



**KINGSBURY GENERAL IMPROVEMENT DISTRICT BOARD OF TRUSTEES  
MEETING NOTICE  
AGENDA  
TUESDAY, DECEMBER 16, 2025**

A meeting of the Kingsbury General Improvement District Board of Trustees shall be held Tuesday December 16, 2025, at the district office (160 Pine Ridge Drive, 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.

Electronic copies of the agenda and supporting materials are also available at the following website: • State of Nevada Public Notices website: <https://notice.nv.gov/>

Remote attendance is welcomed. To offer public comment prior to the meeting, individuals may submit comments using the drop box located at the district office entrance, or email to the District Secretary.

- To provide public comment or attend the meeting by phone, **(669) 900-9128** - ID code **775-588-3548** passcode **5883548**. 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 invited 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&omn=89822436221>

Meeting ID: 775 588 3548 Passcode: 5883548

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**MISSION STATEMENT**

As a team, our employees and the 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 the district by calling 775-588-3548 at least one day in advance of the meeting.

ALL MATTERS ON THE BOARD AGENDA ARE SCHEDULED WITH POSSIBLE BOARD ACTION

## **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 comments 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, November 18, 2025.

## **NEW BUSINESS**

- 7. Discussion and Possible Action:** Appointment of a Qualified Elector to Fill a Vacancy on the Board of Trustees
- 8. Discussion and Possible Action:** Receive Audit Report and Accept the FY 2025 Financial Statement
- 9. Discussion and Possible Action:** 510 Laurel Lane Easement Request and Related Alternatives
- 10. Discussion and Possible Action:** Approve DOWL Task Order Number 73 KGID – TDFPD Operations Yard Storage
- 11. For Discussion and Possible Action:** Review and Receive Financial Statements, Quarterly-July/August/September 2025
- 12. Discussion and Possible Action:** Approve list of Claims, November 2025
- 13. Discussion and Possible Action:** Trustee Training and Development
- 14. Discussion and Possible Action:** Timing of Board Packet Distribution

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

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



**Kingsbury General Improvement District  
Board of Trustees**

*Ed Johns, Chair  
Cindy Trigg, Secretary/Treasurer  
Greg Felton, Trustee  
Sara Nelson, Trustee*

**MEETING MINUTES**

**ADJOURNED MEETING OF THE KGID BOARD OF TRUSTEES  
HELD AT 160 PINE RIDGE DR. STATELINE, NV ON NOVEMBER 18, 2025  
<https://kgid.org>**

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**The Meeting of the Kingsbury General Improvement District  
Board of Trustees was called to order at 5:01 p.m.**

**1. Call to Order**

**2. Pledge of Allegiance**

Chair Johns led the Pledge of Allegiance.

**3. Roll Call**

Trustee Sara Nelson, Chair Ed Johns, Secretary/Treasurer Cindy Trigg and General Counsel Chuck Zumpft, were all present in person. Trustee Greg Felton was present on Zoom.

Paul Corbani, Cynthia Mehiudin, Tahoe Chamber, Candice Michael, Patty Page and Jessica Grime were all present on Zoom.

Andrew Wilson, Bob Keller, Howard Steidtmann, Charlena Manchester, John Shearer, Jason Torres, Tobi Tyler, Jaime Lopez and Sara Lopez were all present in person.

**4. Public Comment**

Initial Public Comments can be heard at:

<https://kgid.org/board-meeting-recordings>

**Media Timestamp (07:36-8:50)**

**Media Timestamp (07:49-8:45)**

**Public Comments provided by Sandy Parks are as follows:**

Sandy Parks noted that she has been serving on this board for seven years. Once she sold her house on Pine Drive, she moved to Lake Village which Kingsbury GID provides water but doesn't provide sewer. Sandy has been told she will not be allowed to serve on the board anymore, so she thanked everyone and let them know, it's been a pleasure working with them.

**5. Approval of Agenda: For Possible Action:**

The full discussion related to item 5 can be heard at:

<https://kgid.org/board-meeting-recordings>

**Media Timestamp (11:11 – 12:57)**

The board outlined the agenda adjustments, including removing Item #10 and Item #11.

**M-11-18-25-1:** To approve the agenda as submitted/posted for Kingsbury GID Board of Trustees Meeting November 18, 2025.

Moved by Nelson

Seconded by Trigg

**YEAS:** Johns, Trigg, Felton, and Nelson

4

**NAYS:** None

0

Motion Passed

**6. Approval of Minutes: For Possible Action:**

The full discussion related to item 6 can be heard at:

<https://kgid.org/board-meeting-recordings>

**Media Timestamp (13:02 – 16:25)**

The minutes for September 16, 2025, had the incorrect spelling of Byran's name.

The minutes for October 21, 2025, Felton noted the issue of being paid for being present at a board meeting wasn't due to fairness as indicated in the minutes it was more to do with that we should be paid when only performing our duties.

**M-11-18-25-2:** To approve the minutes after the corrections for September 16, 2025, and October 21, 2025.

Moved by Trigg

Seconded by Nelson

**YEAS:** Johns, Trigg, Felton, and Nelson

4

**NAYS:** None

0

Motion Passed



## **NEW BUSINESS FOR POSSIBLE ACTION**

### **7. For Discussion and Possible Action: Election of Chair of the Board of Trustees.**

The full discussion related to item 7 can be heard at:

<https://kgid.org/board-meeting-recordings>

**Media Timestamp (16:29 – 23:45)**

Under the opinion of Counsel Zumpft he believes we need all our board positions filled. The appropriate way to do this is to have someone nominate a slate and pick them. You can have a vacant position temporarily until January although he doesn't understand the function of the wait. Trigg said that she is interested in filling the Vice Chair for one meeting until January so she can learn from the Chair Johns which would leave the Secretary/Treasurer position open. There was no interest in filling the open position of Secretary/Treasurer by other board members. Felton expressed he would be in favor of waiting until January to have the vacant seat filled.

**M-11-18-25-3:** To Approve election of Johns to be Chair of the Board of Trustees to complete the term until January 1, 2026.

Moved by Nelson

Seconded by Felton

**YEAS:** Johns, Trigg, Felton, and Nelson

4

**NAYS:** None

0

Motion Passed

### **8. For Discussion and Possible Action: Approve list of Claims, October 2025**

The full discussion related to item 8 can be heard at:

<https://kgid.org/board-meeting-recordings>

**Media Timestamp (24:04 – 26:15)**

**M-11-18-25-4:** Approve the list of claims starting with check # 65789 through check # 65875 for a total of \$773,672.55.

Moved by Nelson

Seconded by Trigg

**YEAS:** Johns, Trigg, Felton, and Nelson

4

**NAYS:** None

0

Motion Passed

**9. For Discussion and Possible Action: Appointment of a qualified elector to fill a vacancy on the Kingsbury GID Board of Trustees.**

The full discussion related to item 9 can be heard at:

<https://kgid.org/board-meeting-recordings>

**Media Timestamp (26.24 – 49.25)**

Nelson asked a couple of colleagues about one of the applicants which stated Grimes is an amazing community advocate and she comes from a place of logic not emotion and we would be lucky to have her serve on the Board. Felton asked what the process is to let the community know that there is an opening on the Board. Dornbrook explained that we sent a mass email and posted at the facilities where we post our agenda. Trigg asked if there was any possibility of having a committee to interview the candidates. The committee interviewing the candidates to be made up of Johns and Nelson then will bring their recommendations back to the board at the December 16<sup>th</sup> meeting.

**John Shearer** – Long time local and would love to be an active member on the board.

Currently runs (5) businesses and is a hard worker.

**Robert Keller** – In Tahoe for six years now. Doesn't have any conflicts that would interfere with his duties. Lots of experience with public contracts and dealing with all the details, coming up with cost effective solutions and would love to help Kingsbury GID.

**Staci Baker** – In Tahoe for over three decades and am very concerned about sustainability and community cohesiveness. My ability to combine sound science (as I do have a doctorate) with ethical reasoning allows me to address complex scenarios. I'm ready to make a meaningful impact by being on the Board and serving the community that I care deeply about.

**Jessica Grime** – Works for the Tahoe Chamber as the membership director. Works very closely with officials, public safety people, and elected officials in Douglas County, El Dorado and the City of South Lake Tahoe. Advocates to get information to the community since she moved to Lake Tahoe in 2016. She wants to be someone of service to have insight into any Kingsbury GID topics or balance and being an advocate for the community.

**M-11-18-25-5: Motion was made to include Nelson and Johns to be the committee to interview and bring suggestions for a qualified elector to fill the vacant Trustee position to the next board meeting on December 16, 2025, to be discussed by the board.**

Moved by Johns      Seconded by Nelson

**YEAS:** Johns, Trigg, Felton, and Nelson

4

**NAYS:** None

0

Motion Passed

**10. For Discussion and Possible Action: Recognition of Service – Trustee and Board Chair Sandy Parks (DELETED FROM AGENDA).**

**11. For Discussion and Possible Action: 510 Laurel Lane Easement Request and Related Alternatives (DELETED FROM AGENDA).**

**12. For Discussion and Possible Action: Amendment to Trustee Compensation Policy**

The full discussion related to item 12 can be heard at:

<https://kgid.org/board-meeting-recordings>

**Media Timestamp (49.30 – 1:01:20)**

Felton raised concerns about the existing trustee compensation policy, arguing that trustees should not receive payment for missed meetings. Kingsbury GID clarified that the law requires equal compensation for all trustees, regardless of attendance, and offered to conduct further research if the Board desired. The discussion highlighted differing opinions on whether trustees should be compensated at all.

**M-11-18-25-6: Motion was made to adopt resolution 2025-03.**

Moved by Nelson      Seconded by Trigg

**YEAS:** Johns, Trigg, Felton, and Nelson

4

**NAYS:** None

0

Passed

Motion

**13. For Discussion and Possible Action: Approve 2026 Calendar of Board Meetings and District Holidays**

The full discussion related to item 13 can be heard at:

<https://kgid.org/board-meeting-recordings>

**Media Timestamp (1:01:35– 1:15:20)**

Felton expressed a desire for the Board to receive the board packet earlier to facilitate better preparation for meetings. Kingsbury GID noted that while there is no legal requirement for packet timing, they could consider agendaizing a discussion on

establishing a policy for earlier distribution. The group also discussed the potential impact of changing the meeting date without the challenges of overlapping with other community meetings.

**M-11-18-25-7: Approved 2026 Board of Trustee Meetings and District Holiday Calendar as recommended.**

Moved by Nelson      Seconded by Trigg

**YEAS:** Johns, Trigg, Felton, and Nelson      4

**NAYS:** None      0

Passed      Motion

**14. For Discussion and Possible Action: Conduct the Six-Month Performance Evaluation of District General Manager Derek Dornbrook**

The full discussion related to item 14 can be heard at:

<https://kgid.org/board-meeting-recordings>

**Media Timestamp (0:00:06– 0:36:20)**

The six-month performance evaluation of District General Manager Derek Dornbrook was conducted, with Dornbrook presenting a self-evaluation that acknowledged both achievements and challenges. The Board discussed the N.A. designations in the evaluation, clarifying that they indicated a lack of information rather than negative assessments.

Board members recognized Dornbrook's efforts during a challenging transition and encouraged him to adopt a more assertive leadership style, emphasizing the need for data-driven decision-making and effective management of personnel. The Board expressed optimism for Dornbrook's continued growth and leadership in the future.

**M-11-18-25-7: Approved 2026 Board of Trustee Meetings and District Holiday Calendar as recommended.**

Moved by Trigg      Seconded by Nelson

**YEAS:** Johns, Trigg, Felton, and Nelson      4

**NAYS:** None      0

Passed      Motion

**BOARD OF TRUSTEES UPDATE – (not for possible action) Updates are intended to inform the Board and/or the public. The Board of Trustees will not deliberate or take action with respect to any of the reported items.**

The full discussion related to Items 1-6 can be heard at:

<https://kgid.org/board-meeting-recordings>

## **Media Timestamp (36:32 – 55:54)**

### **1. Board Member Reports**

Nelson mentioned that the sewer authority is losing a long-time employee and are looking for a replacement. Felton made a proposal last month regarding expressing his interest in having a semi-formal introduction to all the Kingsbury GID employees.

### **2. Engineering Report**

Dowl is closing out some of the road and water main projects by the end of this month. The rate analysis and Market Street preliminary reports will be distributed soon. Dowl will be present at the December 16<sup>th</sup> meeting and will provide more detail on the above items.

### **3. Management Reports**

Dornbrook: Announced we have officially hired Byran Moss as an Operations Superintendent. Currently transitioning to a new IT company. Continuing the public records request and updating by-laws in a more cohesive form. With the assistance of STPUD looking at grants and filling out applications.

Moss: Completion of Tramway Drive and Tina Court water line replacement project and made a punch list, sent to Dowl. Completed State and miscellaneous reports. Annual service has been performed on all districts fire extinguishers. The road crew trimmed trees and bushes along roadways.

### **4. Attorney Report**

Counsel reported the litigation has not been resolved. Presently the matter is proceeding through discovery. Whether it will be resolved prior to trial will be seen

### **Correspondence**

None

### **5. Long Range Calendar**

No changes as of now

### **6. Announcements and Final Public Comments**

Charlena Manchester: F&B feels Kingsbury GID needs to do some research into the ongoing litigation regarding the fire hydrant that was hit. The Kingsbury GID lawyers are blocking everything and it's just hanging out there preventing the case from being settled. Johns suggested that Charlena come to the office and speak to staff regarding the situation as the board can't respond to public comments.

Patty Page: Stated that Johns mentioned at the last meeting that slurry seal on the road was ripped up by snow removal and was wondering if that has been corrected. Nelson responded that unfortunately the board can't engage or debate on a public comment according to the NRS open meeting laws, but she is

welcome to engage with the district staff as they can answer that question, just not in a meeting.

7. **ADJOURNMENT (for possible action)**

The meeting of the Kingsbury GID Board of Trustees adjourned at 7:11 PM.

Respectfully submitted,

Attest:

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Ed Johns, Chair

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Cindy Trigg, Secretary

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

### **TITLE: DISCUSSION AND POSSIBLE ACTION REGARDING APPOINTMENT OF A QUALIFIED ELECTOR TO FILL A VACANCY ON THE BOARD OF TRUSTEES**

**MEETING DATE:** 16 December 2025

**PREPARED BY:** Derek Dornbrook, General Manager

#### **RECOMMENDED ACTION:**

Staff recommends that the Board of Trustees review the two finalists selected by the Trustee Selection Committee and appoint one candidate to fill the vacant Trustee position in accordance with NRS 318.090. The finalists are **Jessica Grime** and **John Shearer**.

#### **BACKGROUND:**

Trustee Sandy Parks vacated her position on the Kingsbury General Improvement District (KGID) Board of Trustees effective November 10, 2025 due to relocation outside district boundaries. In accordance with NRS 318.090(5), a vacancy on the board must be filled by a qualified elector of the district chosen by the remaining members of the board.

The General Manager publicly noticed the vacancy and solicited letters of interest from qualified electors within the district, establishing a submission deadline of **November 21, 2025, at 5:00 p.m.** A total of seven qualified electors submitted letters of interest and were interviewed in the following order based on their stated availability:

- Jessica Grime
- John Shearer
- Robert Keller
- Martin Crawford
- Staci Baker
- Brian Rippet
- Anthony Cruz

The Trustee Selection Committee, consisting of Trustees **Sara Nelson** and **Ed Johns**, conducted interviews with all seven candidates on December 2, 2025. After careful consideration and deliberation, the Trustee Selection Committee identified **Jessica Grime** and **John Shearer** as the two finalists recommended for Board review and appointment.

#### **INCLUDED:**

- A. Letters of Interest from Qualified Electors
- B. Interview Questions

**Fund impacted by the above action:**

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



Jessica Lynn Grime  
305 Andria Dr, Stateline, NV  
Jessica.Lalbee@gmail.com  
650-270-8999

November 13, 2025

Kingsbury General Improvement District  
Board of Trustees  
160 Pine Ridge Dr.  
Stateline, NV 89449

**Re: Letter of Interest – Appointment to the KGID Board of Trustees**

Dear Members of the Kingsbury General Improvement District Board of Trustees,

I am writing to express my interest in being considered for the vacant Trustee position on the Kingsbury General Improvement District Board. As a long-time community advocate, Stateline resident, and regional chamber leader, I am deeply committed to supporting the responsible governance, operational integrity, and long-term sustainability of the Kingsbury service area. My professional experience, collaborative leadership style, and personal commitment to public service align strongly with the expectations and responsibilities of a Trustee.

In my role as the Membership Director for the Tahoe Chamber—serving Douglas County, El Dorado County, and the City of South Lake Tahoe—I consistently work at the point where government, community needs, and business interests intersect. I engage daily with elected officials, agency partners, and organizational leaders on issues related to infrastructure, transportation, public safety, economic development, and regional planning. Acting as a convener and advocate, I help ensure that conversations across jurisdictions remain collaborative, productive, and aligned with the needs of residents and businesses. This exposure provides a broad, well-rounded understanding of government affairs across both Nevada and California and how policy decisions impact the South Shore community.

My background also includes direct experience with policy development and organizational governance. From 2021 to 2024, I served on the Board of Directors for Vista Rise Collective (formerly Live Violence Free), where I participated in revising and approving bylaws, strengthening procedural frameworks, and supporting responsible and ethical leadership practices. Working closely with fellow board members and executive leadership helped refine my ability to balance transparency, strategic direction, and accountability—skills essential for contributing effectively to a public board such as KGID. Within the Tahoe Chamber, I continue to play an active role in shaping program policies, evaluating organizational processes, and participating in decision-making.

Financial oversight is a substantial part of my current work, and I approach it with diligence and long-term thinking. I manage budgets, program revenues, contracts, and operational costs across multiple Chamber initiatives to ensure financial stability and responsible

resource use. Additionally, as a former small business owner from 2022–2025, I gained firsthand experience with financial decision-making, sustainability planning, and the realities of managing limited resources to meet long-term goals. This combination of nonprofit and entrepreneurial experience strengthens my ability to review financial reports, assess expenditures, and contribute thoughtfully to the fiscal stewardship required of a Trustee.

My leadership experience spans both established organizations and early-stage environments where I helped build systems, develop team culture, and strengthen operational workflows. At the Tahoe Chamber, I help ensure that programs, events, membership services, and daily functions operate smoothly and effectively. I regularly collaborate with executive leadership, volunteers, and community partners to achieve shared objectives while maintaining the professionalism, clarity, and responsiveness expected of a public-facing organization. I believe this background prepares me to work constructively and respectfully with KGID's General Manager and staff.

Community service is at the heart of my personal life as well. Since moving to South Lake Tahoe, I have been an active volunteer and contributor to community initiatives—from supporting Vista Rise Collective, to helping launch Whittell High School's first swim team for the 2026 Spring season, to building partnerships and programs through the Tahoe Chamber. I am passionate about ensuring that the community's needs, concerns, and overall wellbeing remain a top priority for me both personally and professionally.

My work also frequently involves coordinating with operational partners and public agencies through event planning, community coordination and partnerships. Navigating permitting processes, understanding infrastructure impacts, and working within regulatory frameworks are familiar aspects of my job. These experiences have helped me develop a practical understanding of how essential services—water, wastewater, roads, and drainage—affect daily life and how important clear communication and thoughtful planning are to successful community operations.

I would be honored to bring my experience, perspective, and commitment to the Kingsbury General Improvement District Board of Trustees. I am confident in my ability to contribute constructively, collaborate effectively, and support the District's mission of serving residents with professionalism, transparency, and long-term vision. Thank you for considering my interest. I welcome the opportunity to discuss my qualifications further and to serve our community in this important capacity.

Best,

  
Jessica L. Grime

## Derek Dornbrook

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**From:** John Shearer <johnshearer9498@gmail.com>  
**Sent:** Monday, November 17, 2025 6:46 PM  
**To:** Derek Dornbrook  
**Subject:** Subject: Letter of Interest – KGID Board Seat (John Shearer)

Dear Chair Parks and Members of the Board,

Please accept my letter of interest for the open Board seat on the Kingsbury General Improvement District (KGID). As a long-time Lake Tahoe resident and active member of the community, I would be honored to contribute my business, construction, and environmental experience to the Board.

I have spent decades owning and operating several Tahoe-based businesses, including Tahoe Sport Fishing, Tahoe Snowmobiles NV, Lake Tahoe Boat Company, and WinterWonderland Ski Shop. My responsibility in these operations includes budgeting, capital planning, equipment and fleet maintenance, regulatory compliance, staffing, and customer relations.

I am also the founder of Marine Research and Education Inc. (established in 1997), a nonprofit focused on environmental education and stewardship within the Tahoe Basin.

My construction and property rehabilitation work includes renovating and upgrading both residential homes and commercial buildings across the Tahoe region. These projects have strengthened my understanding of infrastructure, utilities, drainage systems, water service needs, permitting challenges, and long-term maintenance — all areas that relate directly to KGID's responsibilities.

I would welcome the opportunity to support:

- Fiscal responsibility and long-range planning
- Infrastructure reliability and proactive maintenance
- Environmental stewardship

- Transparent, effective community engagement

Thank you for your consideration. Please feel free to contact me at 530-308-8600 or [JohnShearer9498@gmail.com](mailto:JohnShearer9498@gmail.com).

Respectfully,

John Shearer

146 Palisades Dr.

Stateline, NV 89449

Robert B. Keller, P.E.  
295 East Peak Loop #2 / PO Box 4453  
Stateline, NV 89449  
[bkellerpe@gmail.com](mailto:bkellerpe@gmail.com) / (503) 553-9592

November 17, 2025

Kingsbury General Improvement District  
PO Box 2220  
Stateline, NV 89449  
[derek@kgid.org](mailto:derek@kgid.org).

Re: Letter of interest for Kingsbury GID Board

Dear Kingsbury GID Board Members:

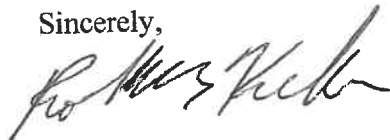
I am submitting this letter and attached resume, seeking to fill the vacancy on the KGID Board of Trustees. I am qualified to serve as a Trustee as I am a homeowner and fulltime resident of this District. I am a Professional Engineer with more than 35 of years of experience. My background provides me the basis to serve as a Trustee in order to make our community a better place.

I am a licensed Professional Engineer in Nevada and California. I have been licensed since 1991, and I have held licenses in 24 states over the course of my career. I have also worked on projects in Canada and Australia.

My experience includes working on a bridge project where we reinforced the existing sub structure and preassembled the new bridge prior to removing the old bridge. This allowed for the old bridge to be removed and the new one installed in one day. This planning and execution reduced the full closure of the road to one day. The goal is to minimize impact on the local residents. This takes a team devoted to best practices and fiscal responsibility.

I moved to Tahoe Village in August of 2019. Because my career has often been tied to civil engineering and public projects, I can bring an analytical ability to understanding the district's needs. I am enthusiastic at the prospect of using my experience to serve my community to make it a better place to live and work.

Sincerely,



Robert B. Keller, P.E.



**Robert B. Keller, P.E.**  
295 East Peak Loop #2 / PO Box 4453  
Stateline, NV 89449  
[bkellerpe@gmail.com](mailto:bkellerpe@gmail.com) / (503) 553-9592

## **PROFESSIONAL ENGINEER**

- Licensed professional engineer since 1991, currently licensed in Nevada and California.
- Past Member of AF&PA NDS Subcommittee, and AITC Structural Subcommittee

## **EXPERIENCE**

- Wood Research and Development Jefferson, Oregon (2/2012 – 12/2019)  
As a senior engineer for this small company, I designed vehicle and pedestrian bridges. Our specialty was rehabilitation of wood piling and beams with high strength fibers. I also designed steel building components, concrete footings and abutments. I am proficient with the structural analysis program MultiFrame, and other software including Word, and Excel.
- Chinook Ventures, Inc. Longview, Washington (1/2009 - 9/2010)  
As the engineer for this private port facility, I was responsible for design calculations and permit packages for conveyors, trusses, and a 2.1 million gallon storage tank. The projects included inspection and analysis of existing structures along with designing new components.
- Western Wood Structures, Inc. Tualatin, Oregon (12/2002 - 11/2008)  
As a senior engineer for this small integrated company, I was responsible for designing timber trusses, vehicular and pedestrian bridges. As with my WRD position I also designed steel building components, concrete footings and abutments. I used the finite element program SAP2000, and other software including Lpile, Woodworks, and Excel.

- Willamette Industries, Inc. Woodburn, Oregon (10/1987 to 11/2002)

I worked with a variety of engineered lumber products, including I-joists, laminated veneer lumber, and Glu-Lam beams.

- Duties included:

Chair software task group for engineered wood products design.

Research and develop engineered wood products design properties.

Investigate damaged wood products.

Assess field problems and design solutions to maintain or regain structural integrity.

Lead Engineer for technical support team that supports a nationwide distribution network.

Manage the shop drawing department.

Obtain evaluation reports from national code agencies.

- TMI Structural Systems, Inc. Tualatin, Oregon (4/1986 – 10/1987)

Designed I-joists in commercial buildings until the company was purchased by Willamette Industries in 1987.

- Raymond R. Beckwith, AIA Oregon City, Oregon (8/1984 to 11/1985)

I designed and detailed large custom homes. The designs included gravity, wind, and seismic calculations, emphasizing accurate structural details.

## **EDUCATION**

Oregon Institute of Technology Klamath Falls, Oregon

BS Civil Engineering Technology, May 1984

Minor in Structural Engineering Technology



## Derek Dornbrook

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**From:** martin.crawford managementmc.com <martin.crawford@managementmc.com>  
**Sent:** Tuesday, November 18, 2025 3:59 PM  
**To:** Derek Dornbrook  
**Subject:** Empty KGID board position

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Derek,

This is Martin Crawford. I am interested in the open position. I know Sandy well and Darya. I have been in the water and wastewater business for over 30 years. I owned a company that sold products to wastewater facilities. I have visited and worked at over 100 water and wastewater treatment plants. I was part of the disinfectant by-laws and help develop UV disinfection for crypto and giardia in activation.

I have a degree in chemistry and an MBA.

Let know if you need anything else.

Martin Crawford  
MC Management  
PO Box 4859  
Stateline, NV 89449  
707-290-7913



## MARTIN J. CRAWFORD

P.O. Box 4859 – 114 Cypress Way  
Stateline, NV 89449  
Phone: 775-588-4171  
Fax: 775-586-8501

**Education:** 1976 – 1980      Central State University      Edmond, OK  
*Bachelor of Science – Chemistry*

1980 – 1983      Oklahoma State University      Stillwater, OK  
*Worked on Master of Science – Chemistry did not complete*

1979 – 1984      Central State University      Edmond, OK  
*Worked on Bachelor of Science – Computer Science did not complete*

1989 – 1991      Golden Gate University      San Francisco, CA  
*Master of Business Administration*

### Professional

**Experience:** 1980 – 1987      Kerr McGee Corporation      Various locations

- i. *Head Chemist* – Crescent, OK – Worked on a DOE funded research project testing coal liquefaction processes.
  - a. Developed and performed testing methods to support research needs.
- ii. *Analytical Chemist* – Edmond, OK – Worked in corporate technology center.
  - a. Supported all of the companies' analytical needs and worked on special projects.
- iii. *Plant Chemist* – Trona, CA – Worked for at large soda products manufacturing plant.
  - a. Supported analytical needs and performed chemical engineering assignments for manufacturing plant.
- iv. *Sales Representative* – Pleasant Hills, CA – N. California and Pacific N.W. sales representative for soda products division.
  - a. Responsible for \$100M in sales for territory
  - b. Increased sales and margin every year
  - c. Developed new distribution channel to increase profit and sales

1987 – 1990

General Chemical

Suisun City, CA

*Market Development Engineer* – Worked out of home office for newly formed water chemicals group for the West coast.

- a. Responsible for introduction of new water treatment chemicals (polyaluminum chloride and alum blends) for paper mills, and the municipal and wastewater markets.
- b. Increase yearly sales from \$0 to \$1M
- c. Introduced three new products to marketplace

1990 – 1993

Simplot

Lathrop, CA

*Product Manager* – Worked as a product manager for industrial chemical markets for the Minerals & Chemicals Division.

- a. Responsible for product manufacturing, raw material purchases, inventory and production scheduling.
- b. Developed packaging and introduced product line into retail locations.

1993 – 2000

Solarchem/Calgon Carbon

Suisun City, CA

- i. *Sales Engineer* – Worked for Toronto based UV company.
  - a. Responsible for selling UV/Oxidation equipment on West coast to remediation and drinking water markets.
  - b. Top salesmen all three years.
- ii. *Sales Manager* – Worked for Toronto based UV company until sold to Calgon Carbon.
  - a. Responsible for five salesmen located throughout the U.S. and Canada.
  - b. Increase market share every year.
- iii. *Sales Manager* – Worked for Calgon Carbon as sales manager for remediation and municipal markets.
  - a. Responsible for six salesmen located regionally throughout the U.S.
  - b. Marketed and sold carbon, carbon equipment, UV/Oxidation and ion exchange technologies.
- iv. *Director of Perchlorate Sales* – Headed new market group for the perchlorate/nitrate removal for municipal market.
  - a. Developed new product for perchlorate/nitrate treatment.
  - b. Responsible for \$2M R&D budget, marketing group and sales team.
  - c. Developed strategic and marketing plans to capture 80% market share of \$110M market.
  - d. Realized sales of \$30M in two years.
- v. *Director of Municipal Sales* – Headed up sales for all of Calgon's products into the municipal market.

- a. Responsible for five regional salesmen and a network of 18 product agencies.
- b. Worked on the development of UV disinfection for drinking water market (Sentinel) and wastewater market (Aurora).
- c. Developed real-time computer based forecasting system.
- d. Responsible for \$20M in annual sales.

2000 – 2001

Cameron Environmental

Vacaville, CA

*Director of Marketing and Business Development* – Headed new position to look at increasing existing product sales while developing new products and business opportunities.

- a. Responsible for development of two new products in three months.
- b. Increase sales by 30% from previous year.
- c. Developed sales into the municipal market.

2001 – 2011

Bay Products, Inc.

Stateline, NV

*President* – Started and operated company that sells air treatment equipment into the municipal wastewater market.

- a. Designed and sold odor control equipment for municipal wastewater operations.
- b. Performed site installation support, system startup, airflow balancing, and performance testing.
- c. Managed complete operations of the company including administration, financial, marketing, sales, production and installation.

Sold Company in 2010

2011 – Present

MC Management

Stateline, NV

*President* – Providing consulting, site service and inspection in the municipal water and wastewater market.

- a. Provide engineering consulting services for design of odor control systems and air extraction ductwork.
- b. Performed site installation support, system startup, airflow balancing, and performance testing.



## QUALIFICATIONS

Martin Crawford is founder and former president of Bay Products. After receiving a Bachelor of Science degree from Central State University in 1980, Mr. Crawford has held Applications Engineering, Sales, as well as Product Development and Management positions at several Water and Wastewater Treatment Equipment Manufacturing companies.

Martin Crawford has been performing seminars, papers, training, and instruction on odor control systems for over the last 25 years. He has also been involved with the start-up and servicing of many of the current installations.

List of projects worked on (design/built/started up/performance tested):

City of Tulsa  
Tulsa, OK

Chicago Metro Water Reclamation District  
Stickney Plant  
Cicero, IL

Chicago Metro Water Reclamation District  
North Side Plant  
Skokie, IL

Burbank Public Works  
Burbank, CA

Georgia Public Works  
Fayetteville, GA

Alexandria Sanitation Authority  
Alexandria, VA

Central Avenue Sewage Treatment Plant  
Burlington, NJ

Windsor WWTP  
Windsor, CA

Water Authority of Dickson County  
Dickson, TN

Roseburg WWTP  
Roseburg, OR

McKinney WWTP  
McKinney, TX

Fort Wayne Utilities  
Fort Wayne, IN

Southwest Bremerton  
Residential Sewer Extension  
Bremerton, WA

NYCDEP Sewage Infrastructure Program &  
Roxbury, NY

Pumping Station



Cedar Hill, TX

Sewer & Water System (Improvements)  
Roxbury, NY

East Lift Station  
Gardner, KS

Southside Sanitary System  
Heath, TX

Bay Point Water and WW System Imp.  
Key West, FL

West Sacramento Force Main  
West Sacramento, CA

Denver Metro WW Reclamation District  
Central WWTP  
Denver, CO

Sewage Pump Station 2A  
Gig Harbor, WA

Town of Essex, MA Pump Stations  
Various locations

Fort Worth Water Department  
Greenway Lift Station  
Fort Worth, TX

Mineral Point WWTP  
Mineral Point, MO

Oak Point Lift Station  
Oak Point, TX

Pump Station 11  
Acton, MA

Arlington WWTP  
US Hwy 70  
Arlington, TN

Panorama West Pump Station  
Bonney Lake, WA

Fishers WWTP

Fishers, IN

CSO Equalization Facilities  
Greensburg, PA

Winter Street Pump Station  
Upper Providence, PA

Greenwood Drive LS  
Twinsburg, OH

Raceway Sewer Pump Station  
Vista, CA

OSHU Block 25 WWTP  
Portland, OR

Douglas WWTP  
Pikeville, KY

Colorado Drive Lift Station  
Irving, TX

Stoutland Sanitary Sewer System  
Stoutland, MO

City of Bellevue  
Bellevue, WA

San Diego Pump Station 50, 59, & 49  
El Cajon, CA

Elsinore Valley Municipal Water District  
Lake Elsinore, CA

Peaceful Place Lift Station  
Phoenix, AZ

East Lift Station  
Gardner, KS

Sarival Lift Station  
Tempe, AZ

Palmetto WWTP  
Palmetto, GA

Postville WWTF

Postville, IA

River Forest Pump Station  
Chicago, IL 60804

Pump Station #12  
Bellevue, WA

Saw Creek WWTP  
Bushkill, PA

Vista Grande HS  
Casa Grande, AZ

Eagle Mountain Water Reclamation Facility  
Eagle Mountain, UT

Concord Wastewater Treatment Plant  
Concord, MA

Wastewater Treatment Plant  
Greene County, NY

Hinsdale Combined Sewer Overflow  
Hinsdale, IL

Air Ejector Replacement Project  
James City, VA

Waverly Beach Park Lift Station  
Kirkland, WA

Cottages at Governor's Landing  
Knoxville, TN

Wastewater Pump Station  
Lenoir City, TN

Edgemore Sanitary Sewer  
Lake Worth, TX

Chopticon High School Wastewater Treatment Plant  
Morganza, MD

Chevron Albuquerque Asphalt Terminal  
Albuquerque, NM

Harding Street Siphon

Indianapolis, IN

LaGrange WWTP  
LaGrange, IN

Steuben Lakes RSD  
Angola, IN

Rainbow Valley WRF  
Goodyear, AZ

Soos Creek WSD  
Kent, WA

Castle Rock WWTP  
Castle Rock, WA

Rainbow Valley WRF – Phase 1  
Goodyear, AZ

Win River Casino  
Redding, CA

Skyridge WWTP  
Tuscaloosa, AL

Lift Station (Jasmine Circle)  
Waycross, GA

Kaiser Road Wastewater Pump Station Improvements  
Olympia, WA

Wastewater System Improvements  
Spring City, TN

Twinsburg Glenwood Drive Sewer Odor Control  
Twinsburg, OH

Klineline Force Main – Segment 13  
Vancouver, WA

Ashland City Wastewater Treatment Plant  
Ashland City, TN

Carlton Oaks Siphon Replacement  
Santee, CA

Pumping Station

Cedar Hill, TX

New York Creek Lift Station Expansion  
El Dorado Hills, CA

Winding Creek & Smock Creek Lift Station  
Fishers, IN

Wastewater Collection System  
Highland, OH

Jackfish Bay Sanitary Sewer Collection System  
International Falls, MN

Fairwood Interceptor Phase 2B Microtunneling  
King County, WA

KUB-Ginnbrooke and Power Park Pump Station  
Knoxville, TN

KUB-Kinley's Canyon Pump Station  
Knoxville, TN

KUB-Ellistown Road Pump Station  
Knoxville, TN

Wastewater Pump Stations  
Knoxville, TN

Riverview Park Apt, Lift Station  
Clarkrange, TN

Wastewater Pump Station (Washington Pike/Roberts Rd.)  
Knoxville, TN

Pump Station Upgrade (Hog Mountain)  
Lawrenceville, GA

City of Leander Texas Offsite Utilities Odor Control  
Leander, TX

Aeration Basin Inlet Channel Odor Control Project  
Longmont, CO

Wastewater Treatment Facility Upgrade  
Middletown, VA

OHSU Block 25 WWTP

Portland, OR

Winter Street Pump Station  
Upper Providence Twp, PA

Greenwood Pump Station  
Shawnee County, KS

Metropolitan Syracuse WWTP  
Syracuse, NY

Pump Station (Part A)  
Topeka, KS

2006 Vernonia Wastewater Treatment Plant  
Phase I (Upgrade)  
Vernonia, OR

Clinton River Pump Station 21-1 Rehabilitation  
Waterford, MI

Ellis Pump Station  
Knoxville, TN

Forks of the River  
Knoxville, TN

Wastewater Treatment Plant & PS  
Pine Grove, PA

Armonk WWTP  
Town of North Castle, NY

Kearny Point Pump Station  
Kearny, NJ

Larkspur Landing B Pump Station 10  
Larkspur, CA

English Landing Grit Chamber  
English Landing  
Parkville, MO

Four Mile Creek Pump Station  
Richmond, VA

Mallard Bay Lift Station  
Sammamish Plateau Water and Sewer District

Jamestown Settlement Pump Station  
Williamsburg, VA

Sewer Extension  
Billerica, MA

Stanwood WWTP  
Stanwood, WA

Gillies Creek Sewage PS & Flow Equalization Basin  
Glen Allen, VA

Larkspur Pump Station  
Larkspur, CA

Carmel WWTP  
Carmel, IN

Del Valle WW Improvements  
Austin, TX

Charlotte County Lift Station  
Rotonda West, FL

Pirate Harbor Lift Station  
Punta Gorda, FL (Charlotte County)

The Home Depot at Crown Plaza  
Charlotte County, FL

Water Pollution Control Facilities  
Crescent City, CA

Force Main & Lift Station (Extension)  
Desoto, FL

No Business Creek Tunnel & Lift Station  
Lawrenceville, GA

Washington Ave Lift Station  
Lake Elsinore, CA

Beaver Dam Regional Pump Station  
Millville, DE

Morenci – Copper Verde Lift Station

Morenci, AZ

Pine Street Lift Station  
Marquette, MI

Kentfield Pump Station  
Kentfield, CA

Palisades Terrace Sanitary LS  
Lake Oswego, OR

Sanitary Sewer  
Lawrence, KS

New Lenox WWTP  
New Lenox, IL

New Lenox WWTP  
New Lenox, IL

Hayes Avenue Pump Station  
Port Clinton, OH

Magruder Pump Station  
Port Clinton, OH

Teton County  
Jackson, WY

Millseat Pump Station  
Churchville, NY

Goldcorp – Red Lake Mine  
Balmerton, ON Canada

Cottage Grove WWTP  
Cottage Grove, WA

North River WPCP Digester Reconstruction  
New York, NY

Oakhurst WWTF  
Oakhurst, CA

Sanitary Pump Station  
Louisville, KY



Marion Pump Station  
Marion, MA

Northwest WWTP  
Rio Vista, CA

Sanitary Pump Station  
Louisville, KY

Lift Station #7 Improvements  
Sarasota, FL

Battle Ground Pump Station #1  
Battle Ground, WA

Sewage Lift Station 10-4  
Jamestown, VA

Lift Station #19 (Rehabilitation)  
North Port, FL

Brooklyn Street Pump Station Replacement  
Port Clinton, OH

Headworks Odor Control System  
Smyrna, TN

Wastewater Treatment Plant (Upgrade)  
Tillamook, OR

Boulevard Road Carbon Scrubber  
Olympia, WA

Water & Sewer (Improvements) Lift Station  
Callaway, FL

Tingle Road Pump Station  
Georgetown, DE

ACWP-Barton Creek Wastewater Lift Station Relief Tunnel  
Austin, TX

Harvard Avenue Trunk Sewer Diversion to MWRP  
Irvine, CA

Winhill Meadows Pump Station  
James City, VA

Kingston Wastewater Treatment Plant & Pump Station  
Kingston, WA

Gillies Creek Sewage PS & Flow Equalization Basin  
Glen Allen, VA

Master PS Polk County  
Bartow, FL 33830

Hidden Lake & Boeing Creek PS  
King County, WA

Juanita Bay Pump Station  
Kirkland, WA

White Marsh Pumping Station  
White Marsh, MD

Hyperion Treatment Plant  
Los Angeles, CA

Henrico County WRF, Phase 4  
Richmond, VA

Martin Way Pump Station  
Lacey, WA

Fredericktown WWTP  
Fredericktown, OH

Beach WWTP - Lee County  
Ft. Myers, FL

Gold Canyon WWTP  
Phoenix, AZ

Chambers Creek Regional WWTP  
University Place, WA

Northwest Wastewater Treatment Expansion  
Collierville, TN

Mid-Halton WWTP Expansion  
Halton, Canada

Sewage Treatment Plant (Hopewell Hamlet)

Hopewell Junction, NY

Juanita Bay Pump Station Replacement  
Kirkland, WA

Sludge Thickening Dewatering Improvements  
Little Ferry, NJ

Air Treatment Facility – North Central  
Outfall Sewer  
Los Angeles, CA

North Black Cat Lift Station  
Meridian, ID

Wastewater Treatment Plant  
Northport, FL

Wastewater Treatment Plant  
Rogers, AR

Lift Station #16  
Sarasota, FL

Lake City Regulator Station Odor Control Replacement  
Seattle, WA

Water Reclamation Facility  
Tampa, FL

West Side CSO Shafts  
Portland, OR

Spokane LS  
Spokane, WA

James River Force Main  
SW WWTP  
Springfield, MO

Lift Station 10B – Soos Creek WSD  
Kent, WA

Well No. 16 WTP  
Marysville, CA

Upper Blackstone WWTP  
Millbury, MA

Quintero Golf & CC WWTP  
Peoria, AZ

East Division Pump Station  
Mercer Island, WA

Hannahville Wastewater System Improvements  
Wilson, MI

Vaccum Stations  
Oak Island, NC

Port Hope STP Replacement  
Port Hope, Canada

Capital Circle/Blaristone Road ARV Odor Control  
Tallahassee, FL

Mason Farm Wastewater Treatment Plant  
Chapel Hill, NC

Upper First Creek CSO  
Knoxville, KY

Swift Creek Pump Station  
Cary, NC

Mishawaka WWTP  
Mishawaka, IN

Bedford County WWTP  
Moneta, VA

Athens North Oconee Water Reclamation Facility  
Athens, GA

Peninsula Lift Station II  
Grand Prairie, TX

Nashua WWTP – Primary Clarifiers  
Nashua, NH

Orange County Advanced WTF  
Fountain Valley, CA

North River WPCP

New York, NY

Northwest WWTP  
Springfield, MO

Bayfield WWTP  
Bayfield, CO

Elklich Run Sewage Pumping Station  
Chantilly, VA

Jones Ferry CSO Treatment Facility  
Chicopee, MA

Water Pollution Control Facilities  
Crescent City, CA

Stony Run Wastewater Pumping Station  
& Force Main  
Baltimore, MD

Orange County Trickling Filters  
Huntington Beach, CA

No Business Creek Tunnel & Lift Station  
Lawrenceville, GA

Water Reclamation Facility  
Tampa, FL

Warrenton, WWTP  
Warrenton, VA

Lower First Creek CSO  
Knoxville, TN

Warren WWTP  
Warren, MI

Fenton WWTP  
Fenton, MI

Walker Springs CSOI  
Knoxville, TN

Murphy Pump Station  
Bend, OR

Lowell Wastewater CSO  
Lowell, MA

Northeast & India Street Pump Station  
Portland, ME

S109 Riverside Road Pump Station Upgrades  
Rosewell, GA

Channel Pump Station Odor Control & Facility Improvements  
San Francisco, CA

City of Santa Paula WRF  
Santa Paula, CA

North Yonkers Pump Station Rehabilitation  
Yonkers, NY

Water Reclamation Plant Expansion  
Vail, CO

East Mesa Sewer Interceptor (Phase III)  
Mesa, AZ

Kearny Township WWTP  
Kearny, NJ

Third Creek Wastewater Storage Facility  
Knoxville, TN

Odor Control Improvements (Pump Station/Brooks Road)  
Lawrenceville, GA

Water Reclamation Facility Phase II (Trickling Filter/Aeration)  
Solon, OH

Ocotillo WRF  
Chandler, AZ

Warrenton WWTP  
Warrenton, VA

Sumner WWTP  
Sumner, WA

Parkins Mill WWTP  
Stephens Creek, VA

Fort Lee Pump Station  
Richmond, VA

Little Falls WWTP  
Little Falls, MN

North Shores Sanitary District  
Zion, IL

Camden County MUA  
Camden, NJ 08104

Surprise WWTP  
Surprise, AZ

RL Sutton WWTP  
Marietta, GA

Fitzgerald Creek  
Woodstock, GA

East Side WWTP  
High Point, NC

Parkins Mill WWTP  
Stephens Creek, VA

Surprise WRF 8 MGD Expansion  
Surprise, AZ

Department of Sewers  
Cincinnati, OH 45204

Clarifier Odor Control  
City of Dallas, TX

Pigeon Cover Pump Station  
City of Rockport, MA

Everhart – Staples Lift Station  
Corpus Christi, TX

Bubali WWTP  
Aruba

Parkientenbos WWTP  
Aruba

Zeewijk WWTP  
Aruba

Iraq Sludge Drying Facility  
Iraq

Texas Sludge Drying Facility  
Brownville, TX

Los Angeles County Sanitation  
Carson, CA

Odor Control Facility Rehabilitation  
Mesa, AZ

Pump Station Upgrade  
Saratoga County, NY

Sludge Blending Tanks  
Longview, WA

Biosolids Processing  
Longview, WA

Bradshaw Road Lift Station  
Apopka, FL

Waste Receiving Station - East Bay MUD  
Oakland, CA

Liberty Street Pump Station  
South Charleston, WV

Hinesville WWTP  
Hinesville, GA

Sludge Drying Facility  
Sanford, FL

Sludge Drying Facility  
Gallup, NM

Sludge Drying Facility  
Fallbrook, CA

Madera Headworks Screens  
Madera, CA



Sludge Drying Facility  
Elkton, MD

Concord WWTP  
Concord, MA

Greenfields by the Bay  
Corpus Christi, TX

Montopolis Odor Control Improvements  
Austin, TX

Port Jervis Wastewater Treatment Plant - NYDEP  
Port Jervis, NY

Clear Creek Wastewater Treatment Plant  
Redding, CA

Wastewater Treatment Plant  
North Port, FL

Nanofiltration Water Treatment Plant  
Jacksonville, NC

North Wastewater Treatment Plant  
Kuna, ID

Union-Rome Township Subsewer District  
Rome Township, OH

Lift Station/Force Main/Gravity Sewers  
Riverside, MO

Sludge Drying Facility  
Tulalip, WA

Odor Digest Odor Control System  
Ventura, CA

Wastewater Treatment Plant  
Northport, FL

Dallas WWTP – Central Plant  
Dallas, TX

Mesa Pump Station  
Mesa, AZ

Master Pump Station & Flow Equalization  
Orlando, FL

Lift Station/Force Main/Gravity Sewers  
Riverside, MO

Union – Rome Twp Subsewer District  
WWTP Improvements  
Rome Twp, OH

Liberty Street LS Odor Control  
South Charleston, WV

Odor Digest Packed Odor Control System  
North Bend, WA

Wilson Creek WWTP  
Wylie, TX

Blaine Lighthouse Point  
Blaine, WA

WWTP Odor Reduction Tower Rehab & Redundancy  
Pleasanton, CA

Wastewater Detention Facilities  
Cleveland, TN

Water Pollution Control Facility Exp Phase A  
Everett, WA

WTP Clear Well Vent Modifications  
County of Henrico, VA

St. Andrews WWTP Odor Control (Improvements)  
Panama City, FL

Verrado WRF Ph 2 Expansion  
Buckeye, AZ

Metropolitan Biosolids Center  
San Diego, CA



STACI BAKER

246 Chimney Rock Rd. • Stateline, NV 89449

Email: [tahoestaci@aol.com](mailto:tahoestaci@aol.com) • Phone: 530-318-5026

[Date]

Board of Trustees

Kingsbury General Improvement District

160 Pine Ridge Dr.

Stateline, NV 89449

Dear Members of the Kingsbury General Improvement District Board,

I am writing to express my interest in serving as a member of the Kingsbury General Improvement District Board. As a resident and active member of this community for more than thirty years, I am deeply committed to fostering cohesiveness, long-term sustainability, and responsible governance within Kingsbury.

