<a href="#">1319-19-602-001</a>	<a href="#">GIS</a>	<a href="#">580</a>	KINGSBURY GENERAL IMP DIST	801 KINGSBURY GRADE	\$0	
<a href="#">1319-19-810-011</a>	<a href="#">GIS</a>	<a href="#">100</a>	KINGSBURY GENERAL IMP DIST	183 S BENJAMIN DR	\$0	
<a href="#">1319-30-301-004</a>	<a href="#">GIS</a>	<a href="#">710</a>	KINGSBURY GENERAL IMP DISTRICT	0	\$0	
<a href="#">0000-07-291-190</a>	<a href="#">GIS</a>	<a href="#">710</a>		165 TERRACE VIEW	\$0	\$80,000 1996-06-28
<a href="#">0000-07-344-140</a>	<a href="#">GIS</a>	<a href="#">710</a>		510 LAUREL	\$0	
<a href="#">0000-07-412-080</a>	<a href="#">GIS</a>	<a href="#">710</a>		0	\$0	
<a href="#">0000-11-070-230</a>	<a href="#">GIS</a>	<a href="#">710</a>		698 KINGSBURY GRADE	\$0	
<a href="#">0000-42-010-410</a>	<a href="#">GIS</a>	<a href="#">710</a>		0	\$0	
<a href="#">0000-11-053-240</a>	<a href="#">GIS</a>	<a href="#">710</a>		430 KIMBERLEY BROOKE	\$0	
<a href="#">0000-11-053-260</a>	<a href="#">GIS</a>	<a href="#">710</a>		0 KIMBERLEY BROOKE	\$0	
<a href="#">0000-11-053-280</a>	<a href="#">GIS</a>	<a href="#">710</a>		430 KIMBERLEY BROOKE	\$0	
<a href="#">0000-11-090-120</a>	<a href="#">GIS</a>	<a href="#">180</a>		801 KINGSBURY GRADE	\$0	



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## Parcel 1318-22-710-008

### Owners

KINGSBURY GID  
ATTN: CAMERON MCKAY  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

97 BEACH CLUB DR ...  
710: Communication, Transportation,  
and Utility Property of a Local Nature  
235: OLIVER PARK GID/RD  
.3560  
13  
Subdivision TAHOE BEACH CLUB  
361.060B: CONSERVATION DISTRICT  
(PURSUANT TO 548.393) (100%)  
[1318-22-7.pdf](#) (375kb)  
[1318-22-711\\_Level1.pdf](#) (824kb)  
[1318-22-711\\_Level2.pdf](#) (808kb)  
[1318-22-711\\_Level3.pdf](#) (800kb)

922870 [Recorder Search](#)

[1318-22-002-002](#)



### Value History

	2023					
	\$0	\$0	\$16,586,223	\$16,398,600	\$16,546,809	\$16,978,551
	\$21,996,561	\$19,865,641	\$0	\$0	\$0	\$0
Total Secured Pers	\$0	\$0	\$0	\$0	\$0	\$0
	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
	\$22,096,561	\$19,965,641	\$16,686,223	\$16,498,600	\$16,646,809	\$17,078,551
	\$7,733,796	\$6,987,974	\$5,840,178	\$5,774,510	\$5,826,383	\$5,977,493
	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

<a href="#">GBS 928231</a>	<a href="#">928231</a>	2019-04-24	GRANT BARGAIN SALE DEED	Improved	\$100,000	Grantor: BEACH CLUB DEVELOPMENT LLC Grantee: KINGSBURY GID
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<a href="#">QCD 928230</a>	928230	2019-04-24	QUITCLAIM DEED	Improved	\$0	Grantor: BEACH CLUB DEVELOPMENT LLC Grantee: BEACH CLUB DEVELOPMENT LLC
<a href="#">GBS 870076</a>	870076	2015-09-24	GRANT BARGAIN SALE DEED	Vacant	\$55,000,000	Grantor: TAHOE SHORES LLC Grantee: BEACH CLUB DEVELOPMENT LLC
<a href="#">GBS 787255</a>	787255	2011-07-29	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantor: SOUTH SHORE TAHOE LLC Grantee: TAHOE SHORES LLC

**Buildings**

None

**Extra Features**

Description	Width	Unit	% Good Condition	Value*	Notes
<a href="#">HANDCAL</a> HAND CALCULATION	1.00	\$16,500,000 2015 \$25,426,500	87%	\$21,993,923 \$21,993,923	46590 (6M GPD) KGID WATER TRTMNT PLANT
<a href="#">CFWT</a> CONCRETE FLAT WORK - TAHOE	305.00	\$10 2015 \$3,050	87%	\$2,638 \$2,638	CFW

\*RCNLD: Replacement Cost New, Less Depreciation

**Land Lines**

Depth	Land Units	Unit	Sq Ft	Total Adj	Value	Notes
710	Communication, Transportation, and Utility Property of a Local Nature	1.00	<a href="#">SITE</a>	0.36	15,522.00 1.00	\$100,000

**Personal Property**

None

**Disclaimer**

All parcel data on this page is for use by the Douglas County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Douglas County Assessor's Office as of December 07, 2023.

Contact Us

Links

Douglas County  
1594 Esmeralda Av.  
Minden, NV 89423

Mailing Address: P.O. Box

218



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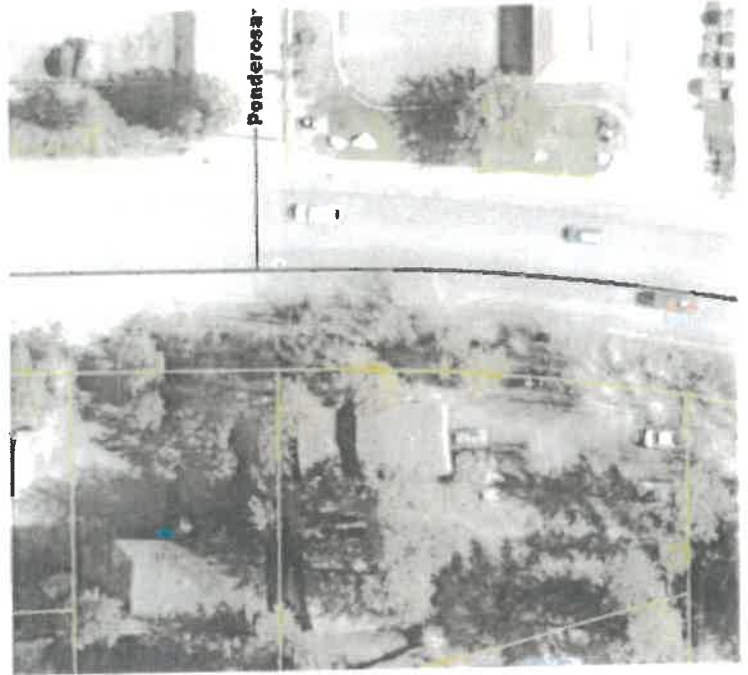
## Parcel 1318-23-401-034

### Owners

KINGSBURY GENARAL IMP DIST  
ATTN CAMERON MCKAY  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

Use Code	298 KINGSBURY GRADE 710: Communication, Transportation, and Utility Property of a Local Nature
Tax District	410: KINGSBURY GID
Section	23
Township	13
Range	18
	.4900
Lot	B
	361.060B: CONSERVATION DISTRICT (PURSUANT TO 548.393) (100%)
	<a href="#">1318-23-4.pdf</a> (270kb)
	<a href="#">1318-23-4A.pdf</a> (950kb)
	0000-07-211-110



### Value History

						201	2018	
Building Value	\$392,148	\$371,076	\$370,503	\$364,734	\$379,029	\$377,417	\$374,743	\$389,903
	\$17,236	\$16,395	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$213,000	\$213,000	\$193,000	\$183,000	\$183,000	\$183,000	\$176,000	\$176,000
	\$622,384	\$600,471	\$563,503	\$547,734	\$562,029	\$560,417	\$550,743	\$565,903
	\$217,834	\$210,165	\$197,226	\$191,707	\$196,710	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$196,146	\$192,760	\$198,066
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

			Type			
<a href="#">GBS 944502</a>	<a href="#">944502</a>	2020-04-09	GRANT BARGAIN SALE DEED	Improved	\$2,695,000	Grantor: JM RANCHES LLC Grantee: KINGSBURY GENARAL IMP DIST

RRD 740869	740869	2009-04-06	RE-RECORDED DOCUMENT	Improved	\$0	Grantor: MCCALLISTER 1990 TRUST Grantee: JM RANCHES LLC
GBS 707306	707306	2007-08-09	GRANT BARGAIN SALE DEED	Improved	\$1,375,000	Grantor: MCCALLISTER 1990 TRUST Grantee: JM RANCHES LLC

### Buildings

#### Building # 1, Section # 1, OFFICE BLDG, Office Building

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY				Value
COMM	344	7624	\$1,400,530	1976	1976	0.00%	72.00%	28.00%	\$392,148

Structural Elements				Subareas			
Type		Code		Type	Gross Area	Percent of Base	
EW_C	EXT WALL-Commercial	896	Stud Walls - Wood Siding	GBA	7,624	100%	7,624
HEAT_C_EX	HEAT Comm Extreme Adj	612E	Warm/Cool Air				
ST	Number of Stories (COMM)	2.00					
WH	Average Wall Height (COMM)	9.00					

### Extra Features

	Units	Unit Price	AYB	Repl Cost	Good		Notes
WDCRT	60.00	\$46	1976	\$2,730	28%	\$764	\$764 WDCRT
BDT	124.00	\$49	1976	\$6,076	28%	\$1,701	\$1,701 BALCONY DECK
ASPT	10000.00	\$5	1976	\$50,000	28%	\$14,000	\$14,000 ASPHALT
WODRT	108.00	\$26	1976	\$2,754	28%	\$771	\$771 WODR

\*RCNLD: Replacement Cost New, Less Depreciation

### Land Lines

	Front	Land Units		Sq Ft		
710	Communication, Transportation, and Utility Property of a Local Nature	1.00	SITE	0.49	21,344.00	1.00 \$213,000

### Personal Property

	Description
CP000043	Unsecured BRUCE L CABLE CPA APC CP - COMMERCIAL PROPERTY
CP002331	Unsecured LAKE TAHOE STUDIO CP - COMMERCIAL PROPERTY
CP003122	Unsecured BLACKTIE SKI RENTALS OF SO LAKE/ADVENTURE RENTALS CP - COMMERCIAL PROPERTY
CP003251	Unsecured STILL WATER YOGA LAKE TAHOE CP - COMMERCIAL PROPERTY
CP003369	Unsecured V'Z IMAGE OPTION'Z CP - COMMERCIAL PROPERTY
CP011889	Unsecured CARING HANDS MASSAGE THERAPY CP - COMMERCIAL PROPERTY

### Disclaimer

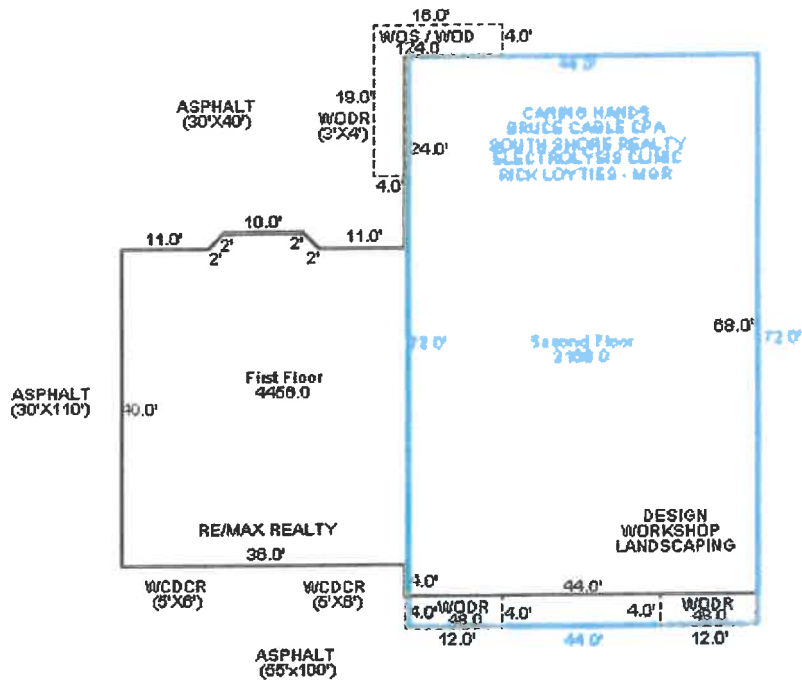
All parcel data on this page is for use by the Douglas County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Douglas County Assessor's Office as of December 07, 2023.