I earned my professional degree from the University of Tennessee and have been a long-standing member—recognized with honors—of the American Veterinary Medical Association. My background has allowed me to integrate scientific principles with ethical reasoning and to navigate complex scenarios with clarity and balance. These skills translate directly to thoughtful policy analysis, responsible resource management, and community-focused decision-making.

In addition to my scientific and professional experience, I have served as a conference moderator, facilitating discussions among diverse groups with varying perspectives. This role strengthened my ability to promote harmony, encourage respectful dialogue, and guide conversations toward productive outcomes—qualities that are essential for an effective board member.

I believe that my combination of scientific expertise, ethical judgment, communication abilities, and deep investment in this community uniquely positions me to contribute to the Kingsbury General Improvement District. I am prepared to engage thoughtfully, collaborate openly, and work diligently to support the continued well-being and stability of our district.

Thank you for your consideration. It would be an honor to serve the community that has been my home for so many years.

Sincerely,

Staci Baker

## PROFESSIONAL SUMMARY

Dedicated Kingsbury community member with more than thirty years of involvement and a strong commitment to sustainability, responsible governance, and collaborative problem-solving. Professional degree holder from the University of Tennessee and long-standing AVMA member with honors. Skilled conference moderator with a proven ability to facilitate constructive dialogue and build consensus. Brings a strong foundation in science, ethics, and community engagement to support sound decision-making for the Kingsbury General Improvement District.

## EDUCATION

Doctor of Veterinary Medicine

University of Tennessee

## PROFESSIONAL EXPERIENCE

Veterinary Professional

- Extensive experience applying evidence-based scientific principles and ethical reasoning.
- Managed complex clinical, environmental, and community-related issues requiring careful judgment.
- Honored for long-term service and contribution as a member of the American Veterinary Medical Association.

Conference Moderator / Facilitator

- Guided discussions involving professionals with diverse viewpoints.
- Promoted clear communication, respect, and productive outcomes.
- Recognized for maintaining harmony and facilitating thoughtful group decision-making.

## COMMUNITY INVOLVEMENT

- Over 30-year resident and active participant in the Kingsbury community.
- Advocate for sustainability, infrastructure quality, and community cohesiveness.
- Engaged in local initiatives promoting environmental stewardship and community well-being.

## SKILLS

- Ethical reasoning and policy analysis
- Evidence-based decision-making
- Consensus building and conflict resolution
- Public communication & stakeholder facilitation
- Systems thinking and long-term planning
- Community advocacy and engagement

#### PROFESSIONAL MEMBERSHIPS

- American Veterinary Medical Association — Member with honors





November 20, 2025

KGID Board of Trustees,

This letter is to express to you my interest in being appointed to the open position on the KGID board. I have been a resident of the KGID service area for over 25 years and have a vested interest in the reliable, safe and efficient delivery of services to our community.

My experience working with diverse constituencies and boards of directors will serve me well as a member of the KGID Board of Directors. I have served on numerous governmental and non-governmental boards and commissions. Highlights of this experience include the following:

**Nevada Vision Stakeholders Group (NVSG) 2009-2011.** Created by the Nevada Legislature in wake of the Great Recession its mission: "to develop a long-term (5-, 10-, and 20-year) strategic vision for Nevada's future by bringing together a broad cross-section of Nevada stakeholders." I was appointed by then Governor Jim Gibbons and served as an education expert. The group completed its work with the publication of a final report to the NV Legislature in 2011.

**Nevada Teachers and Leaders Council (TLC) 2016-2020.** The Nevada TLC was formed to develop and implement a statewide teacher evaluation system. As a council member, I reviewed educational research and proposed policies to implement and improve an evaluation system that fostered student learning and growth. I was appointed by then Governor Brian Sandoval.

**Nevada State Education Association (NSEA) 2010-2022** NSEA is the largest school employee association in Nevada. I served in the following roles:

- **Board Member 2010-2013** regionally elected (rural Nevada representative)
- **State Vice President 2013-2019** statewide election.
- **State President 2019-2022** statewide election.

As a member of and then ultimately President and chair of the NSEA board of directors, I worked closely with Governors Sandoval and Sisolak, elected legislators, parent groups and members to further our goal of delivering great public schools for every student in Nevada.

I believe the fundamental function of government is the efficient and safe delivery of services to allow for economic success and family security. As a member of the KGID board, I will be serving our constituents at the most local level to achieve this. I have lived in Kingsbury Tahoe for nearly three decades and raised four children here, all graduates of Whittell High School. My career as an educator, coach, and volunteer in Douglas county as well as my outside experience with boards and commissions is evidence of my commitment to the community. I believe I will be a valuable asset to the organization and the Board of Directors. Thank you for your consideration.

Sincerely,

Brian Rippet  
[BrianRippet@gmail.com](mailto:BrianRippet@gmail.com)  
775-339-1309



## Kingsbury General Improvement District (KGID) Board of Trustees

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20 November 2025

Attn: Board of Trustees Candidate Review Committee  
Stateline, Nevada

Dear Honorable Members of the Selection Committee,

I am writing to express my interest in serving on the Kingsbury General Improvement District (KGID) Board of Trustees. As a long-time Quality, Compliance, and Operational Excellence executive - and a full-time Stateline resident living just minutes from the Boulder Lodge - I am passionate about serving the community I call home. I am committed to supporting KGID's mission to deliver efficient, courteous, and accountable service while ensuring the safeguarding of public health, safety, and environmental quality.

Throughout my 30-year career, I have led large organizations through complex operational, regulatory, and financial oversight responsibilities. My experience includes developing governance frameworks, overseeing multimillion-dollar budgets, strengthening compliance programs, and guiding long-range strategic planning initiatives. These responsibilities directly align with the KGID Board's core functions: fiduciary stewardship, policy adoption, mission oversight, and ensuring adherence to applicable laws and standards.

I have extensive experience collaborating with engineering teams, legal counsel, auditors, and technical specialists to manage infrastructure, assess operational risks, and implement sustainable solutions. I have also chaired governance committees, directed cross-functional programs, and led policy development efforts aimed at increasing transparency, service quality, and organizational accountability. These skills position me well to contribute to KGID's ongoing efforts to maintain and improve essential local services for our residents.

Equally important, I bring a community-centered leadership style grounded in teamwork, careful deliberation, and thoughtful decision-making. I understand the importance of striking a balance of fiscal responsibility with long-term planning to protect district assets and ensure high service levels for years to come. As a resident who directly benefits from the district's services and infrastructure, I am committed to helping ensure that KGID continues to operate efficiently, responsibly, and in alignment with the needs of our community.

I would welcome the opportunity to contribute my experience, judgment, and dedication to the Board of Trustees. Thank you for considering my application and for your continued service to our district. I would be honored to support KGID's efforts to maintain the high standards our community relies on.

Sincerely,  
**Anthony Cruz**



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# ANTHONY CRUZ

630 Jeff Lane  
Stateline, NV  
89449  
USPS Mail: PO Box 4605  
Stateline, NV 89449

## Board-Aligned Professional Summary

Experienced executive leader with over 30 years of governance, compliance, operational oversight, and organizational leadership expertise. Proven ability to ensure fiduciary responsibility, drive policy development, strengthen regulatory compliance, and elevate service quality in complex, highly regulated environments. Adept at evaluating budgets, monitoring financial controls, and supporting sustainable long-range planning. Recognized for collaborative leadership, transparent decision-making, and strong commitment to public health, safety, and environmentally responsible operations. Dedicated local resident with a deep appreciation for community service and stewardship.

## Education

Doctor of Veterinary Medicine

## Experience Highlights

### GOVERNANCE, POLICY, & COMPLIANCE LEADERSHIP

- Directed the creation and implementation of enterprise-level Quality Management Systems, governance frameworks, policies, and operational standards across multiple organizations.
- Ensured compliance with federal and international regulatory requirements (FDA, EMA, USDA, etc.), demonstrating a deep understanding of oversight, accountability, and adherence to governing laws.
- Led cross-functional boards, steering committees, and governance forums responsible for strategic policy decisions, risk evaluation, and operational alignment.
- Developed organizational policies related to safety, recordkeeping, training, and personnel oversight.

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## FIDUCIARY OVERSIGHT & FINANCIAL STEWARDSHIP

- Managed departmental and organizational budgets, including forecasting, cost controls, and financial risk mitigation.
- Oversaw external audits, internal audit programs, and consultant engagements — ensuring financial transparency and prudent resource management.
- Directed vendor oversight, contract evaluation, and purchasing decisions to ensure efficiency and fiscal responsibility.

## OPERATIONAL OVERSIGHT & MISSION ALIGNMENT

- Led large operational teams, ensuring programs met or exceeded performance standards, safety requirements, and regulatory expectations.
- Designed operational processes that enhanced efficiency, minimized risk, and supported long-term organizational health.
- Implemented systems to monitor service quality, operational responsiveness, and stakeholder satisfaction.

## STRATEGIC PLANNING & COMMUNITY-FOCUSED DECISION-MAKING

- Developed multi-year organizational strategies, including roadmaps to improve service delivery, risk management, and infrastructure readiness.
- Guided continuous improvement initiatives that strengthened resilience, safety, and organizational accountability.
- Partnered with executive leaders, operational teams, and community stakeholders to align goals with mission-critical outcomes.

## PERSONNEL LEADERSHIP & PROFESSIONAL SERVICES OVERSIGHT

- Supervised multidisciplinary teams including auditors, engineers, technical specialists, trainers, and administrative staff.
- Managed relationships with professional service providers (engineering firms, legal counsel, and audit partners) to ensure high-quality service delivery and regulatory compliance.
- Led workforce development programs, training initiatives, and performance management systems—driving excellence and accountability.

## RELEVANT STRENGTHS FOR KGID BOARD SERVICE

- **Financial Oversight:** Skilled in reviewing budgets, tracking operational claims, and ensuring responsible fiscal management.
- **Governance & Policy:** Extensive experience drafting, adopting, and enforcing policies that guide safe, effective operations.
- **Regulatory Adherence:** Deep background ensuring compliance with federal, state, and industry regulations.

- 
- **Strategic Vision:** Proven success in setting direction, prioritizing initiatives, and advancing long-term organizational goals.
  - **Operational Insight:** Strong record of improving essential services, infrastructure oversight, and performance standards.
  - **Community Stewardship:** Committed to public health, environmental protection, and high-quality service for residents.
  - **Leadership:** Collaborative communicator experienced in leading boards, committees, and cross-functional teams.

*Social and Professional References provided as requested.*

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## **Interview Questions – Board of Trustees Vacant Seat**

1. What motivated you to apply for this Board vacancy?
2. What experience—professional, volunteer, or community—do you have that is relevant to serving on this Board?
3. What do you think the biggest value is that you would bring to the Board?
4. This vacancy expires in 1 year. Would you run in the election to retain the seat?
5. What services do we provide?
6. Are you able to commit to monthly meetings, committee work, and occasional emergency/special sessions? Would you plan on attending in person or via Zoom?
7. How do you balance representing public sentiment with making decisions that may be necessary but unpopular



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

**TITLE: DISCUSSION AND POSSIBLE ACTION TO RECEIVE AUDIT REPORT AND  
ACCEPT THE FY 2025 FINANCIAL STATEMENTS AND AUDITOR'S REPORT**

**MEETING DATE:** 16 December 2025

**PREPARED BY:** Derek Dornbrook, General Manager

**RECOMMENDED ACTION:** Receive Presentation of Audited Financial Statements and Auditor's Report for the Fiscal Year Ended June 30, 2025, 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.

A Request for Qualifications was issued in 2023 and Eide Bailly was selected to serve as the auditor. The current contract is for 3 years with optional renewal periods. For the fiscal year ended June 30, 2025, Eide Bailly completed the audit and issued the required Communication With Those Charged With Governance. This year's audit identified no material weaknesses, no significant deficiencies, and no disagreements with management. The auditors reported that management provided full cooperation and that no difficulties were encountered during the audit process.

The governance letter includes a summary of uncorrected misstatements, which were not material to the financial statements, as well as a list of audit adjusting and reclassifying journal entries posted to ensure accurate financial reporting. These items primarily relate to timing differences, year-end accruals, accounting estimates, and government-wide conversion entries.

Tiffany Williamson, Partner, Eide Bailly will present the Financial Statements and Auditor's report for the fiscal year ended June 30, 2025. Attached are the audited financial statements and accompanying notes.

**INCLUDED:**

- A. Auditor's Governance Letter
- B. 2025 Final Financial Statement

**Fund impacted by the 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 26, 2025

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, 2025, and have issued our report thereon dated November 26, 2025. Professional standards require that we advise you of the following matters relating to our audit.

**Our Responsibility in Relation to the Financial Statement Audit under Generally Accepted Auditing Standards and Government Auditing Standards**

As communicated in our letter dated October 1, 2025, 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 26, 2025.

**Planned Scope and Timing of the Audit**

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

## 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.

Misstatements that we identified as a result of our audit procedures are listed at the end of this letter and were brought to the attention of, and corrected by, management.

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 \$5,174.

### *Snow Removal Fund:*

- To pass on reclassifying debit balances in accounts payable – understatement of assets and liabilities of \$4,024.

### *Water Utility Fund:*

- To pass on reclassifying debit balances in accounts payable – understatement of assets and liabilities of \$11,498.
- To pass on writing off debt issuance costs – overstatement of assets of \$38,576, expenses of \$9,246 and beginning net position of \$47,822.
- To pass on the impact of not restating prior year for the implementation of GASB 101 – understatement of expenses and beginning net position of \$9,536.
- To pass on reversing effect of prior year passed entries – understatement of expenses and beginning net position of \$10,518.

### *Sewer Utility Fund:*

- To pass on reclassifying debit balances in accounts payable – understatement of assets and liabilities of \$2,300.
- To pass on the impact of not restating prior year for the implementation of GASB 101 – understatement of expenses and beginning net position of \$2,540.

### *Government-Wide, Governmental Activities:*

- To pass on reclassifying debit balances in accounts payable – understatement of assets and liabilities of \$9,198.
- To pass on the impact of not restating prior year for the implementation of GASB 101 – understatement of expenses and beginning net position of \$2,595.

### *Government-Wide, Business-Type Activities:*

- To pass on reclassifying debit balances in accounts payable – understatement of assets and liabilities of \$13,798.

### **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 Trustees, 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

Account	Description	Debit	Credit
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#### Adjusting Journal Entries JE # 3

##### Conversion Entry - Lease Liability (FUND)

2498-20	EB Lease Liability - Long-term Portion	2,459.00	
2498-30	EB Lease Liability - Long-term Portion	1,230.00	
2499-20	EB Lease Liability - Current Portion	173.00	
2499-30	EB Lease Liability - Current Portion	86.00	
5700-20	INTEREST EXPENSE	73.00	
5700-30	INTEREST EXPENSE	37.00	
5810-10	EB Debt Service - principal expenditure	219.00	
5810-60	EB Debt Service - principal expenditure	219.00	
5815-10	EB Debt Service - interest expenditure	6.00	
5815-60	EB Debt Service - interest expenditure	6.00	
5915-20	EB Amortization of Lease Expense	2,583.00	
5915-30	EB Amortization of Lease Expense	1,291.00	
1828-20	EB Accumulated Amort. of Leases		2,583.00
1828-30	EB Accumulated Amort. of Leases		1,291.00
5440-10	EQUIPMENT RENTAL		225.00
5440-20	EQUIPMENT RENTAL		2,705.00
5440-30	EQUIPMENT RENTAL		1,353.00
5440-60	EQUIPMENT RENTAL		225.00
<b>Total</b>		<b>8,382.00</b>	<b>8,382.00</b>

#### Adjusting Journal Entries JE # 4

##### Conversion Entry: Accrued Vacation (FUND)

5010-10	PAYROLL - MANAGER	3,714.00	
5010-60	PAYROLL - MANAGER	3,958.00	
2120-10	ACCRUED VACATION/SICK PAY		2,627.00
2120-60	ACCRUED VACATION/SICK PAY		2,802.00
2121-10	ACCRUED TAXES VAC/SICK		1,087.00
2121-60	ACCRUED TAXES VAC/SICK		1,156.00
<b>Total</b>		<b>7,672.00</b>	<b>7,672.00</b>

#### Adjusting Journal Entries JE # 5

##### Conversion Entry: Unavailable Revenue (FUND)

4100-60	USER FEES - RESIDENTIAL	1,533.00	
2300-60	DEFERRED INFLOW OF RESOURCES		1,533.00
<b>Total</b>		<b>1,533.00</b>	<b>1,533.00</b>

#### Adjusting Journal Entries JE # 5

##### Correct fixed assets (infrastructure) for amounts incorrectly disposed in PY.

1803-10	INFRASTRUCTURE	222,224.00	
1825-10	ACCUMULATED DEPRECIATION		222,224.00
		<b>222,224.00</b>	<b>222,224.00</b>



Account	Description	Debit	Credit
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#### Reclassifying Journal Entries JE # 4

##### Conversion Entry - Beg. Equity & Balances

1300-10	DEFERRED OUTFLOW OF RESOURCES	83,054.00	
1300-60	DEFERRED OUTFLOW OF RESOURCES	70,203.00	
1800-10	EQUIPMENT	1,445,812.00	
1801-10	OFFICE EQUIPMENT	28,471.00	
1802-10	LAND	126,482.00	
1803-10	INFRASTRUCTURE	11,277,517.00	
1804-10	CIP	298,629.00	
1820-10	UTILITY PLANT IN SERVICE	1,615,701.00	
1860-10	EB Intangible Asset - Leases	9,409.00	
1860-60	EB Intangible Asset - Leases	9,409.00	
2300-60	DEFERRED INFLOW OF RESOURCES	11,882.00	
3010-60	RETAINED EARNINGS	141,326.00	
1825-10	ACCUMULATED DEPRECIATION		8,874,668.00
1828-10	EB Accumulated Amort. of Leases		8,995.00
1828-60	EB Accumulated Amort. of Leases		8,995.00
2120-10	ACCRUED VACATION/SICK PAY		8,252.00
2120-60	ACCRUED VACATION/SICK PAY		8,079.00
2121-10	ACCRUED TAXES VAC/SICK		2,431.00
2121-60	ACCRUED TAXES VAC/SICK		2,398.00
2136-10	OPEB PAYABLE		48,027.00
2136-60	OPEB PAYABLE		38,421.00
2300-10	DEFERRED INFLOW OF RESOURCES		32,753.00
2498-10	EB Lease Liability - Long-term Portion		205.00
2498-60	EB Lease Liability - Long-term Portion		205.00
2499-10	EB Lease Liability - Current Portion		219.00
2499-60	EB Lease Liability - Current Portion		219.00
2500-10	NET PENSION LIABILITY		224,530.00
2500-60	NET PENSION LIABILITY		174,503.00
3010-10	RETAINED EARNINGS		5,684,995.00
<b>Total</b>		<b>15,117,895.00</b>	<b>15,117,895.00</b>

#### Reclassifying Journal Entries JE # 5

##### Conversion Entry: Accrued Vacation (GOV WIDE)

2120-10	ACCRUED VACATION/SICK PAY	2,627.00	
2120-60	ACCRUED VACATION/SICK PAY	2,802.00	
2121-10	ACCRUED TAXES VAC/SICK	1,087.00	
2121-60	ACCRUED TAXES VAC/SICK	1,156.00	
5010-10	PAYROLL - MANAGER		3,714.00
5010-60	PAYROLL - MANAGER		3,958.00

Account	Description	Debit	Credit
8000-10	DEPRECIATION	442,531.00	
1825-10	ACCUMULATED DEPRECIATION		442,531.00
<b>Total</b>		<b>442,531.00</b>	<b>442,531.00</b>

#### Reclassifying Journal Entries JE # 9

To record current year additions to capital assets in Governmental Funds for the Gov't Wide F/S.

1800-10	EQUIPMENT	2,568.00	
1801-10	OFFICE EQUIPMENT	621.00	
1804-10	CIP	367,248.00	
1820-10	UTILITY PLANT IN SERVICE	679.00	
5800-10	CAPITAL OUTLAY		363,247.00
5800-60	CAPITAL OUTLAY		7,869.00
<b>Total</b>		<b>371,116.00</b>	<b>371,116.00</b>

#### Reclassifying Journal Entries JE # 10

Conversion Entry: Unavailable Revenue (GOV WIDE)

2300-60	DEFERRED INFLOW OF RESOURCES	1,533.00	
4100-60	USER FEES - RESIDENTIAL		1,533.00
<b>Total</b>		<b>1,533.00</b>	<b>1,533.00</b>

#### Reclassifying Journal Entries JE # 11

Correct compensated absences accrual in accordance w/ GASB 101.

2120-10	ACCRUED VACATION/SICK PAY	495.00	
2120-20	ACCRUED VACATION/SICK PAY	4,951.00	
2120-30	ACCRUED VACATION/SICK PAY	776.00	
2120-60	ACCRUED VACATION/SICK PAY	465.00	
2121-10	ACCRUED TAXES VAC/SICK	1,268.00	
2121-20	ACCRUED TAXES VAC/SICK	12,158.00	
2121-30	ACCRUED TAXES VAC/SICK	2,061.00	
2121-60	ACCRUED TAXES VAC/SICK	1,172.00	
5030-10	ACCRUED LEAVE EXPENSE		1,763.00
5030-20	ACCRUED LEAVE EXPENSE		17,109.00
5030-30	ACCRUED LEAVE EXPENSE		2,837.00
5030-60	ACCRUED LEAVE EXPENSE		1,637.00
<b>Total</b>		<b>23,346.00</b>	<b>23,346.00</b>

Financial Statements

Fiscal Year Ended June 30, 2025

## Kingsbury General Improvement District

# Kingsbury General Improvement District

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June 30, 2025

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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, 2025, 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, 2025, 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.

#### *Adoption of New Accounting Standard*

As discussed in Note 1 to the financial statements, the District has adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*, for the year ended June 30, 2025. As a result of implementing the standard, there was no effect on the governmental activities, business-type activities, or fund information beginning fund balance and net position as of July 1, 2024. Our opinions are not modified with respect to this matter.

### ***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 2024 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 25, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2024, 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, 2024 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 2024 financial statements. The information was subjected to the audit procedures applied in the audit of the 2024 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, 2024.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated November 26, 2025, 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.

A handwritten signature in cursive script that reads "Eide Bailly LLP".

Reno, Nevada  
November 26, 2025



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, 2025.

### 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 \$64,589,790. Of this amount, \$19,702,308 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 \$1,471,376 or 10%. This net decrease is mostly comprised of a \$1,369,133 decrease in loans payable.
- ♦ The District's *total net position* increased by \$4,487,213 during the current year. Net investment in capital assets, a component of *total net position*, increased \$2,486,588 primarily due to additions of capital assets and payments made on related debt, net of depreciation. Restricted net position, a component of *total net position*, also increased \$709,636 due to the creation of a capital asset reserve account as required by grants received.
- ♦ At the end of the current year, the District's *governmental funds* reported combined total ending fund balances of \$11,623,781, an increase of \$1,939,769 in comparison with the prior year.
- ♦ At the end of the current fiscal year, non-spendable fund balances totaled \$4,175. The total committed fund balance is \$609,930. The total assigned fund balance for the general fund is \$1,070,381 for the fiscal year 2026 budget deficit. Unassigned fund balance is \$9,939,295.

### 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 14-16 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 17-22 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 23-27 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 28-54 of this report.

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 \$64,589,790 at the close of the current year.

The largest portion of the District's net assets (68%) 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 (\$755,086) 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*, \$19,718,779, 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 \$4,487,213 during the current year.

At June 30, 2025, the end of the current year, the District is able to report positive balances in all three categories of net position. The same situation was true the prior fiscal year.

*Governmental activities.* Governmental activities increased the District's net position by \$1,888,453, thereby contributing 3% to growth in net position of the District. Net investment in capital assets decreased by \$71,407 and unrestricted net position increased by \$1,959,860.

*Business-type activities.* Business-type activities increased the District's net position by \$2,598,760, thereby contributing 4% of growth in net position of the District. Net investment in capital assets increased by \$2,557,995 and unrestricted net position decreased \$668,871.

#### **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, 2025, the District's governmental funds reported combined ending fund balances of \$11,623,781, an increase of \$1,939,769 in comparison with the prior year. Of this amount, \$4,175 is non-spendable. The *fund balance* of the *general fund* increased \$1,190,973 in the current year from \$9,605,116 to \$10,796,089. 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* increased from \$78,896 to \$827,692 at June 30, 2025. The increase of \$748,796 in *fund balance* was due to revenues exceeding expenditures, and a transfer of \$550,000 from the *general fund*.

*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, 2025

	2025			2024		
	Primary Government					
	Governmental Activities	Business-type Activities	Total	Governmental Activities	Business-type Activities	Total
Assets and deferred outflows						
Current and other, including deferred outflows	\$ 11,990,636	\$ 12,499,050	\$ 24,489,686	\$ 23,010,605		
Capital assets, net and right of use leased assets, net	5,846,927	48,422,949	54,269,876	53,156,807		
Total assets and other deferred outflows	17,837,563	60,921,999	78,759,562	76,167,412		
Liabilities and deferred inflows						
Accounts payable and other liabilities	137,260	610,426	747,686	1,093,665		
Prepaid fees and customer deposits	6,389	174,347	180,736	258,444		
Noncurrent liabilities, including deferred inflows	577,780	12,663,570	13,241,350	14,712,726		
Total liabilities and other deferred inflows	721,429	13,448,343	14,169,772	16,064,835		
Net position						
Net investment in capital assets	5,846,517	38,269,408	44,115,925	41,629,337		
Restricted	-	755,086	755,086	45,450		
Unrestricted	11,269,617	8,449,162	19,718,779	18,427,790		
Total net position	\$ 17,116,134	\$ 47,473,656	\$ 64,589,790	\$ 60,102,577		
Statement of Activities	2025			2024		
	Program Revenue					
	Expenses	Charges for Services	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
FUNCTIONS/PROGRAMS						
Governmental activities						
Public works						
Highways and streets	\$ 803,503	\$ 101,412	\$ -	\$ (702,091)	\$ -	\$ (1,308,339)
Snow removal	662,583	783,969	-	121,386	-	(19,314)
Debt Service	12	-	-	(12)	-	(80)
Business-type activities						
Sewer	1,859,561	1,870,508	-	-	10,947	118,697
Water	3,742,519	4,962,154	962,213	-	2,181,848	2,651,714
	\$ 7,068,178	\$ 7,718,043	\$ 962,213	\$ (580,717)	\$ 2,192,795	\$ 1,442,678
Ad valorem taxes				1,176,484	-	1,094,830
Consolidated taxes				799,831	-	772,996
Interest income				487,009	405,965	1,042,196
Miscellaneous income				5,846	-	12,020
Total general revenue				2,469,170	405,965	2,922,042
CHANGE IN NET POSITION	\$ 1,888,453	\$ 2,598,760	\$ 4,487,213	\$ 4,487,213	\$ -	\$ 4,364,720

### General Fund Budgetary Highlights

Taxes were the *general fund's* primary source of revenue (78%). This included property tax revenue of \$1,176,484 and state consolidated tax revenue of \$799,831. Actual *general fund* revenue was 6% greater than the budget. Expenditures were 71% less than the budget. The ending fund balance increased from \$9,605,116 to \$10,796,089.

### Capital Asset and Debt Administration

At year end, the District's net investment in capital assets from its governmental activities totaled \$5,846,517. The net investment in capital assets from its proprietary activities totaled \$38,269,408.

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

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, 2025, the District had outstanding \$565,695 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, 2025, the District had outstanding \$1,022,927 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, 2025, the District had drawn the full amount of loan proceeds and had outstanding \$5,094,698 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, 2025, the District had drawn the full amount of loan proceeds and had outstanding \$3,466,532 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, 2025, the debt limitation of the District was \$168,020,369 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 40-42.

### **Economic Factors**

During fiscal year 2024–2025, the regional economy surrounding the Kingsbury General Improvement District showed mixed but generally stabilizing performance. Employment conditions remained fairly resilient, with Douglas County averaging 20,649 jobs in late 2024, even though this represented a modest 1.8% decrease from the prior year. Despite the slight dip in employment, wages rose substantially, with the average weekly wage increasing 9.8% year-over-year to \$1,431, reflecting continued wage pressure in skilled trades, hospitality, and technical professions. These trends influenced both public-sector recruitment and the cost structures facing local contractors and developers.

Housing and development activity continued but with varied momentum across the Tahoe basin. County-level building permit data showed 314 private housing units authorized in 2024, nearly flat compared to 312 in 2023, while another regional dataset reported a decline from 246 to 190 “living-unit” permits year-over-year. This mixed picture reflects ongoing constraints in land supply, construction labor availability, and elevated financing costs. Major residential developments within KGID's service boundaries—including the Summit and Tahoe Beach Club—continued to advance, albeit at more measured pace due to cost pressures and longer construction timelines. Remodels and additions remained a key driver of activity, consistent with county reports showing that renovation and commercial valuation permits outpaced new single-family construction in several Tahoe-basin jurisdictions.

Local business conditions mirrored the larger challenges of a tourism-driven mountain economy. Hospitality and recreation sectors benefited from sustained visitor volume, supported by the Lake Tahoe region's status as a major destination with millions of annual visitor-days. However, tourism-based revenues fluctuated with economic sentiment and seasonality, generating variability in consumer activity. The steady stream of visitors continued to place operational pressure on essential KGID services, particularly water usage, snow removal, and infrastructure maintenance. Businesses dependent on specialty contractors and technical service providers continued to experience higher pricing, scheduling delays, and capacity limitations—conditions reflected in statewide labor shortages in construction and engineering fields.

Overall, the regional economic landscape exerted both supportive and constraining influences on KGID's operations. Strong tourism and ongoing residential investment reinforced long-term service demand, while high wages, elevated materials costs, and tight contractor availability increased operational and capital project expenses. These economic conditions directly informed KGID's financial planning for FY 2024–2025 and shaped expectations for revenue stability, rate adjustments, and resource allocation in the upcoming budget cycle.

The two large developments in the district are projected to move toward completion during the next 12 months. Local development activity normalized during the year. The Sierra Colina development was officially closed out in 2024, and the District anticipates more moderate progress on other planned developments moving forward.

Costs of goods and services have not had any relief, demand for essential goods, such as water meters, valves and pipe remain very high. Prices remain very high, but availability has improved. Most of these items are now available in six to eight weeks versus the six to eight months being experienced at the beginning of the fiscal year. Fuel has been the exception to the trend, the costs for fuel have fallen from their previous highs

Engineering and technical service costs, which had seen increases in prior years, stabilized during 2024 and remained steady throughout 2025, reducing pressure on contracted services budgets. Contractor availability improved moderately as well.

The broader national economy entered 2025 with less volatility compared to the prior year. Earlier financial market instability diminished, and consumer conditions strengthened, contributing to stable economic activity across the District's service area.

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

The District continues implementing its long-term water utility masterplan. By the end of 2025, major pipeline replacement projects on Tina Court, Tramway Drive, and Bonnie Drive were completed, addressing aging infrastructure and improving system reliability. While older lines installed under past construction methods are reaching the end of their expected life, these replacement projects have strengthened system performance and reduced operational risk.

The District's snow removal fund and general operating reserves remained stable, and no rate increases were proposed or approved for the upcoming fiscal year. Budget projections for FY 2026 include continued elevated material costs but no major changes to operating or capital priorities. The District did not issue or refinance debt during the year, and interest rates are expected to continue trending slightly downward.

The District completed several major facility initiatives during the fiscal year. Renovations at 160 Pine Ridge were finalized, completing the modernization of the District's administrative and operations buildings. With these improvements in place, the District has eliminated its reliance on leased facilities, reducing long-term expenses and consolidating operations efficiently. Construction of a planned equipment storage facility has not yet begun but remains a future priority.

Staffing conditions improved with the appointment of a new General Manager in early 2025 following the retirement of the previous General Manager at the end of 2024. The Operations Superintendent vacancy was also filled during the year. Several operations positions remain open, consistent with regional labor constraints.

As is typical for the District, temporary summer labor was utilized during the year to support seasonal operational needs.

The District owns an adjacent property at 298 Kingsbury, which has been listed for sale. The outcome of the sale may affect parking availability and building-use planning beginning in FY 2026.