### Photos





**Building Sketches**



Sketch by Apex IV™



### Contact Us

**Douglas County**  
**1594 Esmeralda Av.**  
**Minden, NV 89423**

**Mailing Address: P.O. Box**  
**218**

**Minden, NV. 89423**

Contact us by department

### Useful Links

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- [Local Weather](#)
- [Submit a photo](#)
- [Website feedback](#)



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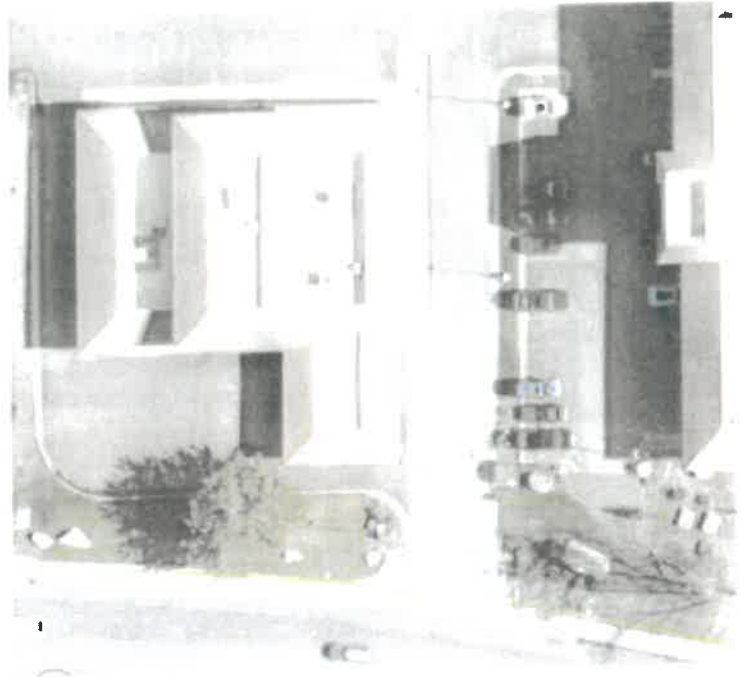
## Parcel 1318-23-411-001

### Owners

KINGSBURY GENARAL IMP DIST  
C/O CAMERON MCKAY  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

	160 PINE RIDGE DR
	710: Communication, Transportation, and Utility Property of a Local Nature
	410: KINGSBURY GID
Section	23
Township	13
Range	18
Acreage	.4000
	A
	361.060B: CONSERVATION DISTRICT (PURSUANT TO 548.393) (100%)
	<a href="#">1318-23-4.pdf</a> (270kb)
	<a href="#">1318-23-4A.pdf</a> (950kb)
	0000-07-211-100



### Value History

	2023	2022	2021	2019	2018	7		
Total	\$288,758	\$272,292	\$279,977	\$276,663	\$286,669	\$286,431	\$284,866	\$295,446
	\$15,657	\$14,957	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$110,000	\$110,000	\$95,000	\$90,000	\$90,000	\$90,000	\$87,000	\$87,000
	\$414,415	\$397,249	\$374,977	\$366,663	\$376,669	\$376,431	\$371,866	\$382,446
	\$145,045	\$139,037	\$131,242	\$128,332	\$131,834	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$131,751	\$130,153	\$133,856
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

Record	Record	Date	Description	Type	Value	Grantor	Grantee
GBS 944502	944502	2020-04-09	GRANT BARGAIN SALE DEED	Improved	\$2,695,000	JM RANCHES LLC	KINGSBURY GENARAL IMP DIST

GBS 684496

684496

2006-09-14

GRANT BARGAIN SALE DEED

Improved \$1,150,000

Grantor: OVERLI FAMILY TRUST  
Grantee: JM RANCHES LLC

**Buildings**

**Building # 1, Section # 1, KGID OFFICE/WAREHOUSE, Office Building**

Type	Model	Repl Cost	New	WAY	Other				
COMM	344	8164	\$1,031,276	1976	1976	0.00%	72.00%	28.00%	\$288,758

**Structural Elements**

Type	Code	Subareas					
EW_C	EXT WALL-Commercial	896	Stud Walls - Wood Siding	GBA	4,068	100%	4,068
HEAT_C_EX	HEAT Comm Extreme Adj	612E	Warm/Cool Air	GBA	4,096	100%	4,096
ST	Number of Stories (COMM)	1.00					
WH	Average Wall Height (COMM)	8.00					

**Extra Features**

	Description	Units	Unit Price	AYB	Repl Cost		Dpr Value*	Final Value	Notes
ASPT	ASPHALT - TAHOE	7000.00	\$5	1976	\$35,000	28%	\$9,800	\$9,800	ASPAHLT
CFWT	CONCRETE FLAT WORK - TAHOE	360.00	\$10	1976	\$3,600	28%	\$1,008	\$1,008	CFWT
WDCRT	WOOD COV DECK- COMP ROOF- REDWOOD-TAHOE	88.00	\$46	1976	\$4,004	28%	\$1,121	\$1,121	WDCRT
BDT	BALCONY DECKS- TAHOE	95.00	\$49	1976	\$4,655	28%	\$1,303	\$1,303	BALCONY DECK
VSI	VSI - UNITS/1,000	3.00	\$1,000	1976	\$3,000	28%	\$840	\$840	SITE IMP
WODRT	WOOD OPEN DECK REDWOOD - TAHOE	222.00	\$26	1976	\$5,661	28%	\$1,585	\$1,585	WODR

\*RCNLD: Replacement Cost New, Less Depreciation

**Land Lines**

	Description	Land Units	Type	Acres	Adj	
710	Communication, Transportation, and Utility Property of a Local Nature	1.00	SITE	0.40	17,424.00	1.00 \$110,000

**Personal Property**

	Secured/ Unsecured	Owner	Description
CP003086	Unsecured	SIERRA NEVADA APPLIANCE REPAIR	CP - COMMERCIAL PROPERTY
CP006210	Unsecured	MICHAEL DENNIS ASSOCIATES	CP - COMMERCIAL PROPERTY

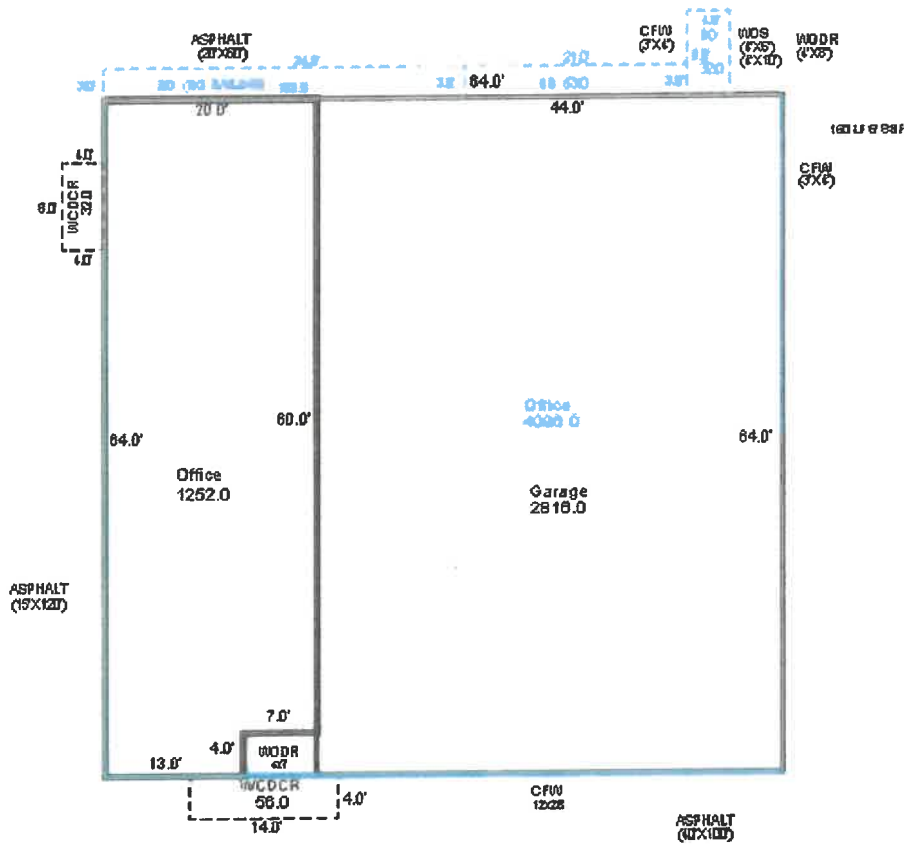
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**Photos**



**Building Sketches**



Sketch by Apex IV™

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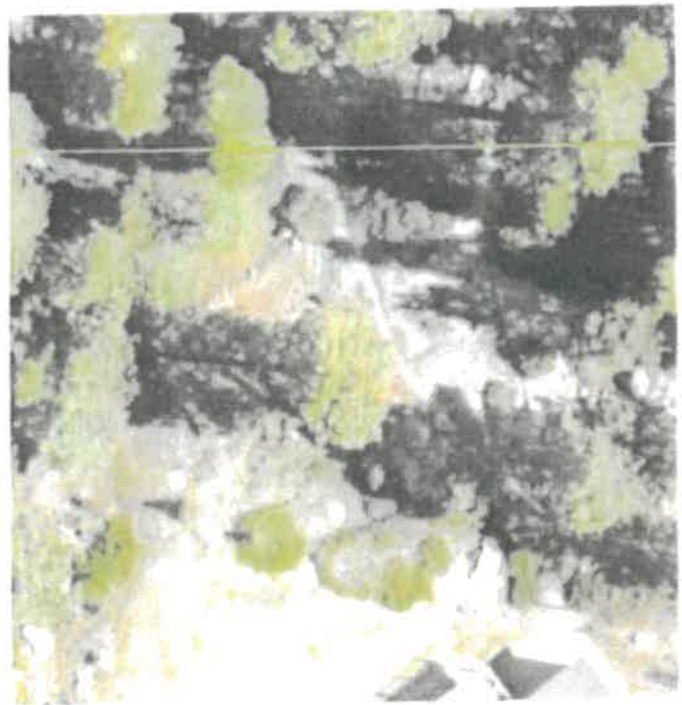
## Parcel 1318-24-302-004

### Owners

KINGSBURY GENERAL IMP DISTRICT  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

Use Code	494 LAUREL LN
Tax District	970: Special Purpose Common Area
Subdivision	410: KINGSBURY GID
	.0000
	KINGSBURY HIGHLANDS #1
	361.060B: CONSERVATION DISTRICT (PURSUANT TO 548.393) (100%)
	<a href="#">1318-24-3.pdf (371kb)</a>
	<a href="#">0000-07-341-060</a>



### Value History

					2020		8	7
Total Building Value	\$0	\$0	\$2,054	\$794	\$1,926	\$1,854	\$1,751	\$1,751
	\$2,737	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$100	\$100	\$100	\$3	\$3
Taxable Value	\$2,737	\$0	\$2,054	\$894	\$2,026	\$1,954	\$1,754	\$1,754
	\$958	\$0	\$719	\$313	\$709	\$684	\$614	\$614
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

None

### Buildings

None

## Extra Features

SHOP3 SHOPS-DC 12 17 204.00 \$54 1967 \$10,947 25% \$2,737 \$2,737 PUMPSTATION

\*RCNLD: Replacement Cost New, Less Depreciation

## Land Lines

None

## Personal Property

None

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## Parcel 1318-24-401-001

### Owners

KINGSBURY GENERAL IMP DIST  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

165 TERRACE VIEW DR  
710: Communication, Transportation,  
and Utility Property of a Local Nature  
410: KINGSBURY GID

24  
13  
18  
1.1900

Exemptions 361.060B: CONSERVATION DISTRICT  
(PURSUANT TO 548.393) (100%)

[1318-24-4.pdf](#) (262kb)  
[1318-24-4A.pdf](#) (233kb)  
[1318-24-4B.pdf](#) (277kb)

391240 [Recorder Search](#)

[0000-07-291-190](#)



### Value History

				2020			
\$98,271	\$87,800	\$1,075,391	\$1,056,946	\$1,044,246	\$992,200	\$1,006,414	\$1,023,271
\$1,394,068	\$1,109,994	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$75,000	\$75,000	\$75,000	\$73,000	\$73,000	\$73,000	\$70,000	\$70,000
\$1,567,339	\$1,272,794	\$1,150,391	\$1,129,946	\$1,117,246	\$1,065,200	\$1,076,414	\$1,093,271
\$548,569	\$445,478	\$402,637	\$395,481	\$391,036	\$372,820	\$376,745	\$382,645
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

None

### Buildings

Building # 1, Section # 1, PUMP STATION, Industrials, Heavy Mftg.

	Repl Cost New				% Cond	
COMM 495	1728	\$393,085	1970	1970	0.00%	75.00%
						25.00%
						\$98,271

**Structural Elements**

		Subareas		Percent			
EW_C	EXT WALL-Commercial	812	Concrete Block	GBA	1,728	100%	1,728
HEAT_C_EX	HEAT Comm Extreme Adj	649E					
ST	Number of Stories (COMM)	1.00					
WH	Average Wall Height (COMM)	10.00					
681	Sprinkler System Generic - Commercial	1728.00					

**Extra Features**

								Dpr Value*	Final Value		
VSI	VSI - UNITS/1,000	15.00	\$1,000	2000	\$15,000	64%	\$9,600	\$9,600	FENCE - #0022117		
DCPCT	DIRT COVERED PORCH-COMP - TAHOE	135.00	\$20	1970	\$2,700	25%	\$675	\$675	DCPC		
SBLD	STORAGE BLDGS- W/FOUNDATION- 120 SF+	6	8	48.00	\$23	1994	\$1,080	55%	\$594	\$594	PUMPHOUSE
DCPCT	DIRT COVERED PORCH-COMP - TAHOE	10	20	200.00	\$20	1994	\$4,000	55%	\$2,200	\$2,200	ASPHALT STORAGE
HANDCAL	HAND CALCULATION	1.00	\$0	1997	\$1,337,380	60%	\$795,741	\$795,741	WATER TANK 524,680 GAL		
HANDCAL	HAND CALCULATION	1.00	\$0	1998	\$920,710	61%	\$561,633	\$561,633	WATER TANK 420,000 GAL		
ASPT	ASPHALT - TAHOE	16900.00	\$5	1970	\$84,500	25%	\$21,125	\$21,125	ASPHALT		
VSI	VSI - UNITS/1,000	10.00	\$1,000	1970	\$10,000	25%	\$2,500	\$2,500	SITE IMP		

\*RCNLD: Replacement Cost New, Less Depreciation

**Land Lines**

Code		Land Units		Sq Ft	Total Adj	Value
710	Communication, Transportation, and Utility Property of a Local Nature	1.00	SITE	1.19	51,836.00	1.00 \$75,000