**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, 2025

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
<b>Assets</b>			
Cash and investments	\$ 11,513,443	\$ 11,022,243	\$ 22,535,686
Accounts receivable	56,115	431,868	487,983
Taxes receivable	183,810	-	183,810
Grants receivable	-	19,346	19,346
Due from other governments	-	89,126	89,126
Deposits and interest receivable	50,546	38,057	88,603
Prepaid expenses	4,175	21,608	25,783
Material inventory	-	183,253	183,253
Cash and investments - restricted	-	45,450	45,450
Bond issuance costs, net	-	38,576	38,576
Property, plant and equipment, net of accumulated depreciation	5,846,529	48,419,398	54,265,927
Right of use leased assets, net of accumulated amortization	398	3,551	3,949
<b>Total assets</b>	<b>17,655,016</b>	<b>60,312,476</b>	<b>77,967,492</b>
<b>Deferred Outflows of Resources</b>			
Deferred outflows related to pensions	176,499	570,766	747,265
Deferred outflows related to OPEB	6,048	38,757	44,805
<b>Total deferred outflows of resources</b>	<b>182,547</b>	<b>609,523</b>	<b>792,070</b>
<b>Total assets and deferred outflows</b>	<b>17,837,563</b>	<b>60,921,999</b>	<b>78,759,562</b>

# Kingsbury General Improvement District

## Statement of Net Position

June 30, 2025

	Governmental Activities	Business-Type Activities	Total
<b>Liabilities</b>			
Accounts payable - trade	\$ 130,084	\$ 487,077	\$ 617,161
Accrued expenses	7,176	-	7,176
Accrued interest payable	-	123,349	123,349
Prepaid user fees and customer deposits	6,389	174,347	180,736
<b>Noncurrent liabilities</b>			
Due within one year			
Compensated absences	9,251	55,171	64,422
OPEB obligation	2,150	13,776	15,926
Loans payable	-	1,403,827	1,403,827
Lease liability	410	3,689	4,099
Due in more than one year			
Compensated absences	835	4,977	5,812
Net pension liability	380,160	1,541,741	1,921,901
OPEB obligation	54,928	351,941	406,869
Loans payable	-	8,746,025	8,746,025
<b>Total liabilities</b>	<b>591,383</b>	<b>12,905,920</b>	<b>13,497,303</b>
<b>Deferred Inflows of Resources</b>			
Deferred inflows related to pensions	91,643	296,358	388,001
Deferred inflows related to OPEB	38,403	246,065	284,468
<b>Total deferred inflows of resources</b>	<b>130,046</b>	<b>542,423</b>	<b>672,469</b>
<b>Total liabilities and deferred inflows</b>	<b>721,429</b>	<b>13,448,343</b>	<b>14,169,772</b>
<b>Net Position</b>			
Net investment in capital assets	5,846,517	38,269,408	44,115,925
Restricted			
Capital Asset Reserve	-	709,636	709,636
Tahoe Regional Planning Agency	-	45,450	45,450
Unrestricted	11,269,617	8,449,162	19,718,779
<b>Total Net Position</b>	<b>\$ 17,116,134</b>	<b>\$ 47,473,656</b>	<b>\$ 64,589,790</b>

**Kingsbury General Improvement District**  
Statement of Activities  
Year Ended June 30, 2025

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	\$ 803,503	\$ 101,412	\$ -	\$ (702,091)	\$ -	\$ (702,091)
Snow removal	662,583	783,969	-	121,386	-	121,386
Debt service	12	-	-	(12)	-	(12)
<b>Total governmental activities</b>	<b>1,466,098</b>	<b>885,381</b>	<b>-</b>	<b>(580,717)</b>	<b>-</b>	<b>(580,717)</b>
<b>Business-type activities</b>						
Sewer	1,859,561	1,870,508	-	-	10,947	10,947
Water	3,742,519	4,962,154	962,213	-	2,181,848	2,181,848
<b>Total business-type activities</b>	<b>5,602,080</b>	<b>6,832,662</b>	<b>962,213</b>	<b>-</b>	<b>2,192,795</b>	<b>2,192,795</b>
<b>Total primary government</b>	<b>\$ 7,068,178</b>	<b>\$ 7,718,043</b>	<b>\$ 962,213</b>	<b>(580,717)</b>	<b>2,192,795</b>	<b>1,612,078</b>
<b>General Revenue</b>						
Ad valorem taxes				1,176,484	-	1,176,484
Consolidated taxes				799,831	-	799,831
Interest income				487,009	405,965	892,974
Miscellaneous income				5,846	-	5,846
<b>Total general revenue</b>				<b>2,469,170</b>	<b>405,965</b>	<b>2,875,135</b>
<b>Change in Net Position</b>				<b>1,888,453</b>	<b>2,598,760</b>	<b>4,487,213</b>
<b>Net Position, Beginning of Year</b>				<b>15,227,681</b>	<b>44,874,896</b>	<b>60,102,577</b>
<b>Net Position, End of Year</b>				<b>\$ 17,116,134</b>	<b>\$ 47,473,656</b>	<b>\$ 64,589,790</b>

See Notes to Financial Statements

**Kingsbury General Improvement District**  
Balance Sheet – Governmental Funds  
June 30, 2025

	<u>General</u>	<u>Special Revenue Fund (Snow Removal)</u>	<u>Total Governmental Funds</u>
<b>Assets</b>			
Cash and investments	\$ 10,678,349	\$ 835,094	\$ 11,513,443
Accounts receivable	24,352	31,763	56,115
Taxes receivable	183,810	-	183,810
Interest receivable	46,635	3,911	50,546
Prepaid expenses	203	3,972	4,175
<b>Total assets</b>	<u><u>\$ 10,933,349</u></u>	<u><u>\$ 874,740</u></u>	<u><u>\$ 11,808,089</u></u>
<b>Liabilities</b>			
Accounts payable - trade	\$ 130,084	\$ -	\$ 130,084
Accrued expenses	7,176	-	7,176
Prepaid user fees and customer deposits	-	6,389	6,389
<b>Total liabilities</b>	<u><u>137,260</u></u>	<u><u>6,389</u></u>	<u><u>143,649</u></u>
<b>Deferred Inflows of Resources</b>			
Unavailable revenue	-	40,659	40,659
<b>Total liabilities and deferred inflows             of resources</b>	<u><u>137,260</u></u>	<u><u>47,048</u></u>	<u><u>184,308</u></u>
<b>Fund Balances</b>			
Nonspendable			
Prepaid expenses	203	3,972	4,175
Committed	404,298	205,632	609,930
Assigned for next year's budget deficit	1,070,381	-	1,070,381
Unassigned	9,321,207	618,088	9,939,295
<b>Total fund balances</b>	<u><u>10,796,089</u></u>	<u><u>827,692</u></u>	<u><u>11,623,781</u></u>
<b>Total Liabilities and Fund Balances</b>	<u><u>\$ 10,933,349</u></u>	<u><u>\$ 874,740</u></u>	<u><u>\$ 11,808,089</u></u>

Kingsbury General Improvement District  
Reconciliation of the Balance Sheet to the Statement of Net Position – Governmental Funds  
June 30, 2025

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

Total fund balances - total governmental funds		\$ 11,623,781
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	\$ 15,385,950	
Right-to-use leased assets, being amortized	18,817	
Less accumulated depreciation/amortization	<u>(9,557,840)</u>	5,846,927
Unavailable revenue represents amounts that are not available to fund current expenditures and, therefore, are not reported in the governmental funds.		
		40,659
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.		
Compensated absences payable	(10,086)	
Net pension liability	(380,160)	
OPEB obligation	(57,078)	
Lease payable	<u>(410)</u>	(447,734)
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	176,499	
Deferred outflows of resources related to OPEB	6,048	
Deferred inflows of resources related to pensions	(91,643)	
Deferred inflows of resources related to OPEB	<u>(38,403)</u>	52,501
Net position of governmental activities		<u><u>\$ 17,116,134</u></u>

**Kingsbury General Improvement District**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds**  
**Year Ended June 30, 2025**

	<u>General</u>	<u>Special Revenue Fund (Snow Removal)</u>	<u>Total Governmental Funds</u>
<b>Revenue</b>			
Ad valorem taxes	\$ 1,176,484	\$ -	\$ 1,176,484
Intergovernmental state shared revenue			
Consolidated taxes	799,831	-	799,831
Miscellaneous			
Charges for services	-	782,436	782,436
Interest income	457,678	29,331	487,009
Rental income	101,412	-	101,412
Other revenue	833	5,013	5,846
	<u>2,536,238</u>	<u>816,780</u>	<u>3,353,018</u>
<b>Total revenue</b>			
	<u>2,536,238</u>	<u>816,780</u>	<u>3,353,018</u>
<b>Expenditures</b>			
Public works			
Current			
Salaries, wages and benefits	269,798	191,825	461,623
Services and supplies	161,995	418,065	580,060
Capital outlay	363,247	7,869	371,116
Debt service			
Principal	219	219	438
Interest	6	6	12
	<u>795,265</u>	<u>617,984</u>	<u>1,413,249</u>
<b>Total expenditures</b>			
	<u>795,265</u>	<u>617,984</u>	<u>1,413,249</u>
<b>Excess (Deficiency) of Revenue over (under) Expenditures</b>	<u>1,740,973</u>	<u>198,796</u>	<u>1,939,769</u>
<b>Other Financing Sources (Uses)</b>			
Transfers in	-	550,000	550,000
Transfers out	(550,000)	-	(550,000)
	<u>(550,000)</u>	<u>550,000</u>	<u>-</u>
<b>Total other financing sources (uses)</b>			
	<u>(550,000)</u>	<u>550,000</u>	<u>-</u>
<b>Net Change in Fund Balance</b>	<u>1,190,973</u>	<u>748,796</u>	<u>1,939,769</u>
<b>Fund Balance, Beginning of Year</b>	<u>9,605,116</u>	<u>78,896</u>	<u>9,684,012</u>
<b>Fund Balances, End of Year</b>	<u>\$ 10,796,089</u>	<u>\$ 827,692</u>	<u>\$ 11,623,781</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, 2025**

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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		\$ 1,939,769
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.		
Capital outlay	\$ 371,116	
Depreciation and amortization expense	<u>(442,961)</u>	(71,845)
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.		
Lease principal payments		438
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in governmental funds.		
Change in unavailable revenue		1,533
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.		
Change in long-term compensated absences	11,074	
Change in OPEB liability related amounts	<u>4,361</u>	15,435
Governmental funds report pension contributions as expenditures. However, in the statement of activities, the cost of pension benefits earned is reported as pension expense.		
Pension expense		<u>3,123</u>
Change in Net Position of Governmental Activities		<u><u>\$ 1,888,453</u></u>



**Kingsbury General Improvement District**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – General Fund**  
**Year Ended June 30, 2025**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
<b>Revenue</b>				
Ad valorem taxes	\$ 1,173,281	\$ 1,173,281	\$ 1,176,484	\$ 3,203
Intergovernmental state shared revenue				
Consolidated taxes	796,808	796,808	799,831	3,023
Miscellaneous				
Interest income	311,520	311,520	457,678	146,158
Rental income	107,167	107,167	101,412	(5,755)
Other revenue	8,800	8,800	833	(7,967)
<b>Total revenue</b>	<b>2,397,576</b>	<b>2,397,576</b>	<b>2,536,238</b>	<b>138,662</b>
<b>Expenditures</b>				
Public works				
Highway and streets				
Salaries and wages	236,365	236,365	179,183	57,182
Employee benefits	128,976	131,974	90,615	41,359
Services and supplies	253,847	253,847	161,995	91,852
Capital outlay	2,138,000	2,138,000	363,247	1,774,753
Debt service				
Principal	-	-	219	(219)
Interest	-	-	6	(6)
<b>Total expenditures</b>	<b>2,757,188</b>	<b>2,760,186</b>	<b>795,265</b>	<b>1,964,921</b>
<b>Excess (Deficiency) of Revenue over (under) Expenditures</b>	<b>(359,612)</b>	<b>(362,610)</b>	<b>1,740,973</b>	<b>2,103,583</b>
<b>Other Financing Sources (Uses)</b>				
Transfers out	-	(550,000)	(550,000)	-
Contingency	(82,716)	(82,806)	-	82,806
<b>Total other financing sources (uses)</b>	<b>(82,716)</b>	<b>(632,806)</b>	<b>(550,000)</b>	<b>82,806</b>
<b>Net Change in Fund Balance</b>	<b>(442,328)</b>	<b>(995,416)</b>	<b>1,190,973</b>	<b>2,186,389</b>
<b>Fund Balances, Beginning of Year</b>	<b>9,571,460</b>	<b>9,571,460</b>	<b>9,605,116</b>	<b>33,656</b>
<b>Fund Balances, End of Year</b>	<b>\$ 9,129,132</b>	<b>\$ 8,576,044</b>	<b>\$ 10,796,089</b>	<b>\$ 2,220,045</b>

**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, 2025**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
<b>Revenue</b>				
Charges for services	\$ 758,920	\$ 789,664	\$ 782,436	\$ (7,228)
Interest income	8,419	8,419	29,331	20,912
Other revenue	55	55	5,013	4,958
<b>Total revenue</b>	<b>767,394</b>	<b>798,138</b>	<b>816,780</b>	<b>18,642</b>
<b>Expenditures</b>				
Snow removal				
Salaries and wages	154,723	154,723	122,182	32,541
Employee benefits	100,491	103,489	69,643	33,846
Services and supplies	954,233	954,233	418,065	536,168
Capital outlay	129,000	129,000	7,869	121,131
Debt service				
Principal	-	-	219	(219)
Interest	-	-	6	(6)
<b>Total expenditures</b>	<b>1,338,447</b>	<b>1,341,445</b>	<b>617,984</b>	<b>723,461</b>
<b>Excess (Deficiency) of Revenue over (under) Expenditures</b>	<b>(571,053)</b>	<b>(543,307)</b>	<b>198,796</b>	<b>742,103</b>
<b>Other Financing Sources (Uses)</b>				
Transfers in	-	550,000	550,000	
Contingency	(40,153)	(40,243)	-	40,243
<b>Total other financing sources (uses)</b>	<b>(40,153)</b>	<b>509,757</b>	<b>550,000</b>	<b>40,243</b>
<b>Net Change in Fund Balance</b>	<b>(611,206)</b>	<b>(33,550)</b>	<b>748,796</b>	<b>782,346</b>
<b>Fund Balances, Beginning of Year</b>	<b>42,907</b>	<b>42,907</b>	<b>78,896</b>	<b>35,989</b>
<b>Fund Balances, End of Year</b>	<b>\$ (568,299)</b>	<b>\$ 9,357</b>	<b>\$ 827,692</b>	<b>\$ 818,335</b>

Kingsbury General Improvement District

Statement of Net Position – Enterprise Funds

June 30, 2025

(with comparative totals as of June 30, 2024)

	2025			2024
	Sewer Utility Fund	Water Utility Fund	Total	Total
<b>Assets</b>				
<b>Current assets</b>				
Cash and investments	\$ 4,464,002	\$ 6,558,241	\$ 11,022,243	\$ 10,260,951
Accounts receivable	93,944	337,924	431,868	480,495
Grants receivable	-	19,346	19,346	1,276,045
Due from other governments	89,126	-	89,126	46,779
Deposits and interest receivable	19,320	18,737	38,057	52,395
Prepaid expenses	3,416	18,192	21,608	22,558
Material inventory	976	182,277	183,253	178,940
<b>Total current assets</b>	<b>4,670,784</b>	<b>7,134,717</b>	<b>11,805,501</b>	<b>12,318,163</b>
Property, plant and equipment	8,485,211	66,236,366	74,721,577	71,984,678
Less accumulated depreciation	(5,942,289)	(20,359,890)	(26,302,179)	(24,754,068)
Right of use leased assets	56,452	112,904	169,356	169,356
Less accumulated amortization	(55,268)	(110,537)	(165,805)	(161,931)
<b>Net property, plant and equipment</b>	<b>2,544,106</b>	<b>45,878,843</b>	<b>48,422,949</b>	<b>47,238,035</b>
<b>Other assets</b>				
Cash and investments - restricted	-	45,450	45,450	45,450
Bond issuance costs, net	-	38,576	38,576	47,822
<b>Total other assets</b>	<b>-</b>	<b>84,026</b>	<b>84,026</b>	<b>93,272</b>
<b>Total assets</b>	<b>7,214,890</b>	<b>53,097,586</b>	<b>60,312,476</b>	<b>59,649,470</b>
<b>Deferred Outflows of Resources</b>				
Deferred outflows related to pensions	119,375	451,391	570,766	543,823
Deferred outflows related to OPEB	5,825	32,932	38,757	90,433
<b>Total deferred outflows of resources</b>	<b>125,200</b>	<b>484,323</b>	<b>609,523</b>	<b>634,256</b>
<b>Total Assets and Deferred Outflows</b>	<b>\$ 7,340,090</b>	<b>\$ 53,581,909</b>	<b>\$ 60,921,999</b>	<b>\$ 60,283,726</b>

# Kingsbury General Improvement District

## Statement of Net Position – Enterprise Funds

June 30, 2025

(with comparative totals as of June 30, 2024)

	2025			2024
	Sewer Utility Fund	Water Utility Fund	Total	Total
<b>Liabilities</b>				
<b>Current liabilities</b>				
Accounts payable - trade	\$ 11,155	\$ 475,922	\$ 487,077	\$ 870,902
Accrued interest payable	-	123,349	123,349	140,588
Prepaid user fees and customer deposits	58,139	116,208	174,347	252,100
Compensated absences	7,475	47,696	55,171	73,866
OPEB obligation	2,070	11,706	13,776	14,755
Lease liability	1,230	2,459	3,689	3,948
Loans payable	-	1,403,827	1,403,827	1,369,132
<b>Total current liabilities</b>	<b>80,069</b>	<b>2,181,167</b>	<b>2,261,236</b>	<b>2,725,291</b>
<b>Long-term liabilities</b>				
Compensated absences, net	674	4,303	4,977	32,088
Net pension liability	304,825	1,236,916	1,541,741	1,670,633
OPEB obligation	52,893	299,048	351,941	539,153
Lease liability, less current portion	-	-	-	3,689
Loans payable, less current portion	-	8,746,025	8,746,025	10,149,853
<b>Total long-term liabilities</b>	<b>358,392</b>	<b>10,286,292</b>	<b>10,644,684</b>	<b>12,395,416</b>
<b>Total liabilities</b>	<b>438,461</b>	<b>12,467,459</b>	<b>12,905,920</b>	<b>15,120,707</b>
<b>Deferred Inflows of Resources</b>				
Deferred inflows related to pensions	61,983	234,375	296,358	150,619
Deferred inflows related to OPEB	36,981	209,084	246,065	137,504
<b>Total deferred inflows             of resources</b>	<b>98,964</b>	<b>443,459</b>	<b>542,423</b>	<b>288,123</b>
<b>Total liabilities and deferred inflows</b>	<b>537,425</b>	<b>12,910,918</b>	<b>13,448,343</b>	<b>15,408,830</b>
<b>Net Position</b>				
Invested in capital assets, net of related debt	2,542,876	35,726,532	38,269,408	35,711,413
Restricted				
Capital Asset Reserve	-	709,636	709,636	-
Tahoe Regional Planning Agency for capital projects	-	45,450	45,450	45,450
Unrestricted	4,259,789	4,189,373	8,449,162	9,118,033
<b>Total net position</b>	<b>\$ 6,802,665</b>	<b>\$ 40,670,991</b>	<b>\$ 47,473,656</b>	<b>\$ 44,874,896</b>

**Kingsbury General Improvement District**  
**Statement of Revenue, Expenses, and Changes in Net Position – Enterprise Funds**  
**Year Ended June 30, 2025**  
**(with comparative totals for the year ended June 30, 2024)**

	2025		2024
	Sewer Utility Fund	Water Utility Fund	Total
			Total
Operating Revenue			
Charges for services	\$ 1,870,508	\$ 4,962,154	\$ 6,832,662
Operating Expenses			
Salaries, wages and benefits	224,873	904,956	1,129,829
Services and supplies	1,534,865	1,052,762	2,587,627
Depreciation and amortization	99,786	1,466,222	1,566,008
Total operating expenses	1,859,524	3,423,940	5,283,464
Operating Income	10,984	1,538,214	1,549,198
Nonoperating Revenue (Expense)			
Interest income	185,727	220,238	405,965
Loss on disposal of assets	-	(53,889)	(53,889)
Interest expense	(37)	(264,690)	(264,727)
Total nonoperating revenue (expense)	185,690	(98,341)	87,349
Income Before Capital Grants	196,674	1,439,873	1,636,547
Capital Grants	-	962,213	962,213
Change in Net Position	196,674	2,402,086	2,598,760
Net Position, Beginning of Year	6,605,991	38,268,905	44,874,896
Net Position, End of Year	\$ 6,802,665	\$ 40,670,991	\$ 47,473,656

**Kingsbury General Improvement District**  
**Statement of Cash Flows – Enterprise Funds**  
**Year Ended June 30, 2025**  
(with comparative totals for the year ended June 30, 2024)

	2025			2024
	Sewer Utility Fund	Water Utility Fund	Total	Total
<b>Operating Activities</b>				
Cash received from customers	\$ 1,883,630	\$ 4,934,244	\$ 6,817,874	\$ 6,734,904
Cash paid to employees and benefits	(242,962)	(970,723)	(1,213,685)	(1,160,626)
Cash paid to suppliers	(1,637,572)	(1,379,590)	(3,017,162)	(1,896,501)
<b>Net Cash from Operating Activities</b>	<b>3,096</b>	<b>2,583,931</b>	<b>2,587,027</b>	<b>3,677,777</b>
<b>Capital and Related Financing Activities</b>				
Capital expenditures	(24,230)	(2,780,581)	(2,804,811)	(6,018,055)
Proceeds from capital grants	-	2,218,912	2,218,912	-
Principal payments of long-term debt	-	(1,369,133)	(1,369,133)	(1,335,305)
Principal payments of lease liabilities	(1,316)	(2,632)	(3,948)	(39,401)
Interest/amortization paid on long-term debt	(37)	(272,683)	(272,720)	(301,003)
<b>Net Cash used for Capital and Related Financing Activities</b>	<b>(25,583)</b>	<b>(2,206,117)</b>	<b>(2,231,700)</b>	<b>(7,693,764)</b>
<b>Investing Activities</b>				
Interest on investments	185,727	220,238	405,965	589,388
<b>Net Change in Cash and Cash Equivalents</b>	<b>163,240</b>	<b>598,052</b>	<b>761,292</b>	<b>(3,426,599)</b>
<b>Cash and Cash Equivalents, Beginning of Year (Including Restricted Cash Held in the Water Fund)</b>	<b>4,300,762</b>	<b>6,005,639</b>	<b>10,306,401</b>	<b>13,733,000</b>
<b>Cash and Cash Equivalents, End of Year (Including Restricted Cash Held in the Water Fund)</b>	<b>\$ 4,464,002</b>	<b>\$ 6,603,691</b>	<b>\$ 11,067,693</b>	<b>\$ 10,306,401</b>

Kingsbury General Improvement District  
Statement of Cash Flows – Enterprise Funds  
Year Ended June 30, 2025  
(with comparative totals for the year ended June 30, 2024)

	Sewer Utility Fund	2025 Water Utility Fund	Total	2024 Total
Reconciliation of Operating Income to Net Cash from Operating Activities				
Operating income	\$ 10,984	\$ 1,538,214	\$ 1,549,198	\$ 1,799,165
Adjustments to reconcile operating income to net cash from operating activities				
Depreciation and amortization	99,786	1,466,222	1,566,008	1,488,876
Changes in				
Deferred outflows, inflows, and net pension/OPEB liability	(6,312)	(31,738)	(38,050)	88,416
Accounts receivable	24,049	24,578	48,627	(52,602)
Due from other governments	(42,347)	-	(42,347)	34,739
Deposits and interest receivable	(500)	14,838	14,338	1,968
Material inventory	(66)	(4,247)	(4,313)	(33,711)
Prepaid expenses	1,885	(935)	950	(8,110)
Accounts payable - trade	(62,179)	(321,646)	(383,825)	395,731
Compensated absences	(11,777)	(34,029)	(45,806)	(9,434)
Prepaid user fees and customer deposits	(10,427)	(67,326)	(77,753)	(27,261)
Total adjustments	(7,888)	1,045,717	1,037,829	1,878,612
Net Cash from Operating Activities	<u>\$ 3,096</u>	<u>\$ 2,583,931</u>	<u>\$ 2,587,027</u>	<u>\$ 3,677,777</u>
Non-Cash Capital and Related Financing Activities				
Loss on disposal of assets	<u>\$ -</u>	<u>\$ 53,889</u>	<u>\$ 53,889</u>	<u>\$ 5,715</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 are 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 funds:

**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 non-operating 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 non-operating 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, 2025 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 and 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 \$5,000 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, 2025.

**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**

Compensated absences 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 compensated absences that are expected to be liquidated with expendable available financial resources are 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 accrual for compensated absences for leave that has not been used, to the extent it is more likely than not that the leave will be used or paid at termination.

### 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 assets 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 assets 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, as well as a capital asset reserve that is required by the grant agreement with the Nevada Division of Environmental Protection.

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, 2025, the Board designated that funds be designated for the future budgeted purchases of vehicles. Amounts are designated as follows: \$404,298 in the general fund, \$205,632 in the snow removal fund, and \$16,471 in the sewer 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. Capital asset reserves are reported as 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 \$609,930 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.

**Adoption of New Accounting Standards**

As of June 30, 2025, the District adopted GASB Statement No. 101, *Compensated Absences*. The provisions of this standard modernize the types of leave that are considered a compensated absence and provides guidance for a consistent recognition and measurement of the compensated absence liability. There was not a significant effect of the District's financial statements as a result of the implementation of this standard.

As of June 30, 2025, the District adopted GASB Statement No. 102, *Certain Risk Disclosures*, which requires management to evaluate whether there are risks related to a government's vulnerabilities due to certain concentrations or constraints that require disclosure. There was not a significant effect of the District's financial statements as a result of the implementation of this standard.

**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, 2025.

**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, 2025, is as follows:

Petty cash	\$ 500
Cash in checking	<u>631,345</u>
Total cash	631,845
Held by Douglas County	2,424
Fixed Income Securities	2,133,190
State of Nevada Local Government Investment Pool (valued at NAV)	<u>19,813,677</u>
Total cash and investments and cash and investments - restricted	<u><u>\$ 22,581,136</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 bank accounts are insured by the Federal Deposit Insurance Corporation (FDIC) up to an aggregate of \$250,000, with \$348,714 not covered by FDIC insurance at June 30, 2025.

The District's policy is to voluntarily participate in the Nevada State Collateral Pool for public fund deposits. 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.

##### **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.



**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, 2025. The LGIP operates under NRS and is administered by the Office of the State Treasurer. The LGIP invests in securities as allowed by statute. The LGIP is valued at NAV and therefore is not valued according to the hierarchy. At June 30, 2025, the LGIP had a weighted average maturity of 49.5 days. The District is able to withdraw funds on a daily basis and has no outstanding commitments as of June 30, 2025.

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, 2025, the carrying amount of \$19,813,677 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 88% 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, 2025, 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	\$ 2,133,190	\$ -	\$ 2,133,190	\$ -
Total investment measured at fair value	<u>\$ 2,133,190</u>	<u>\$ -</u>	<u>\$ 2,133,190</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, 2024	Additions	Deletions/ Transfers	June 30, 2025
Capital assets, being depreciated				
Equipment and vehicles	\$ 1,444,348	\$ 2,568	\$ 11,256	\$ 1,458,172
Office equipment	30,386	621	(131)	30,876
Land	126,482	-	-	126,482
Infrastructure	13,137,008	679	(11,006)	13,126,681
Construction in progress (infrastructure)	276,610	367,248	(119)	643,739
Total capital assets, being depreciated	15,014,834	371,116	-	15,385,950
Less accumulated depreciation	(9,096,890)	(442,531)	-	(9,539,421)
Total capital assets, being depreciated, net	5,917,944	(71,415)	-	5,846,529
Right to use leased assets, being amortized				
Buildings and improvements	15,594	-	-	15,594
Furniture and equipment	3,223	-	-	3,223
Total right to use leased assets, being amortized	18,817	-	-	18,817
Less accumulated amortization	(17,989)	(430)	-	(18,419)
Total right to use leased assets, being amortized, net	828	(430)	-	398
Governmental activities capital assets, net	\$ 5,918,772	\$ (71,845)	\$ -	\$ 5,846,927

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, 2025**

A summary of business-type activities property, plant and equipment for the year ended June 30, 2025 follows:

	July 1, 2024	Additions	Deletions/ Transfers	June 30, 2025
Equipment and vehicles	\$ 5,796,738	\$ 82,008	\$ 199,280	\$ 6,078,026
Infrastructure	62,620,978	1,206,522	1,208,134	65,035,634
Ozone facility	808,433	42,086	-	850,519
Construction in progress	2,758,529	1,474,195	(1,475,324)	2,757,400
	<u>71,984,678</u>	<u>2,804,811</u>	<u>(67,910)</u>	<u>74,721,579</u>
Less accumulated depreciation	<u>(24,754,068)</u>	<u>(1,562,134)</u>	<u>14,021</u>	<u>(26,302,181)</u>
Property, plant, and equipment, net	<u>47,230,610</u>	<u>1,242,677</u>	<u>(53,889)</u>	<u>48,419,398</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>(161,931)</u>	<u>(3,874)</u>	<u>-</u>	<u>(165,805)</u>
Total right to use leased assets, being amortized, net	<u>7,425</u>	<u>(3,874)</u>	<u>-</u>	<u>3,551</u>
Business-type activities capital assets, net	<u>\$ 47,238,035</u>	<u>\$ 1,238,803</u>	<u>\$ (53,889)</u>	<u>\$ 48,422,949</u>

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

	Depreciation	Amortization
Governmental activities		
Highways and streets	\$ 379,466	\$ 215
Snow removal	63,065	215
Total depreciation and amortization expense, governmental activities	<u>\$ 442,531</u>	<u>\$ 430</u>
Business-type activities		
Water	\$ 1,463,639	\$ 2,583
Sewer	98,495	1,291
Total depreciation and amortization expense, business-type activities	<u>\$ 1,562,134</u>	<u>\$ 3,874</u>

## **Note 6 - Compensated Absences**

The following schedule summarizes the changes in accrued compensated absences:

Beginning of year	\$ 127,114
Net Change	<u>(56,880)</u>
End of year	<u>\$ 70,234</u>
Due within one year	<u>\$ 64,422</u>

## **Note 7 - Loans Payable**

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 1st and July 1st of each year. Principal payments shall be made semiannually on January 1st and July 1st, commencing on the January 1st or July 1st 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, 2025, the District had outstanding \$565,695 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 1st and July 1st of each year. Principal payments shall be made semiannually on January 1st and July 1st, commencing on the January 1st or July 1st 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, 2025, the District had outstanding \$1,022,927 in loan proceeds, which is the legal amount outstanding.

# Kingsbury General Improvement District

## Notes to Financial Statements

June 30, 2025

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 1st and July 1st of each year. Principal payments shall be made semiannually on January 1st and July 1st, commencing on January 1st or July 1st 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, 2025, the District had drawn the entire loan and outstanding \$5,094,698 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 1st and July 1st of each year. Principal payments shall be made semiannually on January 1st and July 1st, commencing on the January 1st or July 1st 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, 2025, the District had drawn the entire loan and outstanding \$3,466,532 in loan proceeds, which is the legal amount outstanding.

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

Direct Borrowings	Beginning Balance	Additions	Payments	Ending Balance	Current Portion
State of Nevada					
\$3,000,000	\$ 780,592	\$ -	\$ (214,897)	\$ 565,695	\$ 221,304
\$3,306,650	1,210,710	-	(187,783)	1,022,927	193,173
\$11,000,000	5,755,783	-	(661,085)	5,094,698	676,981
\$6,000,000	3,771,900	-	(305,368)	3,466,532	312,369
	<u>\$ 11,518,985</u>	<u>\$ -</u>	<u>\$ (1,369,133)</u>	<u>\$ 10,149,852</u>	<u>\$ 1,403,827</u>

# Kingsbury General Improvement District

## Notes to Financial Statements

June 30, 2025

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
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	1,271,635	133,684	1,405,319
2030	1,302,817	259,091	1,561,908
2031-2035	3,374,470	6,563	3,381,033
	<u>\$ 10,149,852</u>	<u>\$ 1,005,421</u>	<u>\$ 11,155,273</u>

Interest expense totaled \$255,444 for the year ended June 30, 2025.

### 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 non-cancellable 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 an agreement to lease office equipment with initial terms of 60 months. The lease terminates May 2026. During the year, the District recorded \$4,386 in amortization expenses and \$123 in interest expense. The District used a discount rate of 2% 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:

Fiscal Year Ending June 30,	Principal	Interest	Total
2026	\$ 4,099	\$ 35	\$ 4,134

Long-term lease liability activity is summarized as follows:

	<u>July 1, 2024</u>	<u>Additions</u>	<u>Deletions</u>	<u>June 30, 2025</u>
Equipment	\$ 8,485	\$ -	\$ (4,386)	\$ 4,099

## **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 employers, 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 members 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.



# Kingsbury General Improvement District

## Notes to Financial Statements

June 30, 2025

For the fiscal years ended June 30, 2025 and 2024, the Statutory Employer/employee matching rate was 19.25% and 17.50%, respectively, for Regular employees. The Employer-pay contribution (EPC) rate was 36.75% and 33.50%, respectively, for June 30, 2025 and 2024 for Regular employees.

The District's contributions were \$168,686 for the year ended June 30, 2025.

### *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, 2024:

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, 2024, PERS' long-term inflation assumption was 2.50%.

\*\*As of June 30, 2024, the private markets allocation includes 6% private real estate and 6% private equity.

### *Net Pension Liability*

At June 30, 2025, the District reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024, 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 \$1,921,901 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, 2024, the District's proportion was 0.01064 percent, which was a decrease of 0.00070 percent from its proportion measured as of June 30, 2023.

### *Pension Liability Discount Rate Sensitivity*

The following presents the net pension liability of the District as of June 30, 2025, 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	\$ 3,090,706	\$ 1,921,901	\$ 957,688

*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, 2024, 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, 2024 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 for 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, 2024, valuation were based on the results of the experience study issued September 10, 2021.

The discount rate used to measure the total pension liability was 7.25% as of June 30, 2024. 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, 2024.

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

For the year ended June 30, 2025, the District recognized pension expense of \$155,467. 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, 2025. At June 30, 2025, 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	\$ 407,732	\$ -
Changes of assumptions	124,015	-
Net difference between projected and actual investment earnings on pension plan investments	-	189,335
Changes in proportion and differences between employer contributions and proportionate share of contributions	46,832	198,666
Contributions subsequent to the measurement date	168,686	-
	<u>\$ 747,265</u>	<u>\$ 388,001</u>

The \$168,686 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, 2025.

The average of the expected remaining service lives of all employees that are provided with pensions through PERS (active and inactive employees) is 5.64 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:

<u>Fiscal Years Ending June 30,</u>	
2025	\$ 8,652
2026	208,924
2027	(13,189)
2028	(33,515)
2029	19,706
	<u>\$ 190,578</u>

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, 2025, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	3
Inactive employees entitled to, but not yet receiving benefit payments	-
Active plan members	<u>4</u>
	<u><u>7</u></u>

*Contributions*

Per NRS 287 contribution requirements of the participating entities and covered employees are established and may be amended by the PEBP Board. The Boards' contractually required contribution for the year ended June 30, 2025 was \$15,927, 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 \$422,795 was measured as of June 30, 2025.

*Actuarial assumptions and other inputs*

The total OPEB liability in the June 30, 2025 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	9.30% in 2026, fluctuating down to 3.90% by 2075
Retiree's share of benefit-related costs	All retirees currently covered by the PEBP 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 Pub-2010 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, 2025 valuation were based on the results of an actuarial experience study issued September 2021.

# Kingsbury General Improvement District

Notes to Financial Statements

June 30, 2025

## Changes in the Total OPEB Liability:

Balance, June 30, 2024	\$ 640,356
Changes for year	
Service cost	18,669
Interest	25,587
Differences between expected and actual experience	(186,065)
Changes in assumptions or other inputs	(59,825)
Benefit payments	(15,927)
Net changes	(217,561)
Balance, June 30, 2025	\$ 422,795

## 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 (4.20 percent) or 1-percentage-point higher (6.20 percent) than the current discount rate:

	1% Decrease in Discount Rate 4.20%	Discount Rate 5.20%	1% Increase in Discount Rate 6.20%
Net OPEB liability	\$ 471,861	\$ 422,795	\$ 381,727

## 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:

	1% Decrease	Health Care Cost Trend Rates	1% Increase
Net OPEB liability	\$ 377,397	\$ 422,795	\$ 477,361

**Kingsbury General Improvement District**  
Notes to Financial Statements  
June 30, 2025

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

For the year ended June 30, 2025, the District recognized an OPEB benefit of \$16,387. The table below shows deferred resources as of the year ended June 30, 2025:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of assumptions	\$ -	\$ 119,544
Differences between expected and actual experience	44,805	164,924
	<u>\$ 44,805</u>	<u>\$ 284,468</u>

Future recognition of these deferred resources is shown below:

<u>Fiscal Years Ending June 30,</u>	
2026	\$ (73,414)
2027	(105,136)
2028	(60,621)
2029	(492)
2030	<u>-</u>
	<u>\$ (239,663)</u>

**Note 12 - Commitments**

On Sept. 17, 2024, the District extended Summit Plumbing's existing contract with five-year Sanitary Sewer System Service Contract with a contract period of Oct. 1, 2024, through Sept. 30, 2029, in the amount of \$765,269 with approved hourly rates for force account work. As of June 30, 2025, the District incurred \$131,443 for this work.

On June 13, 2023, the District approved an Agreement for Legal Services with Minden Lawyers, LLC. For a term of three (3) years commencing July 1, 2023, with a monthly retainer amount payable of \$2,500 and an hourly rate of \$310/hr. As of June 30, 2025, the District incurred \$64,119 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 of \$235,000. As of June 30, 2025, the District incurred \$384,905 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 and then 6/2025 increase to \$1,246 to include web version of Office apps. As of June 30, 2025, the District incurred \$15,873 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 August 15, 2023, the District approved a 5% percent increase in salary and then on September 19, 2023 extended his contract to June 30, 2025. On January 17, 2025, Dion retired from his position. As of January 17, 2025, the General Manager salary is \$116,878.

On May 22, 2025, the District approved an employment contract with the General Manager, Derrek Dornbrook for a term of three (3) years beginning May 1, 2025, and ending April 30, 2028. As of June 30, 2025, the District incurred \$22,982 for this work.

On June 15, 2021, the District approved an engineering services agreement with Dowl Engineering for services related to Sewer Master Plan for an amount not to exceed \$172,500 As of June 30, 2025, the District incurred \$128,581 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 As of June 30, 2025, the District incurred \$8,123 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 As of June 30, 2025, the District incurred \$13,527 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, 2025, the District incurred \$55,660 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. On November 14, 2023, the District approved change orders for bay doors and siding repairs in the amount of \$23,264. Then on April 16, 2024, the District approved window and door replacements in the amount of \$72,509, which brings the total not to exceed \$2,444,840. As of June 30, 2025, the District incurred \$2,474,839 for this work.

On July 18, 2023, the District approved an engineering services agreement with DOWL Engineering for services related to 2024 Waterline and Road Repair and Renovation Project for an amount not to exceed \$365,042 As of June 30, 2025, the District incurred \$263,884 for this work.



On July 18, 2023, the District approved an engineering services agreement with Eastern Sierra Engineering for services related to 2024 Waterline and Road Repair and Renovation Project for an amount not to exceed \$112,234. As of June 30, 2025, the District incurred \$83,543 for this work.

On September 19, 2023, the District approved an engineering services agreement with DOWL Engineering for services related to Ponderosa MHP Water System for an amount not to exceed \$322,069. As of June 30, 2025, the District incurred \$336,716 for this work.

On September 19, 2023, the District approved an imaging contract and services agreement with Precision Document Imaging for services related to scan documents, index and shred approx. 200 boxes, and document storage access for an amount not to exceed \$132,605. As of June 30, 2025, the District incurred \$31,445 for this work.

On November 14, 2023, the District approved professional service with Eastern Sierra for services related to Stormwater Masterplan for an amount not to exceed \$4,000. As of June 30, 2025, the District had not incurred any costs for this work.

On February 20, 2024, the District approved a procurement contract with Western Nevada Supply for services related to FY 2023-2024 Waterline Replacement Material for an amount not to exceed \$718,923. As of June 30, 2025, the District incurred \$720,425 for this work.

On April 9, 2024, the District awarded a construction contract with Aspen Developers Corporation for the 2024-2025 Water Main Replacement Project for an amount not to exceed \$4,195,665. Then on July 16, 2024, the District approved an additional amount of \$52,560 to include previous years project not completed asphalt sealing & coating bringing the amount to a total of \$4,248,225. As of June 30, 2025, the District incurred Ponderosa MHP \$1,789,783 and Tramway & Tina \$1,331,049 for this work.

On May 21, 2024, the District approved a services agreement with Jacobs Engineering for services related to On Call Treatment Plant Scada for an amount not to exceed \$25,000. Then on July 16, 2024, the District approved an additional amount of \$75,000 for this service bringing the amount to a total of \$100,000. As of June 30, 2025, the District incurred \$27,103 for this work.

On June 18, 2024, the District approved an engineering services agreement with DOWL Engineering for services related to FY 25/26 Waterline Replacement Project for an amount not to exceed \$975,556. As of June 30, 2025, the District incurred \$297,762 for this work.

On June 18, 2024, the District approved an engineering services agreement with DOWL Engineering for services related to FY 25/26 Road Surface Repair and Renovation Project for an amount not to exceed \$328,217. As of June 30, 2025, the District incurred \$115,855 for this work.

On September 17, 2024, the District approved a Geotech services agreement with Eastern Sierra Engineering for services related to FY 25-26 Waterline and Road Improvement Project for an amount not to exceed \$99,020. As of June 30, 2025, the District incurred \$56,708 for this work.

On September 17, 2024, the District approved permit and design agreement with RPM for services related to Equipment & Storage Facility at the Operations Yard for an amount not to exceed \$59,500. As of June 30, 2025, the District incurred \$47,600 for this work.

On September 17, 2024, the District approved sprung structure materials with Sprung Structure for services related to Equipment & Storage Facility at the Operations Yard for an amount not to exceed \$409,235. As of June 30, 2025, the District incurred \$3,500 for this work.

On September 17, 2024, the District approved sprung structure construction with JT2 Construction for services related to Equipment & Storage Facility at the Operations Yard for an amount not to exceed \$557,730. As of June 30, 2025, the District had not incurred any cost for this work.

On December 17, 2024, the District approved a Proposal with Summit Plumbing for services related to Holly Lane Water Line Replacement for an amount not to exceed \$38,000. As of June 30, 2025, the District had not incurred any costs for this work.

On April 15, 20225, the District approved an award of a construction contract to Sierra Nevada Construction for the FY25 Road Replacement & Rehabilitation Project in an amount not to exceed \$1,814,007. As of June 30, 2025, the District had not incurred any costs for this work.

On June 17, 20225, the District approved an integration proposal with Springbrook Holding Company LLC for Springbrook Finance Software in an amount not to exceed \$73,580. As of June 30, 2025, the District had not incurred any costs for this work.

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

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Proportion of the net pension liability	0.01064%	0.01134%	0.01238%	0.01160%	0.01198%	0.01221%	0.01294%	0.01250%	0.01317%	0.01316%
Proportionate share of the net pension liability	\$ 1,921,901	\$ 2,069,666	\$ 2,234,758	\$ 1,057,619	\$ 1,668,873	\$ 1,665,356	\$ 1,765,366	\$ 1,662,494	\$ 1,772,738	\$ 1,508,376
Covered payroll	900,901	869,887	904,667	819,712	844,434	829,092	858,662	794,412	791,013	784,199
Proportionate share of the net pension liability as a percentage of its covered payroll	213.33%	237.92%	247.03%	129.02%	197.63%	200.87%	222.22%	209.27%	224.11%	192.35%
Plan fiduciary net position as a percentage of the total pension liability	78.11%	76.16%	75.12%	86.51%	77.04%	76.46%	75.24%	74.40%	72.23%	75.10%

# Kingsbury General Improvement District

## Schedule of Changes in Net Pension Liability

### Last Ten Fiscal Years

Notes to schedule:	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Inflation rate	2.50%	2.50%	2.50%	2.50%	2.75%	2.75%	2.75%	2.75%	3.50%	3.50%
Payroll growth	3.50%	3.50%	3.50%	3.50%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Investment rate of return/Discount rate	7.25%	7.25%	7.25%	7.25%	7.50%	7.50%	7.50%	7.50%	8.00%	8.00%
Productivity pay increase	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.75%	0.75%
Projected salary increase*	4.20% to 9.10%	4.20% to 9.10%	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%
Consumer price index	2.50%	2.50%	2.50%	2.50%	2.75%	2.75%	2.75%	2.75%	3.50%	3.50%
Mortality rates Healthy**	2024 - 2021			2020 - 2017			2016 - 2015			
	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			

\* 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**

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	\$ 168,686	\$ 152,969	\$ 131,459	\$ 136,212	\$ 121,388	\$ 124,866	\$ 117,570	\$ 119,906	\$ 116,004	\$ 93,741
Contributions in relation to the contractually required contribution	(168,686)	(152,969)	(131,459)	(136,212)	(121,388)	(124,866)	(117,570)	(119,906)	(116,004)	(93,741)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District's covered payroll	\$ 979,075	\$ 900,901	\$ 869,887	\$ 904,667	\$ 819,172	\$ 844,434	\$ 829,092	\$ 858,662	\$ 794,412	\$ 791,013
Contributions as a percentage of covered payroll	17.23%	16.98%	15.11%	15.06%	14.82%	14.79%	14.18%	13.96%	14.60%	11.85%

# Kingsbury General Improvement District

## Schedule of Funding Progress – OPEB

June 30, 2025

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, 2025	\$ -	\$ 422,795	\$ 422,795	0.00%	\$ 382,436	110.55%
June 30, 2024	-	640,356	640,356	0.00%	325,201	196.91%
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\***

	2025	2024	2023	2022	2021	2020	2019	2018
Service costs	\$ 18,669	\$ 19,298	\$ 22,564	\$ 30,246	\$ 23,845	\$ 18,444	\$ 16,268	\$ 14,814
Interest	25,587	23,652	25,090	18,101	11,508	15,464	14,939	13,362
Differences between expected and actual experience	(186,065)	-	(65,843)	-	343,516	-	11,214	28,542
Changes in assumptions or other inputs	(59,825)	(22,767)	(21,462)	(151,263)	(49,855)	52,928	18,636	4,418
Benefit payments	(15,927)	(17,058)	(18,625)	(18,704)	(17,520)	(6,635)	(10,781)	(10,438)
Net Change in Total OPEB Liability	(217,561)	3,125	(58,276)	(121,620)	311,494	80,201	50,276	50,698
Total OPEB Liability - Beginning	640,356	637,231	817,127	817,127	505,633	425,432	375,156	324,458
Total OPEB Liability - Ending	\$ 422,795	\$ 640,356	\$ 758,851	\$ 695,507	\$ 817,127	\$ 505,633	\$ 425,432	\$ 375,156
Covered-Employee Payroll	\$ 382,436	\$ 325,201	\$ 374,124	\$ 404,854	\$ 558,847	\$ 437,302	\$ 503,544	\$ 710,271
Total OPEB Liability as A Percentage of Covered-Employee Payroll	110.55%	196.91%	202.83%	171.79%	146.22%	115.63%	84.49%	52.82%

\* 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, 2025

## Kingsbury General Improvement District



Kingsbury General Improvement District  
Schedule of Capital Assets by Sources  
June 30, 2025

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Governmental Fund Capital Assets	
Equipment and vehicles	\$ 1,458,172
Office equipment	30,876
Land	126,482
Infrastructure	13,126,681
Construction in progress (infrastructure)	<u>643,739</u>
Total Governmental Fund Capital Assets	<u>\$ 15,385,950</u>
Investment in Governmental Funds Capital Assets by Source	
General Fund	\$ 14,406,235
Special Revenue Fund	<u>979,715</u>
Total Governmental Fund Capital Assets	<u>\$ 15,385,950</u>

**Kingsbury General Improvement District**  
**Capital Assets used in the Operations of Governmental Funds by Function and Activity**  
**June 30, 2025**

---

Function and Activity	Equipment and Vehicles	Office Equipment	Land	Infrastructure	Construction in Progress (Infrastructure)	Total
Streets and Highways	\$ 850,458	\$ 21,233	\$ 32,558	\$ 11,796,047	\$ 569,154	\$ 13,269,450
Snow Removal	607,714	9,643	93,924	193,849	74,585	979,715
Erosion Control	-	-	-	1,136,785	-	1,136,785
Total Governmental Fund Capital Assets	<u>\$ 1,458,172</u>	<u>\$ 30,876</u>	<u>\$ 126,482</u>	<u>\$ 13,126,681</u>	<u>\$ 643,739</u>	<u>\$ 15,385,950</u>

**Kingsbury General Improvement District**

Changes in Capital Assets used in the Operations of Governmental Funds by Function and Activity

Year Ended June 30, 2025

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<u>Function and Activity</u>	<u>Governmental Funds Capital Assets July 1, 2024</u>	<u>Additions/ Transfers</u>	<u>Deletions/ Transfers</u>	<u>Governmental Funds Capital Assets June 30, 2025</u>
Streets and Highways	\$ 12,906,199	\$ 363,251	\$ -	\$ 13,269,450
Snow Removal	971,850	7,865	-	979,715
Erosion Control	<u>1,136,785</u>	<u>-</u>	<u>-</u>	<u>1,136,785</u>
 Total Governmental Funds Capital Assets	 <u>\$ 15,014,834</u>	 <u>\$ 371,116</u>	 <u>\$ -</u>	 <u>\$ 15,385,950</u>

Kingsbury General Improvement District  
Statement of Revenue and Expenses – Budget and Actual – Sewer Utility Fund  
Year Ended June 30, 2025  
(with Comparative Totals for Year Ended June 30, 2024)

	Budget	2025 Actual	Variance	2024 Actual
Operating Revenue				
Sewer use fees	\$ 1,870,298	\$ 1,847,379	\$ (22,919)	\$ 1,841,822
Connection fees and other revenue	9,200	23,129	13,929	62,427
Total operating revenue	<u>1,879,498</u>	<u>1,870,508</u>	<u>(8,990)</u>	<u>1,904,249</u>
Operating Expenses				
Salaries and wages	216,570	166,853	49,717	159,600
Employee benefits	138,121	58,020	80,101	88,601
Services and supplies	1,802,340	1,534,865	267,475	1,452,031
Depreciation/amortization	62,176	99,786	(37,610)	85,080
Total operating expenses	<u>2,219,207</u>	<u>1,859,524</u>	<u>359,683</u>	<u>1,785,312</u>
Operating Income	(339,709)	10,984	350,693	118,937
Nonoperating Income				
Interest income	176,809	185,727	8,918	211,568
Gain (loss) on disposal of assets	-	-	-	-
Interest expense	-	(37)	(37)	(240)
Total nonoperating income	<u>176,809</u>	<u>185,690</u>	<u>8,881</u>	<u>211,328</u>
Change in Net Position	<u>\$ (162,900)</u>	<u>\$ 196,674</u>	<u>\$ 359,574</u>	<u>\$ 330,265</u>

**Kingsbury General Improvement District**  
**Statement of Cash Flows – Budget and Actual – Sewer Utility Fund**  
**Year Ended June 30, 2025**  
**(with Comparative Totals for Year Ended June 30, 2024)**

	<u>Budget</u>	<u>2025 Actual</u>	<u>Variance</u>	<u>2024 Actual</u>
<b>Operating Activities</b>				
Cash received from customers	\$ 1,879,498	\$ 1,883,630	\$ 4,132	\$ 1,863,653
Cash paid to employees	(354,691)	(242,962)	111,729	(228,058)
Cash paid to suppliers	<u>(1,802,340)</u>	<u>(1,637,572)</u>	<u>164,768</u>	<u>(1,375,274)</u>
<b>Net Cash from (used for)</b>				
<b>Operating Activities</b>	<u>(277,533)</u>	<u>3,096</u>	<u>280,629</u>	<u>260,321</u>
<b>Capital and Related Financing Activities</b>				
Capital expenditures	(520,000)	(24,230)	495,770	(937,661)
Principal payments of lease liabilities	-	(1,316)	(1,316)	(13,134)
Interest/amortization paid on long-term debt	<u>-</u>	<u>(37)</u>	<u>(37)</u>	<u>(240)</u>
<b>Net Cash used for Capital and     Related Financing Activities</b>	<u>(520,000)</u>	<u>(25,583)</u>	<u>494,417</u>	<u>(951,035)</u>
<b>Investing Activities</b>				
Interest on investments	<u>176,809</u>	<u>185,727</u>	<u>8,918</u>	<u>211,568</u>
<b>Net Change in Cash and Cash     Equivalents</b>	<u>(620,724)</u>	<u>163,240</u>	<u>783,964</u>	<u>(479,146)</u>
<b>Cash and Cash Equivalents,     Beginning of Year</b>	<u>4,196,298</u>	<u>4,300,762</u>	<u>104,464</u>	<u>4,779,908</u>
<b>Cash and Cash Equivalents,     End of Year</b>	<u><u>\$ 3,575,574</u></u>	<u><u>\$ 4,464,002</u></u>	<u><u>\$ 888,428</u></u>	<u><u>\$ 4,300,762</u></u>

Kingsbury General Improvement District  
Statement of Revenue and Expenses – Budget and Actual – Water Utility Fund  
Year Ended June 30, 2025  
(with Comparative Totals for Year Ended June 30, 2024)

	Budget	2025 Actual	Variance	2024 Actual
Operating Revenue				
Water fees	\$ 4,766,462	\$ 4,908,422	\$ 141,960	\$ 4,801,300
Connection fees	97,800	10,200	(87,600)	107,250
Other revenue	25,350	43,532	18,182	-
Total operating revenue	<u>4,889,612</u>	<u>4,962,154</u>	<u>72,542</u>	<u>4,908,550</u>
Operating Expenses				
Salaries and wages	839,706	678,382	161,324	631,770
Employee benefits	515,792	226,574	289,218	359,867
Services and supplies	1,282,531	1,052,762	229,769	832,889
Depreciation/amortization	1,366,871	1,466,222	(99,351)	1,403,796
Total operating expenses	<u>4,004,900</u>	<u>3,423,940</u>	<u>580,960</u>	<u>3,228,322</u>
Operating Income	<u>884,712</u>	<u>1,538,214</u>	<u>653,502</u>	<u>1,680,228</u>
Nonoperating Revenue (Expenses)				
Interest income	345,198	220,238	(124,960)	377,820
Gain on disposal of assets	-	(53,889)	(53,889)	(5,715)
Interest expense	(272,609)	(264,690)	7,919	(300,544)
Total nonoperating revenue (expenses)	<u>72,589</u>	<u>(98,341)</u>	<u>(170,930)</u>	<u>71,561</u>
Income Before Capital Contributions	<u>957,301</u>	<u>1,439,873</u>	<u>482,572</u>	<u>1,751,789</u>
Capital Grants	<u>2,350,000</u>	<u>962,213</u>	<u>(1,387,787)</u>	<u>1,277,745</u>
Change in Net Position	<u>\$ 3,307,301</u>	<u>\$ 2,402,086</u>	<u>\$ (905,215)</u>	<u>\$ 3,029,534</u>

**Kingsbury General Improvement District**  
**Statement of Cash Flows – Budget and Actual – Water Utility Fund**  
**Year Ended June 30, 2025**  
**(with Comparative Totals for Year Ended June 30, 2024)**

	<u>Budget</u>	<u>2025 Actual</u>	<u>Variance</u>	<u>2024 Actual</u>
<b>Operating Activities</b>				
Cash received from customers	\$ 4,889,612	\$ 4,934,244	\$ 44,632	\$ 4,871,251
Cash paid to employees	(1,355,498)	(970,723)	384,775	(932,568)
Cash paid to suppliers	(1,282,531)	(1,379,590)	(97,059)	(521,227)
<b>Net Cash from Operating Activities</b>	<u>2,251,583</u>	<u>2,583,931</u>	<u>332,348</u>	<u>3,417,456</u>
<b>Capital and Related Financing Activities</b>				
Capital expenditures	(11,611,589)	(2,780,581)	8,831,008	(5,080,394)
Proceeds from capital grants	6,100,000	2,218,912	(3,881,088)	-
Principal payments of long-term debt	(1,369,133)	(1,369,133)	-	(1,335,305)
Principal payments of lease liabilities	-	(2,632)	(2,632)	(26,267)
Interest/amortization paid on long-term debt	(272,609)	(272,683)	(74)	(300,763)
<b>Net Cash used for Capital and     Related Financing Activities</b>	<u>(7,153,331)</u>	<u>(2,206,117)</u>	<u>4,947,214</u>	<u>(6,742,729)</u>
<b>Investing Activities</b>				
Interest on investments	<u>345,198</u>	<u>220,238</u>	<u>(124,960)</u>	<u>377,820</u>
<b>Net Change in Cash and Cash     Equivalents</b>	<u>(4,556,550)</u>	<u>598,052</u>	<u>5,154,602</u>	<u>(2,947,453)</u>
<b>Cash and Cash Equivalents,     Beginning of Year</b>	<u>5,827,691</u>	<u>6,005,639</u>	<u>177,948</u>	<u>8,953,092</u>
<b>Cash and Cash Equivalents,     End of Year</b>	<u>\$ 1,271,141</u>	<u>\$ 6,603,691</u>	<u>\$ 5,332,550</u>	<u>\$ 6,005,639</u>



**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, 2025, 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 26, 2025.

**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 2025-001 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.

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Reno, Nevada  
November 26, 2025

**2025-001 Internal Control over the Preparation of Financial Statements**  
**Material Weakness**

<i>Criteria:</i>	Management is responsible for establishing and maintaining an effective system of internal control over financial 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, including any adjustments necessary.
<i>Condition:</i>	The District does not have an internal control system designed to provide for the preparation of the financial statements and related financial statement disclosures in accordance with generally accepted accounting principles, including recording necessary journal entries and ensuring all amounts are properly recorded. In conjunction with the completion of our audit, we were requested to draft the financial statements and accompanying notes to those financial statements, and record cash to accrual conversion entries. Although this circumstance is not unusual for an organization of your size, the preparation of financial statements as a part of the audit engagement may result in financial statements and related information included in financial statement disclosures not being available for management purposes as timely as it would be if prepared by Division personnel. It is the responsibility of management and those charged with governance to determine whether to accept the risk associated with this condition because of cost or other considerations.
<i>Cause:</i>	Procedures have not been implemented to ensure District personnel possess the experience to prepare the District's full disclosure financial statements in accordance with generally accepted accounting principles, including ensuring that all necessary adjustments are recorded and amounts are properly recorded.
<i>Effect:</i>	The financial statements and related financial statement disclosures have been prepared by the independent auditors.
<i>Recommendation:</i>	We recommend that the District enhance internal controls over financial reporting that would allow for District personnel to prepare the District's full disclosure financial statements in accordance with generally accepted accounting principles, including ensuring that all necessary adjustments are recorded and amounts are properly recorded.
<i>Views of Responsible Officials:</i>	Management agrees with the finding.





## **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, 2025, 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, 2024.

### **Current Year Recommendations**

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

### **Progress on Prior Year Recommendations**

Finding 2024-001 reported for the year ended June 30, 2024, continues as finding 2025-001 in the current year.

A handwritten signature in cursive script that reads "Eide Bailly LLP".

Reno, Nevada  
November 26, 2025

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

### **TITLE: FOR DISCUSSION AND POSSIBLE ACTION REGARDING 510 LAUREL LANE EASEMENT REQUEST AND RELATED ALTERNATIVES**

**MEETING DATE:** 16 December 2025

**PREPARED BY:** Derek Dornbrook, General Manager

#### **RECOMMENDED ACTION:**

Select one of the following alternatives and authorize staff and legal counsel to proceed consistent with Board direction:

1. Approve a Non-Exclusive Access Easement across the KGID-owned property at 510 Laurel Lane, subject to final legal review, appraisal-based compensation, and execution of an agreement acceptable to District counsel.
2. Approve the Sale of the KGID-Owned Property at 510 Laurel Lane, subject to legal review, public notice requirements, appraisal, and execution of a purchase and sale agreement acceptable to District counsel.

#### **BACKGROUND:**

In early 2025, KGID was contacted by Kemper Hendrick and Marika Weseloh, owners of APNs 1318-24-601-001 and 1318-24-601-002, regarding an easement request across KGID-owned land located at 510 Laurel Lane (APN 1318-24-710-001). The request is intended to secure residential access to their parcels, which currently lack legal access.

Initial outreach began on January 30, 2025, and correspondence continued through March 2025, including involvement from KGID staff, legal counsel Chuck Zumpft, and representatives from the requesting parties. The easement area was surveyed and includes approximately 1,196 square feet along the northerly line of Laurel Lane. A pump house site (currently out of service) is near or within the proposed easement corridor.

At the October 21, 2025 KGID's Board of Trustees voted unanimously to authorize staff and legal counsel to engage with the requesting party regarding all alternatives and return to the board with terms for approval.

#### **INCLUDED**

- A. 510 Laurel Lane Appraisal
- B. Staff Report 510 Laurel Lane – Special Value Determination

#### **Fund impacted by the above action:**

- ☐ All Funds                      ☐ Not a Budget Item

☒ Water Fund

☒ General Fund

☐ Not Budgeted for

☐ Sewer Fund

☐ Snow Removal Fund

☐ Emergency Spending



*Johnson Valuation Group, Ltd.*

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AN APPRAISAL  
OF

1,380± SQUARE FOOT PARCEL

IMPROVED WITH A FORMER  
BOOSTER PUMP STATION SITE

LOCATED AT

510 LAUREL LANE, STATELINE  
DOUGLAS COUNTY, NEVADA

OWNED BY

KINGSBURY GENERAL IMPROVEMENT DISTRICT

APPRAISED FOR

MARIKA WESELOH



*Johnson Valuation Group, Ltd.*

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An Appraisal  
Of

**A 1,380 Square Foot Parcel  
Improved with a  
Former Booster Pump Station Site**

Located At

**510 Laurel Lane, Stateline  
Douglas County, Nevada**

Owned By

**Kingsbury General Improvement District**

Appraised For

**Marika Weseloh**

**For The Purpose of  
Estimating Market Value  
As Of  
December 3, 2025**





December 12, 2025

Marika Weseloh

***RE: An Appraisal Report of a 1,380 Square Foot Parcel improved with a Former  
Booster Pump Station Site located at 510 Laurel Lane, Stateline Douglas County,  
Nevada***

Dear Ms. Weseloh:

This letter is in response to your request for an Appraisal Report of a Former Booster Pump Station Site situated on a 1,380 square foot parcel. The subject parcel is located at 510 Laurel Lane, Stateline, Douglas County, Nevada.

The Subject Property is improved with a small utility building that was previously utilized as booster bump station for the municipal water system of Kingsbury General Improvements District. The booster pump station has been abandoned as no longer needed for operation of the municipal water system. The undersigned was unable to arrange for an inspection of the interior of this small structure and its assumed the interior of the structure is consistent with the representation as a small utility building that housed a booster pump.

The Subject Property has an atypically small parcel size and it would be very difficult, if not practically impossible to develop the property with the legally permissible uses allowed under the zoning without combining it with an adjacent parcel. Due to the unique size of the



property and the limited sale of similar properties, a much greater than typical range of sales dates was utilized to develop a credible set of comparable sales from within the Tahoe Basin.

This is an appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report. As such, it presents only summary discussions of the data, reasoning and analyses that are used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in this appraiser's file. The depth of the discussion contained in the report is specific to the needs of the client and for the intended use as stated herein. This appraisal firm is not responsible for unauthorized use of the report. This limited scope narrative report includes an outline with sub-headings and summary details.



<b>Property Address</b>	510 Laurel Lane, Nevada
<b>Assessor's Parcel Number</b>	1318-24-710-001
<b>Owners of Record</b>	Kingsbury General Improvement District
<b>Legal Description</b>	Portion of Lot 17, Kingsbury Highlands Unit No. 2 (full legal description in addenda)
<b>Client</b>	Marika Weseloh
<b>Intended Users</b>	Marika Weseloh and Kingsbury General Improvement District
<b>Intended Use</b>	To assist the Intended Users in understanding the Market Value of the Subject Property as of a current date of valuation to inform decision making related to a potential sale by Kingsbury General Improvement District to Marika Weseloh
<b>Interest Valued</b>	100% fee simple
<b>Purpose of Appraisal</b>	This appraisal was prepared for the purpose of estimating the Market Value of the 100% fee simple interest in the subject property under its highest and best use.



**Market Value Defined**

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- 3) A reasonable time is allowed for exposure in the open market;
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>1</sup>

**Extraordinary Assumptions**

None noted

**Hypothetical Conditions**

None noted

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<sup>1</sup> Rules and Regulations, Federal Register, Vol. 55, No. 165, Page 34696, 12CFR Part 34.42(f)



**Scope of Work**

Preparation of this appraisal included:

1. A physical inspection of the exterior of the subject property;
2. Identification and analysis of the subject neighborhood;
3. Review of TRPA File Information System information on the subject's assessor's parcel number;
4. Interview with Derek Dornbrook, KGID General Manager;
5. Completion of a Highest and Best Use Analysis of the subject property;
6. Research and analysis of similar unbuildable parcel sales of similar size to the Subject Property in the Lake Tahoe area;
7. Completion of the Sales Comparison Approach;
8. Completing of the Final Reconciliation; and
9. Completion of a Narrative Appraisal Report

<b>Indicated Exposure Time</b>	12-24 months
<b>Effective Date of Value</b>	December 3, 2025
<b>Date of Inspection</b>	December 3, 2025
<b>Date of the Report</b>	December 12, 2025
<b><u>Market Value Conclusion</u></b>	<b><u>\$ 10,000</u></b>

Respectfully Submitted,

*Benjamin Q. Johnson*

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Benjamin Q. Johnson, MAI  
Nevada Certified General Appraiser  
License Number A.0205542 CG



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*Addenda – Subject Property Legal Description*  
*Plan Area Statement 083, Kingsbury Heights*



## **NEIGHBORHOOD DESCRIPTION**

The subject neighborhood is located within the Douglas County portion of the Lake Tahoe Basin. The neighborhood is bounded on the north by Glenbrook Bay and on the south by the Nevada-California state line at Stateline. The neighborhood is bounded on the west by the shores of Lake Tahoe and on the east by the crest of the Sierra-Nevada Mountains. The neighborhood is predominantly residential in nature involving several residential subdivisions ranging from older, fair quality, non-lakefront subdivisions to newer, very good quality, lakefront subdivisions.

U.S. Highway 50 is the principal access artery into the neighborhood from San Francisco, Sacramento and other population centers in Northern California. U.S. Highway 50 is also the main artery serving the subject neighborhood. U.S. Highway 50 extends through the subject neighborhood to Spooner Summit and to U.S. 395 in Carson City, Nevada. The other principal thoroughfare serving the subject neighborhood is Kingsbury Grade (S.R. 207) which extends easterly from its intersection with U.S. Highway 50 to Daggett Pass, the crest of the Carson Range. Both U.S. Highway 50 and Kingsbury Grade are maintained throughout the year with snow removal provided by the Nevada Department of Transportation. Access to and within the subject neighborhood is reasonably good on a year-round basis.

The main employers for residents in the subject neighborhood are the Stateline casinos and Douglas County government. Many year-round residents are self-employed or tele-commute.

There are an increasing number of workers who reside in the Carson Valley portion of Douglas County and commute into the Lake Tahoe Basin for employment. The increase in commuters is a result of the high cost of purchasing housing in the Douglas County portion of the Lake Tahoe Basin. The effect of increasing second home ownership and decreasing full time residents is particularly evidenced by the diminishing enrollment of the local school district. The local middle school closed at the end of the 2007/2008 school year due to declining enrollment.

The main concentration of commercial facilities in the subject neighborhood is located in the Round Hill area. There is a Safeway supermarket and several retail stores in the Round Hill Square Shopping Center. In this area there are also several office buildings. In addition, there is a gas station and a few restaurants. There are also limited commercial and retail facilities at Marla Bay.



There is another concentration of commercial facilities at the intersection of Kingsbury Grade and U.S. Highway 50. There is a service station, two banks, several retail stores, the former Lakeside Hotel/Casino that is proposed to be developed with a new hospital, several restaurants and the local administration offices for Douglas County. Also, in this area are several office buildings and medical offices.

Recreational amenities in the neighborhood include facilities at Round Hill Pines, Nevada Beach, Zephyr Cove and Cave Rock as well as the opportunities provided by the lake and by the forested hillsides and meadows. Round Hill Pines has a seasonal beach, a dock, and beach facilities. Nevada Beach is a state park in Nevada with a campground and beach access. Zephyr Cove is developed with tourist and recreational uses including a beach and marina, lodge and restaurant, cabins and campgrounds as well as horse stables. There is also a large conference center located at Zephyr Point. There is a public park and boat ramp located in Cave Rock. This is a popular spot for boating and fishing. The Nevada side of Heavenly Ski Resort has two lodge areas with lifts connecting to the California side of the mountain at the top of Kingsbury Grade.

All utilities are immediately available to the subject neighborhood. Electricity is supplied by NV Energy. Natural gas is supplied to most of the developed areas in the neighborhood by Southwest Gas. Properties north of Cave Rock are serviced by propane as there is no natural gas service in this area. Telephone and cable services are supplied by several carriers. Sewer and water are supplied by various General Improvement Districts.

Police protection is provided by the Douglas County Sheriff's Department. Fire protection is provided by the Tahoe-Douglas Fire District and the U.S. Forest Service. There is a fire station in the southern portion of the neighborhood located adjacent to Elks Point, one at Zephyr Cove and a fire station in the northern portion of the neighborhood near Glenbrook. Also, there is a fire station at the top of Kingsbury Grade. There are publicly supported education facilities ranging from first grade through high school.

The residential development in the neighborhood includes numerous small subdivisions located both sides of U.S. Highway 50, including Elks Point, Round Hill, Zephyr Heights, Zephyr Cove, Marla Bay, Hidden Woods, Cave Rock, Logan Creek, Uppaway and Glenbrook. Along Kingsbury Grade there is a small mobile home park, Kingsbury Meadows, Kingsbury Knolls/Heights, Granite Springs, Palisades,



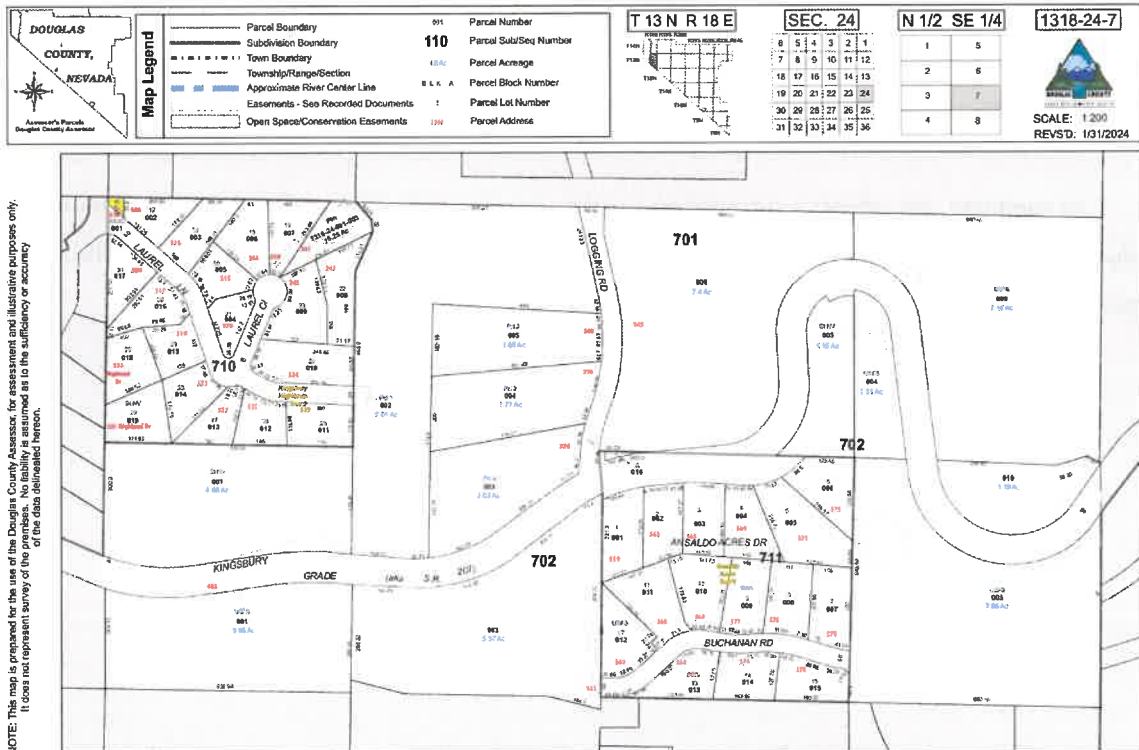


Kingsbury Highlands, and the upper Kingsbury area on both sides of Kingsbury Grade. With limited exceptions, residential development is of good to very good quality reflecting a good to very good pride of ownership. Some of the lakefront subdivisions, such as Elk, Point, Marla Bay, Zephyr Cove, Pittman Terrace and Cave Rock Cove, involve old summer cabins dating back to the 1930's. There is substandard to average quality development in Cave Rock Village, which is an older subdivision. The better quality development is concentrated along the shores of Lake Tahoe and in areas with particularly good lake views. The community of Glenbrook, at the northern end of the subject neighborhood, is an exclusive, gated community with very good to excellent quality homes and many homeowner amenities.

In summary, the subject's surrounding neighborhood is primarily residential in nature with limited commercial facilities. The majority of the residences are of average to good quality. The subject property is located in the upper Kingsbury area of the neighborhood.

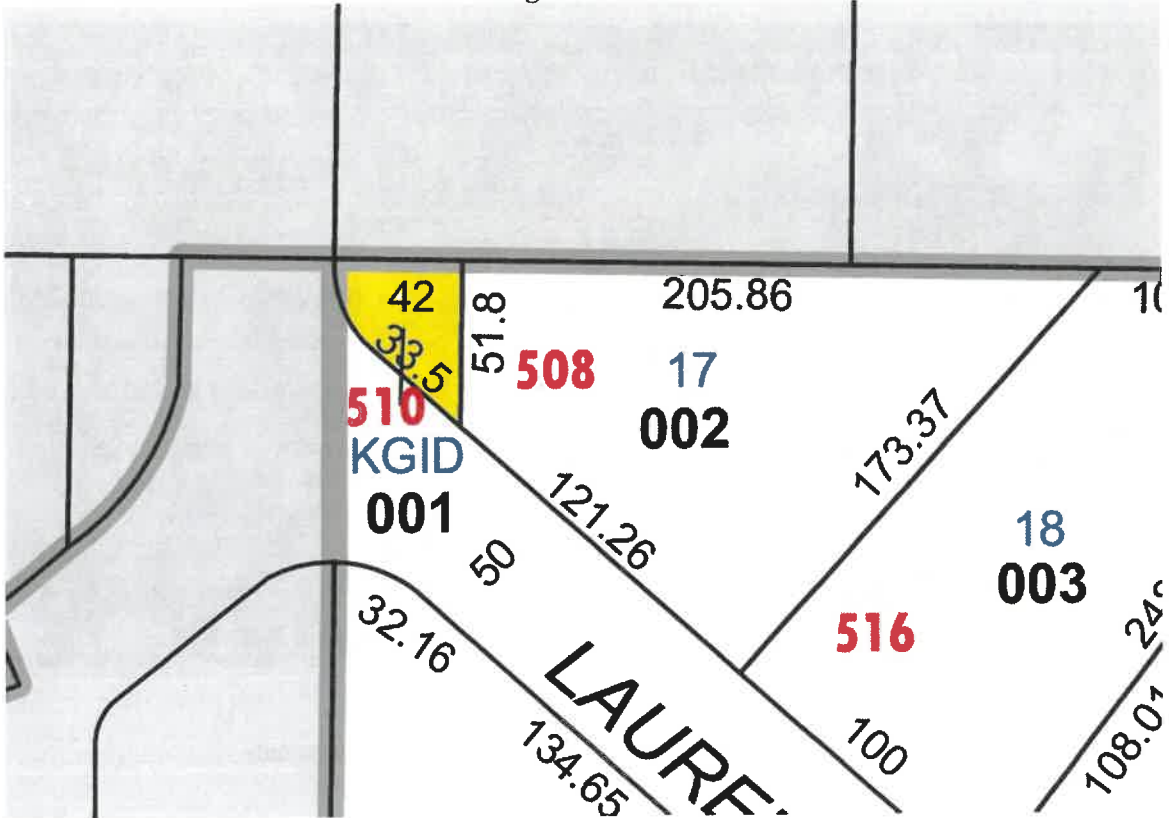


**SUBJECT'S ASSESSOR'S PARCEL MAP**  
**Douglas County APN 1318-24-710-001**





**SUBJECT'S ASSESSOR'S PARCEL MAP**  
**Douglas County APN 1318-24-710-001**  
**Magnified View**



Subject Property Highlighted in Yellow



## AERIAL MAP



### Subject Property Outlined in Orange

Boundaries are approximate and for illustrative purposes only







**SUBJECT PHOTOGRAPHS**



**LOOKING EASTERLY ALONG LAUREL LANE  
ADJACENT TO SUBJECT PROPERTY**



**LOOKING NORTHEASTERLY FROM LAUREL LANE AT SUBJECT PROPERTY**



**SUBJECT PHOTOGRAPHS**



**LOOKING SOUTHEASTERLY ACROSS SUBJECT PARCEL**



**VIEW LOOKING EASTERLY AT SUBJECT STRUCTURE**





## SUBJECT PROPERTY IDENTIFICATION AND DESCRIPTION

<b>Assessor's Parcel Number</b>	1318-24-710-001
<b>Address</b>	510 Laurel Lane, Nevada
<b>Owners of Record</b>	Kingsbury General Improvement District
<b>Legal Description</b>	Portion of Lot 17, Kingsbury Highlands Unit No. 2 (full legal description in addenda)
<b>Parcel Size</b>	1,380± square feet <sup>2</sup>
<b>View Amenity</b>	Mountain
<b>Zoning</b>	
<b>TRPA &amp; Douglas County     Plan Area Statement     Land Use</b>	083 – Kingsbury Heights Residential
<b>Land Capability<sup>3</sup></b>	1a (1% base allowable coverage)
<b>Existing Land Coverage</b>	Unknown, no formal determination
<b>Topography</b>	The subject site has a moderately steep upslope from the street to the rear property line.
<b>Vegetation</b>	The subject site has a moderate amount of native trees and scrub brush.
<b>Access</b>	Access is via Laurel Lane
<b>Easements, Encumbrances &amp; Restrictions</b>	A Preliminary Title Report was not available to the undersigned. It is assumed there are no easements or CC&Rs would impact value.
<b>Subject's Sales History</b>	There has not been an arms-length transaction on the subject property in over 20 years.

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<sup>2</sup> Based on Legal Description contained in Quitclaim Deed recorded on December 17, 1974 as Document 1974-076978 and assumed to be correct.

<sup>3</sup> Based on TRPA Map Maker Data. A formal site assessment and Determination of Allowable Land Coverage would need to be completed in order for TRPA verification. Formal TRPA verification could differ materially from preliminary TRPA Map Maker Date.



**Subject's Listing History**

The subject property is not currently listed and has not been listed within the past year to the best of the knowledge of the undersigned.

**Encroachments**

None noted

**Tax Data**

**Assessor's Parcel Number**

1318-24-710-001

**2024-25 Assessed Values**

**Land**

\$ 0

**Improvements**

\$ 0

**Total Assessed Values:**

\$ 0

Total 2024-25 Real Estate Taxes:

None

**Special Assessments**

None noted

**Permits and Approvals**

A check with the Tahoe Regional Planning Agency and Douglas County did not return any current permits or approvals for the parcel.





## HIGHEST AND BEST USE ANALYSIS

Highest and best use is defined as the most reasonable and probable use that supports the highest present value of the vacant land and/or improved property, as defined, as of the effective date of valuation. Implicit in this definition is that the highest and best use must be physically possible, legally permissible, economically feasible and maximally productive. The highest and best use as vacant will be addressed first, followed by the highest and best use as improved.

### As Vacant

There are no known physical characteristics of the subject site which would preclude development of the subject property to its highest and best use.

With respect to legally permissible uses, the subject property is under two jurisdictions with respect to land use. One is the Tahoe Regional Planning Agency (TRPA) and the other is Douglas County. Douglas County has adopted TRPA's land classification system.

Land use is controlled by Plan Area Statements with TRPA. The subject property is in Plan Area 083, Kingsbury Heights. The full Plan Area Statement for Kingsbury Heights is included in the addenda to this appraisal. The land use classification is Residential with a maximum density of one single family dwelling per parcel. The subject property consists of one parcel. Therefore, the subject property would allow one single family residence on the parcel. However, as the subject parcel contains only 1,380± square feet of land area, it is highly improbable that site constraints would allow for single-family residential development while meeting applicable setback requirements. It is considered highly likely that the Subject Property does not contain enough land area to allow for single-family residential development.

In addition to legal land use under zoning, the development potential of vacant land within the Lake Tahoe Basin is affected by the degree of environmental sensitivity exhibited by the parcel. At the date of value of this appraisal the subject property did not have an IPES score and an undetermined amount of allowable land coverage. The subject is located in Class 1a soils



which allows for 1% base allowable land coverage. There are very few, if any, potential legally permission and economic uses for the Subject Property on a stand-alone basis. The highest and best use of the subject property, as vacant, would be to combine with an adjacent parcel to form a larger site for development.

### **As Improved**

The Subject Property is improved with a former booster station for the municipal water system operated by Kingsbury General Improvement District. The on-site structure is small and was built to house the booster pump which is no longer in operation and no longer needed. The existing structure could be utilized for storage, however the structure is located upgradient from the street without convenient access additional storage is not a permissible primary use of the property under the current zoning. KGID indicated the building should be demolished and the undersigned concurs with this opinion. Therefore, the highest and best use as improved is the same as the highest and best use as vacant, to combine with an adjacent parcel to form a larger site for development. The existing improvements, due to their small size, zoning issues and older age, do not contribute to the value of the subject site.



## **INTRODUCTION TO VALUATION ANALYSIS**

There are three approaches to value which an appraiser must consider in estimating the value of the property. The three approaches to value include the Cost Approach, the Income Approach and the Sales Comparison Approach.

The Cost Approach has not been utilized in this appraisal assignment as the current structure was designed for a booster pump for a municipal water system that is no longer needed, there is economic obsolescence with this design. The Income Approach has been considered, but not been utilized as splinter parcels with former utility outbuildings are not typically purchased for their income producing capabilities.

The Sales Comparison Approach has been utilized. Under this analysis, comparable parcels Lake Tahoe area were researched. There are very few sales of similar properties and an extended time period was required to find sales that are similar to the subject in terms of size, constraints on development and highest and best use. Based on the undersigned's knowledge and understanding, similar properties with very limited potential uses, have not appreciate in value consistent with the broader market and therefore a wider period for comparable sales is acceptable. The sales presented herein provide the undersigned's understanding of the most recent similar sales which the market would look to for establishing the value of the Subject Property.

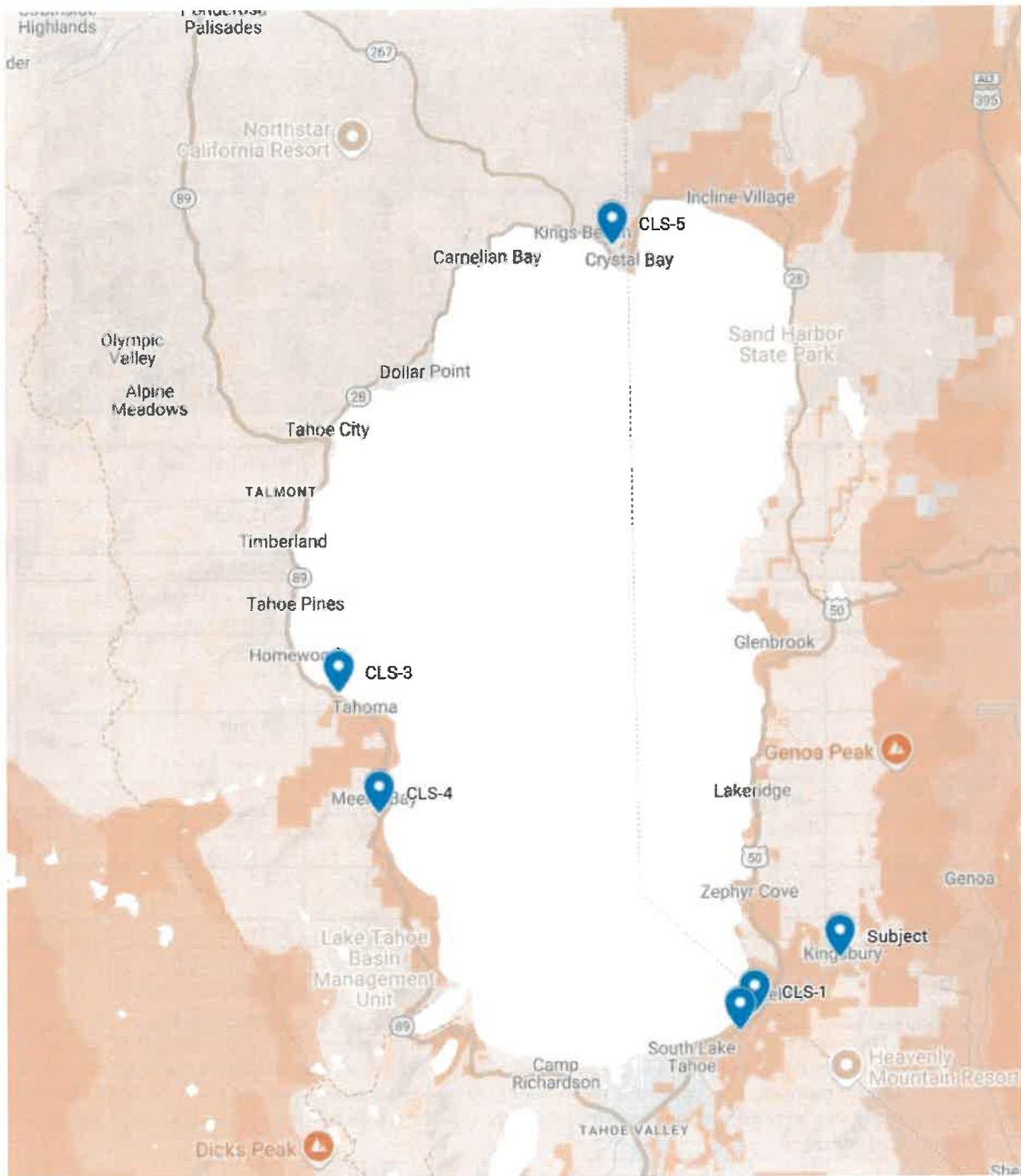


**UNBUILDABLE COMPARABLE SALES CHART**

Sale No.	Property Identification/APN	Sale Date	Total Land Area/ Land Coverage/ Percentage Land Coverage to Total Land Area	TRPA Development Resources	Sale Price
				Soils	
CLS-1	3989 Manzanita Avenue South Lake Tahoe, CA 029-081-05	7/28/2011	6,011± Sq. Ft. 500± Sq. Ft. 8.3%	None 100% SEZ	\$25,000
CLS-2	3709 Osgood Avenue South Lake Tahoe, CA 027-072-10	7/22/2016	10,000± Sq. Ft. None NA	None 100% SEZ	\$10,000
CLS-3	76 Moana Circle Homewood, CA 098-191-007	10/3/2016	15,214± Sq. Ft. 609± Sq. Ft. 4.0%	None Low Capability	\$55,000
CLS-4	543 Sunrise Avenue Meeks Bay, CA 016-513-001	7/7/2017	15,200± Sq. Ft. 152± Sq. Ft. 1.0%	None Low Capability	\$32,500
CLS-5	0 Park Lane Kings Beach, CA 090-233-028	12/4/2023	4,750± Sq. Ft. 428± Sq. Ft. 9.0%	RDR Low Capability	\$31,500
Subject Property	510 Laurel Lane Stateline, NV 1318-24-710-001	DOV	1,380± Sq. Ft. Unknown	None Low Capability	---



## COMPARABLE SALES MAP



California ■ Nevada



**COMPARABLE LAND SALE PROFILE SHEET**  
**Sale CLS-1**



<b>Property Address:</b>	3989 Manzanita Avenue	<b>City:</b>	South Lake Tahoe
<b>Property Location:</b>	Stateline	<b>County:</b>	El Dorado
<b>A.P.N.:</b>	029-081-05	<b>State:</b>	California
<b>Topography:</b>	Level	<b>Legal Description:</b>	50-D2 Lakeside Lodge Subdivision
<b>Total Land Area:</b>	6,011± square feet	<b>% of Land Coverage to Total Land Area:</b>	Unknown
<b>Existing Land Coverage:</b>	1% Base Allowable Land Coverage (existing coverage exceeds base allowable and is estimated at 500± square feet)	<b>Sale Price:</b>	\$25,000
<b>TAUs</b>	None	<b>Sale Price/SF of Land Area</b>	\$4.16
<b>Commercial Floor Area:</b>	None	<b>CFA to Land Area Ratio</b>	NA
<b>Sale Date:</b>	7/28/2011	<b>Document Number:</b>	35254
<b>Grantor:</b>	Raymond D. Epstein Trust	<b>Terms Of Sale:</b>	Cash to Seller
<b>Grantee:</b>	Mirabelli Trust	<b>Verification:</b>	Nick Pavich, buyer's representative
<b>Comments:</b> This is the sale of a buildable commercial lot in South Lake Tahoe. The comparable is located in Class 1B soils. A portion of the subject site is improved with asphalt paving that is used as a parking lot for an adjacent apartment complex. The buyer was the owner of the adjacent apartment complex and purchased the property because they were encroaching onto the sale property. The comparable had an undetermined amount of existing land coverage.			