**Personal Property**

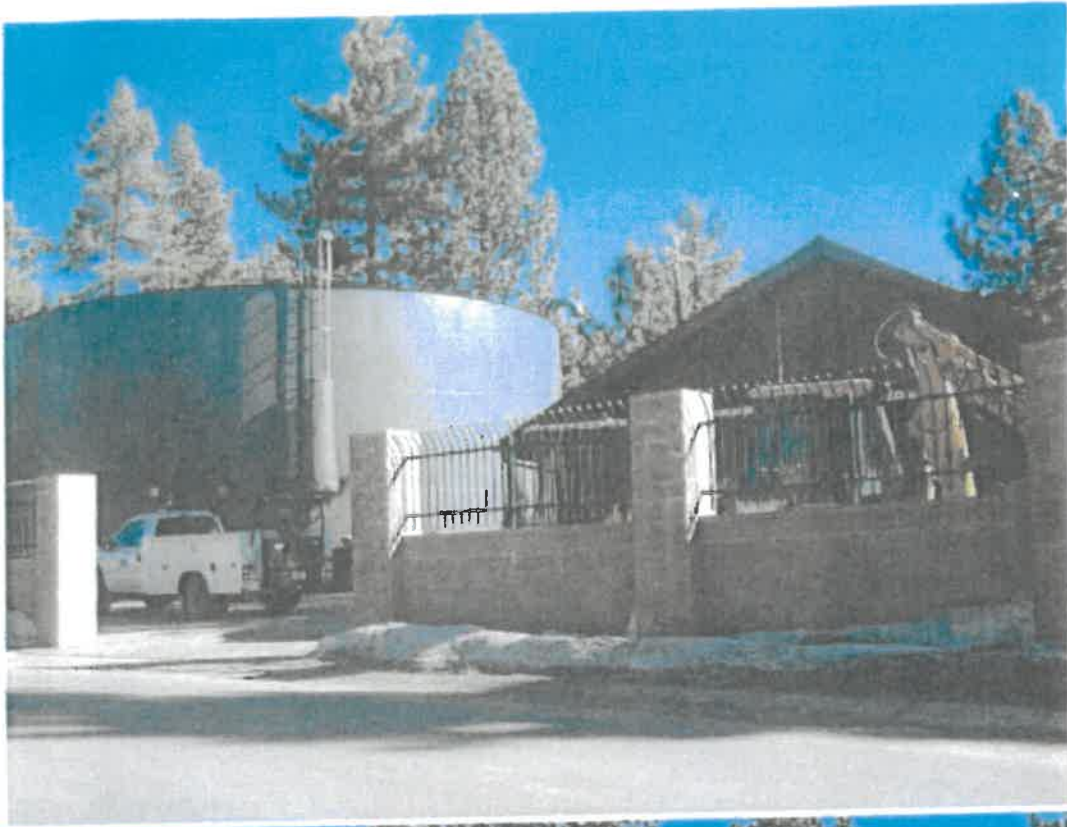
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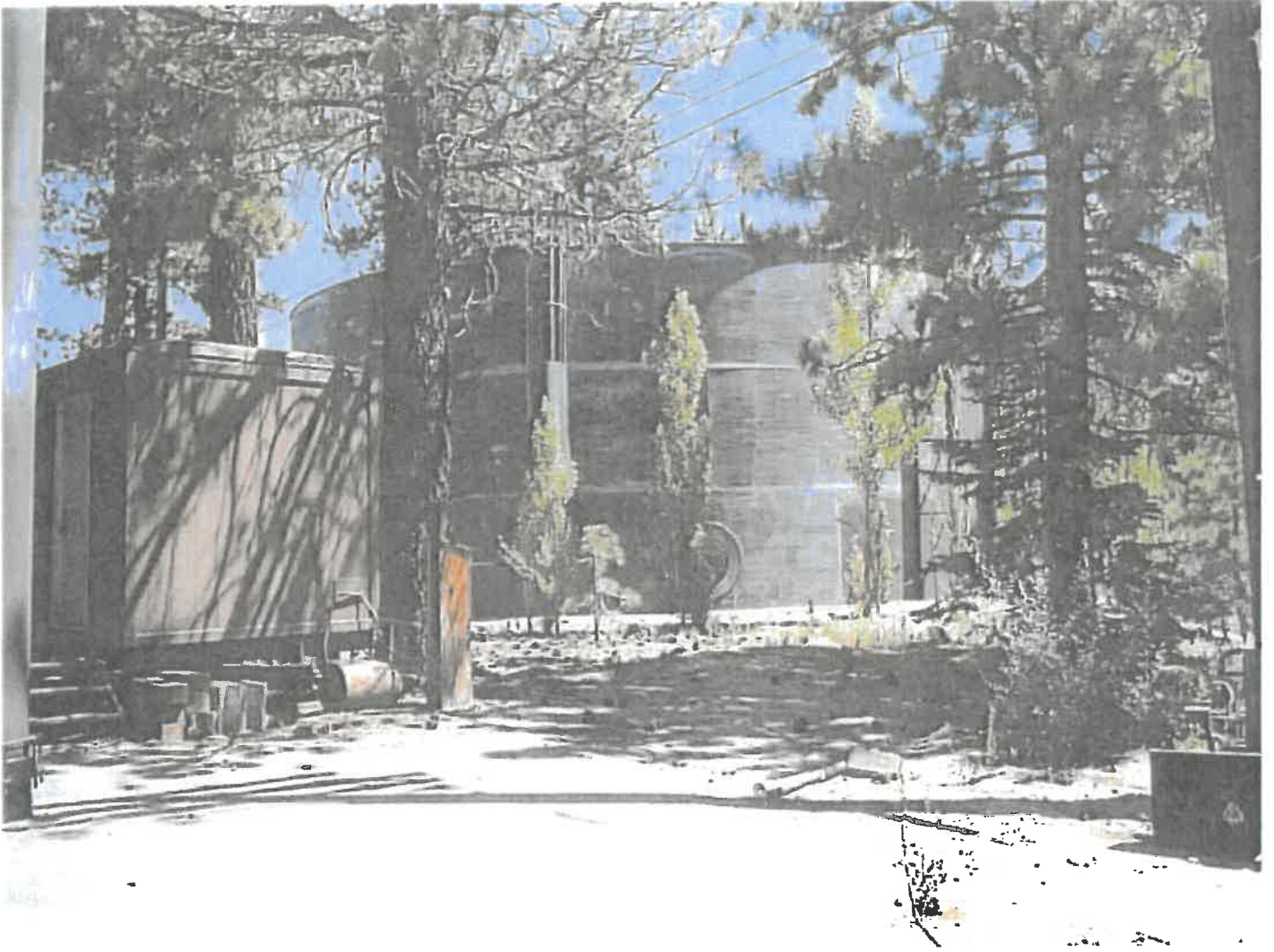
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## Parcel 1318-24-710-001

### Owners

KINGSBURY GENERAL IMP DISTRICT  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

510 LAUREL LN

710: Communication, Transportation, and  
Utility Property of a Local Nature

410: KINGSBURY GID

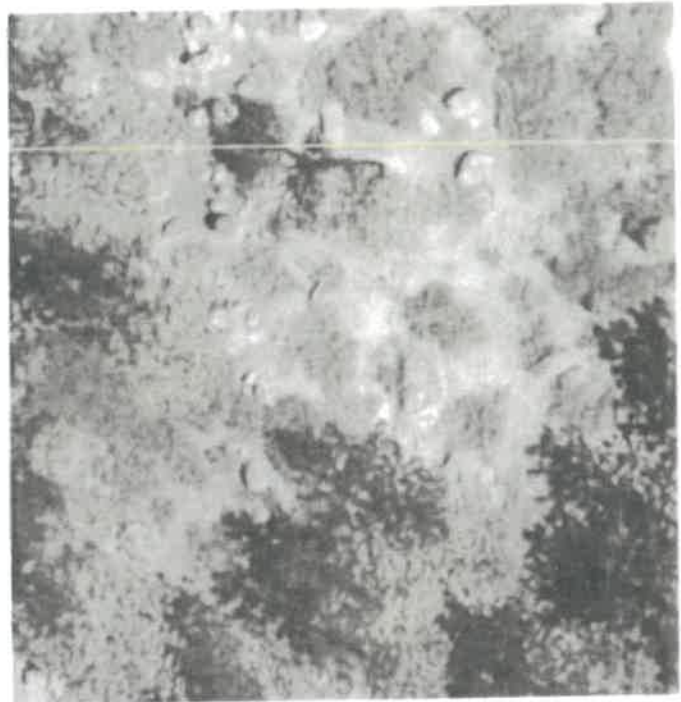
Acreage .0000

KINGSBURY HIGHLANDS #2

361.060B: CONSERVATION DISTRICT  
(PURSUANT TO 548.393) (100%)

[1318-24-7.pdf \(1,758kb\)](#)

[0000-07-344-140](#)



### Value History

Building Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$100	\$100	\$100	\$3	\$3	\$3
	\$0	\$0	\$0	\$100	\$100	\$100	\$3	\$3	\$3
	\$0	\$0	\$0	\$35	\$35	\$35	\$1	\$1	\$1
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

None

### Buildings

None



**Extra Features**

None

**Land Lines**

None

**Personal Property**

None

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## Parcel 1318-24-801-003

### Owners

KINGSBURY GENERAL IMP DISTRICT  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

548 BUCHANAN RD

710: Communication, Transportation, and  
Utility Property of a Local Nature

410: KINGSBURY GID

24

13

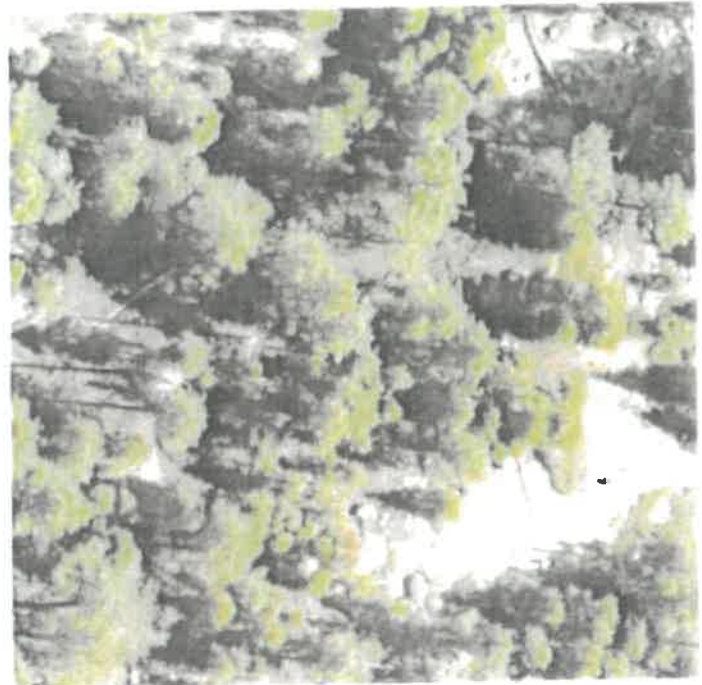
18

.5200

361.060B: CONSERVATION DISTRICT  
(PURSUANT TO 548.393) (100%)

[1318-24-8.pdf](#) (325kb)

[0000-07-350-030](tel:0000-07-350-030)



### Value History

2024						8	
\$56,080	\$52,891	\$416,783	\$408,297	\$445,411	\$416,386	\$418,629	\$433,820
\$418,608	\$394,380	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$110,000	\$110,000	\$100,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
\$584,688	\$557,271	\$516,783	\$418,297	\$455,411	\$426,386	\$428,629	\$443,820
\$204,641	\$195,045	\$180,874	\$146,404	\$159,394	\$149,235	\$150,020	\$155,337
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

None

### Buildings

Building # 1, Section # 1, PUMP STATION, Industrials, Heavy Mftg.

Type	Model						
COMM	495	560	\$224,319	1974	1974	0.00%	75.00% 25.00% \$56,080

**Structural Elements**

			Subareas				
		Code					
EW_C	EXT WALL-Commercial	1	Default	GBA	560	100%	560
HEAT_C_EX	HEAT Comm Extreme Adj	1E	Default Heat				
ST	Number of Stories (COMM)	1.00					
WH	Average Wall Height (COMM)	8.00					
SHP	Shape (COMM)	2	Rectangular				

**Extra Features**

		Width		Unit							
HANDCAL	HAND CALCULATION			1.00	\$1,671,600	1974	\$1,671,600	25%	\$417,900	\$417,900	WATER TANK 1,200,000 GAL
CCPST	CONCRETE COVERED PORCH-SHAKE ROOF-TAHOE	5	13	65.00	\$31	1974	\$2,015	25%	\$504	\$504	CCP
WODRT	WOOD OPEN DECK REDWOOD - TAHOE	4	8	32.00	\$26	1974	\$816	25%	\$204	\$204	WOD

\*RCNLD: Replacement Cost New, Less Depreciation

**Land Lines**

		Land Units	Acreage		Total Adj	Value	Notes
710	Communication, Transportation, and Utility Property of a Local Nature	1.00	SITE	0.52	22,651.00	1.00	\$110,000

**Personal Property**

None

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## Parcel 1318-25-110-002

### Owners

KINGSBURY GENERAL IMP DISTRICT  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

0  
710: Communication, Transportation, and  
Utility Property of a Local Nature

410: KINGSBURY GID

25

13

18

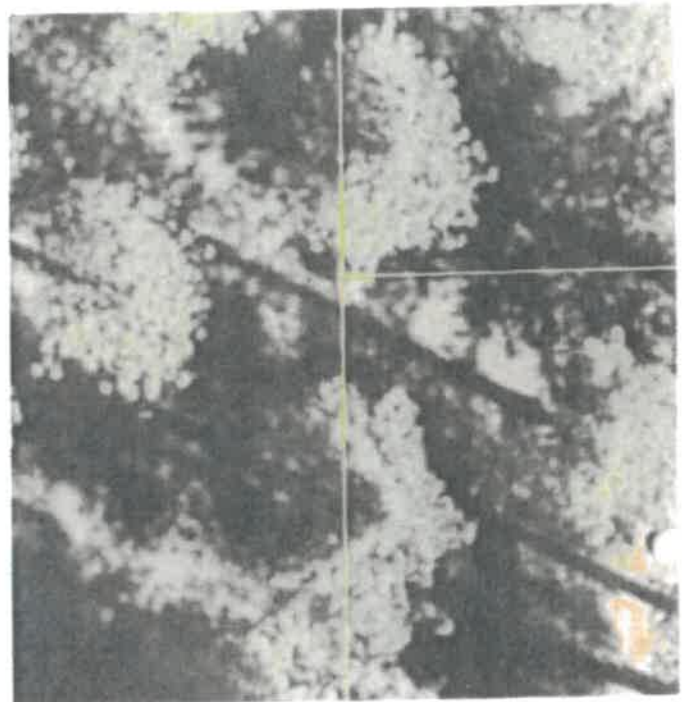
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361.060B: CONSERVATION DISTRICT  
(PURSUANT TO 548.393) (100%)

Plat Maps

[1318-25-1.pdf \(391kb\)](#)

[0000-07-412-080](#)



### Value History

2023			201			2018		
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$100	\$100	\$100	\$100	\$100	\$100
\$0	\$0	\$0	\$100	\$100	\$100	\$100	\$100	\$100
\$0	\$0	\$0	\$35	\$35	\$35	\$35	\$35	\$35
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

None

### Buildings

None

**Extra Features**

None

**Land Lines**

None

**Personal Property**

None

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EW_C	EXT WALL-Commercial	815	Concrete Block, Textured Face
HEAT_C_EX	HEAT Comm Extreme Adj	649E	
ST	Number of Stories (COMM)	1.00	
WH	Average Wall Height (COMM)	8.00	

**Subareas**

Type	Gross Area		
GBA	387	100%	387

**Extra Features**

						AYB	Repl Cost	Conditio		Value	
ASPT	ASPHALT - TAHOE	12	100	1200.00	\$5	1976	\$6,000	28%	\$1,680	\$1,680	ASPHALT
VSI	VSI - UNITS/1,000			2.00	\$1,000	1976	\$2,000	28%	\$560	\$560	FENCING
CFWT	CONCRETE FLAT WORK - TAHOE			100.00	\$10	1976	\$1,000	28%	\$280	\$280	CFWT

\*RCNLD: Replacement Cost New, Less Depreciation

**Land Lines**

None

**Personal Property**

None

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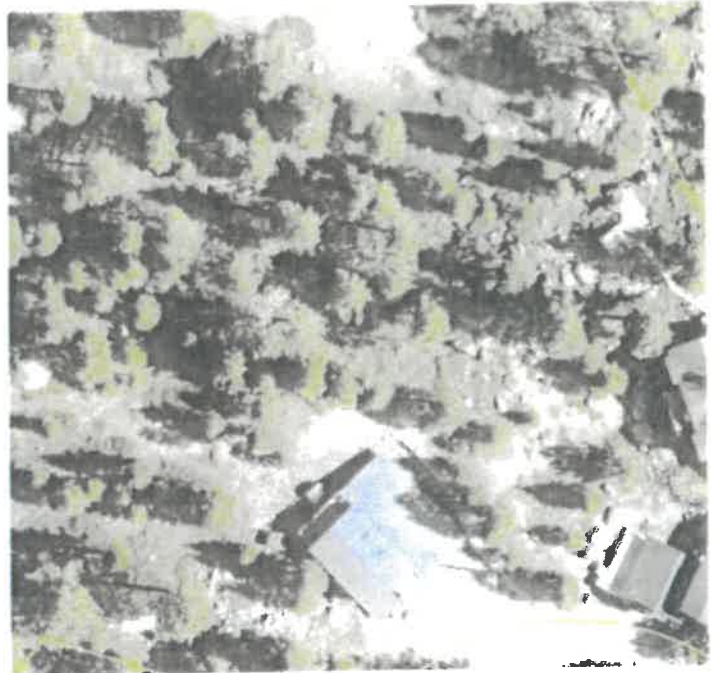
## Parcel 1319-18-000-008

### Owners

KINGSBURY GENERAL IMP DISTRICT  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

Code 0  
710: Communication, Transportation, and Utility Property of a Local Nature  
430: KINGSBURY GID/CWS  
18  
13  
19  
1.0000  
361.060B: CONSERVATION DISTRICT (PURSUANT TO 548.393) (100%)  
[1319-18-000.pdf](#) (510kb)  
[0000-11-053-080](#)



### Value History

				2021	201		8		
Total	\$0	\$0	\$417,137	\$393,046	\$407,143	\$403,960	\$399,343	\$412,769	
Extra Features	\$481,336	\$446,674	\$0	\$0	\$0	\$0	\$0	\$0	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	
	\$482,336	\$447,674	\$418,137	\$394,046	\$408,143	\$404,960	\$400,343	\$413,769	
	\$168,818	\$156,686	\$146,348	\$137,916	\$142,850	\$141,736	\$140,120	\$144,819	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

### Document/Transfer/Sales History

<a href="#">GBS 619584</a>	<a href="#">619584</a>	2004-07-23	GRANT BARGAIN SALE DEED	Improved	\$0	Grantor: KINGSBURY WATER CORP Grantee: KINGSBURY GENERAL IMP DISTRICT
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**Buildings**

None

**Extra Features**

		Unit Price			Good	Value*			
HANDCAL	HAND CALCULATION	1.00	\$1,415,000	1980	\$1,415,000	34%	\$481,100	\$481,100	WATER TANK 840,000GAL
DGHS	DETACHED GARAGE-HOUSE QUALITY-SMALL	14.00	\$50	1980	\$693	34%	\$236	\$236	BUILDING

\*RCNLD: Replacement Cost New, Less Depreciation

**Land Lines**

Code			Acreage		Value	Notes
710	Communication, Transportation, and Utility Property of a Local Nature	1.00	<a href="#">SITE</a>	1.00	43,560.00	1.00 \$1,000

**Personal Property**

None

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## Parcel 1319-18-202-002

### Owners

KINGSBURY GENERAL IMP DIST  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

430 KIMBERLEY BROOKE LN  
710: Communication, Transportation, and  
Utility Property of a Local Nature  
430: KINGSBURY GID/CWS  
18  
13  
19  
.3200  
361.060B: CONSERVATION DISTRICT  
(PURSUANT TO 548.393) (100%)  
[1319-18-2.pdf](#) (497kb)  
[0000-11-053-280](#)



### Value History

	2023							2017
	\$0	\$0	\$230,874	\$221,677	\$220,117	\$216,600	\$228,571	\$219,169
	\$272,343	\$249,567	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
	\$273,343	\$250,567	\$231,874	\$222,677	\$221,117	\$217,600	\$229,571	\$220,169
	\$95,670	\$87,698	\$81,156	\$77,937	\$77,391	\$76,160	\$80,350	\$77,059
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

None

### Buildings

None

### Extra Features

				Repl					
HANDCAL	HAND CALCULATION	1.00	\$457,600	1995	\$457,600	57%	\$258,544	\$258,544	WATER TANK 120,000 GAL

% Good

NLA6	NON LIVING AREA #6	22	26	572.00	\$60	1975	\$34,320	27%	\$9,095	\$9,095	BLOCK BUILDING
CLF6	CHAIN LINK FENCE - 6'			210.00	\$32	2004	\$6,720	70%	\$4,704	\$4,704	29719 CHAIN LINK FENCE

\*RCNLD: Replacement Cost New, Less Depreciation

### Land Lines

							Acreage				Notes	
710	Communication, Transportation, and Utility Property of a Local Nature						1.00	<a href="#">SITE</a>	0.32	13,939.00	1.00	\$1,000

### Personal Property

None

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### Photos





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## Parcel 1319-18-202-004

### Owners

KINGSBURY GENERAL IMP DIST  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

0 KIMBERLEY BROOKE LN

710: Communication, Transportation, and  
Utility Property of a Local Nature

430: KINGSBURY GID/CWS

18

13

19

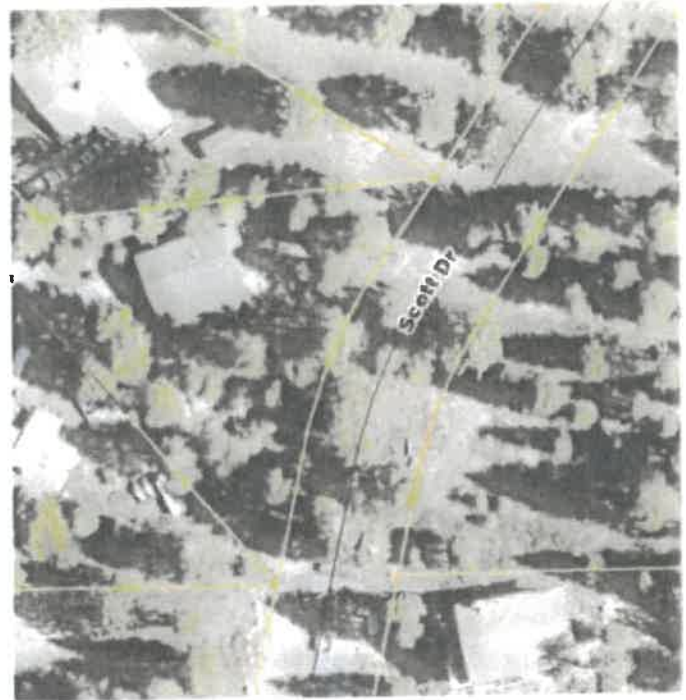
Acreage

.0000

361.0608: CONSERVATION DISTRICT  
(PURSUANT TO 548.393) (100%)

[1319-18-2.pdf](#) (497kb)

0000-11-053-260



### Value History

Building Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$100	\$100	\$100	\$100	\$100	\$100
	\$0	\$0	\$0	\$100	\$100	\$100	\$100	\$100	\$100
	\$0	\$0	\$0	\$35	\$35	\$35	\$35	\$35	\$35
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

None

### Buildings

None

**Extra Features**

None

**Land Lines**

None

**Personal Property**

None

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## Parcel 1319-18-401-004

### Owners

KINGSBURY GENERAL IMP DIST  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

314 ANDRIA DR

[400: General Commercial](#)

[430: KINGSBURY GID/CWS](#)

18

13

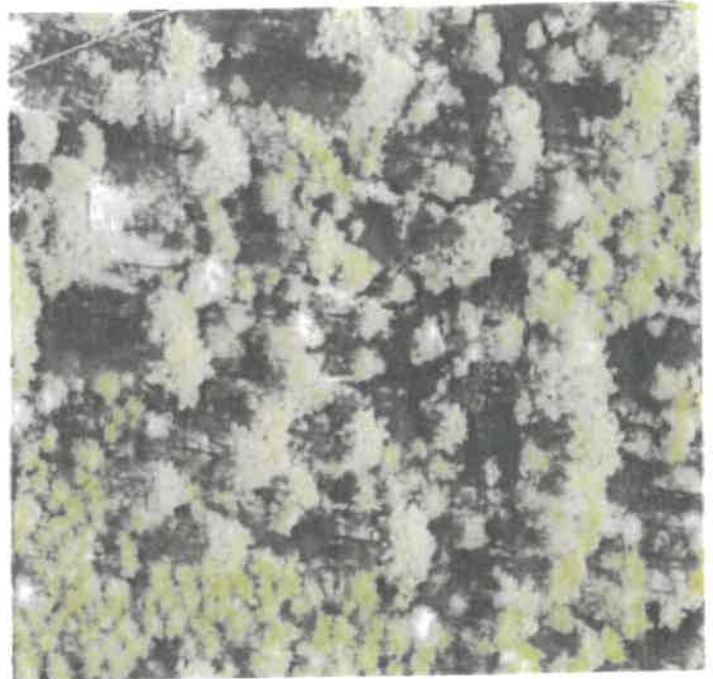
19

.3700

361.060B: CONSERVATION DISTRICT  
(PURSUANT TO 548.393) (100%)

[1319-18-4.pdf](#) (411 kb)

[0000-11-171-030](#)



### Value History

		2022		2019		2018	
\$0	\$0	\$161,526	\$159,206	\$161,729	\$162,243	\$162,197	\$168,140
\$180,089	\$170,094	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
\$190,089	\$180,094	\$171,526	\$169,206	\$171,729	\$172,243	\$172,197	\$178,140
\$66,531	\$63,033	\$60,034	\$59,222	\$60,105	\$60,285	\$60,269	\$62,349
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

[OCD 805851](#)

[805851](#)

2012-07-18

QUITCLAIM  
DEED

Improved

\$0

Grantor: KINGSBURY WATER CORP  
Grantee: KINGSBURY GENERAL  
IMP DIST

**Buildings**

None

**Extra Features**

Repl

NLA6	NON LIVING AREA #6	21	23	483.00	\$60	1975	\$28,980	27%	\$7,680	\$7,680	PUMPHOUSE
HANDCAL	HAND CALCULATION			1.00	\$643,000	1975	\$643,000	27%	\$170,395	\$170,395	TANK - 250,000 GAL
WELL	WELL			1.00	\$7,600	1975	\$7,600	27%	\$2,014	\$2,014	WELL

\*RCNLD: Replacement Cost New, Less Depreciation

**Land Lines**

	Front	Unit Type	Total Adj	Value	Notes
400 General Commercial	1.00	SITE	0.37	16,117.00	1.00 \$10,000

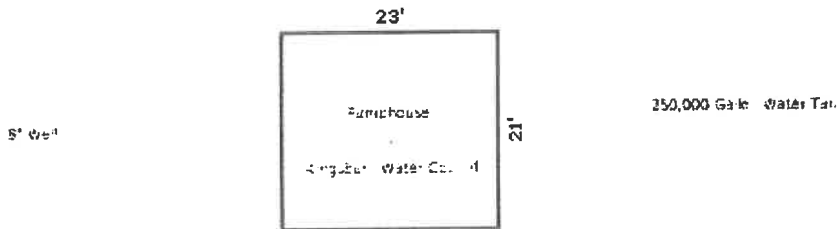
**Personal Property**

None

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**Building Sketches**





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## Parcel 1319-19-202-004

### Owners

KINGSBURY GENERAL IMP DISTRICT  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

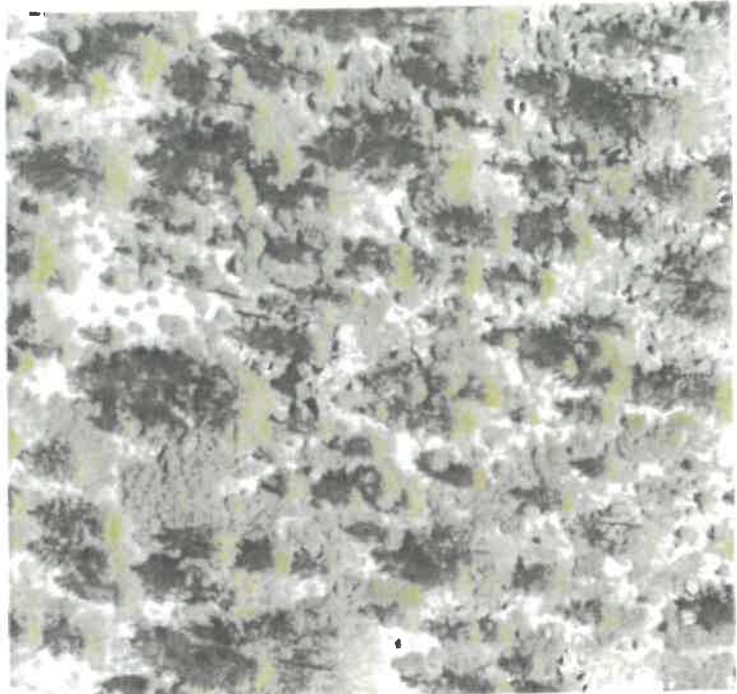
Use Code 698 KINGSBURY GRADE  
710: Communication, Transportation, and Utility Property of a Local Nature  
430: KINGSBURY GID/CWS

Section 19  
Township 13  
Range 19  
Acreage .3300

361.060B: CONSERVATION DISTRICT (PURSUANT TO 548.393) (100%)

Plat Maps [1319-19-2.pdf](#) (265kb)  
[1319-19-213.pdf](#) (364kb)  
[1319-19-2A.pdf](#) (250kb)

Documents 518011 [Recorder Search](#)  
0000-11-070-230



### Value History

	\$34,949	\$31,220	\$27,529	\$26,454	\$25,817	\$24,723	\$23,594	\$23,360
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	\$44,949	\$41,220	\$37,529	\$36,454	\$35,817	\$34,723	\$33,594	\$33,360
	\$15,732	\$14,427	\$13,135	\$12,759	\$12,536	\$12,153	\$11,758	\$11,676
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

None

### Buildings

Building # 1, Section # 1, PUMP STATION, industrials, Heavy Mftg.