**COMPARABLE LAND SALE PROFILE SHEET**  
**Sale CLS-2**



<b>Property Address:</b>	3709 Osgood Avenue	<b>City:</b>	South Lake Tahoe
<b>Property Location:</b>	N/S of Osgood Avenue at Sonora	<b>County:</b>	El Dorado
<b>A.P.N.:</b>	027-072-10	<b>State:</b>	California
<b>Topography:</b>	Level	<b>Legal Description:</b>	Lots 149 and 150 of Bijou Park
<b>Total Land Area:</b>	10,000± square feet (0.23± acres)	<b>Zoning:</b>	Tourist Core Area Plan TSC-MU
<b>Available Land Coverage:</b>	None	<b>% of Land Coverage to Total Land Area:</b>	0%
<b>TRPA Development Resources:</b>	None	<b>CFA to Land Area Ratio</b>	NA
<b>Sale Price Per SF of Land Area</b>	\$1.00	<b>Sale Price:</b>	\$10,000
<b>Sale Date:</b>	7/22/2016	<b>Document Number:</b>	33309
<b>Grantor:</b>	South Tahoe Redevelopment Successor Agency	<b>Terms Of Sale:</b>	Cash to Seller
<b>Grantee:</b>	Darcop Asset Management, LLC	<b>Verification:</b>	Nancy Kerry, City Manager of The City of South Lake Tahoe and Deb Howard, Listing Agent
<b>Comments:</b> The comparable is located in Class 1B soils (stream environment zone). The seller stripped all of the appurtenant development resources from the site concurrent with the sale. The property is located along the north side of Osgood Avenue, a secondary commercial and residential roadway in South Lake Tahoe. This site was previously improved with a veterinary clinic and the prior improvements were demolished and removed from the site in 2007.			



**COMPARABLE LAND SALE PROFILE SHEET**  
**Sale CLS-3**



<b>Property Address:</b>	76 Moana Circle	<b>City:</b>	Homewood
<b>Property Location:</b>	Moana Circle	<b>County:</b>	Placer
<b>A.P.N.:</b>	098-191-007	<b>State:</b>	California
<b>Topography:</b>	Moderate	<b>Legal Description:</b>	L 7 Moana Beach
<b>Total Land Area:</b>	15,214 square feet	<b>Zoning:</b>	Residential
<b>Available Land Coverage:</b>	609 square feet	<b>% of Land Coverage to Total Land Area:</b>	4%
<b>TRPA Development Resources:</b>	None	<b>CFA to Land Area Ratio</b>	None
<b>Sale Price Per SF of Land Area</b>	\$3.62	<b>Sale Price:</b>	\$55,000
<b>Sale Date:</b>	10/3/2016	<b>Document Number:</b>	84808
<b>Grantor:</b>	Nancy Grimes	<b>Terms Of Sale:</b>	Cash
<b>Grantee:</b>	John W Isberner Trust	<b>Verification:</b>	MLS and County Records

**Comments:** This is an unbuildable parcel (due to IPES score being below the IPES line for a buildable parcel in Placer County). This property was part of the Moana Beach HOA. There is the speculative future potential that this parcel becomes buildable if the IPES line drops in Placer County as it has done in the other counties in the Tahoe Basin.





## COMPARABLE LAND SALE PROFILE SHEET

Sale CLS-4



<b>Property Address:</b>	543 Sunrise Avenue	<b>City:</b>	Meeks Bay
<b>Property Location:</b>	Sunrise Avenue	<b>County:</b>	El Dorado
<b>A.P.N.:</b>	016-513-001-000	<b>State:</b>	California
<b>Topography:</b>	Steep	<b>Legal Description:</b>	L 38
<b>Total Land Area:</b>	15,200 square feet	<b>Zoning:</b>	Residential
<b>Available Land Coverage:</b>	152 square feet	<b>% of Land Coverage to Total Land Area:</b>	1%
<b>TRPA Development Resources:</b>	None	<b>CFA to Land Area Ratio</b>	NA
<b>Sale Price Per SF of Land Area</b>	\$2.14	<b>Sale Price:</b>	\$32,500
<b>Sale Date:</b>	7/7/2017	<b>Document Number:</b>	27910
<b>Grantor:</b>	Karin Low	<b>Terms Of Sale:</b>	Cash to seller
<b>Grantee:</b>	Alan L Ashbaugh	<b>Verification:</b>	MLS and County Records

**Comments:** The property was sold for future development at a time when adequate land coverage was available. At the time of sale, the California Tahoe Conservancy did not have any land coverage that would be suitable for transfer to the subject site to make it buildable. The comparable featured good filtered views of Lake Tahoe.



**COMPARABLE LAND SALE PROFILE SHEET**  
**Sale CLS-5**



<b>Property Address:</b>	Park Lane	<b>City:</b>	Kings Beach
<b>Property Location:</b>	W/S of Park Lane	<b>County:</b>	Placer
<b>A.P.N.:</b>	090-233-028	<b>State:</b>	California
<b>Topography:</b>	Mild to Moderate	<b>Legal Description:</b>	Lot 92 – Brockway Park #1
<b>Total Land Area:</b>	4,750± square feet	<b>Zoning:</b>	Placer County Tahoe Basin Area Plan
<b>Available Land Coverage:</b>	428± square feet	<b>% of Land Coverage to Total Land Area:</b>	9%
<b>TRPA Development Resources:</b>	None	<b>CFA to Land Area Ratio</b>	NA
<b>Sale Price Per SF of Land Area</b>	\$6.63	<b>Sale Price:</b>	\$31,500
<b>Sale Date:</b>	12/04/2023	<b>Document Number:</b>	1335-613
<b>Grantor:</b>	US Liberty Corp	<b>Terms Of Sale:</b>	Cash
<b>Grantee:</b>	Adrian G Sanchez	<b>Verification:</b>	MLS and County Records
Placer County vacant parcel with inadequate IPES for building. Current IPES of 616 and 9% allowable coverage. This lot requires a residential development right that can be transferred to a different parcel.			



## COMPARABLE LAND SALES DISCUSSION AND COMPARISON

### Overall Sale Price Basis

Five comparables of limited to no development potential parcels have been presented. The total sale prices range from \$10,000 to \$55,000. Two of the comparables are located in Class 1B (stream environment zone) soils, which is similar the subject. These two comparables are located in South Lake Tahoe. Two of the comparables are located in Homewood and Meeks Bay. These two west shore comparables were not buildable at the time of sale, but had the speculative future potential to be developed. One of the comparables is located in Kings Beach and located in low capability soils. The sales are qualitatively adjusted to the subject as follows:

**Sale CLS-1**, which sold for \$25,000, is the sale of a vacant parcel located in Class 1B soils. The property is located in a mixed-use area in close proximity to the downtown tourist core of South Lake Tahoe. The comparable is located on a secondary street. The property included 1B land coverage that was existing on the site. The existing 1B land coverage is roughly estimated at 500± square feet, but has not been formally verified. The property did not contain any other TRPA development resources. This comparable was purchased by an adjacent property owner who encroached onto the site with a small portion of an existing parking area. The property sold for \$25,000 in July of 2011. The property was openly marketed on the Multiple Listing Service prior to its sale.

In comparison to the Subject Property, an upward adjustment is necessary for the comparable's inferior location. On the other hand, downward adjustments are necessary for the comparable's higher percentage of land coverage to land area, larger size of the comparable versus the Subject Property and the comparable's superior topography.

Overall, CLS-1's sale price of \$25,000 is considered to be a high indication of value for the Subject Property.

**Sale CLS-2** which sold for \$10,000, is the sale of a vacant parcel located in Class 1b soils. The property is located in a mixed-use area in close proximity to the downtown tourist core of South Lake Tahoe. The comparable is located on a secondary street. All of the existing land coverage had been stripped from the site by the seller concurrent with the close of escrow and was not included in the



transaction. The property did not contain any other TRPA development resources. This comparable was purchased by an adjacent property owner who wanted to create a larger site to allow for greater density on his existing parcel. The property was openly marketed by the Multiple Listing Service prior to its sale.

In comparison to The Subject Property, upward adjustments are necessary for the comparable's inferior location and lack of any base allowable land coverage rights. On the other hand, downward adjustments are necessary for the comparable's superior topography and larger parcel size.

Overall, CLS-2's sale price of \$10,000 is a good indication of value for The Subject Property.

**Sale CLS-3** is the sale of 76 Moana Circle in a homeowner's association that has a private beach. The comparable had 4% allowable land coverage, however, its IPES score did not allow for it to be buildable at the present time. The comparable has moderate topography. The comparable is composed of a 15,214 square foot site. It sold for \$55,000 on October 3, 2016.

In comparison to The Subject Property, a very large downward adjustment is made for the speculative future buildable potential of the comparable parcel. An additional very large downward adjustment is necessary for the comparable's superior HOA with a common area beach for its owners. Finally, a downward adjustment is necessary for the comparable's 4% allowable land coverage, which is superior to the subject's 1% allowable land coverage.

Overall, CLS-3's sale price of \$55,000 is considered to be a very high indication of value for The Subject Property.

**Sale CLS-4** is the sale of 543 Sunrise Avenue. The comparable features good, filtered views of Lake Tahoe and the ability to be developed if the correct low capability land coverage was available for sale and transfer to the subject site. The comparable features steep topography. The comparable is composed of a 15,200 square foot site. It sold for \$32,500 on July 7, 2017.

In comparison to The Subject Property, a very large downward adjustment is made for the speculative future buildable potential of the comparable parcel. Downward adjustments are necessary for the comparable's lake views and larger parcel size



Overall, CLS-4's sale price of \$32,500 is considered to be a high indication of value for The Subject Property.

**Sale CLS-5** is the sale of the unbuildable lot in on the west side of Park Lane in Kings Beach. The comparable has mild to moderate downsloping topography. The comparable has 428± square feet of base allowable land coverage and a residential development right. The comparable is composed of a 4,750± square foot site. It sold for \$31,500 on December 4, 2023.

In comparison to the Subject Property, an upward adjustment is made for the subject's superior location. On the other hand, large downward adjustments are necessary for the comparables residential development right, greater amount of allowable land coverage and larger land area.

Overall, CLS-5's sale price of \$31,500 is considered to be a very high indication of value for The Subject Property.





### **Summary and Final Reconciliation**

Overall, based on the comparable sales, and with consideration given to the subject being precluded from future development per, the location in Class 1a soils, and lack of other TRPA development resources, the market evidence supports a value of \$10,000 for the Subject Property.

With consideration given to the positive and negative aspects of The Subject Property, the comparable sales identified, it is my opinion that the Market Value of the 100% fee simple interest in The Subject Property, as of December 3, 2025, is \$10,000.

### **FINAL MARKET VALUE CONCLUSION**

**\$10,000**



## **EXPOSURE TIME**

Exposure time is defined in the *Uniform Standards of Professional Appraisal Practice* as “The length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market.”

In general, properties listed for sale at a price above market value will require an extended exposure time. Conversely, properties listed for sale at a price below market value will usually require a relatively short exposure time. An estimate of exposure time may be an estimate expressed as a range, and may be based on statistical information about days on the market; information gathered through sales verification; and interviews with market participants.

Exposure time analysis assumes the property is available to a competitive and open market. Based on the very limited market of buyers that would be interested in the Subject Property, it is our opinion that the estimated exposure time for this property would be approximately 12 to 24 months.

### **ESTIMATED EXPOSURE TIME**

**12 TO 24 MONTHS**



### APPRAISERS' CERTIFICATION

Each of the undersigned do hereby certify that, unless otherwise noted in this appraisal report:

- I have made a personal inspection of the exterior of the property that is the subject of this report.
- I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- To the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which the analysis, opinions, and conclusions herein are based, are true and correct.
- This report sets forth all the limiting conditions (imposed by the terms of our assignment or by the undersigned) affecting the analysis, opinions, and conclusions contained in this report.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute*, which include the *Uniform Standards of Professional Appraisal Practice*.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- The appraisal was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.





- This appraiser has not performed services involving the subject property within the prior three years from the date of acceptance of this assignment.
- No one other than the undersigned prepared the analyses, conclusions and opinions concerning real estate that are set forth in this appraisal report.
- The Appraisal Institute conducts a mandatory program of continuing education for its designated members. As of the date of this report, Benjamin Q. Johnson has completed the requirements under the continuing education program of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

After careful consideration of all data available, and upon thorough personal investigation of the subject property and the comparable properties analyzed, the estimated Market Value of the 100% fee simple interest in the subject property, as of December 3, 2025, is as follows:

**FINAL PROPERTY VALUE CONCLUSION**

**\$10,000**

Respectfully Submitted,

*Benjamin Q. Johnson*

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Benjamin Q. Johnson, MAI  
Nevada Certified General Appraiser  
License Number A.0205542 CG



## **STANDARD ASSUMPTIONS AND LIMITING CONDITIONS**

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are contingent upon the following assumptions and limiting conditions.

### **LIMITS OF LIABILITY**

This report was prepared by Johnson Valuation Group, Ltd. All opinions, recommendations, and conclusions expressed during the course of this assignment are rendered by the staff of Johnson Valuation Group, Ltd., as employees, not as individuals. The liability of Johnson Valuation Group, Ltd. and its employees and associates is limited to the client only and to the fee actually received by the appraisal firm. There is no accountability, obligation, or liability to any third party. If the appraisal report is disseminated to anyone other than the client, the client shall make such party or parties aware of all limiting conditions and assumptions affecting the appraisal assignment. Neither the appraisers nor the appraisal firm is in any way to be responsible for any costs incurred to discover or correct any physical, financial and/or legal deficiencies of any type present in the subject property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in the event of a lawsuit brought by a lender, a partner or part owner in any form of ownership, a tenant or any other party, the client will hold the appraiser(s) and the appraisal firm completely harmless in such action with respect to any and all awards or settlements of any type in such lawsuits.

### **COPIES, PUBLICATION, DISTRIBUTION AND USE OF REPORT**

Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for any purpose or any function other than its intended use, as stated in the body of the report. The appraisal fee represents compensation only for the analytical services provided by the appraiser(s). The appraisal report remains the property of the appraisal firm, though it may be used by the client in accord with these assumptions and limiting conditions.

This appraisal is to be used only in its entirety, and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by the appraiser(s) whose signature(s) appears on the appraisal report, unless it is indicated that one or more of the appraisers was acting as "Review Appraiser." No change of any item in the report shall be made by anyone other than the appraiser(s). The appraiser(s) and the appraisal firm shall bear no responsibility for any such unauthorized changes.

### **CONFIDENTIALITY**

Except as provided for subsequently, neither the appraiser(s) nor the appraisal firm may divulge the analyses, opinions or conclusions developed in the appraisal report, nor may they give a copy of the report to anyone other than the client or his designee as specified in writing. However, this condition does not apply to any requests made by the Appraisal Institute for purposes of confidential ethics enforcement. Also, this condition does not apply to any order or request issued by a court of law or any other body with the power of subpoena.

### **INFORMATION SUPPLIED BY OTHERS**

Information (including projections of income and expenses) provided by informed local sources, such as government agencies, financial institutions, Realtors, buyers, sellers, property owners, bookkeepers, accountants, attorneys, and others is assumed to be true, correct and reliable. No responsibility for the accuracy of such information is assumed by the appraiser(s). Neither the appraiser(s) nor the appraisal firm is liable for any information or the work product provided by subcontractors. The client and others utilizing the appraisal report are advised that some of the individuals associated with Johnson Valuation Group, Ltd. are independent contractors and may sign the appraisal report in that capacity. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other sources thought reasonable. To the best of our judgment and knowledge, all such information is



considered appropriate for inclusion. In some instances, an impractical and uneconomic expenditure of time would be required in attempting to furnish absolutely unimpeachable verification. The value conclusions set forth in the appraisal report are subject to the accuracy of said data. It is suggested that the client consider independent verification as a prerequisite to any transaction involving a sale, a lease or any other commitment of funds with respect to the subject property.

#### **TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICE**

The contract for each appraisal, consultation or analytical service is fulfilled and the total fee is payable upon completion of the report. The appraisers(s) or those assisting in the preparation of the report will not be asked or required to give testimony in court or in any other hearing as a result of having prepared the appraisal, either in full or in part, except under separate and special arrangements at an additional fee. If testimony or a deposition is required, the client shall be responsible for any additional time, fees and charges, regardless of the issuing party. Neither the appraiser(s) nor those assisting in the preparation of the report is required to engage in post-appraisal consultation with the client or other third parties, except under a separate and special arrangement and at an additional fee.

#### **EXHIBITS AND PHYSICAL DESCRIPTIONS**

It is assumed that the improvements and the utilization of the land are within the boundaries of the property lines of the property described in the report and that there is no encroachment or trespass unless noted otherwise within the report. No survey of the property has been made by the appraiser(s) and no responsibility is assumed in connection with such matters. Any maps, plats, or drawings reproduced and included in the report are there to assist the reader in visualizing the property and are not necessarily drawn to scale. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.

#### **TITLE, LEGAL DESCRIPTIONS, AND OTHER LEGAL MATTERS**

No responsibility is assumed by the appraiser(s) or the appraisal firm for matters legal in character or nature. No opinion is rendered as to the status of title to any property. The title is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in the appraisal report. The legal description, as furnished by the client, his designee or as derived by the appraiser(s), is assumed to be correct as reported. The appraisal is not to be construed as giving advice concerning liens, title status, or legal marketability of the subject property.

#### **ENGINEERING, STRUCTURAL, MECHANICAL, ARCHITECTURAL CONDITIONS**

This appraisal should not be construed as a report on the physical items that are a part of any property described in the appraisal report. Although the appraisal may contain information about these physical items (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed report on these physical items. The appraiser(s) is not a construction, engineering, or architectural expert, and any opinion given on these matters in this report should be considered tentative in nature and is subject to modification upon receipt of additional information from appropriate experts. The client is advised to seek appropriate expert opinion before committing any funds to the property described in the appraisal report.

Any statement in the appraisal regarding the observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, insulation, electrical service, all mechanicals, and all matters relating to construction is based on a casual inspection only. Unless otherwise noted in the appraisal report, no detailed inspection was made. For instance, the appraiser is not an expert on heating systems, and no attempt was made to inspect the interior of the furnace. The structures were not investigated for building code violations, and it is assumed



that all buildings meet the applicable building code requirements unless stated otherwise in the report.

Such items as conditions behind walls, above ceilings, behind locked doors, under the floor, or under the ground are not exposed to casual view and, therefore, were not inspected, unless specifically so stated in the appraisal. The existence of insulation, if any is mentioned, was discovered through conversations with others and/or circumstantial evidence. Since it is not exposed to view, the accuracy of any statements regarding insulation cannot be guaranteed.

Because no detailed inspection was made, and because such knowledge goes beyond the scope of this appraisal, any comments on observed conditions given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no guarantee is given as to the adequacy or condition of the foundation, roof, exterior walls, interior walls, floors, heating systems, air conditioning systems, plumbing, electrical service, insulation, or any other detailed construction matters. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we would strongly suggest that a mechanical and/or structural inspection be made by a qualified and licensed contractor, a civil or structural engineer, an architect or other experts. This appraisal report is based on the assumption that there are no hidden, unapparent or apparent conditions on the property or improvements which would materially alter the value as reported. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and standard for the properties of the subject type. Conditions of heating, cooling, ventilating, electrical and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment is made in the appraisal as to the adequacy of insulation, the type of insulation, or the energy efficiency of the improvements or equipment which is assumed to be standard for the subject's age, type and condition.

#### **TOXIC MATERIALS AND HAZARDS**

Unless otherwise stated in the appraisal report, no attempt has been made to identify or report the presence of any potentially toxic materials and/or condition such as asbestos, urea formaldehyde foam insulation, PCBs, any form of toxic waste, polychlorinated biphenyl, pesticides, lead-based paints or soils or ground water contamination on any land or improvements described in the appraisal report. Before committing funds to any property, it is strongly advised that appropriate experts be employed to inspect both land and improvements for the existence of such potentially toxic materials and/or conditions. If any potentially toxic materials and/or conditions are present on the property, the value of the property may be adversely affected and a re-appraisal at an additional cost may be necessary to estimate the effects of such circumstances.

#### **SOILS, SUB-SOILS, AND POTENTIAL HAZARDS**

It is assumed that there are no hidden or unapparent conditions of the soils or sub-soil which would render the subject property more or less valuable than reported in the appraisal. No engineering or percolation tests were made and no liability is assumed for soil conditions. Unless otherwise noted, the land and the soil in the area being appraised appeared to be firm, but no investigation has been made to determine whether or not any detrimental sub-soil conditions exist. Neither the appraiser(s) nor the appraisal firm is liable for any problems arising from soil conditions. These appraisers strongly advise that, before any funds are committed to a property, the advice of appropriate experts be sought.

If the appraiser(s) has not been supplied with a termite inspection report, survey or occupancy permit, no responsibility is assumed and no representation is made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained.

Neither the appraiser(s) nor the appraisal firm assumes responsibility for any costs or for any consequences arising from the need or lack of need for flood hazard insurance. An Agent for the





Federal Flood Insurance Program should be contacted to determine the actual need for flood hazard insurance.

#### **ARCHEOLOGICAL SIGNIFICANCE**

No investigation has been made by the appraiser and no information has been provided to the appraiser regarding potential archeological significance of the subject property or any portion thereof. This report assumes no portion of the subject property has archeological significance.

#### **LEGALITY OF USE**

This appraisal report assumes that there is full compliance with all applicable federal, state and local environmental regulations and laws, unless non-compliance is stated, defined and considered in the appraisal report. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state or national government, private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

#### **COMPONENT VALUES**

Any distribution of the total value between the land and improvements, between partial ownership interests or any other partition of total value applies only under the stated use. Moreover, separate allocations between components are not valid if this report is used in conjunction with any other analysis.

#### **COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT**

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. It is assumed that the property is in direct compliance with the various detailed requirements of the ADA.

#### **AUXILIARY AND RELATED STUDIES**

No environmental or impact studies, special market studies or analyses, special highest and best use studies or feasibility studies have been requested or made by the appraiser(s) unless otherwise specified in an agreement for services and so stated in the appraisal report.

#### **DOLLAR VALUES AND PURCHASING POWER**

The estimated market value set forth in the appraisal report and any cost figures utilized are applicable only as of the date of valuation of the appraisal report. All dollar amounts are based on the purchasing power and price of the dollar as of the date of value estimates.

#### **ROUNDING**

Some figures presented in this report were generated using computer models that make calculations based on numbers carried out to three or more decimal places. In the interest of simplicity, most numbers have been rounded. Thus, these figures may be subject to small rounding errors.

#### **QUANTITATIVE ANALYSIS**

Although this analysis employs various mathematical calculations to provide value indications, the final estimate is subjective and may be influenced by our experience and other factors not specifically set forth in this report.

#### **VALUE CHANGE, DYNAMIC MARKET, ALTERATION OF ESTIMATE BY APPRAISER**

All values shown in the appraisal report are projections based on our analysis as of the date of valuation of the appraisal. These values may not be valid in other time periods or as conditions change. Projected mathematical models set forth in the appraisal are based on estimates and assumptions which are inherently subject to uncertainty and variations related to exposure, time, promotional effort, terms, motivation, and other conditions. The appraiser(s) does not represent these models as indicative of results that will actually be achieved. The value estimates consider the productivity and relative attractiveness of a property only as of the date of valuation set forth in the report.



In cases of appraisals involving the capitalization of income benefits, the estimate of market value, investment value or value in use is a reflection of such benefits and of the appraiser's interpretation of income, yields and other factors derived from general and specific client and market information. Such estimates are as of the date of valuation of the report, and are subject to change as market conditions change.

This appraisal is an estimate of value based on analysis of information known to us at the time the appraisal was made. The appraiser(s) does not assume any responsibility for incorrect analysis because of incorrect or incomplete information. If new information of significance comes to light, the value given in this report is subject to change without notice. The appraisal report itself and the value estimates set forth therein are subject to change if either the physical or legal entity or the terms of financing are different from what is set forth in the report.

#### **ECONOMIC AND SOCIAL TRENDS**

The appraiser assumes no responsibility for economic, physical or demographic factors which may affect or alter the opinions in this report if said economic, physical or demographic factors were not present as of the date of value of this appraisal. The appraiser is not obligated to predict future political, economic or social trends.

#### **EXCLUSIONS**

Furnishings, equipment, other personal property and value associated with a specific business operation are excluded from the value estimate set forth in the report unless otherwise indicated. Only the real estate is included in the value estimates set forth in the report unless otherwise stated.

#### **SUBSURFACE RIGHTS**

No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.

#### **PROPOSED IMPROVEMENTS, CONDITIONED VALUE**

It is assumed in the appraisal report that all proposed improvements and/or repairs, either on-site or off-site, are completed in an excellent workmanlike manner in accord with plans, specifications or other information supplied to these appraisers and set forth in the appraisal report, unless otherwise explicitly stated in the appraisal. In the case of proposed construction, the appraisal is subject to change upon inspection of the property after construction is completed. The estimate of market value is as of the date specified in the report. Unless otherwise stated, the assumption is made that all improvements and/or repairs have been completed according to the plans and that the property is operating at levels projected in the report.

#### **MANAGEMENT OF PROPERTY**

It is assumed that the property which is the subject of the appraisal report will be under typically prudent and competent management which is neither inefficient nor superefficient.

#### **FEE**

The fee for any appraisal report, consultation, feasibility or other study is for services rendered and, unless otherwise stated in the service agreement, is not solely based upon the time spent on any assignment.

#### **LEGAL EXPENSES**

Any legal expenses incurred in defending or representing ourselves concerning this assignment will be the responsibility of the client.

#### **CHANGES AND MODIFICATIONS**



The appraiser(s) reserves the right, at the cost of the client, to alter statements, analyses, conclusions, or any value estimates in the appraisal if any new facts pertinent to the appraisal process are discovered which were unknown on the date of valuation of this report.

**DISSEMINATION OF MATERIAL**

Neither all nor any part of the contents of this report shall be disseminated to the general public through advertising or sales media, public relations media, new media or other public means of communication without the prior written consent and approval of the appraiser(s).

**The acceptance and/or use of the Appraisal Report by the client or any third party constitutes acceptance of the Assumptions and Limiting Conditions set forth in the preceding paragraphs. The appraiser's liability extends only to the specified client, not to subsequent parties or users. The appraiser's liability is limited to the amount of the fee received for the services rendered.**



**QUALIFICATIONS OF APPRAISER  
BENJAMIN Q. JOHNSON**

**Professional Designations**

MAI – Designated Member of the Appraisal Institute

**State Licensing and Certification**

Certified General Appraiser – State of California  
License Number AG043925  
(Certified through April 29, 2026)

Certified General Appraiser – State of Nevada  
License Number A.0205542-CG  
(Certified through November 30, 2026)

**Professional Experience**

Johnson Valuation Group, Ltd. Partner	2015 to Present
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Johnson-Perkins & Associates, Inc. Principal Appraiser	2009 to 2015
Senior Appraiser	2008 to 2009
Intern Appraiser	2006 to 2008
Research Assistant	2005 to 2006

General Electric Finance Intern	2002-2004 (Summers Only)
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**Formal Education**

Santa Clara University – Santa Clara, CA Bachelor of Science in Commerce; Major in Economics	2005
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**QUALIFICATIONS OF  
BENJAMIN Q. JOHNSON, (CONTINUED)**

**Qualified as an Expert Witness**

Second Judicial District Court – State of Nevada  
Third Judicial District Court – State of Nevada  
Ninth Judicial District Court – State of Nevada  
Superior Court of California, County of El Dorado  
Superior Court of California, County of Placer  
U.S. Bankruptcy Court, District of Nevada  
U.S. Bankruptcy Court, Northern District of California

**Offices Held and Appointments**

Tahoe Douglas Fire Protection District Trustee	2023to Present
Nevada State Board of Equalization Board Member	2012 to 2022
Chairman	2019 to 2022
Tahoe Regional Planning Agency Land Use Commodities Market Steering Committee	2014
Appraisal Institute Reno-Carson-Tahoe Chapter	
Director	2011
Secretary	2012
Vice-President	2013
President	2014
Treasurer	2015
Chair of Candidate Guidance Committee	2013 to 2015
Nevada Chapter Northern Nevada Branch Chapter Vice Chair	2017
Region 1 Nominating Committee	2015 to Present
Eagle Scout Board of Review, Board Member	2016 to Present
Association Memberships and Affiliations	
Leadership Development and Advisory Council (LDAC)	2010
Executives Association of Reno (EAR)	2009 to 2012
Tahoe Regional Young Professionals (TRYP)	2015 to 2016



## ADDENDA

### Legal Description

A portion of Lot 17, Kingsbury Highlands Unit No. 2, in the Northwest quarter of the Southeast quarter of Section 24, T. 13 N., R. 18 E., M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Beginning at the Northwest corner of Lot 17, Kingsbury Highlands, Unit No. 2. as shown on that map recorded in File No. 19280, Records of Douglas County, Nevada; thence S. 89°44'26" E., 42.0 feet; thence S. 0°15'34" W., 51.8 feet to a point on the Northeasterly line of Laurel Lane; thence, along Laurel Lane N. 49°24'28" W., 33.5 feet; thence, along a 41.48 foot radius curve to the right, through an angle of 49°20'04" a distance of 35.81 feet to the point of beginning.

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## KINGSBURY HEIGHTS

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### **PLAN DESIGNATION:**

<b>Land Use Classification</b>	RESIDENTIAL
<b>Management Strategy</b>	MITIGATION
<b>Special Designation</b>	NONE

### **DESCRIPTION:**

**Location:** This area is midway up Kingsbury Grade in the area of the Kingsbury Heights Subdivision and is located on TRPA map I-16.

**Existing Uses:** This is a low density residential area that includes a trailer subdivision, a TRPA-approved planned unit development and other residential uses. The area is 80 percent built out.

**Existing Environment:** The area is classified as high hazard. The land coverage is 25 percent plus an additional 25 percent disturbed.

**PLANNING STATEMENT:** This area should continue to be residential at the density of one residence per approved lot of record.

### **PLANNING CONSIDERATIONS:**

1. There is a mobile home subdivision in this area.
2. Scenic Roadway Unit 44 is within this Plan Area.

### **SPECIAL POLICIES:**

1. The portion of Kingsbury Heights Subdivision which is now used for trailers should be converted to permanent structures.
2. Land coverage reduction is a high priority in this area.

**PERMISSIBLE USES:** Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

**General List:** The following list of permissible uses is applicable throughout the Plan Area:

<b>Residential</b>	Single family dwelling (A) and mobile home dwellings (S).
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<b>Public Service</b>	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), public utility centers (S), and local post offices (S).
<b>Recreation</b>	Participant sports facilities (S), day use areas (A), and riding and hiking trails (A).
<b>Resource Management</b>	Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A), SEZ restoration (A), and runoff control (A).

**MAXIMUM DENSITIES:** Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

<b>USE</b>	<b>MAXIMUM DENSITY</b>
<b>Residential</b>	
Single Family Dwelling	1 unit per parcel
Mobile Home Dwellings	8 units per acre

**MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL:** The maximum community noise equivalent level for this Plan Area is 55 CNEL. The maximum community noise equivalent level for the Highway 207 corridor is 55 CNEL.

**ADDITIONAL DEVELOPED OUTDOOR RECREATION:** The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time.

SUMMER DAY USES 0 PAOT WINTER DAY USES 0 PAOT OVERNIGHT USES 0 PAOT

**ENVIRONMENTAL IMPROVEMENT PROGRAMS:** The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented. <sup>§</sup>

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<sup>§</sup> Amended 5/22/02

## **STAFF REPORT**

Prepared By: Derek Dornbrook, General Manager

Agenda Item #9 510 Laurel Lane Easement Request and Related Alternatives

Subject: 510 Laurel Lane – Special Value Determination

### **Background**

The District owns a small, irregular parcel located at 510 Laurel Lane, Stateline, Nevada (APN 1318-24-710-001). The parcel contains a former utility structure that is no longer required for District operations.

The disposition process was initiated in response to a request from an adjoining property owner seeking an easement across District property to access an isolated parcel located behind the District-owned site. Upon review, staff determined that a fee-title conveyance, rather than a permanent easement, would be the more appropriate mechanism to address access needs while avoiding ongoing District maintenance and liability obligations.

An independent appraisal (Appraisal Report No. 25-048, effective December 3, 2025) concluded a market value of \$10,000. The appraisal noted the parcel's limited size, lack of independent development potential, and determined the highest and best use of the property to be combination with an adjacent parcel.

### **Interested Party and Unique Circumstances**

An adjoining property owner has expressed interest in purchasing the parcel because it would provide physical and legal access to a separately owned, currently isolated parcel located behind the District property. Acquisition of the District parcel would materially improve the usability of the rear parcel.

This access benefit is specific to the adjoining owner and is not generally available to the open market.

### **Market Value and Special Value Considerations**

The appraised market value reflects the price a typical buyer would pay in an open and competitive market, without consideration of circumstances unique to a particular purchaser. In this case, the parcel may provide additional value to the adjoining owner by enabling access to an otherwise isolated property.

While this potential added value is not reflected in the appraised market value, it may reasonably be considered in negotiations when disposing of property, provided the District receives fair compensation and acts in accordance with its fiduciary responsibilities

### **Fiscal and Policy Considerations**

- The appraisal establishes a defensible minimum sale value for the property.

- A negotiated sale price above appraised market value may be appropriate due to the access benefit provided to the purchaser.
- Approval of a negotiated price above market value does not conflict with the appraisal but rather reflects the distinction between market value and value to a specific purchaser.
- Sale of the parcel would eliminate District maintenance responsibility and return the property to productive private use.

### **Conclusion**

Staff recommends authorization to negotiate a sale price that meets or exceeds the appraised market value and reasonably reflects the access benefit provided to the purchaser, subject to final approval. This approach is consistent with the appraisal and acts in the best financial interests of the District and its ratepayers.

Staff further recommends an initial asking price of \$30,000 with authority to negotiate a final sale price not less than \$10,000.

As an alternative to selling the property, should the Board determine that retention of District ownership is preferred, staff recommends consideration of a non-exclusive access easement subject to a one-time easement fee.

Under this alternative, staff recommends that the easement fee be not less than the appraised market value of \$10,000 together with full reimbursement of all District legal, administrative, and recording costs. The easement would be limited in scope to access purposes only and structured to minimize ongoing District maintenance, operational obligations, and liability exposure.

Staff continues to recommend a sale as the preferred option due to its finality and elimination of long-term District liabilities; however, the non-exclusive easement option is presented for Board consideration.

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

### **TITLE: DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF DOWL TASK ORDER 73 FOR PRELIMINARY DESIGN AND COST ESTIMATING SERVICES FOR THE KGID–TDFPD OPERATIONS YARD STORAGE BUILDING**

**MEETING DATE:** 16 December 2025

**PREPARED BY:** Derek Dornbrook, General Manager

#### **RECOMMENDED ACTION:**

Staff recommends that the Board of Trustees authorize the General Manager to execute Task Order 73 with DOWL, in an amount not to exceed \$170,897, for preliminary design, planning-level construction cost estimating, and partial detailed design services for the joint KGID–TDFPD Operations Yard Storage Facility.

This authorization will allow the Board to proceed with Task 1 (Preliminary Design and Planning-Level Cost Estimate) and selected portions of Tasks 2–4, consistent with Board direction from August 2025 and October 2025. The Board may approve Task 1 only, or Tasks 1–4, depending on desired progress toward project development.

#### **BACKGROUND:**

On **August 19, 2025**, the Board authorized the General Manager to pursue a joint venture with the Tahoe Douglas Fire Protection District (TDFPD) for the development of a permanent shared vehicle storage facility to replace the previously considered Sprung structure, which was abandoned due to environmental and structural concerns.

On **October 21, 2025**, the Board directed staff to coordinate with DOWL and a qualified geotechnical consultant to confirm site feasibility at the Operations Yard and evaluate alternatives, noting that a 2018 geotechnical investigation identified areas of uncontrolled fill that would require substantial over-excavation if used for a permanent structure.

Following this direction, DOWL has prepared **Task Order 73**, which establishes the scope and cost for advancing the project into preliminary design and planning-level cost estimation. The Task Order covers:

#### **Task 1 – Preliminary Design & Planning-Level Construction Cost Estimate**

- A preliminary site layout figure
- Civil and electrical conceptual layouts
- A structural/mechanical design assumptions letter

- A planning-level estimate of probable construction costs  
These items directly address the Board's request for **clarity on construction costs** prior to advancing into full design.

**Tasks 2–4 – Partial Project Management, Sub-Consultant Coordination, and Detailed Design**

- Limited project management (Task 2)
- Mechanical subconsultant costs (Task 3)
- A portion of detailed design work (Task 4), including:
  - Site layout
  - Utility coordination
  - Drainage and grading development
  - 50%, 90%, and 100% design milestones

**Tasks 5–8 (Permitting, Bidding Assistance, Construction Management, and Construction Observation)** are **not included** in this authorization and will require separate Board action once the final project scope is defined.

**Project Cost Summary**

The combined cost of Tasks 1–4 included in this Task Order is:

**\$170,897 (Time and Materials, Not-to-Exceed)**

(Per the Task Order Fee Schedule, page 13)

The full project—including permitting, bidding support, construction management, and observation—is currently estimated at:

**\$404,347**

However, only the **\$170,897** amount is before the Board for approval at this time.

**INCLUDED:**

A. Task Order 73 – DOWL

**Fund impacted by the 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 |



This is **EXHIBIT A**, consisting of 4 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated August 19, 2025.

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**Task Order**

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**Task Order Number: 73**

**Date:** December 16, 2025

**Title:** Kingsbury General Improvement District – KGID-TDFPD Operations Yard Storage

**Project Description:** This project involves the planning, coordination, and design for a new 10,500 square-foot (SF) commercial storage and parking facility at the Kingsbury General Improvement District (KGID) operations yard, located at 801 Kingsbury Grade. Permitting, Bidding, construction management, and construction observation are not included under this Task Order as these efforts cannot be fully understood at this time to provide an accurate representation. These tasks will be included in an amended Task Order once the design is complete and all parties fully understand requirements set forth by permitting entities for the construction of the building.

This Task Order also includes the preliminary scope of work and estimated costs for these subsequent phases, though these figures and scopes may need to be adjusted after further coordination with KGID to better understand the final needs and requirements.

The need for enclosed storage has been a priority for KGID for several years, dating back to initial development plans by JWA Consulting in approximately 2002. This effort represents the culmination of previous planning phases, including a discontinued full administration building design in 2018, which was halted due to higher than anticipated estimated construction costs and significant geotechnical findings (uncontrolled fill requiring substantial over-excavation and structural replacement), and an earlier abandoned attempt at a temporary structure. The current direction focuses on a durable, pre-fabricated steel building solution to ensure long-term reliability and compliance with local building requirements.

This renewed project will be a joint venture between KGID and the Tahoe Douglas Fire Protection District (TDFPD), establishing a shared facility for the enclosed parking and storage of large KGID operations vehicles and TDFPD fire apparatus.

Improvements to the operations yard will include the new steel building and necessary site upgrades, such as improvements to site drainage, the design of a sand oil separator utility, and coordination of essential services including water, power, and natural gas. Our scope includes the design of the civil site infrastructure and the foundation/anchorage for the pre-fabricated steel building, which will be provided by a specialized supplier.

This Task Order initiates the detailed design effort to secure the necessary Douglas County approvals, confirming the viability and estimated construction costs to provide a permanent solution for the shared operational needs of both KGID and TDFPD.

The Master Services Agreement is amended and supplemented to include the following agreement of the parties.

## **PART 1 – SERVICES**

### **Task 1 – Preliminary Design & Planning Level Construction Cost Estimate**

#### **Objective**

To perform preliminary investigation and design to provide KGID a planning level opinion of probable construction cost estimates.

#### **Approach**

DOWL will prepare a planning level design to prepare a construction cost estimate. This task will include the following activities:

- Planning level design layout figure per KGID provided information on building size and location per previous correspondence.
- DOWL will gather additional information from existing sources (as-builts, maps, Survey etc.) to update the existing topographic and utility mapping. Coordinate with KGID to obtain needed missing information from KGID files/records to finalize existing data and mapping.
- Planning level design layout will be utilized to get preliminary quantities for site improvements and include the preliminary design components
  - Civil Site Layout: Site / Parking layout, septic placement, existing utilities, preliminary mass grading.
  - Electrical: Location of applicable electrical facilities in the project area and preliminary layout of proposed facilities.
  - Structural and Mechanical components will not be shown on figure during the preliminary phase.

#### **Deliverables**

The following deliverables will be submitted under this task:

- Preliminary Site Layout Figure with Civil and Electrical site improvements.
- Preliminary design letter outlining all structural building design elements for Civil, Structural, Electrical, and Mechanical (Provided by CR Engineering) assumptions to produce cost estimate.
- Planning Level Construction Cost Estimate that includes Civil, Electrical, Structural, and Mechanical.

#### **Assumptions**

The following assumptions apply:

- The preliminary design layout and Cost Estimate will be prepared with the information from previous studies, investigations, and KGID provided information:
  - DOWL will utilize the existing survey and Geotechnical Report from 2018.
  - DOWL will utilize information from previous Geotechnical Studies and amount of excavation of existing soils under the proposed building will be based on the Geotechnical report recommendations
  - The building size (70-ft x 150-ft) and location was provided to DOWL by KGID.
- Design Letter will be used to provide KGID the preliminary components and scope included within the building design for review and KGID to provide additions or remove from the Scope with review.