			YrBlt		Dpr		
<a href="#">COMM</a>	<a href="#">495</a>	588	\$139,797	1967 1967	0.00%	75.00%	25.00% \$34,949

**Structural Elements**

EW_C	EXT WALL-Commercial	1	Default
HEAT_C_EX	HEAT Comm Extreme Adj	1E	Default Heat
ST	Number of Stories (COMM)	1.00	
WH	Average Wall Height (COMM)	8.00	

**Subareas**

	Gross	Base	Area
GBA	588	100%	588

**Extra Features**

None

**Land Lines**

710	Communication, Transportation, and Utility Property of a Local Nature	1.00	SITE	0.33	14,375.00	1.00	\$10,000
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**Personal Property**

None

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## Parcel 1319-19-411-028

### Owners

KINGSBURY GENERAL IMP DIST  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

685 JACK CI

110: Vacant - Splinter and Other  
Unbuildable

430: KINGSBURY GID/CWS

1.0600

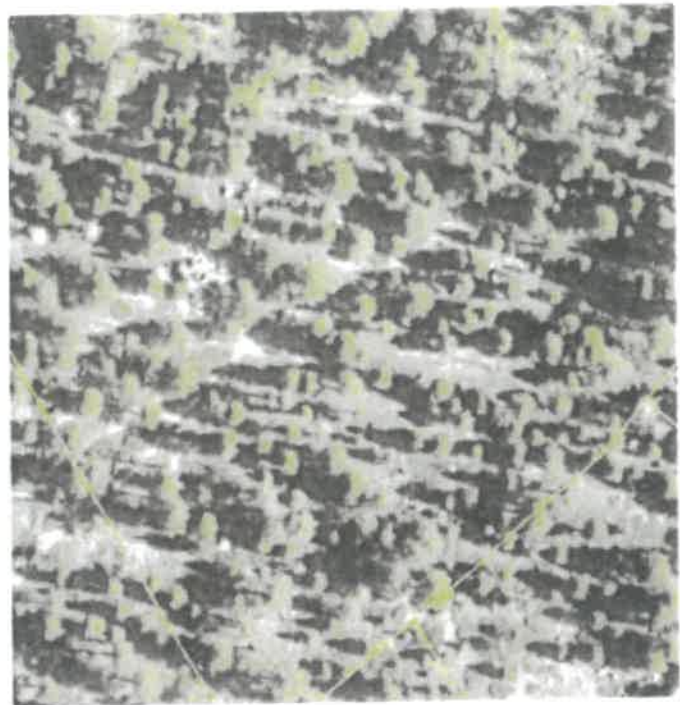
8/3

KINGSBURY EST #2

Exemptions 361.060B: CONSERVATION DISTRICT  
(PURSUANT TO 548.393) (100%)

[1319-19-4.pdf \(427kb\)](#)

[0000-11-226-030](#)



### Value History

				2021				8	2017
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$100,000	\$100,000	\$100,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	\$100,000	\$100,000	\$100,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	\$35,000	\$35,000	\$35,000	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

None

### Buildings

None

### Extra Features

None

### Land Lines

110	Vacant - Splinter and Other Unbuildable	1.00	<a href="#">SITE</a>	1.06	46,174.00	1.00	\$100,000
-----	---	------	----------------------	------	-----------	------	-----------

### Personal Property

None

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## Parcel 1319-19-602-001

### Owners

KINGSBURY GENERAL IMP DIST  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

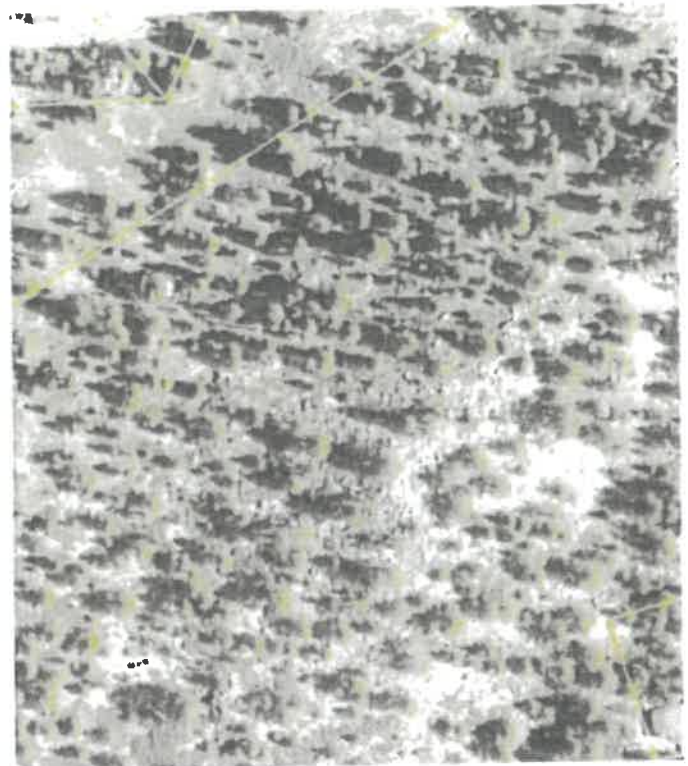
801 KINGSBURY GRADE  
[580: Industrial with Minor Improvements](#)  
[430: KINGSBURY GID/CWS](#)

Range  
19  
13  
19  
4.4600

Lot  
2  
361.060B: CONSERVATION DISTRICT  
(PURSUANT TO 548.393) (100%)

[1319-19-6.pdf \(477kb\)](#)  
[1319-19-611.pdf \(370kb\)](#)  
[1319-19-612.pdf \(370kb\)](#)

[413515 Recorder Search](#)  
[515391 Recorder Search](#)  
[0000-11-090-120](#)



### Value History

			2021	2020			
\$0	\$0	\$55,806	\$52,731	\$53,483	\$54,223	\$54,571	\$55,651
\$58,720	\$55,108	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$100,000	\$100,000	\$100,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
\$158,720	\$155,108	\$155,806	\$142,731	\$143,483	\$144,223	\$144,571	\$145,651
\$55,552	\$54,288	\$54,532	\$49,956	\$50,219	\$50,478	\$50,600	\$50,978
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

None

**Buildings**

None

**Extra Features**

		Price		Repl	Condition			Notes	
CLF6	CHAIN LINK FENCE - 6'	500.00	\$32	2001	\$16,000	66%	\$10,480	\$10,480	EXEMPT CLF
VSI	VSI - UNITS/1,000	22.00	\$1,000	2002	\$22,000	67%	\$14,740	\$14,740	NCO2/03-100%-DS-- EXEMPT KGID FUEL PUMPS #0226263
ASPT	ASPHALT - TAHOE	10000.00	\$5	2002	\$50,000	67%	\$33,500	\$33,500	ASPHALT

\*RCNLD: Replacement Cost New, Less Depreciation

**Land Lines**

	Zone	Land Units	Acreage	Sq	Value	Notes
580	Industrial with Minor Improvements	1.00	<a href="#">SITE</a>	4.46	194,278.00	1.00 \$100,000

**Personal Property**

None

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## Parcel 1319-19-810-011

### Owners

KINGSBURY GENERAL IMP DIST  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

183 S BENJAMIN DR  
100: Vacant - Unknown/Other  
Tax District 430: KINGSBURY GID/CWS  
Acreage .8600  
Block/Lot 7/1  
Subdivision KINGSBURY EST #2  
361.060B: CONSERVATION DISTRICT  
(PURSUANT TO 548.393) (100%)  
[1319-19-8.pdf \(278kb\)](#)  
[0000-11-224-010](#)



### Value History

	2020	2019	2018	2017	2016	2015	2014	2013
Assessed Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Market Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvement Value	\$100,000	\$100,000	\$100,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Market Value	\$100,000	\$100,000	\$100,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Land Value	\$35,000	\$35,000	\$35,000	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Market Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

None

### Buildings

None

### Extra Features

None

### Land Lines

	Description	Zone	Land				
100	Vacant - Unknown/Other		1.00	<a href="#">SITE</a>	0.86	37,462.00	1.00 \$100,000

### Personal Property

None

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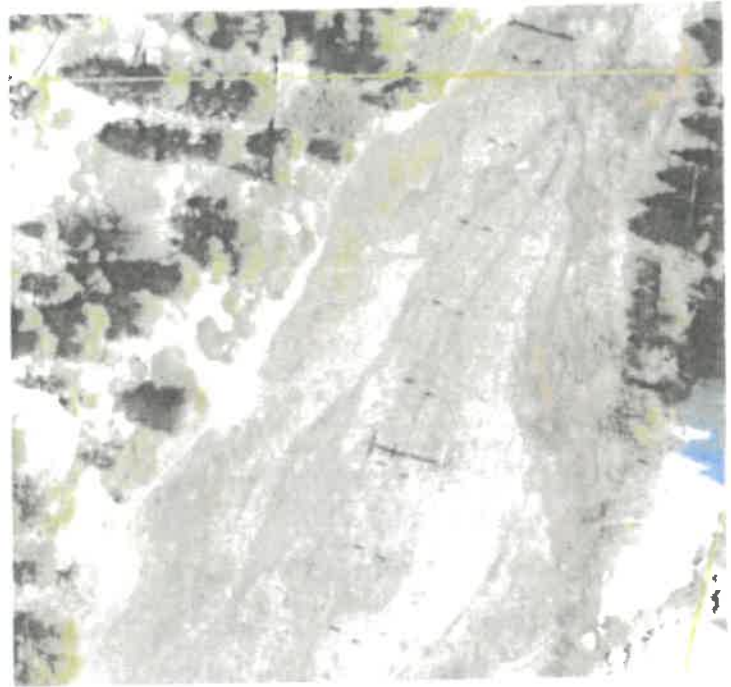
## Parcel 1319-30-301-004

### Owners

KINGSBURY GENERAL IMP DISTRICT  
PO BOX 2220  
STATELINE, NV 89449

### Parcel Summary

	0
	<a href="#">710: Communication, Transportation, and Utility Property of a Local Nature</a>
Tax District	<a href="#">430: KINGSBURY GID/CWS</a>
Section	30
Township	13
Range	19
Acreage	.4200
Exemptions	361.060B: CONSERVATION DISTRICT (PURSUANT TO 548.393) (100%)
Plat Maps	<a href="#">1319-30-3.pdf (292kb)</a> <a href="#">1319-30-3A.pdf (378kb)</a>
Map	522371 <a href="#">Recorder Search</a>
Lineage	<a href="#">0000-42-010-410</a>



### Value History

						2019	2018	
	\$0	\$0	\$1,037,497	\$997,614	\$987,906	\$968,700	\$909,429	\$926,311
Total Extra Features Value	\$1,217,749	\$1,119,349	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
	\$1,217,949	\$1,119,549	\$1,037,697	\$997,814	\$988,106	\$968,900	\$909,629	\$926,511
	\$426,282	\$391,842	\$363,194	\$349,235	\$345,837	\$339,115	\$318,370	\$324,279
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

None

### Buildings

None

### Extra Features

VSI	VSI - UNITS/1,000	150.00	\$1,000	2013	\$150,000	84%	\$125,250	\$125,250	VSI
SBLD	STORAGE BLDGS- W/FOUNDATION- 120 SF+	85.00	\$23	2004	\$1,913	70%	\$1,339	\$1,339	SHED
SBLD	STORAGE BLDGS- W/FOUNDATION- 120 SF+	480.00	\$23	2004	\$10,800	70%	\$7,560	\$7,560	SHED
VSI	VSI - UNITS/1,000	2.00	\$1,000	2004	\$2,000	70%	\$1,400	\$1,400	VSI
HANDCAL	HAND CALCULATION	1.00	\$1,486,000	2004	\$1,486,000	70%	\$1,040,200	\$1,040,200	43892 WATER TANK
HANDCAL	HAND CALCULATION	1.00	\$60,000	2004	\$60,000	70%	\$42,000	\$42,000	WATER TANK

\*RCNLD: Replacement Cost New, Less Depreciation

### Land Lines

						Sq Ft	Total Adj	Value
710	Communication, Transportation, and Utility Property of a Local Nature		1.00	<a href="#">SITE</a>	0.42	18,295.00	1.00	\$200

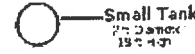
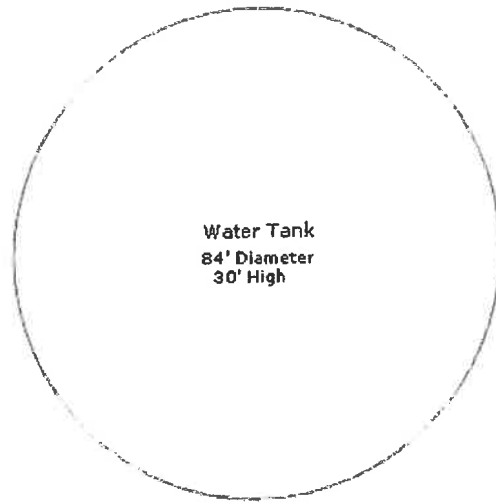
### Personal Property

None

### Disclaimer

All parcel data on this page is for use by the Douglas County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Douglas County Assessor's Office as of December 07, 2023.

### Building Sketches



Retaining Wall 175 ft



Sketch by Apex Medina™

### Contact Us

Douglas County  
1594 Esmeralda Av.  
Minden, NV 89423

Address: P.O. Box  
218  
Minden, NV. 89423

### Useful Links



**KINGSBURY GENERAL IMPROVEMENT DISTRICT  
AGENDA ITEM #13**

**TITLE: DISCUSSION ON STORMWATER/DRAINAGE PROGRAM**

For Discussion and Possible Action. Discussion and provide direction regarding Stormwater/Drainage Program

**MEETING DATE:** 19 December 2023

**PREPARED BY:** Mitchell S. Dion, General Manager

**RECOMMENDED ACTION:**

The purpose of this item is to have discussion and develop cohesive direction relating to stormwater/drainage programs. No action is anticipated on this issue.

**BACKGROUND INFORMATION:**

The district has assumed duties for maintaining roads and drainage systems within the district. Drainage systems are a network of conveyance, for stormwater resulting from the hardened surface of the roadway, which require treatment and pathways from the crest to the lake. Typically, like the roadways, the drainage system maintenance programs are related to the individual properties and paid for by property taxes. This is the basis of the district General Fund. Furthermore, the district has argued that the number of USDA and State Lands parcels have left gaps in funding district programs for property related services; roads, stormwater and fire protection.

Over the years, regulations have changed, requirements have become more stringent, and customer service level expectations have evolved. Additionally, the district entered into grants and agreements to assume a broader stormwater role.

In 2022, the district selected Eastern Sierra Engineering to prepare the stormwater masterplan for the district. However, it was limited to planning for projects likely to be funded via grants or the general fund due to failing infrastructure. The concept was to start at the top and work downward in a pragmatic fashion addressing failed or failing infrastructure by identifying needs and packaging these suitable for grant submission or district funding consideration.

The district has addressed stormwater issues at the top of the watershed which were related to road projects during the past two years. Recently, the district sought a proposal for stormwater planning on the next level down the watershed. The board opted to modify the approach and left a degree of ambiguity regarding the future stormwater planning and project programming. The purpose of this item is to achieve clarity of direction regarding the stormwater program and use of general fund.

**INCLUDED:**

Fund impacted by above action:

- |   |   |
|---|---|
| <input type="checkbox"/> All Funds        | <input checked="" type="checkbox"/> Not a Budget Item |
| <input type="checkbox"/> Water Fund       | <input type="checkbox"/> Sewer Fund                   |
| <input type="checkbox"/> General Fund     | <input type="checkbox"/> Snow Removal Fund            |
| <input type="checkbox"/> Not Budgeted for | <input type="checkbox"/> Emergency Spending           |

**KINGSBURY GENERAL IMPROVEMENT DISTRICT  
AGENDA ITEM #14**

**TITLE: ADOPT PUBLIC INFORMATION POLICY**

For Discussion and Possible Action. Discussion and approve public information policy.

**MEETING DATE:** 19 December 2023

**PREPARED BY:** Mitchell S. Dion, General Manager

**RECOMMENDED ACTION:** Approve adopting policy ADM 3.5 Public Information Policy

**BACKGROUND INFORMATION:**

The district has been engaged in updating policies and procedures regarding the district administration and operations. Based upon records, it was undetermined whether the district previously had an adopted policy for public information. Last year the district adopted a framework for policies to be approved by the board of trustees and ADM 3.5 was designated for the Public Information Policy.

Having a public information policy is considered a best practice in AWWA, APWA and EPA guidance for small agencies, combined with the consideration of recent events by other regional agencies, a review of the policy was warranted. Therefore ADM 3.5 Public Information Policy was drafted for review and approval.

**INCLUDED:**

- (A) Draft ADM 3.5 Public Information Policy

Fund impacted by above action:

- |   |   |
|---|---|
| <input type="checkbox"/> All Funds        | <input checked="" type="checkbox"/> Not a Budget Item |
| <input type="checkbox"/> Water Fund       | <input type="checkbox"/> Sewer Fund                   |
| <input type="checkbox"/> General Fund     | <input type="checkbox"/> Snow Removal Fund            |
| <input type="checkbox"/> Not Budgeted for | <input type="checkbox"/> Emergency Spending           |

### **ADM-3.5 Public Information Policy**

#### **3.5.1**

The purpose of this policy is to establish guidance relating to the development and dissemination of information to the public on district matters.

#### **3.5.2**

The district endorses the principle of transparency and supports the dissemination of public information as a means of informing the public about the district’s mission, services, and operations; and as a means of promoting greater awareness of community issues which may be of interest to district customers. In addition to mandated communications such as the Consumer Confidence Report (CCR), public hearings or notices, the district endeavors to keep customers informed of topics relevant to the district by producing monthly billing messages and periodic bulletins or newsletters. The district will maintain a website which will routinely be updated with project information and other items deemed necessary or provide the public information and raise the level of awareness for district issues.

#### **3.5.3**

The district General Manager shall serve as the district Public Information Officer (PIO), unless otherwise designated. During emergencies or periods requiring communication with the public via the media, only the PIO will issue statements on behalf of the district. All team members will defer to the PIO when approached or asked for comments. Team members will report any media contacts to the PIO should they occur.

#### **3.5.4**

The PIO will participate in training as may be offered by the Risk Management Pool or other professional association which the district maintains membership. The PIO may be required to pursue other training as appropriate to meet the needs of the district.

#### **3.5.5**

When appropriate the PIO may opt to engage the media (or social media) to provide clarity of district positions or as a means to address misinformation which would reflect poorly upon the district without timely correction by the district. Written opinion pieces developed by the district for print media will be circulated for comment to the Chairman of the Board of Trustees prior to release to the media.

Revision:

Revision Date	Description or paragraph	Completed by



**MEMO TO:** Kingsbury GID Board of Trustees

**FROM:** Mitchell S. Dion, General Manager

**SUBJECT:** Management Report for the activities of November/December 2023

**Programs:**

Water – experienced one leak. This was on a steel line in the vicinity of Panorama Dr. This line was one of many identified in the 2002 Plan as “extremely deteriorated”. Third leak in this neighborhood in 5 years, only a couple homes are affected so has been a lower priority as we continue to work through the steel lines.

We have met with Grant Writing firm to perform the “needs assessment” attempting to align our needs with possible grants. It seems to have some limited potential related to our core programs. There are many Federal grants available from USDA, EPA, USACE, FEMA and State: NDEP. Mostly, these require a 50% match, so items that are not part of our core roles are not viable to pursue. It is unfortunate that some things we could get grants for are fully covered such as forestry management. Grants are available and our urban forest is a key community resource and significant contributor to water quality, but the grant match is just too much dilution of our basic jobs.

The EPA rules for lead and copper inventory will go into effect during Fall 2024, so completing an inventory and/or eliminating questionable service lines is needed. This may provide a mechanism to clean up a few of the many problems which resulted from the metering project. Particularly if master metered units have galvanized pipe on the customer service line.

Building 160 project hit a glitch. Our elevator installation has been postponed. The building official has confirmed that this will not hold up a temporary certificate of occupancy. We still anticipate moving on time, during February and being able to conduct our business without an unreasonable impact. We will likely use some overtime during the transition week to keep business and operations flowing. The contractor intends to make the building available for occupancy on 29 Jan 2024.

Budget for FY 25 is starting! Consistent with early board guidance, we intend on retaining Allison MacKenzie and will be scheduling the calendars to ensure timely labor agreement is completed.

**Customers:**

We have received several calls regarding the snow removal rates. Mostly expressing concern about increasing rates in light of their experience last year.

Frozen lines seem to be a bit more this year due to the lack of snow insulation. Recent warmer temperatures have reduced these calls.

**Associations and outside meetings:**

Attended League of Cities quarterly board meeting. First meeting for the new executive director. He seems to be charting a course for the league as a networking forum. I met with him and incoming

President to discuss Kingsbury interests and the Annual Conference which will be in Oct at the Tahoe Events Center. Kingsbury will be actively supporting this due to the hometown placement.

Trustee Yanish was appointed to fill the league seat in the State Private Activity Bond Council.

We have also been made aware of "First Amendment Audits" which has sprung up at a cottage industry, which provocateurs enter public agencies with cameras and microphones getting into employees' personal space in order to instigate an incident. The goal is to get kicked out and then seek damages for violations of their rights.... Sparks and Carson City were recently targets, the result for these agencies seems to be no fiscal damage just some negative social media posts.

**Water Resources:**

Currently, the lake is at 6,227.07 or about 4 feet above the natural rim (6223 ft). This is approximately 1/2 inch lower than a month ago. The maximum legal limit for the lake is 6229.1. The water year has started on less than normal trend for precipitation. The forecasts call for the opportunity for the weather to change during the end of December and beginning of January. While predictions are for a wetter than normal year, the longer range forecasts do not support that conclusion.

**Future Work/In Progress/Concerns/Heads up**

- Transition (moving) to the district Operations/Admin Center
- SCADA software replacement
- Finance and administration software replacement

# Residents petition county to take over TRE

Kurt Hildebrand

k.hildebrand@recordcourier.com

A petition signed by 325 registered Topaz Ranch Estates voters has been determined to be valid and to represent the 20 percent

required to seek a remedy from Douglas County commissioners.

Commissioners are scheduled to discuss the issue at their meeting on Thursday.

The district was having trouble maintaining its roads before it got

soaked last winter starting with a Tonopah Low that dumped 2 feet of snow in parts of the south Douglas community.

"The district's substantial infrastructure needs pose an immediate health and safety threat to the

residents," according to the county.

District trustees voted to ask that the district be taken over in September, but after mixed public comment, commissioners took no action.

**DISTRICT, 5**

## DISTRICT

From page 1

District trustees approved appointing a fifth member to replace former Chairman Brandon Taylor, but residents were already working on a petition that garnered 380 signatures.

The petition was file stamped Oct. 30 by the Clerk-Treasurer's Office which verified the number of registered voters who signed exceeded the required 268.

Under state law, if a fifth of the district's qualified voters sign a petition that the district is not being managed properly, commissioners have to hold a hearing to consider the petition.

Commissioners could take over, merge, consolidate or dissolve the district, file a petition for a receivership in district court or resolve that management and organization of the district remain unchanged.

The district has been overwhelmed by an estimated \$7.3 million in damage to its roads over the winter.

The district raises around \$217,000 a year in taxes to cover maintenance of its 26 miles of roads.

Just a 25-percent match for potential Federal Emergency Management Administration funds could amount to more than eight times the district's annual tax revenue.

Formed Sept. 7, 1971, the district has its own taxing authority and operates a water system and is responsible for roads within its boundaries. The five trustees are elected

from within its boundaries. According to the Clerk-Treasurer's Office the tax rate dedicated to the district is 85.46 cents per \$100 assessed valuation.

Another special district at the other end of Douglas County is also facing issues with its governance.

County commissioners are being asked to replace three trustees on the Elk Point Sanitation District because they don't actually live in Douglas County.

According to the county, none of the five have ever been elected and were appointed over time by the board as others dropped off.

Trustees Martin Bibb, Timothy Gilbert and Catherine Oyster are not registered to vote in the county and another trustee, Bradley Oneto was appointed in 2018, but didn't register to vote until March 2020.

A fifth member, Anne Harry, has been registered to vote since 2019 and was appointed by the other trustees in 2021.

Since a majority of the board wasn't qualified to serve or select new district trustees, the county will have to do something, which could include taking over the district board, merge, consolidate or dissolve the district.

According to the county, the Elk Point Country Club Homeowners Association has provided the names of residents willing to serve on the board.

Elk Point is one of several small districts at Lake Tahoe that have had trouble drawing candidates during elections.

MEMO TO: Mitch Dion, General Manager

FROM: Brandon Garden, Utility Operations Superintendent

SUBJECT: Operations Report for the meeting of December 19, 2023

Station 1	346 Eugene Dr.
Station 2	169 Terrace View
Station 3	176 Buchanan
Station 4	314 Andria
Station 5	403 Kimberly Brooke
Tank 6	481 Kimberly Brooke
Station 7	698 Kingsbury Grade
Tank 10 A&B	1640 Black Bear Run

**UTILITY OPERATIONS:**

Pressure reducing vault maintenance and exercising is taking place when weather allows.

Service lateral for 744 Gary Ln. was reported as frozen. The water crew spent many days trying to locate the frozen section of line. The frozen area was located next to the retaining wall on Kingsbury Grade that was installed as part of the rehabilitation of Kingsbury and had minimal earth coverage over the line allowing it to be overly susceptible to freezing. The line was thawed and more cover was established over the line to prevent freezing in the future.

A leak occurred on a 6-inch watermain on Panorama Dr. Crews cut out a wrinkle bend as a band would not be suitable for repair. Bend was replaced with a mechanical joint and coupled back to the watermain. Disturbance in the dead-end section of watermain during shutdown and recharging of the system created clarity issues when put back in service. The system was thoroughly flushed and brought back to normal.

The primary focus for the Road Crew members has been storm water issues, snow staking, and pothole patching throughout the district. These employees are progressing nicely and gaining more knowledge daily while also fitting in and embracing the culture of our district.

Connection permit inspections and reviews have slowed. Reviews currently in process are for upcoming projects next season.

Flow meter at Station 4 is no longer operational. Through troubleshooting the electrical components on the meter head that send data to the display panel and SCADA were found to be compromised and the head unit is not serviceable for repair, our meter vendor is seeking a direct replacement.

Annual fire extinguisher service is completed. There are multiple hydrants that are currently out of service. The crew and I are diligently working to get the needed supplies to put these back in service.

**VEHICLES and EQUIPMENT:**

Tire chains have been installed on all equipment. Equipment and personnel are ready for storms when they arrive.

Engine block heaters have been replaced on the stand-by generators at Station 2 and 4.

Small dump truck has been repaired and is being used regularly.

**TRAINING:**

Mike Edwards and Byran Moss attended trainings put on by Nevada Rural Water Association to acquire continued education units for their water certification renewals.

Jeff Wood and Michael Anstett received hands on training on the Tymco street sweepers and completed their NDOT Flagger Certifications.