- DOWL will provide preliminary design recommendations in the Letter and include a list of information needed from KGID to determine the project needs and scope of work needed to prepare a final design.

#### **Exclusions**

- Building Placement provided by KGID. NO alternative locations or building configurations are included in this Task Order.

#### **Recommendations**

DOWL recommends that another Geotechnical Investigation be prepared on the site and localized to the proposed building location. Due to the existing site containing uncontrolled fill, this poses a significant risk to the proposed building footing stability. To ensure the structural design is adequate, structural design will recommend that the existing fill be removed to the fullest extent anywhere under the existing building. A new Geotechnical evaluation at the proposed building location will help identify the exact amount of uncontrolled fill in that area and may reduce the overall amount of excavation depending on the new findings.

### **TASK 2 – PROJECT MANAGEMENT**

#### **Objective**

To plan, organize, direct, control, and communicate relevant activities set forth in this Scope of Work within the approved budget and schedule.

#### **Approach**

DOWL will routinely review project progress and communicate project status on a regular basis. Communication will be through email and telephone. This task will include the following activities:

- Project administration includes scheduling maintenance, cost control, monthly invoicing, filing, resource allocation, and routine communications.
- Team coordination, including conference calls and internal meetings.
- Monitoring changes to the scope, budget, or schedule and developing change management strategies with KGID.

#### **Deliverables**

The following deliverables will be submitted under this task:

- Monthly reports will be provided with timely invoices.

#### **Assumptions**

The following assumptions apply:

- Project duration is estimated at 12 months, project management beyond Final Design is not included at this time.
- Project-related issues will be identified, communicated, and resolved.
- Submittals will be made from DOWL to KGID electronically.

### **TASK 3 – SUB-CONSULTANTS**

#### **Objective**

To provide subconsultants as part of the design for the storage building.

#### **Approach**

Mechanical engineering and designs will be performed by a subconsultant. For additional information, please refer to the attached proposals from the following subconsultants:

- Mechanical Design – CR Engineering.

#### **Deliverables**

The following deliverables will be submitted in conjunction with Task 1 and Task 4 deliverables:

- Preliminary Construction Cost Estimate for mechanical, plumbing, and fire protection.
- The subconsultants' designs and reports will be included with the completed plans and specifications.

#### **Assumptions**

The following assumptions apply:

- Support from subconsultants includes preliminary cost estimation and design, Final Design, and construction administration. Only Sub-Consultant fees for Task 1 and Task 4 (Preliminary Cost estimate and Final Design) are included at this time.
- The subconsultants' designs and reports will be included with the plans and specifications beginning at the 50% design level.

#### **Exclusions**

- Sub-Consultants are NOT included in this Task Order:
  - Special Inspection
  - Geotechnical
  - Architectural
  - Planning
  - Landscape Architect

### **TASK 4 – DETAILED DESIGN**

#### **Objective**

Preparation of plans and specifications for bidding purposes, as well as an opinion of probable construction cost for the Project.

#### **Approach**

DOWL to provide civil, electrical, and structural engineering services for the design of a storage building. The design shall include the preparation of stamped plans, construction contract documents and technical specifications, and an opinion of probably construction costs. This task will include the following activities:

- Civil Site Design Components: site layout, building configuration, septic design, utilities, grading, and other required civil requirements.
- Electrical Design Components: Design of electrical lighting of building and parking area, electrical conduit site layout, Building interior lighting, conduit layout inside building, site receptacles, coordinate new power service to support electrical loads with NV Energy, design of electrical

service to mechanical components (Controls and exhaust), and backup / future transformer locations, and grounding.

- Structural Design Components: Design of structural building foundation system and metal building anchorage.
- An initial on-site visit along with one on-site 50% design review with the District to walk the project area confirming all field components are incorporated into the plans and all points of conflict are addressed/resolved.
- DOWL will gather any additional information from existing sources (as-builts, maps, etc.) to update the existing topographic and utility mapping. Coordinate with KGID to obtain needed missing information from KGID files/records to finalize existing data and mapping.
- Obtain and process record drawings from utility purveyors with buried and aerial utilities within the Project corridor.
- Preliminary building and site layout drawings will be provided to KGID for review at the 50% level.
- Coordination with utility purveyors on service extensions to the new building.
- Prepare a drainage study and water model check for fire flows.
- Preliminary design drawings, technical specifications, and opinion of proposal cost documents will be provided to KGID for review at the 50%, 90%, and 100% levels.
- Comments received from KGID will be incorporated into the design.
- One (1) 50% submittal review meeting and site walk at KGID with DOWL and KGID staff.
- Quality assurance and quality control of deliverables to KGID.

### **Deliverables**

The following deliverables will be submitted under this task:

- Submittal of the preliminary building and site layout.
- Submittal of the 50% set for District review and comment will include PDF files of the Plans (11"x17"), Construction Specifications, and Opinion of Probable Construction Cost..
- Submittal of the 90% set for District review and comment will include PDF files of the Plans (11"x17"), Construction and Procurement Specifications, and Opinion of Probable Construction Cost.
- Submittal of the 100% set used for bidding will include individual PDF files of the Plans (11"x17"), Construction and Procurement Specifications, and Opinion of Probable Construction Cost.

### **Assumptions**

The following assumptions apply:

- It is anticipated the design will consist of a 30-page set of stamped drawings.
- The Project schedule anticipates KGID will provide review comments for all submittals to DOWL within two (2) week of our submission of these documents.
- Specifications will be in EJCDC format for front end and CSI format for technical specifications.
- Offsite improvements to State Route 207 will not be required as result of this Project.
- KGID will pay all required application and permit fees or deposits.

- NV Energy, South West Gas, Charter, and Frontier Communications plans will be designed by the utility and referenced in the Project's plans. KGID will pay all utility design and installation fees for service extensions.
- Civil Site Design Assumptions:
  - Septic design and sand-oil separator will only be for building drainage only.
- Electrical Design Assumptions:
  - NV Energy to install a new electrical service due to the increase in electrical loads from the proposed building.
- Structural Design Assumptions:
  - Building footing recommendations will be based on the existing Geotechnical Report and will assume excavation of all uncontrolled fill per the report.
  - Steel Building Performance Specifications will be provided to KGID for the Steel Manufacturer.
  - Final Building reactions to be provided by the Steel Building manufacturer for foundation system design. Reactions provide by the Manufacturer will be reviewed and incorporated into the foundation design.

#### **Exclusions**

- Civil Site Design:
  - NO sanitary Sewer and restroom facilities are included in this design.
- Electrical Design:
  - SCADA design is not included with this design but accommodations for communication panels and conduit will be made.
- Structural Design:
  - Specification of Roll-up and man-doors are NOT included in this Task Order. If doors are not included from Steel Building Manufacturers, DOWL can amend the scope to provide Specifications for the doors.

#### **TASK 5 – PERMITTING (Not Included with This Task Order)**

Permitting is not included in this Task Order at this time. DOWL is able to provide necessary permitting but will be required (See Exclusions) to adjust the scope after coordination with the KGID General Manager and gain an understanding of what portions KGID will lead and what DOWL will perform.

The following is an *Estimated* scope that lists the scope of work DOWL can perform. The Fee estimate represents the estimated amount of effort.

#### **Objective**

DOWL to coordinate and secure appropriate permitting and agency approvals for the construction of the steel storage building.

#### **Approach**

This task will include the following activities:

- Permits required for this project:
  - Douglas County Building Permit
  - Douglas County Septic Permit

- NDEP-BSDW Waiver Request Letter
- Nevada Energy – Commercial Project Permit
- Southwest Gas, Charter, and Frontier Communications (As needed)
- TDFPD Fire Approval / Permitting
- Preparation and submission of Douglas County Building and Septic permit applications.
- Preparation and submission of a waiver request letter to Nevada Division of Environmental Protection – Bureau of Safe Drinking Water as the project is anticipated to include an extension of less than 500 feet of KGIDs distribution system.
- Submit a Commercial project Application for new electric Service with NV Energy.
- NV Energy, South West Gas, Charter, and Frontier Communications plans will be designed by the utility and referenced in the Project’s plans. KGID will pay all utility design and installation fees for service extensions.
- Submit for approval to Tahoe Douglas Fire Protection District on the fire suppression system, fire hydrant location and projected flow conditions.
- Three (3) coordination meetings and coordination with NDOT presenting the project.

#### **Deliverables**

The following deliverables will be submitted under this task:

- Permits, plans, and written approvals from the agencies identified.

#### **Assumptions**

The following assumptions apply:

- KGID will act as the Applicant and pay all required application and permit fees or deposits.
- Significant environmental permitting is not included as part of this task.
- Offsite improvements to Kingsbury Grade will not be required as result of this Project.

#### **Exclusions**

- Douglas County Permitting NOT Included:
  - Building Energy Calculations per International Energy Conservation Code (IECC) NOT included.
  - Architectural design is NOT included in this Task Order and MAY be required for Douglas County permitting (if not supplied by the Steel building manufacturer).
    - Architectural design analysis for mixed occupancy
    - Building Exterior elevations
    - Any other architectural requirements for Douglas County Permitting
  - Building Structural plans and design information:
    - Roof Framing Plan
  - Planning sub-consultant is NOT included in this Task Order and MAY be required for Douglas County codes and permit requirements.
  - Landscape Architecture plans are NOT included in this Task Order and MAY be required for Douglas County codes and permit requirements.

#### **TASK 6 – BIDDING ASSISTANCE (Not Included with This Task Order)**

Bidding Assistance is not included in this Task Order at this time. DOWL is able to provide necessary support to complete this task after coordination with the KGID General Manager

The following is an *Estimated* scope that lists the scope of work DOWL can perform. The Fee estimate represents the estimated amount of effort.

##### **Objective**

Assists KGID in the bid selection process and award of the contraction contract.

##### **Approach**

This task will include the following activities:

- Facilitate all bidding efforts including: bid advertisement, distribution, plan holder's list.
- Conduct and attend Pre-Bid meeting at KGID's office, prepare agenda, and compile meeting minutes for distribution.
- Answer questions from bidders, prepare and distribute RFI's and addenda, as required.
- Conduct and attend bid opening at KGID's office.
- Review bids received, create bid tabulation tables, perform due-diligent check on apparent low bidder, and recommendation for award of the contract.
- Prepare and issue Notice of Award and Notice to Proceed.
- Work with Contractor to obtain signed agreements, bonds, and insurance.

##### **Deliverables**

The following deliverables will be submitted under this task:

- Addenda, as required.
- Letter of recommendation for award.

##### **Assumptions**

The following assumptions apply:

- DOWL will advertise and bid the Project electronically.
- Assuming the preparation of three (3) addenda and six (6) RFIs for this Project.
- Steel Building to be procured by KGID. If KGID would like the Contractor to specify and procure the building, the Task Order scope will need to be modified to provide all necessary plans, specifications, and information in the plans and contract documents to do so.

#### **TASK 7 – CONSTRUCTION MANAGEMENT (Not Included with This Task Order)**

Construction Management is not included in this Task Order at this time. DOWL is able to provide necessary support to complete this task once full project scope and timelines are known after coordination with the KGID General Manager.

The following is an *Estimated* scope that lists the scope of work DOWL can perform. The Fee estimate represents the estimated amount of effort.

##### **Objective**

Monitor the Project and keep the District informed of the Project status. This phase also includes assisting the District with close-out of the construction process and Construction Contract.



## **Approach**

The following activities will be performed as part of this task:

- Oversee the Project team and provide routine project management and communications.
- Conduct one (1) pre-construction meeting at the District's office, prepare agenda and meeting minutes for the pre-construction meeting. DOWL attendance will include the Project Manager, Project Engineer, and Construction Observer.
- Process change-orders and payment applications, evaluate claims, review submittals, respond to RFIs, and address unanticipated conditions.
- Weekly in-office construction management activities are limited to ten (10) total hours per week.
  - These activities include processing of documents (described earlier), coordination with all parties, daily observation report QC, etc.
  - Maintain all Project documentation for the duration of the Project including tracking, disbursing, and reviewing. Maintain logs for all documentation including submittals, RFCs/RFIs, field orders, work change directives, and change orders.
- Certified Payroll Review:
  - Review certified payroll reports supplied by the prime contractor. Reports to include prime and sub-contractors working on the Project.
  - Verify contractor staffs' position, time, and wages paid are accurate and comply with the prevailing wages for the Project.
- Schedule and manage weekly on-site construction meetings. Prepare all agendas and meeting minutes for weekly construction meetings.
- Coordinate a Substantial Completion inspection and develop a final punch-list of work items to be completed prior to final inspection. Meeting onsite will include DOWL Construction Observer, Engineer, District staff member, and Contractor for site walkthrough.
- Conduct a final inspection meeting to verify that all outstanding work items are complete (DOWL Project Engineer and Construction Observer to perform on-site final walkthrough with Contractor and District Staff).
- Upon completion of construction, obtain both Construction Observer and Contractor as-builts and incorporate all modifications into a set of record drawings. Revisions will be made in the CAD design files.
- Recommend Project final acceptance to the District.

## **Deliverables**

The following deliverables will be submitted under this task:

- Notice to Proceed.
- Pre-Construction Meeting minutes.
- Construction Meeting Minutes
- Certified Payroll reports supplied by contractor.
- Contractor Pay Applications.
- Change Order forms (If required).
- Substantial Completion List
- Conformance letter from DOWL.

- Record drawings electronically (PDF)

### **Assumptions**

The following assumptions apply:

- Pre-construction meeting to be held at the District's office.
- Project is located out of the Tahoe Basin and TRPA grading season limits do not apply.
- Construction anticipated to take Eighteen (18) weeks.
  - Time effort required by Engineer and Office staff detailed in the Approach section.
  - If construction efforts vary from this schedule, DOWL will notify the District and will be available per the estimated weekly time effort, or an agreed upon weekly time effort, for days that work is being performed until complete and compensated on a time and materials basis outside of the scope.
  - District will be notified by DOWL with sufficient time prior to Contractor going over the scheduled date. DOWL will discuss with District and provide justification for additional work. An Amendment to this contract or a separate Task Order for construction services beyond this scope will be used as a formal agreement with District after coordination and approval from the District.
- Nine (9) weekly construction meetings are assumed – no meeting first week of construction, meeting to be bi-weekly. DOWL will be available for additional on-site visits if requested by the District, billed on a time and materials basis outside of the Scope.
- Weekly construction meeting costs shall include all time, 6 hours for meeting, travel, and mileage.
- Office engineering efforts are detailed under the Approach section of this task.
- The Construction Observer and Contractor will provide a complete and clean set of redlines to DOWL.
- It is anticipated that the Construction Contract will exceed \$250,000; therefore, certified payroll reports and associated field interviews will be required.
  - Certified payroll reviews are assumed at 3 hours per week for the duration of construction identified within this Scope
  - Certified Payroll reports are anticipated to be complete and correct. Contractor is to be familiar with certified payrolls and compliance.
  - One (1) minor revision for each Certified Payroll report is assumed within this scope of work. Additional revisions will be billed on a time and materials basis.
  - If Certified Payroll reports are not complete, DOWL will reject submission and require re-submittal by the contractor.
  - DOWL's review will consist of verification of personnel, time worked, and hourly wages and that requirements of the Project are met.
  - All final certification and reporting to Labor Commission must come from the District as they are the public body, funding the Project, and have ultimate responsibility.
- Material testing will be provided by Contractor via certified third-party testing company.
- Change orders will be initially reviewed by DOWL. DOWL to coordinate with contractor to review, evaluate, and respond to claims.
  - A reasonable effort is assumed to be email and phone correspondence with contractor, and two (2) revisions of a change order reviewed by DOWL with response from DOWL to

Contractor. If there is no resolution with Contractor after DOWL's initial coordination and response, DOWL will engage the District for negotiation and resolution.

- DOWL will gather information from both DOWL observation documents and Contractor construction documents to present the documentation and DOWLs response to the District for final review and approval.
- Public Involvement will be performed by the District. DOWL will support the District in the field.
  - The District will coordinate and provide information to the public. DOWL will provide the District any supporting documents or clarifications for the public.
  - DOWL will provide any daily observation reports or photos of the site to the District in case of homeowner complaints or damages.
  - It is assumed that the DOWL Construction Observer will be the first point of contact in the field. The Construction Observer will be responsible for enforcing that Contractor has posted signage and notice to homeowners during construction. Construction Observer will also communicate with homeowners and provide information to DOWL Engineer and the District.
- This Task Order includes Two (2) meetings at the District Office and onsite, outside of the weekly construction meetings, for the Pre-Construction meeting, and Final Completion Walkthrough. Meetings costs shall include all time, 6 hours for meeting, travel, and mileage.

#### **TASK 8 – CONSTRUCTION OBSERVATION (Not Included with This Task Order)**

Construction Observation is not included in this Task Order at this time. DOWL is able to provide necessary support to complete this task once full project scope and timelines are known after coordination with the KGID General Manager.

The following is an *Estimated* scope that lists the scope of work DOWL can perform. The Fee estimate represents the estimated amount of effort.

##### **Objective**

Perform construction observation ensuring all aspects constructed are compliant with the design plans and specifications.

##### **Approach**

The following activities will be performed as part of this task:

- The main Construction Observer to provide Half-time observation during the construction process.
- The Electrical Engineer will perform two (2) site-visits during the construction process.
- The Structural Engineer will perform Four (4) site-visits during the construction process for Structural Observation and general conformance to the contract documents.
- Notify Contractor, Engineer, and the District of any issues in the field as or before issues occur to allow quick resolution.
- Answer questions, verify work is being completed per the plans and specifications, and coordinate with all parties and the public.
- Monitor traffic control and public access.
- Prepare daily observation reports, measure quantities, and take photographic records.
- Monitor material testing (performed by certified third-party firms contracted by the contractor) to certify requirements are being met.

- Attend all weekly progress meetings.
- Generate punch list of items to correct at substantial completion.
- Conduct final site walk ensuring punch list items are complete.
- Keep a set of redlined as-builts of construction.

### **Deliverables**

The following deliverables will be submitted under this task:

- Daily Observation Reports
- Punchlist
- Redlined As-Builts

### **Assumptions**

The following assumptions apply:

- Construction anticipated to take Eighteen (18) weeks total.
- DOWL construction inspector to be part time, two days a week at 20-hrs / week. Inspection costs shall include all time, 8 hours on-site inspection, 2 hours for reporting, travel, and mileage.
- The Structural Engineer will perform structural observation site visits on the foundation elements (footing, rebar, forms, and anchoring of the structural components).
- The Electrical Engineer will perform site visits to inspect the electrical components of the project.
- If construction efforts vary from this schedule, DOWL will notify the District and will be present for days that work is being performed until complete and compensated on a time and materials basis outside of the scope.
- On-site observation will only occur when the contractor is performing work.
- Construction Observer will be the first point of Contact with the Public in the field. Observer will notify DOWL Engineer and District of any homeowner issues, complaints, or requests. DOWL will rely on the District to coordinate with homeowner as necessary and resolve any issues or direct any changes in the field regarding homeowner or public request. DOWL will provide support and maintain communication with homeowners per District direction.
- A single half-time Construction Observer will oversee observation. If there are multiple construction crews running, the DOWL Engineer and Observer will coordinate with the Contractor to determine the key areas of inspection for the day. Observer will coordinate with Contractor to get a daily schedule from contractor to make an informed decision.
  - DOWL will coordinate with District to identify a plan to ensure project has adequate inspection if there are multiple construction crews.
  - If multiple crews require observation, DOWL to coordinate with District to identify a plan and assess the effort required and if more persons are needed. DOWL will obtain approval with District prior to additional effort beyond this scope of services.
- This Task Order includes Two (2) Electrical Engineer Site Visit inspections, and Three (3) Structural Engineer Site Visit inspections outside of the weekly construction meetings. Inspection visits costs shall include all time, 6 hours for meeting, travel, and mileage.
- DOWL will be available for additional on-site visits if requested by the District, billed on a time and materials basis outside of the Scope.

**Exclusions**

- Special Inspection is NOT included in this Task Order. Special inspection will be required for soils, foundation preparation, concrete testing, and structural building steel components.
- Architectural Inspection services are NOT included in this Task Order.

**PART 2 – COMPENSATION**

KGID shall pay DOWL on a time and materials basis, including travel, not to exceed **One-Hundred and Seventy-Thousand and Eight-Hundred and Ninety-Seven Dollars (\$170,897.00)**.

The total estimated fee is **\$404,347** with all tasks included for permitting, Bidding, and Construction Administration / Observation. Hourly rates and other expenses shall be in accordance with Exhibit C of the Master Services Agreement (Standard Hourly Rates). The breakdown of the individual task budgets is as follows:

Tasks	Total Cost	Task Order Cost
Task 1 – Preliminary Design & Construction Cost Estimate	\$9,281	\$9,281
Task 2 – Project Management	\$19,421	\$9,710
Task 3 – Subconsultants	\$53,200	\$43,200
Task 4 – Detailed Design	\$108,706	\$108,706
Task 5 – Permitting Phase (Not Included with this Task Order)	\$34,371	\$0
Task 6 – Bidding Assistance (Not Included with this Task Order)	\$14,113	\$0
Task 7 – Construction Management (Not Included with this Task Order)	\$97,262	\$0
Task 8 – Construction Observation (Not Included with this Task Order)	\$67,993	\$0
<b>Current Task Order Fee:</b>		<b><u>\$170,897</u></b>
<b>Estimated Bidding, Construction Management &amp; Observation Fee:</b>		<b><u>\$233,449</u></b>
<b>Total Estimated Project Budget:</b>		<b><u>\$404,347</u></b>

**PART 3 – SCHEDULE**

The following is a proposed schedule to be used as a general guideline only:

<b>Award of Task Order.....</b>	<b>December 16<sup>th</sup>, 2025 Board Meeting</b>
<b>Preliminary Design / Cost Estimate .....</b>	<b>January 2026</b>
<b>50% Design.....</b>	<b>February 2026</b>
<b>90% Design.....</b>	<b>April 2026</b>
<b>Permitting.....</b>	<b>May – July 2026</b>
<b>100% Design.....</b>	<b>August 2026</b>
<b>Bidding.....</b>	<b>September 2026</b>
<b>Construction.....</b>	<b>March 2027 – October 2027</b>
<b>Project Closeout.....</b>	<b>November 2027 – December 2027</b>

**IN WITNESS WHEREOF, the parties hereto have executed this Task Order.**

Owner: Kingsbury General Improvement District

Engineer: DOWL Engineering

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: Derek Dornbrook

Print Name: Matt Van Dyne, P.E.

Title: General Manager

Title: Senior Project Manager

Date Signed: \_\_\_\_\_

Date Signed: \_\_\_\_\_

# CR ENGINEERING

Mechanical Engineering Consultant  
5434 Longley Lane  
Reno, Nevada 89511  
Phone: 775.826.1919 Fax: 775.826.1918  
www.cr-eng.com



## Proposal

December 4, 2025

Mr. Travis Marshall, PE  
DOWL  
5510 Longley Lane  
Reno, Nevada 89511

Re: Kingsbury General Improvement District Operations Yard Storage Building

Dear Travis:

Thank you for the opportunity to provide the following professional services proposal. This letter is intended to set the terms between DOWL and CR Engineering for the above project. It is to define the project scope and fees.

### Project Description

Construction of a 10,500 square feet metal building for vehicle and equipment storage.

The mechanical system is anticipated to include the following:

- Paint storage room exhaust
- Heated makeup air unit(s)
- Vehicle exhaust (8-12 vehicles)
- General garage exhaust
- HVAC Controls

The plumbing system is anticipated to include the following:

- Garage floor trench drains
- Sand/oil interceptor on site
- Utility sink(s)
- Sink w/ eye wash
- Domestic water piping
- Domestic water heating
- Waste and vent piping within the building
- Fuel gas piping

### Mechanical (HVAC)

We will provide complete mechanical plans and specifications as required to obtain a competitive bid. Mechanical design will include HVAC equipment, louvers, ductwork, and controls.

### Plumbing

We will provide complete plumbing plans and specifications as required to obtain a competitive bid. Plumbing design shall include domestic water supply piping, floor drainage, waste and vent piping, and fuel gas piping. The sand oil interceptor will be shown on the civil drawings. All utilities will be shown to five feet outside the building.

### Fire Protection

We will provide a performance specification that includes floor plan with riser location and areas to be fire protected, riser detail, and test location.

**Planning & Cost Estimating Scope of Work**

- Assist with project planning
- Prepare mechanical, plumbing, and fire protection preliminary cost estimate

**Design Services Scope of Work**

- Prepare mechanical design drawings and specifications
- Prepare plumbing design drawings and specifications
- Prepare fire protection performance specification
- Prepare IECC Mechanical Compliance Certificate
- Prepare construction cost estimate
- Attend design coordination meetings in Reno, NV
- Provide progress drawings at Design Development, and Construction Documents phases
- Provide sufficient wet-stamped drawings for submission to the building department
- Address building department comments
- Prepare Bid Documents

**Construction Administration Services Scope of Work**

- Respond to questions during bid period
- Response to field generated questions
- Review mechanical equipment and material submittals
- Review plumbing equipment, fixtures, and material submittals
- Review fire protection shop drawings, calculations, and material submittals
- Attend pre-construction meeting
- Construction site visits as requested
- Review test & balance report
- Review Operation & Maintenance manuals
- Final observation of the work
- Prepare as-built documentation from contractor markups

**Services not Included**

- International Energy Conservation Code envelope compliance
- Septic design
- Sand/oil interceptor design
- Structural design or review of equipment support
- Reproduction of documents
- Permit fees

**Client Provided Materials**

- Building plans in AutoCAD or Revit format

**General Terms and Conditions**

Unless specifically delineated in a contract subsequent to this proposal or governed by another mutually signed contract, the following General Terms and Conditions shall also apply to CR Engineering (the Firm) DOWL (the Client) for the scope of this work:

1. **Access to Site:** Unless otherwise stated, the Firm will have access to the site for activities necessary for the performance of the engineering services. The Firm will take precautions to minimize disturbance to the Owner due to these activities, but has not included in the fee the cost of waiting for access or reimbursing the Client for lost time.
2. **Dispute Resolution:** Any claims or disputes made during design, construction or post-construction between the Client and Firm shall be submitted to non-binding mediation. Client and Firm agree to include a similar mediation agreement with all contractors, subcontractors, sub-consultants,



suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties.

3. **Billings/Payments:** Invoices for the Firm's services shall be submitted, at the Firm's options, either upon completion of such services or on a monthly basis. Invoices shall be payable within 30 days after the invoice date. If the invoice is not paid within 60 days, the Firm may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice.
4. **Late Payments:** Accounts unpaid 90 days after the invoice date may be subject to a monthly service charge of 1.5% on the then unpaid balance. In the event any portion or all of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.
5. **Indemnification:** The Client shall, to the fullest extent permitted by law, indemnify and hold harmless the Firm, his or her officers, directors, employees, agents and sub-consultants from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the parties above named of the services under this agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of the Firm.
6. **Certifications: Guarantees and Warranties:** The Firm shall not be required to execute any document that would result in its certifying, guaranteeing or warranting the existence of conditions whose existence the Firm cannot ascertain.
7. **Limitation of Liability:** In recognition of the relative risks, rewards and benefits of the project to both the Client and the Firm, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Firm's total liability to the Client for any and all injuries, claims, losses, expenses, damage or claim expenses arising out of this agreement from any cause or causes, shall not exceed available policy limits. Such causes include, but are not limited to, the Firm's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.
8. **Termination of Services:** This agreement may be terminated by the Client or the Firm should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay the Firm for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.
9. **Ownership of Documents:** All documents produced by the Firm under this agreement shall be considered as the property of the Firm. The Client may not use the documents prepared under the terms of this proposal for any other endeavors than those for which they were intended without the written consent of the Firm.

### **Fee**

CR Engineering proposes to complete the described Scope of Work detailed above for a fee based on Time and Materials Not to Exceed the following:

Planning and Cost Estimate	\$3,200
Design	\$40,000
Construction Administration	\$10,000

### **Additional Services**

Additional services will be negotiated with the Client prior to commencement of additional services and will be billed in accordance with the current Fee Schedule.

**Insurance**

CR Engineering carries general liability and professional liability errors and omissions insurance. Evidence of coverage is available upon request.

**Agreement**

This proposal is valid if accepted within 90 days of its date. If this is acceptable, please execute an agreement or indicate by signing below. This will serve as our notice to proceed. Fee arrangement will be renegotiated if project is placed on hold for more than 180 days.

Sincerely,

**CR ENGINEERING**



Christopher L. Rounds, PE

ACCEPTED AND AGREED TO:

By: \_\_\_\_\_

For: DOWL \_\_\_\_\_

Date: \_\_\_\_\_

# CR ENGINEERING

Mechanical Engineering Consultant  
5434 Longley Lane  
Reno, Nevada 89511  
Phone: 775.826.1919  
www.cr-eng.com



## Fee Schedule

Effective January 1, 2025

### Hourly Professional Rates

Principal Engineer	\$240.00
Senior Engineer	\$200.00
Professional Engineer	\$160.00 to \$180.00
Engineer/Sr. Designer	\$120.00 to \$160.00
Designer	\$100.00 to \$140.00
Draftsman	\$100.00 to \$120.00
Administration	\$110.00
Construction Manager	\$250.00

### Consultant Fees

Cost + 15%

### Printing and Plotting

Photocopies, 8½x11	\$0.50/each
Bond Plots	\$1.00/square foot

### Scanning

8½x11	\$0.25/each
11x17	\$0.50/each
Large format	\$3.00 per sheet

### Outside Reproduction and Scanning Services

Cost + 15%

### Shipping

Cost + 15%

### Travel

Inside 40-mile radius of Reno, NV	no charge
Outside 40-mile radius of Reno, NV	\$0.70 /mile (door to door)
Car rental, airfare, meals, lodging	cost + 10%

### Payment Terms

Invoices are sent monthly based on progress of the work.



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

**TITLE: REVIEW AND RECEIVE QUARTERLY FINANCIAL STATEMENTS  
JULY/AUGUST/SEPTEMBER 2025**

**MEETING DATE:** 16 December 2025

**PREPARED BY:** Derek Dornbrook, General Manager

**RECOMMENDED ACTION:** Review and file financial statements July – September 2025 (not an action item)

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

**INCLUDED:**

A. Financial Statements July – September 2025

**Fund impacted by the 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           |



**JULY 2025**

**CASH POSITION,  
STATEMENT OF REVENUE  
AND EXPENDITURES**





KINGSBURY GENERAL IMPROVEMENT DISTRICT						GENERAL	49%
CASH POSITION						WATER	27%
						SEWER	18%
JULY 2025						SNOW	6%
FUND	BEGINNING BALANCE	TRANSFERS	ADJUST.	RECEIPTS	CHECKS	ENDING BALANCE	
GENERAL FUND	\$ 9,174,398.51	\$ (12,905.06)	\$ (398.89)	\$ 104,997.36	\$ (41,483.75)	\$ 9,224,608.17	
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 404,298.09	\$ 12,905.06	\$ -	\$ -	\$ -	\$ 417,203.15	
GENERAL INVESTMENT	\$ 821,775.44	\$ -	\$ -	\$ 3,948.98	\$ -	\$ 825,724.42	
<b>GF TOTAL</b>						<b>\$ 10,467,535.74</b>	
WATER FUND	\$ 4,235,434.02	\$ (201,122.28)	\$ 790.05	\$ 463,694.40	\$ (319,863.11)	\$ 4,178,933.08	
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 664,206.14	\$ 16,629.40	\$ -	\$ -	\$ -	\$ 680,835.54	
WATER INVESTMENT	\$ 837,749.45	\$ -	\$ -	\$ 2,495.15	\$ -	\$ 840,244.60	
KGID/TRPA RESTRICTED (STATION 4 BMPS)	\$ 45,430.00	\$ -	\$ -	\$ -	\$ -	\$ 45,430.00	
DIST DEBT RESERVE	\$ 228,691.64	\$ 73,265.64	\$ -	\$ -	\$ (228,691.64)	\$ 73,265.64	
TREAT DEBT RESERVE	\$ 592,179.10	\$ 111,227.24	\$ -	\$ -	\$ (592,179.10)	\$ 111,227.24	
CAP IMPROV. RESERVE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>WF TOTAL</b>						<b>\$ 5,929,936.10</b>	
SEWER FUND	\$ 3,999,829.31	\$ (672.81)	\$ (304.22)	\$ 170,555.22	\$ (402,862.51)	\$ 3,766,544.99	
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 16,471.10	\$ 672.81	\$ -	\$ -	\$ -	\$ 17,143.91	
SEWER INVESTMENT	\$ 447,701.50	\$ -		\$ 1,713.46	\$ -	\$ 449,414.96	
<b>SF TOTAL</b>						<b>\$ 4,233,103.86</b>	
SNOW REV. FUND	\$ 604,824.88	\$ (6,732.41)	\$ (86.94)	\$ 71,521.87	\$ (24,999.16)	\$ 644,528.24	
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 205,632.93	\$ 6,732.41	\$ -	\$ -	\$ -	\$ 212,365.34	
SNOW INVESTMENT	\$ 24,635.80	\$ -	\$ -	\$ 244.54	\$ -	\$ 24,880.34	
<b>SNOW TOTAL</b>						<b>\$ 881,773.92</b>	
298 KINGSBURY GRADE RENTAL	\$ 274,951.67	\$ -	\$ -	\$ 22,313.57	\$ (6,057.52)	\$ 291,207.72	
<b>80 RENTAL TOTAL</b>						<b>\$ 291,207.72</b>	
<b>GRAND TOTALS</b>	<b>\$ 22,578,209.58</b>	<b>\$ -</b>	<b>\$ (0.00)</b>	<b>\$ 841,484.55</b>	<b>\$ (1,616,136.79)</b>	<b>\$ 21,803,557.34</b>	
CHECKING							
US BANK	\$ 632,670.73	\$ -		\$ 761,774.96	\$ (795,266.05)	\$ 599,179.64	
US BANK MMA	\$ 112.25	\$ -		\$ -	\$ -	\$ 112.25	
MORTON CAPITAL MMA	\$ 381,749.94	\$ -		\$ 8,402.13	\$ -	\$ 390,152.07	
4.25% FIRST FNDTN BANK	\$ 250,000.00	\$ -				\$ 250,000.00	
4.70% FLAGSTAR BANK	\$ 250,000.00	\$ -				\$ 250,000.00	
5.10% MORGAN STANLEY BANK	\$ 250,000.00	\$ -				\$ 250,000.00	
5.20% BANK HAPOALIM NEW YORK	\$ 250,000.00	\$ -				\$ 250,000.00	
4.00% NORTHEAST BANK CD	\$ 250,000.00	\$ -				\$ 250,000.00	
4.60% JP MORGAN CHASE	\$ 250,000.00	\$ -				\$ 250,000.00	
4.40% WASHINGTON FED BANK	\$ 250,000.00	\$ -		\$ -	\$ -	\$ 250,000.00	
	\$ -	\$ -		\$ -	\$ -	\$ -	
LOCAL GOVT POOLED 4.2718525%	\$ 19,813,676.66	\$ -		\$ 71,307.46	\$ (820,870.74)	\$ 19,064,113.38	
<b>GRAND TOTALS</b>	<b>\$ 22,578,209.58</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 841,484.55</b>	<b>\$ (1,616,136.79)</b>	<b>\$ 21,803,557.34</b>	



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES ALL FUNDS COMBINED**  
**From 7/1/2025 Through 7/31/2025**

DRAFT

	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining
<b>REVENUES</b>									
<b>TAXES</b>									
ADVALOREM TAXES	25,265.08	55,270.00	(30,004.92)	25,265.08	55,270.00	(30,004.92)	690,878.00	665,612.92	96.34%
PERSONAL PROPERTY TAX	0.00	10.00	(10.00)	0.00	10.00	(10.00)	6,667.00	6,667.00	100.00%
ADVALOREM MAKE-UP	22,086.90	47,183.00	(25,096.10)	22,086.90	47,183.00	(25,096.10)	589,783.00	567,896.10	96.26%
STATE TAX DISTRIBUTION	66,957.83	66,957.00	0.83	66,957.83	66,957.00	0.83	803,494.00	736,536.17	91.67%
<b>Total TAXES</b>	<b>114,309.81</b>	<b>169,420.00</b>	<b>(55,110.19)</b>	<b>114,309.81</b>	<b>169,420.00</b>	<b>(55,110.19)</b>	<b>2,090,822.00</b>	<b>1,976,512.19</b>	<b>94.53%</b>
<b>MISCELLANEOUS</b>									
INTEREST ON INVESTMENTS	78,649.50	70,164.00	8,485.50	78,649.50	70,164.00	8,485.50	841,946.00	763,296.50	90.66%
PLAN REVIEW FEE	0.00	500.00	(500.00)	0.00	500.00	(500.00)	1,250.00	1,250.00	100.00%
RENTAL INCOME	8,332.29	8,397.00	(64.71)	8,332.29	8,397.00	(64.71)	100,767.00	92,434.71	91.73%
GRANT REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	100.00%
OTHER REVENUE	7,589.22	2,252.00	5,337.22	7,589.22	2,252.00	5,337.22	27,050.00	19,460.78	71.94%
<b>Total MISCELLANEOUS</b>	<b>94,571.01</b>	<b>81,313.00</b>	<b>13,258.01</b>	<b>94,571.01</b>	<b>81,313.00</b>	<b>13,258.01</b>	<b>996,013.00</b>	<b>901,441.99</b>	<b>90.51%</b>
<b>USER FEES</b>									
USER FEES - RESIDENTIAL	522,748.77	524,733.00	(1,984.23)	522,748.77	524,733.00	(1,984.23)	6,296,787.00	5,774,038.23	91.70%
RESIDENTIAL TIER 1 CONSUMPTION	43,452.26	47,258.00	(3,805.74)	43,452.26	47,258.00	(3,805.74)	355,400.00	311,947.74	87.77%
RESIDENTIAL TIER 2 CONSUMPTION	11,154.30	12,240.00	(1,085.70)	11,154.30	12,240.00	(1,085.70)	68,000.00	56,845.70	83.60%
RESIDENTIAL TIER 3 CONSUMPTION	13,646.43	15,120.00	(1,473.57)	13,646.43	15,120.00	(1,473.57)	72,000.00	58,353.57	81.05%
RESIDENTIAL FIRE PROTECTION	8,734.55	8,707.00	27.55	8,734.55	8,707.00	27.55	104,494.00	95,759.45	91.64%
USER FEES - COMMERCIAL	39,564.73	39,565.00	(0.27)	39,564.73	39,565.00	(0.27)	474,782.00	435,217.27	91.67%
COMMERCIAL FIRE PROTECTION	7,844.78	7,844.00	0.78	7,844.78	7,844.00	0.78	94,137.00	86,282.22	91.67%
COMMERCIAL CONSUMPTION	16,131.96	16,512.00	(380.04)	16,131.96	16,512.00	(380.04)	143,120.00	126,988.04	88.73%
PENALTIES ON USER FEES	3,541.82	5,165.00	(1,623.18)	3,541.82	5,165.00	(1,623.18)	61,990.00	58,448.18	94.29%
SERVICE CHARGES	1,488.69	800.00	688.69	1,488.69	800.00	688.69	9,600.00	8,111.31	84.49%
RETURN CHECK FEES	20.00	40.00	(20.00)	20.00	40.00	(20.00)	480.00	460.00	95.83%
CONNECTION FEES	0.00	4,700.00	(4,700.00)	0.00	4,700.00	(4,700.00)	18,312.00	18,312.00	100.00%
TRANSFER FEE REVENUE	1,275.00	1,050.00	225.00	1,275.00	1,050.00	225.00	12,600.00	11,325.00	89.88%
SERVLINE ADMIN REVENUE	163.65	162.00	1.65	163.65	162.00	1.65	1,952.00	1,788.35	91.62%
SERVLINE LOSS INSURANCE	1,303.95	1,295.00	8.95	1,303.95	1,295.00	8.95	15,530.00	14,226.05	91.60%
SERVLINE LINE INSURANCE	233.20	234.00	(0.80)	233.20	234.00	(0.80)	2,798.00	2,564.80	91.67%
<b>Total USER FEES</b>	<b>671,304.09</b>	<b>685,425.00</b>	<b>(14,120.91)</b>	<b>671,304.09</b>	<b>685,425.00</b>	<b>(14,120.91)</b>	<b>7,731,982.00</b>	<b>7,060,677.91</b>	<b>91.32%</b>
<b>Total REVENUES</b>	<b>880,184.91</b>	<b>936,158.00</b>	<b>(55,973.09)</b>	<b>880,184.91</b>	<b>936,158.00</b>	<b>(55,973.09)</b>	<b>10,818,817.00</b>	<b>9,938,632.09</b>	<b>91.86%</b>

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT OF REVENUES and EXPENDITURES ALL FUNDS COMBINED**  
**From 7/1/2025 Through 7/31/2025**

DRAFT

	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining
<b>EXPENDITURES</b>									
<b>PAYROLL RELATED EXPENSES</b>									
PAYROLL - MANAGER	29,332.06	48,666.00	19,333.94	29,332.06	48,666.00	19,333.94	584,006.00	554,673.94	94.98%
PAYROLL - MAINTENANCE	46,708.26	56,811.00	10,102.74	46,708.26	56,811.00	10,102.74	681,756.00	635,047.74	93.15%
PAYROLL - OFFICE	14,766.95	16,268.00	1,501.05	14,766.95	16,268.00	1,501.05	195,211.00	180,444.05	92.44%
EMPLOYEE BENEFITS - FICA/MEDIC	1,637.11	1,870.00	232.89	1,637.11	1,870.00	232.89	22,465.00	20,827.89	92.71%
EMPLOYEE BENEFITS - MED. INS	30,346.50	40,970.00	10,623.50	30,346.50	40,970.00	10,623.50	526,370.00	496,023.50	94.23%
EMPLOYEE BENEFITS - PERS	2,093.38	31,357.00	29,263.62	2,093.88	31,357.00	29,263.62	376,309.00	374,215.12	99.44%
EMPLOYEE BENEFITS - SIIS	1,101.64	799.00	(302.64)	1,101.64	799.00	(302.64)	13,320.00	12,218.36	91.73%
UNEMPLOYMENT BENEFITS	0.00	1,663.00	1,663.00	0.00	1,663.00	1,663.00	19,987.00	19,987.00	100.00%
UNIFORMS	1,716.74	5,880.00	4,163.26	1,716.74	5,880.00	4,163.26	11,760.00	10,043.26	85.40%
OPEB EXPENSE	3,291.67	6,715.00	3,423.33	3,291.67	6,715.00	3,423.33	80,592.00	77,300.33	95.92%
ACCURUED LEAVE EXPENSE	21,051.00	1,877.00	(19,174.00)	21,051.00	1,877.00	(19,174.00)	22,500.00	1,449.00	6.44%
OTHER PAYROLL EXPENSES	448.46	1,891.00	1,442.54	448.46	1,891.00	1,442.54	6,700.00	6,251.54	93.31%
CAR ALLOWANCE EXPENSE	(882.00)	(443.00)	439.00	(882.00)	(443.00)	439.00	(5,300.00)	(4,418.00)	83.36%
<b>Total PAYROLL RELATED EXPENSES</b>	<b>151,611.77</b>	<b>214,324.00</b>	<b>62,712.23</b>	<b>151,611.77</b>	<b>214,324.00</b>	<b>62,712.23</b>	<b>2,535,676.00</b>	<b>2,384,064.23</b>	<b>94.02%</b>
<b>OPERATING EXPENSES</b>									
ACCOUNTING	0.00	10,461.00	10,461.00	0.00	10,461.00	10,461.00	63,400.00	63,400.00	100.00%
LEGAL	2,900.15	5,416.00	2,515.85	2,900.15	5,416.00	2,515.85	65,000.00	62,099.85	95.54%
LEGAL LABOR NEGOTIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	12,400.00	12,400.00	100.00%
ENGINEERING & SURVEYING	2,213.75	7,559.00	5,345.25	2,213.75	7,559.00	5,345.25	85,200.00	82,986.25	97.40%
EROSION AND DRAINAGE	679.00	6,500.00	5,821.00	679.00	6,500.00	5,821.00	20,000.00	19,321.00	96.61%
ROAD MAINTENANCE & SUPPLIES	5,434.95	15,500.00	10,065.05	5,434.95	15,500.00	10,065.05	45,000.00	39,565.05	87.92%
SNOW REMOVAL - PLOWING	0.00	0.00	0.00	0.00	0.00	0.00	775,000.00	775,000.00	100.00%
SNOW REMOVAL - SANDING	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00	75,000.00	100.00%
SNOW REMOVAL ANTI/IDE ICING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!
DCLTSA PRO-RATA M & O	212,089.75	212,090.00	0.25	212,089.75	212,090.00	0.25	848,359.00	636,269.25	75.00%
DCLTSA ASSESSMENTS	120,811.50	121,311.00	499.50	120,811.50	121,311.00	499.50	485,246.00	364,434.50	75.10%
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	27,306.00	27,306.00	100.00%
BANK CHARGES	8,515.88	8,686.00	170.12	8,515.88	8,686.00	170.12	104,250.00	95,734.12	91.83%
BUILDING REPAIRS AND MAINT.	987.10	5,923.00	4,985.90	987.10	5,923.00	4,985.90	71,104.00	70,146.90	98.65%
COMPUTER EXPENSE	29,240.26	22,090.00	(7,150.26)	29,240.26	22,090.00	(7,150.26)	101,877.00	72,636.74	71.30%
DUES & SUBSCRIPTIONS	5,598.00	13,481.00	7,883.00	5,598.00	13,481.00	7,883.00	16,053.00	10,455.00	65.13%
EQUIP. SUPPLIES/MAINT./REPAIRS	10,541.34	19,760.00	9,218.66	10,541.34	19,760.00	9,218.66	236,790.00	226,248.66	95.55%
EQUIPMENT RENTAL	1,466.74	1,895.00	428.26	1,466.74	1,895.00	428.26	14,802.00	13,335.26	90.08%
FIELD SUPPLIES, TOOLS & SIGNS	0.00	50.00	50.00	0.00	50.00	50.00	29,630.00	29,630.00	100.00%

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES ALL FUNDS COMBINED**  
**From 7/1/2025 Through 7/31/2025**

DRAFT

	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining
SECURITY EXPENSE	3,079.49	3,166.00	86.51	3,079.49	3,166.00		21,802.00	18,722.51	85.88%
INSURANCE AND BONDS	126,935.25	129,433.00	2,497.75	126,935.25	129,433.00		146,233.00	19,297.75	13.20%
SAFETY EQUIPMENT	0.00	525.00	525.00	0.00	525.00		1,100.00	1,100.00	100.00%
INVENTORY PARTS	179.53	8,500.00	8,320.47	179.53	8,500.00		15,500.00	15,320.47	98.84%
METER REPAIR & MAINT	0.00	0.00	0.00	0.00	0.00		30,000.00	30,000.00	100.00%
LIEN FEES	42.00	90.00	48.00	42.00	90.00		500.00	458.00	91.60%
MISCELLANEOUS EXPENDITURES	1,656.59	3,283.00	1,626.41	1,656.59	3,283.00		39,353.00	37,696.41	95.79%
OFFICE JANITORIAL	2,800.00	3,400.00	600.00	2,800.00	3,400.00		40,800.00	38,000.00	93.14%
OFFICE SUPPLIES	588.60	2,029.00	1,440.40	588.60	2,029.00		23,571.00	22,982.40	97.50%
PERMITS AND FEES	1,591.27	2,040.00	448.73	1,591.27	2,040.00		10,879.00	9,287.73	85.37%
POSTAGE	56.92	2,696.00	2,639.08	56.92	2,696.00		13,000.00	12,943.08	99.56%
PUBLICATION CHARGES	0.00	422.00	422.00	0.00	422.00		8,075.00	8,075.00	100.00%
SHOP SUPPLIES/SMALL TOOLS	2.68	583.00	580.32	2.68	583.00		7,000.00	6,997.32	99.96%
TELEPHONE	1,384.90	1,427.00	42.10	1,384.90	1,427.00		17,135.00	15,751.10	91.92%
TRAINING AND SEMINARS	1,832.00	2,967.00	1,135.00	1,832.00	2,967.00		35,620.00	33,788.00	94.86%
TRAVEL	0.00	1,757.00	1,757.00	0.00	1,757.00		21,100.00	21,100.00	100.00%
TRUSTEE FEES	3,750.00	3,750.00	0.00	3,750.00	3,750.00		45,000.00	41,250.00	91.67%
UTILITIES - GAS & ELECTRIC	28,407.35	36,405.00	7,997.65	28,407.35	36,405.00		305,299.00	276,891.65	90.70%
VEHICLE EXP FUEL/OIL/SUPP	3,941.18	12,717.00	8,775.82	3,941.18	12,717.00		152,598.00	148,656.82	97.42%
VEH EXP R&M	3,785.44	7,776.00	3,990.56	3,785.44	7,776.00		93,330.00	89,544.56	95.94%
WATER MONITORING/SAMPLING	1,826.00	1,466.00	(360.00)	1,826.00	1,466.00	(360.00)	17,583.00	15,757.00	89.61%
WATERSEWER SHED MANAGEMENT	16,617.00	18,500.00	1,883.00	16,617.00	18,500.00		18,500.00	1,883.00	10.18%
WATER DIST SYSTEM EXPENSE	1,057.25	6,475.00	5,417.75	1,057.25	6,475.00		77,700.00	76,642.75	98.64%
WATER TREATMENT SYSTEM EXP	17,176.37	6,871.00	(10,305.37)	17,176.37	6,871.00	(10,305.37)	82,456.00	65,279.63	79.17%
AMORTIZATION OF BONDS	679.56	680.00	0.44	679.56	680.00	0.44	8,155.00	7,475.44	91.67%
DEPRECIATION EXPENSE	134,020.97	128,842.00	(5,178.97)	134,020.97	128,842.00	(5,178.97)	1,546,105.00	1,412,084.03	91.32%
<b>Total OPERATING EXPENSES</b>	<b>751,858.77</b>	<b>836,522.00</b>	<b>84,663.23</b>	<b>751,858.77</b>	<b>836,522.00</b>	<b>84,663.23</b>	<b>5,854,812.00</b>	<b>5,102,953.23</b>	<b>87.16%</b>
<b>OTHER EXPENSES</b>									
GAIN/LOSS ON DISPOSAL	0.00	0.00	0.00	0.00	0.00		(3,200.00)	(3,200.00)	100.00%
INTEREST EXPENSE	19,125.16	19,827.00	701.84	19,125.16	19,827.00		237,915.00	218,789.84	91.96%
CAPITAL OUTLAY	1,610,880.35	950,000.00	(760,880.35)	1,610,880.35	950,000.00	(760,880.35)	9,366,365.00	7,755,484.65	82.80%
<b>Total OTHER EXPENSES</b>	<b>1,630,005.51</b>	<b>969,827.00</b>	<b>(760,178.51)</b>	<b>1,630,005.51</b>	<b>969,827.00</b>	<b>(760,178.51)</b>	<b>9,601,080.00</b>	<b>7,971,074.49</b>	<b>83.02%</b>
<b>Total EXPENDITURES</b>	<b>2,533,476.05</b>	<b>1,920,673.00</b>	<b>(612,803.05)</b>	<b>2,533,476.05</b>	<b>1,920,673.00</b>	<b>(612,803.05)</b>	<b>17,991,568.00</b>	<b>15,458,091.95</b>	<b>85.92%</b>
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>(1,653,291.14)</b>	<b>(984,515.00)</b>	<b>(668,776.14)</b>	<b>(1,653,291.14)</b>	<b>(984,515.00)</b>	<b>(668,776.14)</b>	<b>(7,172,751.00)</b>	<b>(5,519,459.66)</b>	<b>76.95%</b>



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures By Fund**  
**From 7/1/2025 Through 7/31/2025**

DRAFT

<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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
<b>REVENUES</b>										
<b>TAXES</b>										
ADVALOREM TAXES	25,265.08	55,270.00	(30,004.92)	25,265.08	55,270.00	(30,004.92)	690,878.00	665,612.92	96.34%	
PERSONAL PROPERTY TAX	0.00	10.00	(10.00)	0.00	10.00	(10.00)	6,667.00	6,667.00	100.00%	
ADVALOREM MAKE-UP	22,086.90	47,183.00	(25,096.10)	22,086.90	47,183.00	(25,096.10)	589,783.00	567,696.10	96.26%	
STATE TAX DISTRIBUTION	66,957.83	66,957.00	0.83	66,957.83	66,957.00	0.83	803,494.00	736,536.17	91.67%	
<b>Total TAXES</b>	<b>114,309.81</b>	<b>169,420.00</b>	<b>(55,110.19)</b>	<b>114,309.81</b>	<b>169,420.00</b>	<b>(55,110.19)</b>	<b>2,090,822.00</b>	<b>1,976,512.19</b>	<b>94.53%</b>	
<b>MISCELLANEOUS</b>										
INTEREST ON INVESTMENTS	36,965.28	25,960.00	11,005.28	36,965.28	25,960.00	11,005.28	311,520.00	274,554.72	88.13%	Budget @ 37% allocation change per cash position 6/30/25 to 47%.
OTHER REVENUE	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00	100.00%	
<b>Total MISCELLANEOUS</b>	<b>36,965.28</b>	<b>26,043.00</b>	<b>10,922.28</b>	<b>36,965.28</b>	<b>26,043.00</b>	<b>10,922.28</b>	<b>312,520.00</b>	<b>275,554.72</b>	<b>88.17%</b>	
<b>Total REVENUES</b>	<b>151,275.09</b>	<b>195,463.00</b>	<b>(44,187.91)</b>	<b>151,275.09</b>	<b>195,463.00</b>	<b>(44,187.91)</b>	<b>2,403,342.00</b>	<b>2,252,066.91</b>	<b>93.71%</b>	
<b>EXPENDITURES</b>										
<b>PAYROLL RELATED EXPENSES</b>										
PAYROLL - MANAGER	4,399.82	7,300.00	2,900.18	4,399.82	7,300.00	2,900.18	87,602.00	83,202.18	94.98%	
PAYROLL - MAINTENANCE	11,105.34	9,594.00	(1,511.34)	11,105.34	9,594.00	(1,511.34)	115,132.00	104,026.66	90.35%	
PAYROLL - OFFICE	2,215.05	2,440.00	224.95	2,215.05	2,440.00	224.95	29,280.00	27,064.95	92.43%	
EMPLOYEE BENEFITS - FICAMEDIC	620.40	310.00	(310.40)	620.40	310.00	(310.40)	3,728.00	3,107.60	83.36%	
EMPLOYEE BENEFITS - MED. INS	6,110.84	6,003.00	(107.84)	6,110.84	6,003.00	(107.84)	76,849.00	70,738.16	92.05%	
EMPLOYEE BENEFITS - PERS	1,152.01	4,161.00	3,008.99	1,152.01	4,161.00	3,008.99	49,939.00	48,786.99	97.69%	Compensated Absences Accrual in Accordance to GASB-101.
EMPLOYEE BENEFITS - SIIS	351.76	189.00	(162.76)	351.76	189.00	(162.76)	3,145.00	2,793.24	88.82%	
UNEMPLOYMENT BENEFITS	0.00	249.00	249.00	0.00	249.00	249.00	2,998.00	2,998.00	100.00%	
UNIFORMS	349.30	882.00	532.70	349.30	882.00	532.70	1,763.00	1,413.70	80.19%	
OPEB EXPENSE	246.88	920.00	673.12	246.88	920.00	673.12	11,040.00	10,793.12	97.76%	
ACCRUED LEAVE EXPENSE	1,338.80	291.00	(1,047.80)	1,338.80	291.00	(1,047.80)	3,500.00	2,161.20	61.75%	Compensated Absences Accrual in Accordance to GASB-101.
OTHER PAYROLL EXPENSES	(0.02)	166.00	166.02	(0.02)	166.00	166.02	2,000.00	2,000.02	100.00%	
CAR ALLOWANCE EXPENSE	(132.30)	(67.00)	65.30	(132.30)	(67.00)	65.30	(600.00)	(667.70)	83.46%	
<b>Total PAYROLL RELATED EXPENSES</b>	<b>27,757.88</b>	<b>32,438.00</b>	<b>4,680.12</b>	<b>27,757.88</b>	<b>32,438.00</b>	<b>4,680.12</b>	<b>386,176.00</b>	<b>358,418.12</b>	<b>92.81%</b>	
<b>OPERATING EXPENSES</b>										
ACCOUNTING	0.00	523.00	523.00	0.00	523.00	523.00	3,170.00	3,170.00	100.00%	
LEGAL	109.76	271.00	161.24	109.76	271.00	161.24	3,250.00	3,140.24	96.62%	
LEGAL LABOR NEGOTIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	1,612.00	1,612.00	100.00%	
ENGINEERING & SURVEYING	1,283.98	4,309.00	3,025.02	1,283.98	4,309.00	3,025.02	51,700.00	50,416.02	97.52%	



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures By Fund**  
**From 7/1/2025 Through 7/31/2025**

DRAFT

<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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
EROSION AND DRAINAGE	679.00	6,500.00	5,821.00	679.00	6,500.00	5,821.00	20,000.00	19,321.00	96.61%	
ROAD MAINTENANCE & SUPPLIES	5,434.95	15,500.00	10,065.05	5,434.95	15,500.00	10,065.05	45,000.00	39,565.05	87.92%	
BUILDING REPAIRS AND MAINT.	15.07	1,250.00	1,234.93	15.07	1,250.00	1,234.93	15,000.00	14,984.93	99.90%	
COMPUTER EXPENSE	578.94	415.00	(163.94)	578.94	415.00	(163.94)	4,986.00	4,407.06	88.39%	Springbrook annual subscription A/R, Bldg permits etc.
DUES & SUBSCRIPTIONS	253.65	600.00	346.35	253.65	600.00	346.35	730.00	476.35	65.25%	
EQUIP. SUPPLIES/MAINT./REPAIRS	362.51	425.00	62.49	362.51	425.00	62.49	5,100.00	4,737.49	92.89%	
EQUIPMENT RENTAL	32.79	35.00	2.21	32.79	35.00	2.21	412.00	379.21	92.04%	
FIELD SUPPLIES, TOOLS & SIGNS	0.00	50.00	50.00	0.00	50.00	50.00	19,630.00	19,630.00	100.00%	
SECURITY EXPENSE	14.43	16.00	1.57	14.43	16.00	1.57	200.00	185.57	92.79%	
INSURANCE AND BONDS	4,559.47	4,648.00	88.53	4,559.47	4,648.00	88.53	4,648.00	88.53	1.90%	
SAFETY EQUIPMENT	0.00	500.00	500.00	0.00	500.00	500.00	500.00	500.00	100.00%	
MISCELLANEOUS EXPENDITURES	89.66	884.00	794.34	89.66	884.00	794.34	10,600.00	10,510.34	99.15%	
OFFICE JANITORIAL	100.00	125.00	25.00	100.00	125.00	25.00	1,500.00	1,400.00	93.33%	
OFFICE SUPPLIES	25.82	132.00	106.18	25.82	132.00	106.18	1,584.00	1,558.18	98.37%	
PERMITS AND FEES	49.50	67.00	17.50	49.50	67.00	17.50	167.00	117.50	70.36%	
PUBLICATION CHARGES	0.00	0.00	0.00	0.00	0.00	0.00	1,180.00	1,180.00	100.00%	
TELEPHONE	12.97	13.00	0.03	12.97	13.00	0.03	162.00	149.03	91.99%	
TRAINING AND SEMINARS	240.45	393.00	152.55	240.45	393.00	152.55	4,726.00	4,485.55	94.91%	
TRAVEL	0.00	187.00	187.00	0.00	187.00	187.00	2,250.00	2,250.00	100.00%	
TRUSTEE FEES	187.50	188.00	0.50	187.50	188.00	0.50	2,250.00	2,062.50	91.67%	
UTILITIES - GAS & ELECTRIC	60.67	69.00	8.33	60.67	69.00	8.33	575.00	514.33	89.45%	
VEHICLE EXP FUEL/OIL/SUPP	394.13	1,272.00	877.87	394.13	1,272.00	877.87	15,260.00	14,865.87	97.42%	
VEH EXP R&M	1,839.75	1,250.00	(589.75)	1,839.75	1,250.00	(589.75)	15,009.00	13,168.25	87.74%	Truck #0611 Service brake calipers & pads.
<b>Total OPERATING EXPENSES</b>	<b>16,325.00</b>	<b>39,622.00</b>	<b>23,297.00</b>	<b>16,325.00</b>	<b>39,622.00</b>	<b>23,297.00</b>	<b>231,200.00</b>	<b>214,875.00</b>	<b>92.94%</b>	
<b>OTHER EXPENSES</b>										
CAPITAL OUTLAY	1,258,942.89	600,000.00	(658,942.89)	1,258,942.89	600,000.00	(658,942.89)	2,808,206.00	1,549,263.11	55.17%	FY25 Road Rehabilitation & Replacement project.
<b>Total OTHER EXPENSES</b>	<b>1,258,942.89</b>	<b>600,000.00</b>	<b>(658,942.89)</b>	<b>1,258,942.89</b>	<b>600,000.00</b>	<b>(658,942.89)</b>	<b>2,808,206.00</b>	<b>1,549,263.11</b>	<b>55.17%</b>	
<b>Total EXPENDITURES</b>	<b>1,303,025.77</b>	<b>672,060.00</b>	<b>(630,965.77)</b>	<b>1,303,025.77</b>	<b>672,060.00</b>	<b>(630,965.77)</b>	<b>3,425,582.00</b>	<b>2,122,556.23</b>	<b>61.96%</b>	
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>(1,151,750.68)</b>	<b>(476,597.00)</b>	<b>(675,153.68)</b>	<b>(1,151,750.68)</b>	<b>(476,597.00)</b>	<b>(675,153.68)</b>	<b>(1,022,240.00)</b>	<b>129,510.68</b>	<b>-12.67%</b>	



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures By Fund**  
**From 7/1/2025 Through 7/31/2025**

DRAFT

<b>WATER FUND (20)</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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
<b>REVENUES</b>										
<b>MISCELLANEOUS</b>										
319 NON PINT SOURCE EPA GRANT	0.00	0.00	(25,000.00)	0.00	0.00	(25,000.00)	25,000.00	25,000.00	100.00%	
INTEREST ON INVESTMENTS	22,808.37	28,767.00	(5,958.63)	22,808.37	28,767.00	(5,958.63)	345,198.00	322,389.63	93.39%	Budget @ 41% allocation change per cash position 6/30/25 to 29%.
PLAN REVIEW FEE	0.00	250.00	(250.00)	0.00	250.00	(250.00)	750.00	750.00	100.00%	
OTHER REVENUE	7,589.22	2,112.00	5,477.22	7,589.22	2,112.00	5,477.22	25,350.00	17,760.78	70.06%	
<b>Total MISCELLANEOUS</b>	<b>30,397.59</b>	<b>31,123.00</b>	<b>(731.41)</b>	<b>30,397.59</b>	<b>56,123.00</b>	<b>(731.41)</b>	<b>396,298.00</b>	<b>365,900.41</b>	<b>92.33%</b>	
<b>USER FEES</b>										
USER FEES - RESIDENTIAL	314,250.61	316,161.00	(1,910.39)	314,250.61	316,161.00	(1,910.39)	3,793,932.00	3,479,681.39	91.72%	
RESIDENTIAL TIER 1 CONSUMPTION	38,833.66	42,770.00	(3,936.34)	38,833.66	42,770.00	(3,936.34)	329,000.00	290,166.34	88.20%	
RESIDENTIAL TIER 2 CONSUMPTION	11,154.30	12,240.00	(1,085.70)	11,154.30	12,240.00	(1,085.70)	68,000.00	56,845.70	83.60%	
RESIDENTIAL TIER 3 CONSUMPTION	13,646.43	15,120.00	(1,473.57)	13,646.43	15,120.00	(1,473.57)	72,000.00	58,353.57	81.05%	
RESIDENTIAL FIRE PROTECTION	8,734.55	8,707.00	27.55	8,734.55	8,707.00	27.55	104,494.00	95,759.45	91.64%	
USER FEES - COMMERCIAL	30,337.53	30,338.00	(0.47)	30,337.53	30,338.00	(0.47)	364,056.00	333,718.47	91.67%	
COMMERCIAL FIRE PROTECTION	7,844.78	7,844.00	0.78	7,844.78	7,844.00	0.78	94,137.00	86,292.22	91.67%	
COMMERCIAL CONSUMPTION	13,447.88	13,200.00	247.88	13,447.88	13,200.00	247.88	110,000.00	96,552.12	87.77%	
PENALTIES ON USER FEES	2,620.70	3,535.00	(914.30)	2,620.70	3,535.00	(914.30)	42,420.00	39,799.30	93.82%	
SERVICE CHARGES	1,488.69	800.00	688.69	1,488.69	800.00	688.69	9,600.00	8,111.31	84.49%	
RETURN CHECK FEES	20.00	40.00	(20.00)	20.00	40.00	(20.00)	480.00	480.00	95.83%	
CONNECTION FEES	0.00	3,500.00	(3,500.00)	0.00	3,500.00	(3,500.00)	14,712.00	14,712.00	100.00%	
TRANSFER FEE REVENUE	797.25	609.00	188.25	797.25	609.00	188.25	7,308.00	6,510.75	89.09%	
SERVLINE ADMIN REVENUE	163.65	162.00	1.65	163.65	162.00	1.65	1,952.00	1,788.35	91.62%	
SERVLINE LOSS INSURANCE	1,303.95	1,295.00	8.95	1,303.95	1,295.00	8.95	15,530.00	14,226.05	91.60%	
SERVLINE LINE INSURANCE	233.20	234.00	(0.80)	233.20	234.00	(0.80)	2,798.00	2,564.80	91.67%	
<b>Total USER FEES</b>	<b>444,877.18</b>	<b>456,555.00</b>	<b>(11,677.82)</b>	<b>444,877.18</b>	<b>456,555.00</b>	<b>(11,677.82)</b>	<b>5,030,419.00</b>	<b>4,585,541.82</b>	<b>91.16%</b>	
<b>Total REVENUES</b>	<b>475,274.77</b>	<b>487,684.00</b>	<b>(12,409.23)</b>	<b>475,274.77</b>	<b>512,684.00</b>	<b>(12,409.23)</b>	<b>5,426,717.00</b>	<b>4,951,442.23</b>	<b>91.24%</b>	
<b>EXPENDITURES</b>										
<b>PAYROLL RELATED EXPENSES</b>										
PAYROLL - MANAGER	11,732.84	22,388.00	10,655.16	11,732.84	22,388.00	10,655.16	268,656.00	256,923.16	95.63%	
PAYROLL - MAINTENANCE	31,902.68	42,948.00	11,045.32	31,902.68	42,948.00	11,045.32	515,386.00	483,483.32	93.81%	
PAYROLL - OFFICE	5,906.78	6,508.00	601.22	5,906.78	6,508.00	601.22	78,087.00	72,180.22	92.44%	
EMPLOYEE BENEFITS - FICA/MEDIC	673.04	1,079.00	405.96	673.04	1,079.00	405.96	12,954.00	12,280.96	94.80%	
EMPLOYEE BENEFITS - MED. INS	15,101.16	24,052.00	8,950.84	15,101.16	24,052.00	8,950.84	306,463.00	291,361.84	95.07%	
EMPLOYEE BENEFITS - PERS	(1,338.27)	18,987.00	20,325.27	(1,338.27)	18,987.00	20,325.27	227,853.00	229,191.27	100.59%	Compensated Absences Accrual in Accordance to GASB-101.

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures By Fund**  
**From 7/1/2025 Through 7/31/2025**

DRAFT

<b>WATER FUND (20)</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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
EMPLOYEE BENEFITS - SJS	453.85	475.00	21.15	453.85	475.00	21.15	7,916.00	7,462.15	94.27%	
UNEMPLOYMENT BENEFITS	0.00	666.00	666.00	0.00	666.00	666.00	7,995.00	7,995.00	100.00%	
UNIFORMS	1,122.14	4,374.00	3,251.86	1,122.14	4,374.00	3,251.86	8,747.00	7,624.86	87.17%	
OPEB EXPENSE	2,419.38	3,389.00	969.62	2,419.38	3,389.00	969.62	40,670.00	38,250.62	94.05%	
ACCRUED LEAVE EXPENSE	15,722.03	1,087.00	(14,635.03)	15,722.03	1,087.00	(14,635.03)	13,000.00	(2,722.03)	-20.94%	Compensated Absences Accrual in Accordance to GASB-101.
OTHER PAYROLL EXPENSES	448.45	1,600.00	1,151.55	448.45	1,600.00	1,151.55	3,200.00	2,751.55	85.99%	
CAR ALLOWANCE EXPENSE	(352.80)	(334.00)	18.80	(352.80)	(334.00)	18.80	(4,000.00)	(3,647.20)	91.18%	
<b>Total PAYROLL RELATED EXPENSES</b>	<b>83,791.28</b>	<b>127,219.00</b>	<b>43,427.72</b>	<b>83,791.28</b>	<b>127,219.00</b>	<b>43,427.72</b>	<b>1,486,927.00</b>	<b>1,403,135.72</b>	<b>94.36%</b>	
<b>OPERATING EXPENSES</b>										
ACCOUNTING	0.00	6,277.00	6,277.00	0.00	6,277.00	6,277.00	38,040.00	38,040.00	100.00%	
LEGAL	1,142.36	3,250.00	2,107.64	1,142.36	3,250.00	2,107.64	39,000.00	37,857.64	97.07%	
LEGAL LABOR NEGOTIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	7,440.00	7,440.00	100.00%	
ENGINEERING & SURVEYING	929.77	1,896.00	966.23	929.77	1,896.00	966.23	22,750.00	21,820.23	95.91%	
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	13,926.00	13,926.00	100.00%	
BANK CHARGES	4,343.10	4,440.00	96.90	4,343.10	4,440.00	96.90	53,290.00	48,946.90	91.85%	
BUILDING REPAIRS AND MAINT.	261.17	1,237.00	975.83	261.17	1,237.00	975.83	14,855.00	14,593.83	98.24%	
COMPUTER EXPENSE	22,211.19	18,000.00	(4,211.19)	22,211.19	18,000.00	(4,211.19)	70,261.00	48,049.81	68.39%	Springbrook annual subscription A/R, Bldg permits etc.
DUES & SUBSCRIPTIONS	3,568.80	8,207.00	4,638.20	3,568.80	8,207.00	4,638.20	9,666.00	6,097.20	63.08%	
EQUIP. SUPPLIES/MAINT./REPAIRS	931.14	1,190.00	258.86	931.14	1,190.00	258.86	16,150.00	15,218.86	94.23%	
EQUIPMENT RENTAL	875.26	1,067.00	191.74	875.26	1,067.00	191.74	9,245.00	8,369.74	90.53%	
SECURITY EXPENSE	1,987.66	2,500.00	512.34	1,987.66	2,500.00	512.34	14,548.00	12,560.34	86.34%	
INSURANCE AND BONDS	86,761.58	88,463.00	1,701.42	86,761.58	88,463.00	1,701.42	105,263.00	18,501.42	17.58%	
SAFETY EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00	100.00%	
INVENTORY PARTS	179.53	8,000.00	7,820.47	179.53	8,000.00	7,820.47	15,000.00	14,820.47	98.80%	
METER REPAIR & MAINT	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00	100.00%	
LIEN FEES	42.00	90.00	48.00	42.00	90.00	48.00	500.00	458.00	91.60%	
MISCELLANEOUS EXPENDITURES	655.83	837.00	181.17	655.83	837.00	181.17	10,000.00	9,344.17	93.44%	
OFFICE JANITORIAL	1,200.00	1,500.00	300.00	1,200.00	1,500.00	300.00	18,000.00	16,800.00	93.33%	
OFFICE SUPPLIES	346.68	1,106.00	759.32	346.68	1,106.00	759.32	13,279.00	12,932.32	97.39%	
PERMITS AND FEES	1,195.27	1,500.00	304.73	1,195.27	1,500.00	304.73	9,639.00	8,443.73	87.60%	
POSTAGE	29.03	1,660.00	1,630.97	29.03	1,660.00	1,630.97	6,760.00	6,730.97	99.57%	
PUBLICATION CHARGES	0.00	180.00	180.00	0.00	180.00	180.00	3,180.00	3,180.00	100.00%	
SHOP SUPPLIES/SMALL TOOLS	2.68	583.00	580.32	2.68	583.00	580.32	7,000.00	6,997.32	99.96%	
TELEPHONE	1,228.05	1,265.00	36.95	1,228.05	1,265.00	36.95	15,180.00	13,951.95	91.91%	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures By Fund**  
**From 7/1/2025 Through 7/31/2025**

DRAFT

<b>WATER FUND (20)</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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
TRAINING AND SEMINARS	1,419.80	1,914.00	494.20	1,419.80	1,914.00	494.20	22,988.00	21,548.20	93.82%	
TRAVEL	0.00	1,117.00	1,117.00	0.00	1,117.00	1,117.00	13,404.00	13,404.00	100.00%	
TRUSTEE FEES	2,250.00	2,250.00	0.00	2,250.00	2,250.00	0.00	27,000.00	24,750.00	91.67%	
UTILITIES - GAS & ELECTRIC	25,393.52	32,940.00	7,546.48	25,393.52	32,940.00	7,546.48	274,502.00	249,108.48	90.75%	
VEHICLE EXP FUEL/OIL/SUPP	3,152.92	10,174.00	7,021.08	3,152.92	10,174.00	7,021.08	122,078.00	118,925.08	97.42%	
VEH EXP R&M	1,945.69	5,422.00	3,476.31	1,945.69	5,422.00	3,476.31	65,064.00	63,118.31	97.01%	
WATER MONITORING/SAMPLING	1,826.00	1,466.00	(360.00)	1,826.00	1,466.00	(360.00)	17,583.00	15,757.00	89.61%	
WATER/SEWER SHED MANAGMENT	16,617.00	18,500.00	1,883.00	16,617.00	18,500.00	1,883.00	18,500.00	1,883.00	10.18%	
WATER DIST SYSTEM EXPENSE	1,057.25	6,475.00	5,417.75	1,057.25	6,475.00	5,417.75	77,700.00	76,642.75	98.64%	
WATER TREATMENT SYSTEM EXP	17,176.37	6,871.00	(10,305.37)	17,176.37	6,871.00	(10,305.37)	82,456.00	65,279.63	79.17%	Liquid Oxygen purchased usually twice a year.
AMORTIZATION OF BONDS	679.56	680.00	0.44	679.56	680.00	0.44	8,155.00	7,475.44	91.67%	
DEPRECIATION EXPENSE	125,612.73	120,639.00	(4,973.73)	125,612.73	120,639.00	(4,973.73)	1,447,668.00	1,322,055.27	91.32%	
<b>Total OPERATING EXPENSES</b>	<b>325,021.94</b>	<b>361,696.00</b>	<b>36,674.06</b>	<b>325,021.94</b>	<b>361,696.00</b>	<b>36,674.06</b>	<b>2,720,550.00</b>	<b>2,395,528.06</b>	<b>88.05%</b>	
<b>OTHER EXPENSES</b>										
INTEREST EXPENSE	19,125.16	19,827.00	701.84	19,125.16	19,827.00	701.84	237,915.00	218,789.84	91.96%	
CAPITAL OUTLAY	351,672.25	250,000.00	(101,672.25)	351,672.25	250,000.00	(101,672.25)	5,926,726.00	5,575,053.75	94.07%	FY 2024 Tramway/Tina Waterline Project
LOSS/GAIN ON DISPOSAL OF ASSET	0.00	0.00	0.00	0.00	0.00	0.00	(3,200.00)	(3,200.00)	100.00%	
<b>Total OTHER EXPENSES</b>	<b>370,797.41</b>	<b>269,827.00</b>	<b>(100,970.41)</b>	<b>370,797.41</b>	<b>269,827.00</b>	<b>(100,970.41)</b>	<b>6,161,441.00</b>	<b>5,790,643.59</b>	<b>93.98%</b>	
<b>Total EXPENDITURES</b>	<b>779,610.63</b>	<b>758,742.00</b>	<b>(20,868.63)</b>	<b>779,610.63</b>	<b>758,742.00</b>	<b>(20,868.63)</b>	<b>10,368,918.00</b>	<b>9,589,307.37</b>	<b>92.48%</b>	
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>(304,335.86)</b>	<b>(271,058.00)</b>	<b>(33,277.86)</b>	<b>(304,335.86)</b>	<b>(271,058.00)</b>	<b>(33,277.86)</b>	<b>(4,942,201.00)</b>	<b>(4,637,865.14)</b>	<b>93.84%</b>	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures By Fund**

**From 7/1/2025 Through 7/31/2025**

**DRAFT**

<b>SEWER FUND (30)</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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
<b>REVENUES</b>										
<b>MISCELLANEOUS</b>										
INTEREST ON INVESTMENTS	14,943.42	14,735.00	208.42	14,943.42	14,735.00	208.42	176,809.00	161,865.58	91.55%	
PLAN REVIEW FEE	0.00	250.00	(250.00)	0.00	250.00	(250.00)	500.00	500.00	100.00%	
OTHER REVENUE	0.00	41.00	(41.00)	0.00	41.00	(41.00)	500.00	500.00	100.00%	
<b>Total MISCELLANEOUS</b>	<b>14,943.42</b>	<b>15,026.00</b>	<b>(82.58)</b>	<b>14,943.42</b>	<b>15,026.00</b>	<b>(82.58)</b>	<b>177,809.00</b>	<b>162,865.58</b>	<b>91.60%</b>	
<b>USER FEES</b>										
USER FEES - RESIDENTIAL	146,267.97	146,350.00	(82.03)	146,267.97	146,350.00	(82.03)	1,756,191.00	1,609,923.03	91.67%	
RESIDENTIAL TIER 1 CONSUMPTION	4,618.60	4,488.00	130.60	4,618.60	4,488.00	130.60	26,400.00	21,781.40	82.51%	
USER FEES - COMMERCIAL	3,503.20	3,503.00	0.20	3,503.20	3,503.00	0.20	42,038.00	38,534.80	91.67%	
COMMERCIAL CONSUMPTION	2,684.08	3,312.00	(627.92)	2,684.08	3,312.00	(627.92)	33,120.00	30,435.92	91.90%	
PENALTIES ON USER FEES	659.82	1,230.00	(570.18)	659.82	1,230.00	(570.18)	14,760.00	14,100.18	95.53%	
CONNECTION FEES	0.00	1,200.00	(1,200.00)	0.00	1,200.00	(1,200.00)	3,600.00	3,600.00	100.00%	
TRANSFER FEE REVENUE	331.50	306.00	25.50	331.50	306.00	25.50	3,672.00	3,340.50	90.97%	
<b>Total USER FEES</b>	<b>158,065.17</b>	<b>160,389.00</b>	<b>(2,323.83)</b>	<b>158,065.17</b>	<b>160,389.00</b>	<b>(2,323.83)</b>	<b>1,879,781.00</b>	<b>1,721,715.83</b>	<b>91.59%</b>	
<b>Total REVENUES</b>	<b>173,008.59</b>	<b>175,415.00</b>	<b>(2,406.41)</b>	<b>173,008.59</b>	<b>175,415.00</b>	<b>(2,406.41)</b>	<b>2,057,590.00</b>	<b>1,884,581.41</b>	<b>91.59%</b>	
<b>EXPENDITURES</b>										
<b>PAYROLL RELATED EXPENSES</b>										
PAYROLL - MANAGER	8,799.62	12,930.00	4,130.38	8,799.62	12,930.00	4,130.38	155,170.00	146,370.38	94.33%	
PAYROLL - OFFICE	4,430.12	4,880.00	449.88	4,430.12	4,880.00	449.88	58,564.00	54,133.88	92.44%	
EMPLOYEE BENEFITS - FICA/MEDIC	207.53	274.00	66.47	207.53	274.00	66.47	3,294.00	3,086.47	93.70%	
EMPLOYEE BENEFITS - MED. INS	4,173.42	6,035.00	1,861.58	4,173.42	6,035.00	1,861.58	80,696.00	76,522.58	94.83%	
EMPLOYEE BENEFITS - PERS	1,281.68	4,939.00	3,657.32	1,281.68	4,939.00	3,657.32	59,276.00	57,994.32	97.84%	
EMPLOYEE BENEFITS - SIIS	201.14	59.00	(142.14)	201.14	59.00	(142.14)	987.00	785.86	79.62%	
UNEMPLOYMENT BENEFITS	0.00	499.00	499.00	0.00	499.00	499.00	5,996.00	5,996.00	100.00%	
UNIFORMS	58.50	73.00	14.50	58.50	73.00	14.50	147.00	88.50	60.20%	
OPEB EXPENSE	427.92	1,457.00	1,029.08	427.92	1,457.00	1,029.08	17,490.00	17,062.08	97.55%	
ACCRUED LEAVE EXPENSE	2,678.78	333.00	(2,345.78)	2,678.78	333.00	(2,345.78)	4,000.00	1,321.22	33.03%	Compensated Absences Accrual in Accordance to GASB-101.
OTHER PAYROLL EXPENSES	(0.04)	41.00	41.04	(0.04)	41.00	41.04	500.00	500.04	100.01%	
CAR ALLOWANCE EXPENSE	(264.60)	(42.00)	222.60	(264.60)	(42.00)	222.60	(500.00)	(235.40)	47.08%	
<b>Total PAYROLL RELATED EXPENSES</b>	<b>21,984.08</b>	<b>31,478.00</b>	<b>9,493.92</b>	<b>21,984.08</b>	<b>31,478.00</b>	<b>9,493.92</b>	<b>385,620.00</b>	<b>383,635.92</b>	<b>94.30%</b>	
<b>OPERATING EXPENSES</b>										
ACCOUNTING	0.00	3,138.00	3,138.00	0.00	3,138.00	3,138.00	19,020.00	19,020.00	100.00%	
LEGAL	270.37	1,625.00	1,354.63	270.37	1,625.00	1,354.63	19,500.00	19,229.63	98.61%	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures By Fund**  
**From 7/1/2025 Through 7/31/2025**

DRAFT

<b>SEWER FUND (30)</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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
LEGAL LABOR NEGOTIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	2,108.00	2,108.00	100.00%	
ENGINEERING & SURVEYING	0.00	854.00	854.00	0.00	854.00	854.00	10,250.00	10,250.00	100.00%	
DCLTSA PRO-RATA M & O	212,088.75	212,090.00	0.25	212,088.75	212,090.00	0.25	848,359.00	636,269.25	75.00%	
DCLTSA ASSESSMENTS	120,811.50	121,311.00	499.50	120,811.50	121,311.00	499.50	485,246.00	364,434.50	75.10%	
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	9,284.00	9,284.00	100.00%	
BANK CHARGES	2,895.40	2,946.00	50.60	2,895.40	2,946.00	50.60	35,360.00	32,464.60	91.81%	
BUILDING REPAIRS AND MAINT.	90.40	2,618.00	2,527.60	90.40	2,618.00	2,527.60	31,419.00	31,328.60	99.71%	
COMPUTER EXPENSE	5,077.39	2,700.00	(2,377.39)	5,077.39	2,700.00	(2,377.39)	21,876.00	16,798.61	76.79%	Springbrook annual subscription A/R, Bldg permits etc.
DUES & SUBSCRIPTIONS	1,521.90	4,104.00	2,582.10	1,521.90	4,104.00	2,582.10	4,931.00	3,409.10	69.14%	
EQUIP. SUPPLIES/MAINT./REPAIRS	9,247.69	17,920.00	8,672.31	9,247.69	17,920.00	8,672.31	215,040.00	205,792.31	95.70%	
EQUIPMENT RENTAL	398.99	600.00	201.01	398.99	600.00	201.01	3,824.00	3,425.01	89.57%	
SECURITY EXPENSE	1,062.97	630.00	(432.97)	1,062.97	630.00	(432.97)	6,804.00	5,741.03	84.38%	
INSURANCE AND BONDS	27,343.60	27,888.00	544.40	27,343.60	27,888.00	544.40	27,888.00	544.40	1.95%	
INVENTORY PARTS	0.00	500.00	500.00	0.00	500.00	500.00	500.00	500.00	100.00%	
MISCELLANEOUS EXPENDITURES	320.93	512.00	191.07	320.93	512.00	191.07	6,153.00	5,832.07	94.78%	
OFFICE JANITORIAL	600.00	750.00	150.00	600.00	750.00	150.00	9,000.00	8,400.00	93.33%	
OFFICE SUPPLIES	179.49	577.00	397.51	179.49	577.00	397.51	6,935.00	6,755.51	97.41%	
PERMITS AND FEES	297.00	405.00	108.00	297.00	405.00	108.00	405.00	108.00	26.67%	
POSTAGE	19.35	736.00	716.65	19.35	736.00	716.65	4,420.00	4,400.65	99.56%	
PUBLICATION CHARGES	0.00	90.00	90.00	0.00	90.00	90.00	2,200.00	2,200.00	100.00%	
TELEPHONE	130.91	136.00	5.09	130.91	136.00	5.09	1,632.00	1,501.09	91.98%	
TRAINING AND SEMINARS	0.00	489.00	489.00	0.00	489.00	489.00	5,874.00	5,874.00	100.00%	
TRAVEL	0.00	288.00	288.00	0.00	288.00	288.00	3,462.00	3,462.00	100.00%	
TRUSTEE FEES	1,125.00	1,125.00	0.00	1,125.00	1,125.00	0.00	13,500.00	12,375.00	91.67%	
UTILITIES - GAS & ELECTRIC	1,960.34	2,811.00	850.66	1,960.34	2,811.00	850.66	23,425.00	21,464.66	91.63%	
DEPRECIATION EXPENSE	8,408.24	8,203.00	(205.24)	8,408.24	8,203.00	(205.24)	98,437.00	90,028.76	91.46%	
<b>Total OPERATING EXPENSES</b>	<b>393,851.22</b>	<b>415,046.00</b>	<b>21,194.78</b>	<b>393,851.22</b>	<b>415,046.00</b>	<b>21,194.78</b>	<b>1,916,852.00</b>	<b>1,523,000.78</b>	<b>79.45%</b>	
<b>OTHER EXPENSES</b>										
CAPITAL OUTLAY	227.32	0.00	(227.32)	227.32	0.00	(227.32)	507,766.00	507,538.68	99.96%	
<b>Total OTHER EXPENSES</b>	<b>227.32</b>	<b>0.00</b>	<b>(227.32)</b>	<b>227.32</b>	<b>0.00</b>	<b>(227.32)</b>	<b>507,766.00</b>	<b>507,538.68</b>	<b>99.96%</b>	
<b>Total EXPENDITURES</b>	<b>416,062.62</b>	<b>446,524.00</b>	<b>30,461.38</b>	<b>416,062.62</b>	<b>446,524.00</b>	<b>30,461.38</b>	<b>2,810,238.00</b>	<b>2,394,175.38</b>	<b>85.19%</b>	
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>(243,054.03)</b>	<b>(271,109.00)</b>	<b>28,054.97</b>	<b>(243,054.03)</b>	<b>(271,109.00)</b>	<b>28,054.97</b>	<b>(752,648.00)</b>	<b>(509,593.97)</b>	<b>67.71%</b>	