**PROJECTS:**

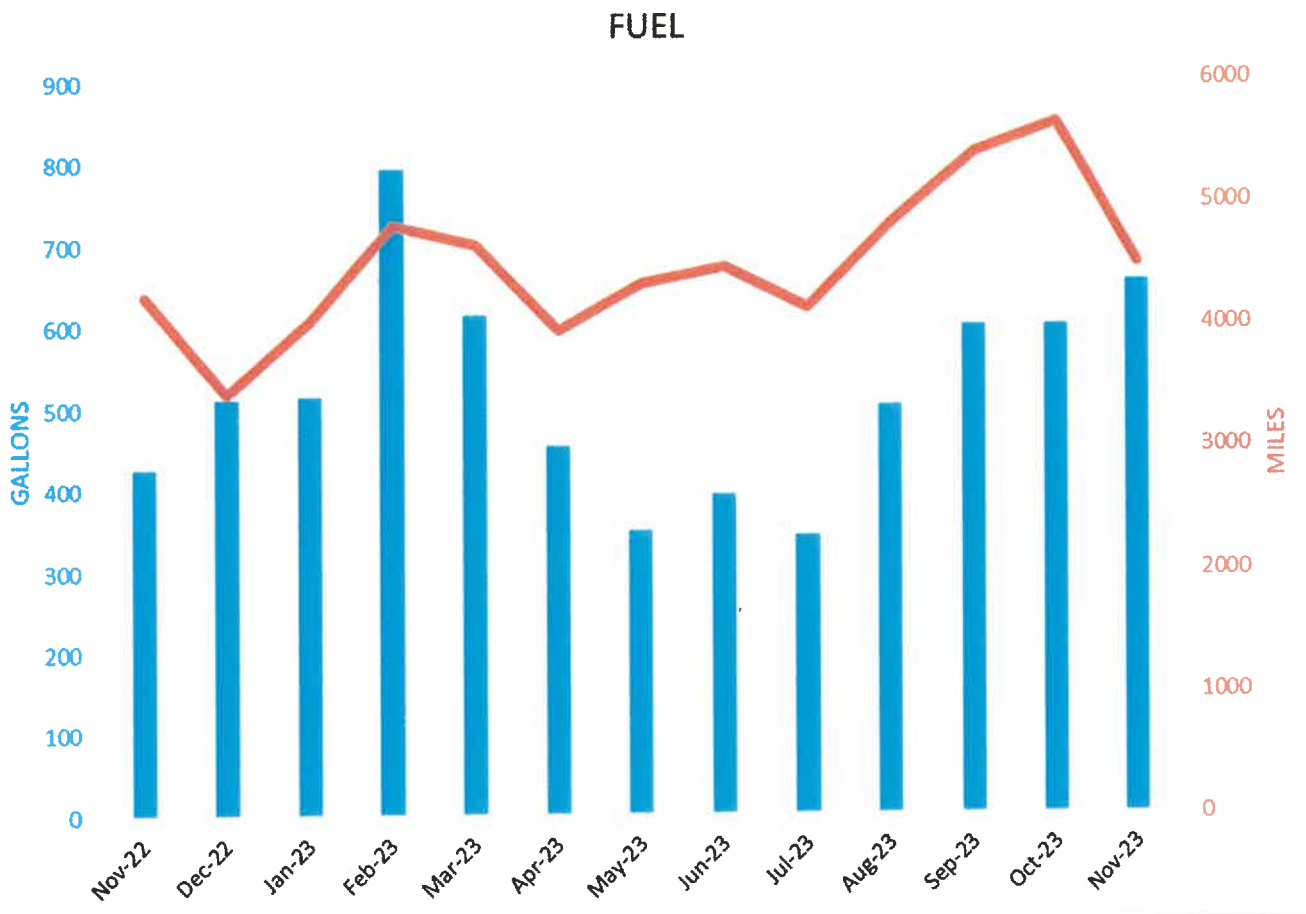
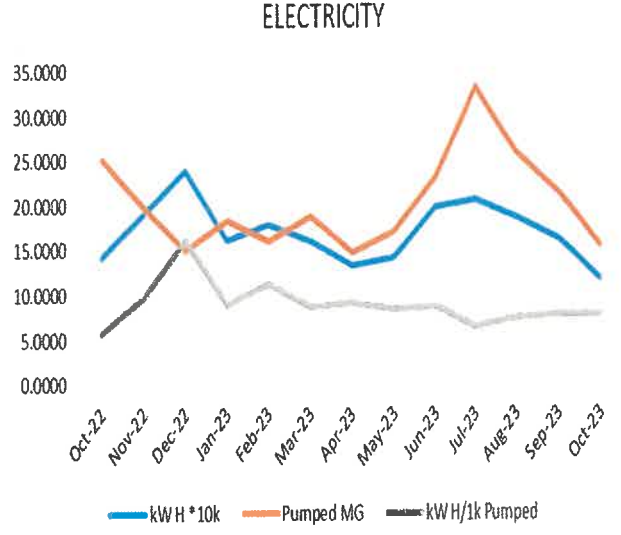
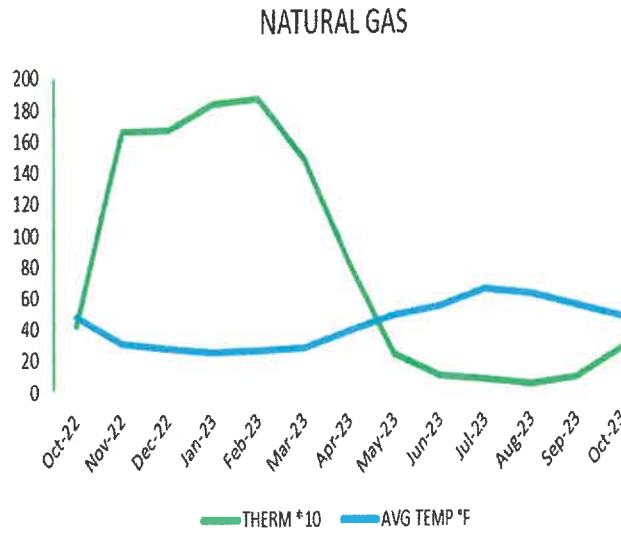
2024 Waterline and Road Project 60% design review is in progress.

30% design review has started for the Ponderosa Mobile Home Project.

**WATERLOSS:**

Month/ Yr	Finished Water	Plus Water From EWC	Plus Water From RHGID	Less Water To EWC	Net Water	Billed Water Cons	Water Loss	% Water Loss	Raw Water	Net Raw Water	Loss/Gain	% Water Loss
<b>YEAR</b>												
Jan-23	18,172,500	0	18,000	29,826	18,160,674	13,641,521	4,519,153	25%	15,060,000	15,048,174	1,406,653	9%
Feb-23	15,992,800	23,734	29,000	11,948	16,033,586	13,027,960	3,005,626	19%	14,230,000	14,270,786	1,242,826	9%
Mar-23	18,697,300	0	17,000	0	18,714,300	14,953,309	3,760,991	20%	16,480,000	16,497,000	1,543,691	9%
Apr-23	14,582,100	6,558	33,000	0	14,621,658	10,472,394	4,149,264	28%	12,750,000	12,789,558	2,317,164	18%
May-23	16,950,500	0	30,000	27,902	16,952,598	13,797,616	3,154,982	19%	14,380,000	14,382,098	584,482	4%
Jun-23	23,058,000	37,760	35,000	4,248	23,126,512	19,393,619	3,732,893	16%	20,210,000	20,278,512	884,893	4%
Jul-23	33,172,700	26,342	45,000	26,432	33,217,610	28,832,964	4,384,646	13%	29,010,000	29,054,910	221,946	1%
Aug-23	29,766,600	0	58,000	0	29,824,600	26,760,212	3,064,388	10%	26,860,000	26,918,000	157,788	1%
Sep-23	23,610,300	0	108,000	23,696	23,694,604	21,062,175	2,632,429	11%	21,320,000	21,404,304	342,129	2%
Oct-23	18,504,300	20,026	55,000	0	18,579,326	14,566,332	4,012,994	22%	15,280,000	15,355,026	788,694	5%
Nov-23	12,801,500	29,198	50,000	2,100	12,878,598	9,044,758	3,833,840	30%	11,350,000	11,427,098	2,382,340	21%
Dec-23					0		0	#DIV/0!		0	0	#DIV/0!
<b>TOTAL</b>	<b>225,308,600</b>	<b>143,618</b>	<b>478,000</b>	<b>126,152</b>	<b>225,804,066</b>	<b>185,552,860</b>	<b>40,251,206</b>	<b>18%</b>	<b>196,930,000</b>	<b>197,425,466</b>	<b>11,872,606</b>	<b>6%</b>
<b>Month/ Yr</b>	<b>Finished Water</b>	<b>Plus Water From EWC</b>	<b>Plus Water From RHGID</b>	<b>Less Water To EWC</b>	<b>Net Water</b>	<b>Billed Water Cons</b>	<b>Water Loss</b>	<b>% Water Loss</b>	<b>Raw Water</b>	<b>Net Raw Water</b>	<b>Loss/Gain</b>	<b>% Water Loss</b>
<b>YEAR</b>												
Jan-22	16,459,800	19,430	13,000	0	16,492,230	13,056,719	3,435,511	21%	14,120,000	14,152,430	1,095,711	8%
Feb-22	15,252,000	24,172	46,000	22,366	15,299,806	11,449,959	3,849,847	25%	13,320,000	13,367,806	1,917,847	14%
Mar-22	14,649,000	22,126	23,000	43,712	14,650,414	11,377,500	3,272,914	22%	13,000,000	13,001,414	1,623,914	12%
Apr-22	12,287,800	24,994	39,000	0	12,351,794	9,335,652	3,016,142	24%	10,790,000	10,853,994	1,518,342	14%
May-22	20,528,300	19,078	17,000	26,310	20,538,068	17,492,537	3,045,531	15%	18,030,000	18,039,768	547,231	3%
Jun-22	26,875,600	0	151,000	20,026	27,006,574	24,012,577	2,993,997	11%	24,440,000	24,570,974	558,397	2%
Jul-22	29,844,200	21,582	96,000	0	29,961,782	27,115,330	2,846,452	10%	28,350,000	28,467,582	1,352,252	5%
Aug-22	33,138,200	0	116,000	42,736	33,211,464	28,645,898	4,565,566	14%	29,590,000	29,663,264	1,017,366	3%
Sep-22	25,157,400	0	100,000	0	25,257,400	21,765,104	3,492,296	14%	21,750,000	21,850,000	84,896	0%
Oct-22	19,724,500	0	98,000	0	19,822,500	15,911,811	3,910,689	20%	16,930,000	17,028,000	1,116,189	7%
Nov-22	14,872,700	0	23,000	16,666	14,879,034	11,403,263	3,475,771	23%	13,260,000	13,266,334	1,863,071	14%
Dec-22	24,451,100	179,860	19,000	133,878	24,516,082	20,814,241	3,701,841	15%	22,530,000	22,594,982	1,780,741	8%
<b>TOTAL</b>	<b>253,240,600</b>	<b>311,242</b>	<b>741,000</b>	<b>305,694</b>	<b>229,471,066</b>	<b>212,380,591</b>	<b>41,606,557</b>	<b>18%</b>	<b>226,110,000</b>	<b>226,856,548</b>	<b>14,475,957</b>	<b>6%</b>

# ENERGY USAGE:



**MEMO TO:** Mitch Dion, General Manager  
**FROM:** Judy Brewer, Administrative & Human Resource Supervisor  
**SUBJECT:** Management Report activities of November 2023

**Rental Properties (298 Kingsbury)**

- Roof continues to need flashing and gutter repositioning
- Finalized an RFP soliciting custodial services for both, buildings 160 and 298
- Notified Property Mgr. that Black Tie Rentals is parking in the fire lane

**General Information**

- The Auditors completed close-out for FY 22/23
- Organizing boxes for retention etc. to be digitized
- Employee inhouse Christmas party was held on December 13<sup>th</sup>
- All Hands Meeting was attended by entire staff in November

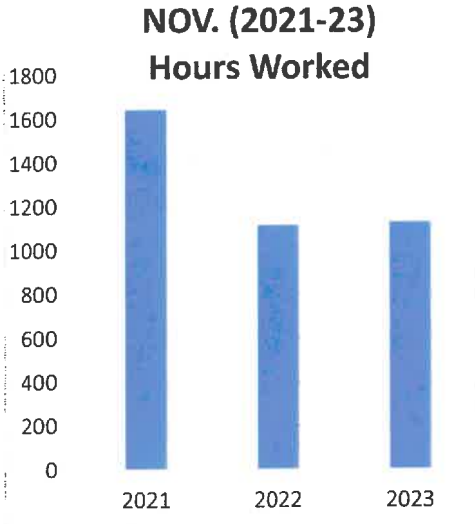
**Human Resources**

- Continued recruitment/interviewing for Engineering Technician, Admin. Financial Analyst, Water and Laborer positions
- Exploring possible outsourcing of payroll, billing, and accounts receivable
- Attend a Pool Pact roundtable monthly
- Drafting a purchasing procedure
- Completing a deep cleaning of all personnel files

**SERVICE REQUEST (NOV. 22 vs NOV. 23)**

Nov. 2022			Nov. 2023		
<u>REQUEST CODE:</u>	<u>COUNT:</u>	<u>AMOUNT:</u>	<u>REQUEST CODE:</u>	<u>COUNT:</u>	<u>AMOUNT:</u>
OFF/ON	1	100.00	OFF/ON	2	100.00
INSPECTION	8	0.00	INSPECTION	12	0.00
LEAK			LEAK	1	50.00
PROFILE	2	0.00	PROFILE	1	0.00
OFF	2	100.00	OFF	13	312.50
ESCROW	1	50.00	ESCROW		
ON	4	200.00	ON	3	150.00
CHANGE	1	0.00	CHANGE	1	0.00
NEW	1	0.00	NEW	1	0.00
REREAD			REREAD	1	0.00
TAMPER			TAMPER	2	500.00
PLUM			FROZ	1	61.25
SEWER			SEWER		
ON CALL			ON CALL	19	100.00
<b>TOTAL</b>	<b>21</b>	<b>450</b>	<b>TOTAL</b>	<b>57</b>	<b>1273.75</b>

**HOURS WORKED COMPARISON (NOV. 2021-2022-2023)**



**LIENS (DECEMBER 2023)**

**LIEN LIST DECEMBER 2023**

NAME	PROPERTY ADDRESS	APN #	CUST. #	CURRENT AMT DUE	DATE LIENED	EXP
LARRY & PAMELA HARRIS	313 TRAMWAY DR. #16	1319-30-520-017	1956	80,574.73	1/22/10-6/16/17-6/15/23	6/15/2029
THOMAS KASCHEK	759 BOULDER CT. #Q	1319-30-514-017	2076	86,877.11	10/24/12-6/16/17-6/15/23	6/15/2029
CONSOLIDATED PRACTICES	495 TRAMWAY DR. #12	1319-30-710-012	2095	85,677.09	10/24/12-6/16/17-6/15/23	6/15/2029
VIRGINIA TOY	165 IRWIN A & B	1318-22-02-096	489	40,234.69	9/20/16-9/16/22	9/16/2028
WILLIAM HANCPOL	302 GRIFFIN CT	1319-18-212-002	1218	8,758.46	3/26/21	3/26/2027
			<b>Total</b>	<b>342,294.61</b>		





# MEMORANDUM

TO: Mitchell S. Dion, General Manager, Kingsbury GID  
FROM: Matt Van Dyne, PE, Sr. Project Manager, DOWL  
DATE: December 11, 2023  
SUBJECT: Engineering Report for the Meeting of December 19, 2023

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## **GENERAL**

- Assisted with general service request items and general correspondence.

## **PROJECTS**

### **Task Order #33: Tahoe Beach Club Management/Observation Services**

- On-call construction observation will resume next summer.

### **Task Order #54: Sewer Master Plan**

- The introduction and executive summary have been prepared and the final master plan has been compiled for final submission.
- DOWL and the General manager are discussing a potential scope amendment to utilize the remaining budget for an exploration of alternatives to reduce energy usage.

### **Task Order #60: Survey Support for FY23 – FY 25 Water Main and Road Improvement Projects**

- FY23: Andria and Barrett (West)
  - Tasks complete for design.
- FY24: Tramway and Tina
  - Tasks complete for design.
- FY25: Maryanne and Barrett
  - Field work performed October 3<sup>rd</sup>.
  - Post processing and mapping underway.
  - Processing for design will be completed prior to the design task order that is anticipated June 2024.

### **Task Order #61: FY23 Water Main and Road Improvement Project**

- DOWL continues to work on project closeout tasks with the contractor and anticipates the project wrapping up next month.

### **Task Order #62: Palisades Sewer Lift Station Rehabilitation Project**

- DOWL continues to work on project closeout tasks with the contractor and anticipates the project wrapping up next month.

### **Task Order #64: FY24 Water Main and Road Repair/Replacement Project:**

- DOWL provided the 60% design submittal to Kingsbury GID for review and comment.
- Coordination with the geotechnical consultant will be made to gather supplemental information going into the 60%-90% design phases.

### **Task Order #65 – Ponderosa MHP Waterline Replacement Project**

- DOWL provided the 30% design submittal to Kingsbury GID for review and comment.

## MEMORANDUM

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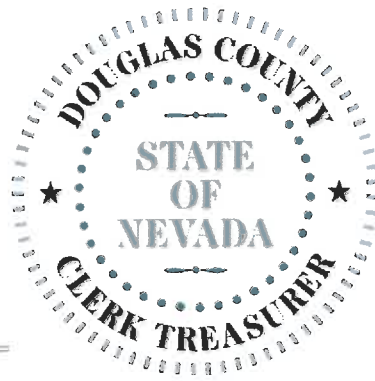
- The geotechnical consultant performed field investigations and will provide reporting materials to DOWL once complete to include in the 60%-90% design efforts.

### **Task Orders on Agenda**

- None

**AMY BURGANS**  
CLERK-TREASURER

1616 8<sup>th</sup> Street, Minden, NV 89423



**OFFICE OF ELECTIONS**  
PHONE: (775) 783-6095  
FAX: (775) 782-9016  
EMAIL: [elections@douglasnv.us](mailto:elections@douglasnv.us)  
[www.govotedouglas.com](http://www.govotedouglas.com)

Date: 11/20/2023

Kingsbury GID Trustees  
PO Box 2220  
Stateline, NV 89449

**Via Email**

[jnelson@kgid.org](mailto:jnelson@kgid.org)  
[mitch@kgid.org](mailto:mitch@kgid.org)

RE: 2024 Election GID Board Candidates

Dear Kingsbury GID,

In preparation for the upcoming 2024 election cycle our office has identified the following positions that will be up for election. Please review the positions and terms below and confirm the accuracy of our information or make corrections no later than 5:00 p.m. Monday, December 18, 2023.

Position	Currently held by
Board Trustee	Craig Schorr
Board Trustee	Jodie Nelson
Board Trustee	Natalie Yanish

If there has been any change to your board membership please let us know as it affects the positions up for election this cycle.

Candidate filing begins Monday, March 4, 2024 and ends Friday, March 15, 2024. Candidate filing information is available at [GoVoteDouglas.com](http://GoVoteDouglas.com) and fillable pdf forms will be posted as they become available.

Please let us know if you have any questions regarding this or any other election matter.

Best Regards,

A handwritten signature in blue ink that reads "Amy Burgans".

Douglas County Clerk Treasurer

## **Municipal Securities Rulemaking Board Rule G-10 Disclosure**

Pursuant to Municipal Securities Rulemaking Board Rule G-10 on Investor and Municipal Advisory Client Education and Protection, Municipal Advisors are required to provide certain written information to their municipal entity and obligated person clients which include the following:

- JNA Consulting Group, LLC is currently registered as a Municipal Advisor with the U.S. Securities and Exchange Commission and the Municipal Securities Rulemaking Board.
- Within the Municipal Securities Rulemaking Board (“MSRB”) website at [www.msrb.org](http://www.msrb.org), Client may obtain the Municipal Advisory client brochure that is posted on the MSRB website. The brochure describes the protections that may be provided by the MSRB Rules along with how to file a complaint with financial regulatory authorities.

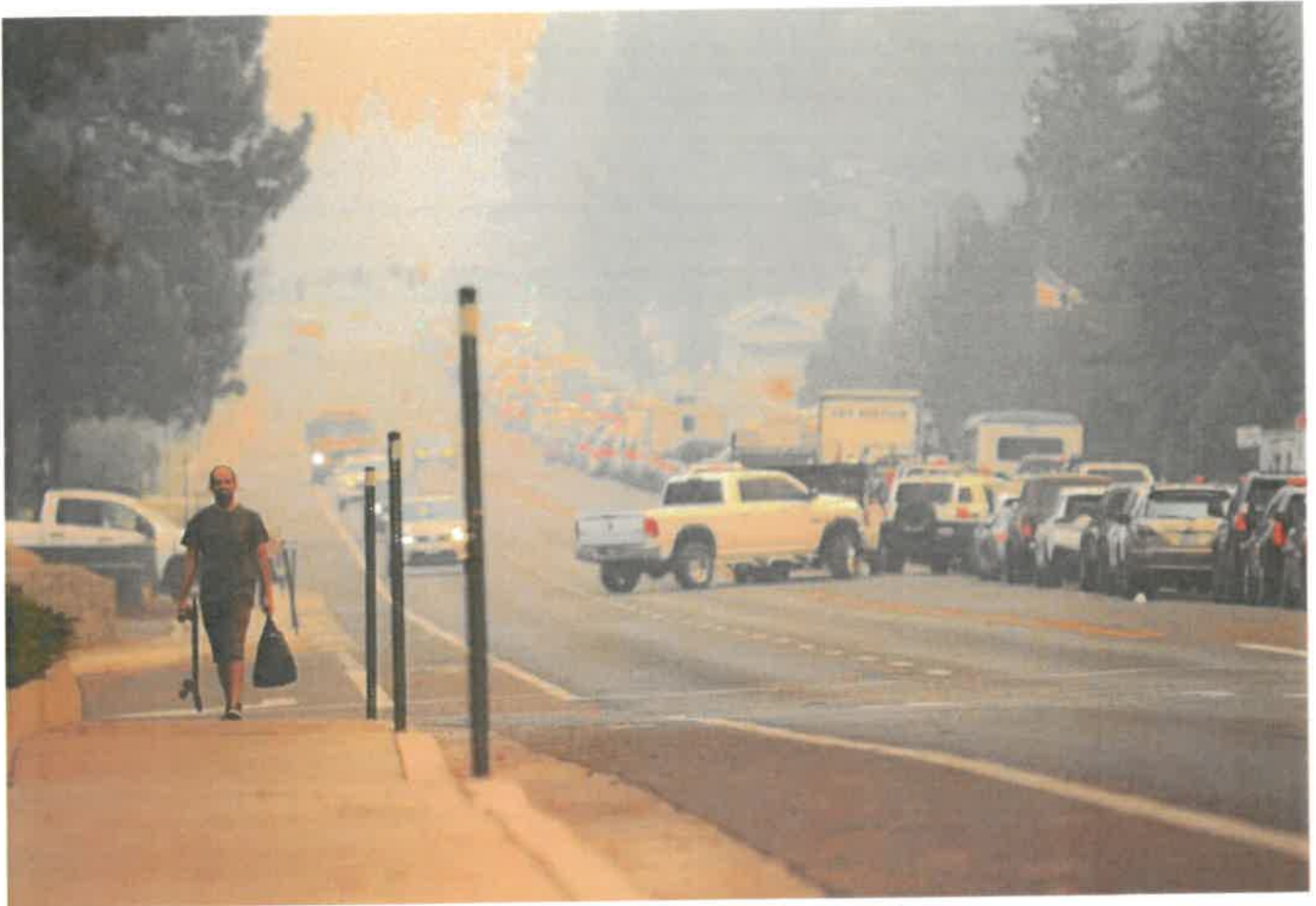
[Commentary](#)

## What's Changed in Tahoe Since 2012? Far more than TPRA admits



[Pamela Mahoney Dejedinos](#)

December 11, 2023 5:28 am



Traffic backed up on Hwy 50 as people evacuated ahead of the Caldor Fire in August, 2021. (Photo by Justin Sullivan/Getty Images)

Think about the past dozen years of your life. How much has changed? A few things, perhaps? It's hard to argue the world isn't markedly different.

Let's look closer to home. The size of Reno's [metro population](#), for instance, in 2012 was 415,000 people. Today, it's [531,000](#) and counting. The number of [building permits](#) issued since 2020 in Reno alone was 31,128.

Yet, the Tahoe Regional Planning Agency (TRPA) COO, staff and advisory planning commission want the public – incredibly – to believe that in 12 years nothing in Tahoe's environment has changed.

This assertion from the TRPA's recent meetings would be laughable if the implications for the Tahoe basin environmental health weren't so dire. TRPA executives and staff want to rely on a [simplistic environmental checklist](#) for transfers of land coverage, conversions of entitlements, transfers of development and extensive code amendments. In doing so, this will forever transform Lake Tahoe's environment.

As though inhabiting a parallel universe, the TRPA staff maintains that there will be 'no significant impacts' from its significant proposed amendments and that its 2012 Regional Plan Environmental Impact Statement reflects today's reality.

Let's recap a few of the changes:

- Lake Tahoe has been [warming at a record rate](#) of 0.3 degrees Fahrenheit a decade since 2012. Toxic [algae blooms](#) populate the shoreline.
- Climate headlines from the Tahoe Environmental Research Center in [November 2012](#) noted that rising temperatures foreshadow forests more susceptible to diseases and fires.
- In other sciences news, December 2012: [Scientists say Lake Tahoe area overdue for another earthquake.](#)

- In 2017, a [Tahoe Transportation District report](#) noted that in 2014 alone 24.4 million visitors entered the Tahoe Basin, equating to 9.4 million vehicles.
- The [Caldor fire](#) in 2021 burned nearly [222,000 acres](#), roughly the size of San Diego. Tahoe's wildland urban interface ([WUI](#)) double hazard zone risk is now [well documented](#). Confusion and horrors from Lahaina, Caldor and Paradise wildfire evacuations remain fresh.
- Pandemic visitation to Tahoe led to all-time highs in hotel and vacation [rental room revenue](#). Accompanying traffic [congestion](#) is awful summer and winter with [epic gridlock](#).
- Population growth surrounding the Tahoe basin continues to soar. To the west of us, Folsom, CA, plans to [add 11,000 homes](#) to accommodate some 30,000 people. Marketing materials extol easy proximity to Tahoe.
- In July 2023, a research team found Lake Tahoe's [lead levels](#) along with other [toxic materials](#) surpassed the EPA-approved limit by more than 2,500 times.
- Also in 2023, [the scientific journal Nature](#) revealed Lake Tahoe has higher concentrations of [microplastics](#) than some of the garbage patches swirling in the world's oceans.
- Invasive New Zealand [mud snails](#), anyone? They [made news](#) in August 2023.
- There are currently a dozen large-scale projects under way in the basin, but there has not been a cumulative analysis of their impact on the limited infrastructure.

These facts are just a sampling of what a curious citizen can find in a quick online search. Now pack into Tahoe still more new multi-story buildings, food trucks, tiny houses, and many [accessory dwelling units](#) with near non-existent parking requirements (who needs a vehicle in mountainous terrain, right?). All this and more are on the drawing board for the ecologically fragile Tahoe basin – all at the same time.

This story problem requires more than your average fifth grader (oh, and that's right, they weren't alive when the last full TRPA EIR was completed). So, you be the judge. From 2012 forward, with the above headlines and the new proposed buildings, related construction bottlenecks, people – let's [not forget pet waste](#) – and the parade of international visitors, do you think there might be some extra impact on the Lake, the surrounding habitats, and the Tahoe infrastructure?

If your answer is yes, then you must agree it's time for an updated comprehensive environmental impact review and some proper analysis before TRPA loosens up land use requirements and gives the greenlight to developers.

Imagine if all the goodies packed into TRPA's latest round of developer-friendly amendments to encourage more high-rise buildings and new dwellings were allowed, say, around the rim of the Grand Canyon.

While Lake Tahoe doesn't have the protection of a national park or national monument it is supposed to have protection from none other than the TRPA. This development juggernaut is so large and unpalatable a PR firm was hired to sell the plan to the public. (Doesn't a good idea sell itself? And wouldn't those funds be better used to clean up the trash around the lake?)

If unchecked, these extensive land use changes are just the start. Phase 1 began during the pandemic when most of us were busy trying to stay alive. We're in phase 2, but there's still time to demand that an updated environmental impact report be completed *before*, not after damage is done. TRPA's governing board [meets Dec. 13](#).

More than [450 pages of public comment](#) have come in so far. Let's continue to speak up for the lake. Learn [more](#) from one of [many](#) local [grassroots teams](#) united in [concern](#). Wouldn't sound environmental policy with local community involvement and support, and strong leadership that protects Lake Tahoe and its [fragile environment](#) be a better direction for the TRPA governing board? Let's say yes to that.

With the click of [this link](#) send a letter to the TRPA governing board and the state and federal officials with oversight and funding authority.

We don't want future generations to ask: what happened in 2023 and 2024? Why did TRPA further endanger the lake and allow developers to pave over more of paradise?

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