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures By Fund**  
**From 7/1/2025 Through 7/31/2025**

**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 FY25 Budget	Total Budget Variance	Percent Total Budget Remaining	NOTES
<b>REVENUES</b>										
<b>MISCELLANEOUS</b>										
INTEREST ON INVESTMENTS	3,932.43	702.00	3,230.43	3,932.43	702.00	3,230.43	8,419.00	4,486.57	53.29%	Budget @ 1% allocation change per cash position 6/30/25 to 5%.
OTHER REVENUE	0.00	16.00	(16.00)	0.00	16.00	(16.00)	200.00	200.00	100.00%	
<b>Total MISCELLANEOUS</b>	<b>3,932.43</b>	<b>718.00</b>	<b>3,214.43</b>	<b>3,932.43</b>	<b>718.00</b>	<b>3,214.43</b>	<b>8,619.00</b>	<b>4,686.57</b>	<b>54.37%</b>	
<b>USER FEES</b>										
USER FEES - RESIDENTIAL	62,230.19	62,222.00	8.19	62,230.19	62,222.00	8.19	746,664.00	684,433.81	91.67%	
USER FEES - COMMERCIAL	5,724.00	5,724.00	0.00	5,724.00	5,724.00	0.00	68,688.00	62,964.00	91.67%	
PENALTIES ON USER FEES	261.30	400.00	(138.70)	261.30	400.00	(138.70)	4,810.00	4,548.70	94.57%	
TRANSFER FEE REVENUE	146.25	135.00	11.25	146.25	135.00	11.25	1,620.00	1,473.75	90.97%	
<b>Total USER FEES</b>	<b>68,361.74</b>	<b>68,481.00</b>	<b>(119.26)</b>	<b>68,361.74</b>	<b>68,481.00</b>	<b>(119.26)</b>	<b>821,782.00</b>	<b>753,420.26</b>	<b>91.68%</b>	
<b>Total REVENUES</b>	<b>72,294.17</b>	<b>69,199.00</b>	<b>3,095.17</b>	<b>72,294.17</b>	<b>69,199.00</b>	<b>3,095.17</b>	<b>830,401.00</b>	<b>758,106.83</b>	<b>91.29%</b>	
<b>EXPENDITURES</b>										
<b>PAYROLL RELATED EXPENSES</b>										
PAYROLL - MANAGER	4,399.78	6,048.00	1,648.22	4,399.78	6,048.00	1,648.22	72,578.00	68,178.22	93.94%	
PAYROLL - MAINTENANCE	3,700.24	4,269.00	568.76	3,700.24	4,269.00	568.76	51,238.00	47,537.76	92.78%	
PAYROLL - OFFICE	2,215.00	2,440.00	225.00	2,215.00	2,440.00	225.00	29,280.00	27,065.00	92.44%	
EMPLOYEE BENEFITS - FICAMEDIC	146.13	207.00	60.87	146.13	207.00	60.87	2,489.00	2,342.87	94.13%	
EMPLOYEE BENEFITS - MED. INS	4,961.08	4,880.00	(81.08)	4,961.08	4,880.00	(81.08)	62,362.00	57,400.92	92.04%	Joe Allocation Interim General Manager
EMPLOYEE BENEFITS - PERS	997.96	3,270.00	2,272.04	997.96	3,270.00	2,272.04	39,241.00	38,243.04	97.46%	
EMPLOYEE BENEFITS - SIIS	94.89	76.00	(18.89)	94.89	76.00	(18.89)	1,272.00	1,177.11	92.54%	
UNEMPLOYMENT BENEFITS	0.00	249.00	249.00	0.00	249.00	249.00	2,998.00	2,998.00	100.00%	
UNIFORMS	186.80	551.00	364.20	186.80	551.00	364.20	1,103.00	916.20	83.06%	
OPEB EXPENSE	197.49	949.00	751.51	197.49	949.00	751.51	11,392.00	11,194.51	98.27%	
ACCRUED LEAVE EXPENSE	1,311.39	166.00	(1,145.39)	1,311.39	166.00	(1,145.39)	2,000.00	688.61	34.43%	Compensated Absences Accrual in Accordance to GASB-101.
OTHER PAYROLL EXPENSES	0.07	84.00	83.93	0.07	84.00	83.93	1,000.00	999.93	99.99%	
CAR ALLOWANCE EXPENSE	(132.30)	0.00	132.30	(132.30)	0.00	132.30	0.00	132.30	#DIV/0!	Joe Allocation Interim General Manager
<b>Total PAYROLL RELATED EXPENSES</b>	<b>18,078.53</b>	<b>23,189.00</b>	<b>5,110.47</b>	<b>18,078.53</b>	<b>23,189.00</b>	<b>5,110.47</b>	<b>276,953.00</b>	<b>258,874.47</b>	<b>93.47%</b>	
<b>OPERATING EXPENSES</b>										
ACCOUNTING	0.00	523.00	523.00	0.00	523.00	523.00	3,170.00	3,170.00	100.00%	
LEGAL	1,377.66	270.00	(1,107.66)	1,377.66	270.00	(1,107.66)	3,250.00	1,872.34	57.61%	Snow Removal Contract Revisions
LEGAL LABOR NEGOTIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	1,240.00	1,240.00	100.00%	
ENGINEERING & SURVEYING	0.00	500.00	500.00	0.00	500.00	500.00	500.00	500.00	100.00%	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures By Fund**  
**From 7/1/2025 Through 7/31/2025**

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 FY25 Budget	Total Budget Variance	Percent Total Budget Remaining	NOTES
SNOW REMOVAL - PLOWING	0.00	0.00	0.00	0.00	0.00	0.00	775,000.00	775,000.00	100.00%	
SNOW REMOVAL - SANDING	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00	75,000.00	100.00%	
SNOW REMOVAL ANTI/DE ICING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	4,096.00	4,096.00	100.00%	
BANK CHARGES	1,277.38	1,300.00	22.62	1,277.38	1,300.00	22.62	15,600.00	14,322.62	91.81%	
BUILDING REPAIRS AND MAINT.	15.07	402.00	386.93	15.07	402.00	386.93	4,830.00	4,814.93	99.69%	
COMPUTER EXPENSE	1,372.74	975.00	(397.74)	1,372.74	975.00	(397.74)	4,754.00	3,381.26	71.12%	Springbrook annual subscription A/R, Bldg permits etc.
DUES & SUBSCRIPTIONS	253.65	570.00	316.35	253.65	570.00	316.35	726.00	472.35	65.06%	
EQUIP. SUPPLIES/MAINT./REPAIRS	0.00	25.00	25.00	0.00	25.00	25.00	100.00	100.00	100.00%	
EQUIPMENT RENTAL	143.45	175.00	31.55	143.45	175.00	31.55	1,101.00	957.55	86.97%	
FIELD SUPPLIES, TOOLS & SIGNS	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	100.00%	
SECURITY EXPENSE	14.43	20.00	5.57	14.43	20.00	5.57	250.00	235.57	94.23%	
INSURANCE AND BONDS	4,559.47	4,648.00	88.53	4,559.47	4,648.00	88.53	4,648.00	88.53	1.90%	
SAFETY EQUIPMENT	0.00	25.00	25.00	0.00	25.00	25.00	100.00	100.00	100.00%	
MISCELLANEOUS EXPENDITURES	89.66	467.00	377.34	89.66	467.00	377.34	5,600.00	5,510.34	98.40%	
OFFICE JANITORIAL	100.00	125.00	25.00	100.00	125.00	25.00	1,500.00	1,400.00	93.33%	
OFFICE SUPPLIES	36.61	114.00	77.39	36.61	114.00	77.39	1,373.00	1,336.39	97.33%	
PERMITS AND FEES	49.50	68.00	18.50	49.50	68.00	18.50	668.00	618.50	92.59%	
POSTAGE	8.54	300.00	291.46	8.54	300.00	291.46	1,820.00	1,811.46	99.53%	
PUBLICATION CHARGES	0.00	152.00	152.00	0.00	152.00	152.00	1,515.00	1,515.00	100.00%	
TELEPHONE	12.97	13.00	0.03	12.97	13.00	0.03	162.00	149.03	91.99%	
TRAINING AND SEMINARS	171.75	171.00	(0.75)	171.75	171.00	(0.75)	2,052.00	1,880.25	91.63%	
TRAVEL	0.00	165.00	165.00	0.00	165.00	165.00	1,984.00	1,984.00	100.00%	
TRUSTEE FEES	187.50	187.00	(0.50)	187.50	187.00	(0.50)	2,250.00	2,062.50	91.67%	
UTILITIES - GAS & ELECTRIC	25.39	69.00	43.61	25.39	69.00	43.61	575.00	549.61	95.58%	
VEHICLE EXP FUEL/OIL/SUPP	394.13	1,271.00	876.87	394.13	1,271.00	876.87	15,280.00	14,865.87	97.42%	
VEH EXP RAM	0.00	1,104.00	1,104.00	0.00	1,104.00	1,104.00	13,258.00	13,258.00	100.00%	
<b>Total OPERATING EXPENSES</b>	<b>10,089.90</b>	<b>13,639.00</b>	<b>3,549.10</b>	<b>10,089.90</b>	<b>13,639.00</b>	<b>3,549.10</b>	<b>952,382.00</b>	<b>942,292.10</b>	<b>98.94%</b>	
<b>OTHER EXPENSES</b>										
CAPITAL OUTLAY	37.89	0.00	(37.89)	37.89	0.00	(37.89)	123,667.00	123,629.11	99.97%	
<b>Total OTHER EXPENSES</b>	<b>37.89</b>	<b>0.00</b>	<b>(37.89)</b>	<b>37.89</b>	<b>0.00</b>	<b>(37.89)</b>	<b>123,667.00</b>	<b>123,629.11</b>	<b>99.97%</b>	
<b>Total EXPENDITURES</b>	<b>28,206.32</b>	<b>36,828.00</b>	<b>8,621.68</b>	<b>28,206.32</b>	<b>36,828.00</b>	<b>8,621.68</b>	<b>1,353,002.00</b>	<b>1,324,795.68</b>	<b>97.92%</b>	
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>44,087.85</b>	<b>32,371.00</b>	<b>11,716.85</b>	<b>44,087.85</b>	<b>32,371.00</b>	<b>11,716.85</b>	<b>(522,601.00)</b>	<b>(565,686.85)</b>	<b>108.44%</b>	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**Statement of Revenues and Expenditures By Fund**  
**From 7/1/2025 Through 7/31/2025**

DRAFT

298 KINGSBURY GRADE RENTAL (80)	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining	NOTES
<b>REVENUES</b>										
MISCELLANEOUS										
RENTAL INCOME	8,332.29	8,397.00	(64.71)	8,332.29	8,397.00	(64.71)	100,767.00	92,434.71	91.73%	
<b>Total MISCELLANEOUS</b>	<b>8,332.29</b>	<b>8,397.00</b>	<b>(64.71)</b>	<b>8,332.29</b>	<b>8,397.00</b>	<b>(64.71)</b>	<b>100,767.00</b>	<b>92,434.71</b>	<b>91.73%</b>	
<b>Total REVENUES</b>	<b>8,332.29</b>	<b>8,397.00</b>	<b>(64.71)</b>	<b>8,332.29</b>	<b>8,397.00</b>	<b>(64.71)</b>	<b>100,767.00</b>	<b>92,434.71</b>	<b>91.73%</b>	
<b>EXPENDITURES</b>										
<b>OPERATING EXPENSES</b>										
BUILDING REPAIRS AND MAINT.	575.39	416.00	(159.39)	575.39	416.00	(159.39)	5,000.00	4,424.61	88.49%	
EQUIP. SUPPLIES/MAINT./REPAIRS	0.00	200.00	200.00	0.00	200.00	200.00	400.00	400.00	100.00%	
EQUIPMENT RENTAL	16.25	18.00	1.75	16.25	18.00	1.75	220.00	203.75	92.61%	
INSURANCE AND BONDS	3,711.13	3,786.00	74.87	3,711.13	3,786.00	74.87	3,786.00	74.87	1.98%	
MISCELLANEOUS EXPENDITURES	500.51	583.00	82.49	500.51	583.00	82.49	7,000.00	6,499.49	92.85%	
OFFICE JANITORIAL	800.00	900.00	100.00	800.00	900.00	100.00	10,800.00	10,000.00	92.59%	
OFFICE SUPPLIES	0.00	100.00	100.00	0.00	100.00	100.00	400.00	400.00	100.00%	
UTILITIES - GAS & ELECTRIC	967.43	516.00	(451.43)	967.43	516.00	(451.43)	17,191.00	16,223.57	94.37%	
<b>Total OPERATING EXPENSES</b>	<b>6,570.71</b>	<b>6,519.00</b>	<b>(51.71)</b>	<b>6,570.71</b>	<b>6,519.00</b>	<b>(51.71)</b>	<b>44,797.00</b>	<b>38,226.29</b>	<b>85.33%</b>	
<b>Total EXPENDITURES</b>	<b>6,570.71</b>	<b>6,519.00</b>	<b>(51.71)</b>	<b>6,570.71</b>	<b>6,519.00</b>	<b>(51.71)</b>	<b>44,797.00</b>	<b>38,226.29</b>	<b>85.33%</b>	
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>1,761.58</b>	<b>1,878.00</b>	<b>(116.42)</b>	<b>1,761.58</b>	<b>1,878.00</b>	<b>(116.42)</b>	<b>55,970.00</b>	<b>54,208.42</b>	<b>3077.26%</b>	



**AUGUST 2025**

**CASH POSITION,  
STATEMENT OF REVENUE  
AND EXPENDITURES**



KINGSBURY GENERAL IMPROVEMENT DISTRICT						GENERAL	46%
CASH POSITION						WATER	28%
AUGUST 2025						SEWER	20%
						SNOW	6%
	BEGINNING						ENDING
FUND	BALANCE	TRANSFERS	ADJUST.	RECEIPTS	CHECKS		BALANCE
GENERAL FUND	\$ 9,224,608.17	\$ (12,905.06)	\$ (130.32)	\$ 126,956.77	\$ (1,351,160.77)		\$ 7,987,368.79
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 417,203.15	\$ 12,905.06	\$ -	\$ -	\$ -		\$ 430,108.21
GENERAL INVESTMENT	\$ 825,724.42	\$ -	\$ -	\$ 1,035.80	\$ -		\$ 826,760.22
<b>GF TOTAL</b>							<b>\$ 9,244,237.22</b>
WATER FUND	\$ 4,178,933.08	\$ (201,786.60)	\$ (9.11)	\$ 494,175.32	\$ (523,641.87)		\$ 3,947,670.82
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 680,835.54	\$ 16,629.40	\$ -	\$ -	\$ -		\$ 697,464.94
WATER INVESTMENT	\$ 840,244.60	\$ -	\$ -	\$ 639.11	\$ -		\$ 840,883.71
KGID/TRPA RESTRICTED (STATION 4 BMPS)	\$ 45,430.00	\$ -	\$ -	\$ -	\$ -		\$ 45,430.00
DIST DEBT RESERVE	\$ 73,265.64	\$ 73,529.45	\$ -	\$ -	\$ -		\$ 146,795.09
TREAT DEBT RESERVE	\$ 111,227.24	\$ 111,627.75	\$ -	\$ -	\$ -		\$ 222,854.99
CAP IMPROV. RESERVE	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
<b>WF TOTAL</b>							<b>\$ 5,901,099.55</b>
SEWER FUND	\$ 3,766,544.99	\$ (672.81)	\$ 96.98	\$ 184,481.89	\$ (40,862.74)		\$ 3,909,588.31
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 17,143.91	\$ 672.81	\$ -	\$ -	\$ -		\$ 17,816.72
SEWER INVESTMENT	\$ 449,414.96	\$ -		\$ 418.73	\$ -		\$ 449,833.69
<b>SF TOTAL</b>							<b>\$ 4,377,238.72</b>
SNOW REV. FUND	\$ 644,528.24	\$ (6,732.41)	\$ 42.45	\$ 71,572.39	\$ (25,061.37)		\$ 684,349.30
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 212,365.34	\$ 6,732.41	\$ -	\$ -	\$ -		\$ 219,097.75
SNOW INVESTMENT	\$ 24,880.34	\$ -	\$ -	\$ 110.18	\$ -		\$ 24,990.52
<b>SNOW TOTAL</b>							<b>\$ 928,437.57</b>
298 KINGSBURY GRADE RENTAL	\$ 291,207.72	\$ -	\$ -	\$ 7,241.64	\$ (2,053.36)		\$ 296,396.00
<b>80 RENTAL TOTAL</b>							<b>\$ 296,396.00</b>
<b>GRAND TOTALS</b>	<b>\$ 21,803,557.34</b>	<b>\$ (0.00)</b>	<b>\$ -</b>	<b>\$ 886,631.83</b>	<b>\$ (1,942,780.11)</b>		<b>\$ 20,747,409.06</b>
CHECKING							
US BANK	\$ 599,179.64	\$ 800,000.00		\$ 814,299.91	\$ (1,942,780.11)		\$ 270,699.44
US BANK MMA	\$ 112.25	\$ -		\$ -	\$ -		\$ 112.25
MORTON CAPITAL MMA	\$ 390,152.07	\$ -		\$ 2,203.82	\$ -		\$ 392,355.89
4.25% FIRST FNDTN BANK	\$ 250,000.00	\$ -					\$ 250,000.00
4.70% FLAGSTAR BANK	\$ 250,000.00	\$ -					\$ 250,000.00
5.10% MORGAN STANLEY BANK	\$ 250,000.00	\$ -					\$ 250,000.00
5.20% BANK HAPOLIM NEW YORK	\$ 250,000.00	\$ -					\$ 250,000.00
4.00% NORTHEAST BANK CD	\$ 250,000.00	\$ -					\$ 250,000.00
4.60% JP MORGAN CHASE	\$ 250,000.00	\$ -					\$ 250,000.00
4.40% WASHINGTON FED BANK	\$ 250,000.00	\$ -		\$ -	\$ -		\$ 250,000.00
	\$ -	\$ -		\$ -	\$ -		\$ -
LOCAL GOVT POOLED 4.2557215%	\$ 19,064,113.38	\$ (800,000.00)		\$ 70,128.10	\$ -		\$ 18,334,241.48
<b>GRAND TOTALS</b>	<b>\$ 21,803,557.34</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 886,631.83</b>	<b>\$ (1,942,780.11)</b>		<b>\$ 20,747,409.06</b>



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES ALL FUNDS COMBINED**  
**From 8/1/2025 Through 8/31/2025**

DRAFT

	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining
<b>REVENUES</b>									
<b>TAXES</b>									
ADVALOREM TAXES	214,539.85	207,263.00	7,276.85	239,804.93	262,533.00	(22,728.07)	690,878.00	451,073.07	65.29%
PERSONAL PROPERTY TAX	7.14	40.00	(32.86)	7.14	50.00	(42.86)	6,667.00	6,659.86	99.89%
ADVALOREM MAKE-UP	187,552.24	176,935.00	10,617.24	209,639.14	224,118.00	(14,478.86)	589,783.00	380,143.86	64.45%
STATE TAX DISTRIBUTION	66,957.83	66,957.00	0.83	133,915.66	133,914.00	1.66	803,494.00	689,578.34	83.33%
<b>Total TAXES</b>	<b>469,057.06</b>	<b>451,195.00</b>	<b>17,862.06</b>	<b>583,366.87</b>	<b>620,615.00</b>	<b>(37,248.13)</b>	<b>2,090,822.00</b>	<b>1,507,455.13</b>	<b>72.10%</b>
<b>MISCELLANEOUS</b>									
319 NON POINT SOURCE EPA GRANT	0.00	25,000.00	(25,000.00)	0.00	25,000.00	(25,000.00)	25,000.00	25,000.00	100.00%
INTEREST ON INVESTMENTS	77,956.11	70,163.00	7,793.11	156,605.61	140,327.00	16,278.61	841,946.00	685,340.39	81.40%
PLAN REVIEW FEE	250.00	400.00	(150.00)	250.00	900.00	(650.00)	1,250.00	1,000.00	80.00%
RENTAL INCOME	8,279.38	8,397.00	(117.62)	16,611.67	16,794.00	(182.33)	100,767.00	84,155.33	83.51%
OTHER REVENUE	420.00	2,253.00	(1,833.00)	8,009.22	4,505.00	3,504.22	27,050.00	19,040.78	70.39%
<b>Total MISCELLANEOUS</b>	<b>86,905.49</b>	<b>106,213.00</b>	<b>(19,307.51)</b>	<b>181,476.50</b>	<b>187,526.00</b>	<b>(6,049.50)</b>	<b>996,013.00</b>	<b>814,536.50</b>	<b>81.78%</b>
<b>USER FEES</b>									
USER FEES - RESIDENTIAL	522,676.31	524,733.00	(2,056.69)	1,045,425.08	1,049,466.00	(4,040.92)	6,296,787.00	5,251,361.92	83.40%
RESIDENTIAL TIER 1 CONSUMPTION	35,347.81	43,704.00	(8,356.19)	78,800.07	90,962.00	(12,161.93)	355,400.00	276,599.93	77.83%
RESIDENTIAL TIER 2 CONSUMPTION	10,088.85	12,920.00	(2,831.15)	21,243.15	25,160.00	(3,916.85)	68,000.00	46,756.85	68.76%
RESIDENTIAL TIER 3 CONSUMPTION	9,900.14	16,560.00	(6,659.86)	23,546.57	31,680.00	(8,133.43)	72,000.00	48,453.43	67.30%
RESIDENTIAL FIRE PROTECTION	8,734.55	8,707.00	27.55	17,469.10	17,414.00	55.10	104,494.00	87,024.90	83.28%
USER FEES - COMMERCIAL	39,564.73	39,565.00	(0.27)	79,129.46	79,130.00	(0.54)	474,782.00	395,652.54	83.33%
COMMERCIAL FIRE PROTECTION	7,844.78	7,845.00	(0.22)	15,689.56	15,689.00	0.56	94,137.00	78,447.44	83.33%
COMMERCIAL CONSUMPTION	12,886.24	13,212.00	(325.76)	29,018.20	29,724.00	(705.80)	143,120.00	114,101.80	79.72%
PENALTIES ON USER FEES	3,515.97	5,165.00	(1,649.03)	7,057.79	10,330.00	(3,272.21)	61,990.00	54,932.21	88.61%
SERVICE CHARGES	850.00	800.00	50.00	2,338.69	1,600.00	738.69	9,600.00	7,261.31	75.64%
RETURN CHECK FEES	40.00	40.00	0.00	60.00	80.00	(20.00)	480.00	420.00	87.50%
CONNECTION FEES	10,400.00	10,712.00	(312.00)	10,400.00	15,412.00	(5,012.00)	18,312.00	7,912.00	43.21%
TRANSFER FEE REVENUE	675.00	1,050.00	(375.00)	1,950.00	2,100.00	(150.00)	12,600.00	10,650.00	84.52%
SERVLIN ADMIN REVENUE	163.98	162.00	1.98	327.63	324.00	3.63	1,952.00	1,624.37	83.22%
SERVLIN LOSS INSURANCE	1,306.80	1,295.00	11.80	2,610.75	2,590.00	20.75	15,530.00	12,919.25	83.19%
SERVLIN LINE INSURANCE	233.20	233.00	0.20	466.40	467.00	(0.60)	2,798.00	2,331.60	83.33%
<b>Total USER FEES</b>	<b>664,228.36</b>	<b>686,703.00</b>	<b>(22,474.64)</b>	<b>1,335,532.45</b>	<b>1,372,128.00</b>	<b>(36,595.55)</b>	<b>7,731,982.00</b>	<b>6,396,449.55</b>	<b>82.73%</b>
<b>Total REVENUES</b>	<b>1,220,190.91</b>	<b>1,244,111.00</b>	<b>(23,920.09)</b>	<b>2,100,375.82</b>	<b>2,180,269.00</b>	<b>(79,893.18)</b>	<b>10,818,817.00</b>	<b>8,718,441.18</b>	<b>80.59%</b>

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES ALL FUNDS COMBINED**  
**From 8/1/2025 Through 8/31/2025**

DRAFT

	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining
<b>EXPENDITURES</b>									
<b>PAYROLL RELATED EXPENSES</b>									
PAYROLL - MANAGER	27,620.57	48,666.00	21,045.43	56,962.63	97,332.00	40,379.37	584,006.00	527,053.37	90.25%
PAYROLL - MAINTENANCE	45,822.84	56,811.00	10,988.16	92,531.10	113,622.00	21,090.90	681,756.00	589,224.90	86.43%
PAYROLL - OFFICE	14,968.40	16,268.00	1,299.60	29,735.35	32,536.00	2,800.65	195,211.00	165,475.65	84.77%
EMPLOYEE BENEFITS - FICA/MEDIC	1,615.27	1,870.00	254.73	3,252.38	3,740.00	487.62	22,465.00	19,212.62	85.62%
EMPLOYEE BENEFITS - MED. INS	27,791.50	40,970.00	13,178.50	58,138.00	81,940.00	23,802.00	526,370.00	468,232.00	88.95%
EMPLOYEE BENEFITS - PERS	19,933.08	31,357.00	11,423.92	22,026.46	62,714.00	40,687.54	376,309.00	354,282.54	94.15%
EMPLOYEE BENEFITS - SIS	187.96	666.00	478.04	1,289.60	1,465.00	175.40	13,320.00	12,030.40	90.32%
UNEMPLOYMENT BENEFITS	0.00	1,663.00	1,663.00	0.00	3,326.00	3,326.00	19,987.00	19,987.00	100.00%
UNIFORMS	890.00	0.00	(890.00)	2,606.74	5,880.00	3,273.26	11,760.00	9,153.26	77.83%
OPEB EXPENSE	3,291.67	6,715.00	3,423.33	6,583.34	13,430.00	6,846.66	80,592.00	74,008.66	91.83%
ACCRUED LEAVE EXPENSE	(482.96)	1,873.00	2,355.96	20,588.04	3,750.00	(16,818.04)	22,500.00	1,931.96	8.59%
OTHER PAYROLL EXPENSES	500.46	291.00	(209.46)	948.92	2,182.00	1,233.08	6,700.00	5,751.08	85.84%
CAR ALLOWANCE EXPENSE	(960.00)	(442.00)	538.00	(1,862.00)	(885.00)	977.00	(5,300.00)	(3,438.00)	64.87%
<b>Total PAYROLL RELATED EXPENSES</b>	<b>141,158.79</b>	<b>206,708.00</b>	<b>65,549.21</b>	<b>292,770.56</b>	<b>421,032.00</b>	<b>128,261.44</b>	<b>2,535,676.00</b>	<b>2,242,905.44</b>	<b>88.45%</b>
<b>OPERATING EXPENSES</b>									
ACCOUNTING	0.00	7,798.00	7,798.00	0.00	18,259.00	18,259.00	63,400.00	63,400.00	100.00%
LEGAL	2,913.50	5,416.00	2,502.50	5,813.65	10,832.00	5,018.35	65,000.00	59,186.35	91.06%
LEGAL LABOR NEGOTIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	12,400.00	12,400.00	100.00%
ENGINEERING & SURVEYING	2,805.25	7,058.00	4,252.75	5,019.00	14,617.00	9,598.00	85,200.00	80,181.00	94.11%
EROSION AND DRAINAGE	0.00	6,500.00	6,500.00	679.00	13,000.00	12,321.00	20,000.00	19,321.00	96.61%
ROAD MAINTENANCE & SUPPLIES	0.00	7,000.00	7,000.00	5,434.95	22,500.00	17,065.05	45,000.00	39,585.05	87.92%
SNOW REMOVAL - PLOWING	0.00	0.00	0.00	0.00	0.00	0.00	775,000.00	775,000.00	100.00%
SNOW REMOVAL - SANDING	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00	75,000.00	100.00%
SNOW REMOVAL ANTI/DE ICING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!
DCLTSA PRO-RATA M & O	0.00	0.00	0.00	0.00	212,090.00	0.25	848,359.00	636,269.25	75.00%
DCLTSA ASSESSMENTS	0.00	0.00	0.00	120,811.50	121,311.00	499.50	485,246.00	364,434.50	75.10%
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	27,306.00	27,306.00	100.00%
BANK CHARGES	9,017.11	8,686.00	(331.11)	17,532.99	17,372.00	(160.99)	104,250.00	86,717.01	83.18%
BUILDING REPAIRS AND MAINT.	973.37	5,924.00	4,950.63	1,930.47	11,847.00	9,916.53	71,104.00	69,173.53	97.29%
COMPUTER EXPENSE	5,290.30	7,126.00	1,835.70	34,530.56	29,216.00	(5,314.56)	101,877.00	67,346.44	66.11%
DUES & SUBSCRIPTIONS	105.49	113.00	7.51	5,703.49	13,594.00	7,890.51	16,053.00	10,349.51	64.47%
EQUIP. SUPPLIES/MAINT./REPAIRS	36,838.26	24,345.00	(12,493.26)	47,379.60	44,105.00	(3,274.60)	236,790.00	189,410.40	79.99%
EQUIPMENT RENTAL	674.60	620.00	(54.60)	2,141.34	2,515.00	373.66	14,802.00	12,660.66	85.53%
FIELD SUPPLIES, TOOLS & SIGNS	0.00	8,050.00	8,050.00	0.00	8,100.00	8,100.00	29,630.00	29,630.00	100.00%

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES ALL FUNDS COMBINED**  
**From 8/1/2025 Through 8/31/2025**

DRAFT

	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining
SECURITY EXPENSE	686.29	981.00	294.71	3,765.78	4,147.00	381.22	21,802.00	18,036.22	82.73%
INSURANCE AND BONDS	1,540.00	1,527.00	(13.00)	128,475.25	130,960.00	2,484.75	146,233.00	17,757.75	12.14%
SAFETY EQUIPMENT	0.00	0.00	0.00	0.00	525.00	525.00	1,100.00	1,100.00	100.00%
INVENTORY PARTS	0.00	0.00	0.00	179.53	8,500.00	8,320.47	15,500.00	15,320.47	98.84%
METER REPAIR & MAINT	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00	100.00%
LIEN FEES	0.00	160.00	160.00	42.00	250.00	208.00	500.00	458.00	91.60%
MISCELLANEOUS EXPENDITURES	813.23	3,279.00	2,465.77	2,469.82	6,562.00	4,092.18	39,353.00	36,883.18	93.72%
OFFICE JANITORIAL	3,500.00	3,400.00	(100.00)	6,300.00	6,800.00	500.00	40,800.00	34,500.00	84.56%
OFFICE SUPPLIES	2,068.42	1,930.00	(138.42)	2,657.02	3,959.00	1,301.98	23,571.00	20,913.98	88.73%
PERMITS AND FEES	601.27	700.00	98.73	2,192.54	2,740.00	547.46	10,879.00	8,686.46	79.85%
POSTAGE	2,000.00	0.00	(2,000.00)	2,056.92	2,696.00	639.08	13,000.00	10,943.08	84.18%
PUBLICATION CHARGES	1,158.48	1,576.00	417.52	1,158.48	1,998.00	839.52	8,075.00	6,916.52	85.65%
SHOP SUPPLIES/SMALL TOOLS	5.79	583.00	577.21	8.47	1,166.00	1,157.53	7,000.00	6,991.53	99.88%
TELEPHONE	1,453.01	1,427.00	(26.01)	2,837.91	2,854.00	16.09	17,136.00	14,298.09	83.44%
TRAINING AND SEMINARS	82.00	2,968.00	2,886.00	1,914.00	5,935.00	4,021.00	35,620.00	33,706.00	94.63%
TRAVEL	0.00	1,757.00	1,757.00	0.00	3,514.00	3,514.00	21,100.00	21,100.00	100.00%
TRUSTEE FEES	3,750.00	3,750.00	0.00	7,500.00	7,500.00	0.00	45,000.00	37,500.00	83.33%
UTILITIES - GAS & ELECTRIC	24,243.12	27,435.00	3,191.88	52,650.47	63,840.00	11,189.53	305,299.00	252,648.53	82.75%
VEHICLE EXP FUEL/OIL/SUPP	2,250.02	12,716.00	10,465.98	6,191.20	25,433.00	19,241.80	152,598.00	146,406.80	95.94%
VEH EXP R&M	122.44	7,777.00	7,654.56	3,907.88	15,553.00	11,645.12	93,330.00	89,422.12	95.81%
WATER MONITORING/SAMPLING	715.00	1,466.00	751.00	2,541.00	2,932.00	391.00	17,583.00	15,042.00	85.55%
WATER/SEWER SHED MANAGMNT	0.00	0.00	0.00	16,617.00	18,500.00	1,883.00	18,500.00	1,883.00	10.18%
WATER DIST SYSTEM EXPENSE	309.13	6,475.00	6,165.87	1,366.38	12,950.00	11,583.62	77,700.00	76,333.62	98.24%
WATER TREATMENT SYSTEM EXP	2,114.62	6,871.00	4,756.38	19,290.99	13,742.00	(5,548.99)	82,456.00	63,165.01	76.60%
AMORTIZATION OF BONDS	679.56	680.00	0.44	1,359.12	1,360.00	0.88	8,155.00	6,795.88	83.33%
DEPRECIATION EXPENSE	134,031.63	128,842.00	(5,189.63)	268,052.60	257,684.00	(10,368.60)	1,546,105.00	1,278,052.40	82.66%
<b>Total OPERATING EXPENSES</b>	<b>106,710.26</b>	<b>304,936.00</b>	<b>198,225.74</b>	<b>724,548.06</b>	<b>1,141,458.00</b>	<b>416,909.94</b>	<b>5,854,812.00</b>	<b>5,130,263.94</b>	<b>87.62%</b>
<b>OTHER EXPENSES</b>									
GAIN/LOSS ON DISPOSAL	0.00	0.00	0.00	0.00	0.00	0.00	(3,200.00)	(3,200.00)	100.00%
INTEREST EXPENSE	19,094.25	19,826.00	731.75	38,219.41	39,653.00	1,433.59	237,915.00	199,695.59	83.94%
CAPITAL OUTLAY	1,128,967.13	1,210,740.00	83,772.87	2,737,847.48	2,060,740.00	(677,107.48)	9,366,365.00	6,628,517.52	70.77%
<b>Total OTHER EXPENSES</b>	<b>1,148,061.38</b>	<b>1,230,566.00</b>	<b>84,504.62</b>	<b>2,776,066.89</b>	<b>2,100,393.00</b>	<b>(675,673.89)</b>	<b>9,601,080.00</b>	<b>6,825,013.11</b>	<b>71.09%</b>
<b>Total EXPENDITURES</b>	<b>1,527,962.06</b>	<b>1,742,210.00</b>	<b>214,247.94</b>	<b>4,061,438.11</b>	<b>3,662,883.00</b>	<b>(398,555.11)</b>	<b>17,991,568.00</b>	<b>13,930,129.89</b>	<b>77.43%</b>
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>(307,771.15)</b>	<b>(498,099.00)</b>	<b>190,327.85</b>	<b>(1,961,062.29)</b>	<b>(1,482,614.00)</b>	<b>(478,448.29)</b>	<b>(7,172,751.00)</b>	<b>(5,211,688.71)</b>	<b>72.66%</b>





**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT OF REVENUES and EXPENDITURES**  
**From 8/1/2025 Through 8/31/2025**

DRAFT

<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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
<b>REVENUES</b>										
<b>TAXES</b>										
ADVALOREM TAXES	214,539.85	207,263.00	7,276.85	239,804.93	262,533.00	(22,728.07)	690,878.00	451,073.07	65.29%	
PERSONAL PROPERTY TAX	7.14	40.00	(32.86)	7.14	50.00	(42.86)	6,667.00	6,659.86	99.89%	
ADVALOREM MAKE-UP	187,552.24	176,935.00	10,617.24	209,639.14	224,118.00	(14,478.86)	589,783.00	380,143.86	64.45%	
STATE TAX DISTRIBUTION	66,957.83	66,957.00	0.83	133,915.66	133,914.00	1.66	803,494.00	669,578.34	83.33%	
<b>Total TAXES</b>	<b>469,057.06</b>	<b>451,195.00</b>	<b>17,862.06</b>	<b>583,366.87</b>	<b>620,615.00</b>	<b>(37,248.13)</b>	<b>2,090,822.00</b>	<b>1,507,455.13</b>	<b>72.10%</b>	
<b>MISCELLANEOUS</b>										
INTEREST ON INVESTMENTS	36,639.38	25,980.00	10,679.38	73,604.66	51,920.00	21,684.66	311,520.00	237,915.34	76.37%	Budget @ 37% allocation change per cash position 6/30/25 to 47%.
OTHER REVENUE	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00	100.00%	
<b>Total MISCELLANEOUS</b>	<b>36,639.38</b>	<b>26,064.00</b>	<b>10,595.38</b>	<b>73,604.66</b>	<b>52,087.00</b>	<b>21,517.66</b>	<b>312,520.00</b>	<b>238,915.34</b>	<b>76.45%</b>	
<b>Total REVENUES</b>	<b>505,696.44</b>	<b>477,239.00</b>	<b>28,457.44</b>	<b>656,971.53</b>	<b>672,702.00</b>	<b>(15,730.47)</b>	<b>2,403,342.00</b>	<b>1,746,370.47</b>	<b>72.66%</b>	
<b>EXPENDITURES</b>										
<b>PAYROLL RELATED EXPENSES</b>										
PAYROLL - MANAGER	4,143.09	7,300.00	3,156.91	8,542.91	14,600.00	6,057.09	87,602.00	79,059.09	90.25%	
PAYROLL - MAINTENANCE	9,997.30	9,594.00	(403.30)	21,102.64	19,188.00	(1,914.64)	115,132.00	94,029.36	81.67%	
PAYROLL - OFFICE	2,245.26	2,440.00	194.74	4,460.31	4,880.00	419.69	29,280.00	24,819.69	84.77%	
EMPLOYEE BENEFITS - FICA/MEDIC	523.51	310.00	(213.51)	1,143.91	620.00	(523.91)	3,728.00	2,584.09	69.32%	
EMPLOYEE BENEFITS - MED. INS	4,769.47	6,003.00	1,233.53	10,880.31	12,006.00	1,125.69	76,849.00	65,968.69	85.84%	
EMPLOYEE BENEFITS - PERS	2,570.31	4,161.00	1,590.69	3,722.32	8,322.00	4,599.68	49,939.00	46,216.68	92.55%	
EMPLOYEE BENEFITS - SIIS	130.32	157.00	26.68	482.08	346.00	(136.08)	3,145.00	2,662.92	84.67%	
UNEMPLOYMENT BENEFITS	0.00	249.00	249.00	0.00	498.00	498.00	2,998.00	2,998.00	100.00%	
UNIFORMS	233.63	0.00	(233.63)	582.93	882.00	299.07	1,763.00	1,180.07	66.94%	
OPFB EXPENSE	246.88	920.00	673.12	493.76	1,840.00	1,346.24	11,040.00	10,546.24	95.53%	
ACCRUED LEAVE EXPENSE	249.33	291.00	41.67	1,588.13	582.00	(1,006.13)	3,500.00	1,911.87	54.62%	
OTHER PAYROLL EXPENSES	31.94	186.00	134.06	31.92	332.00	300.08	2,000.00	1,968.08	98.40%	
CAR ALLOWANCE EXPENSE	(147.00)	(67.00)	80.00	(279.30)	(134.00)	145.30	(800.00)	(520.70)	55.09%	
<b>Total PAYROLL RELATED EXPENSES</b>	<b>24,994.04</b>	<b>31,524.00</b>	<b>6,529.96</b>	<b>52,751.92</b>	<b>63,962.00</b>	<b>11,210.08</b>	<b>386,176.00</b>	<b>333,424.08</b>	<b>86.34%</b>	
<b>OPERATING EXPENSES</b>										
ACCOUNTING	0.00	390.00	390.00	0.00	913.00	913.00	3,170.00	3,170.00	100.00%	
LEGAL	69.20	271.00	201.80	178.96	542.00	363.04	3,250.00	3,071.04	94.49%	
LEGAL LABOR NEGOTIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	1,612.00	1,612.00	100.00%	
ENGINEERING & SURVEYING	644.22	4,308.00	3,663.78	1,928.20	8,617.00	6,688.80	51,700.00	49,771.80	96.27%	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT OF REVENUES and EXPENDITURES**  
**From 8/1/2025 Through 8/31/2025**

DRAFT

<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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
EROSION AND DRAINAGE	0.00	6,500.00	6,500.00	679.00	13,000.00	12,321.00	20,000.00	19,321.00	96.61%	
ROAD MAINTENANCE & SUPPLIES	0.00	7,000.00	7,000.00	5,434.95	22,500.00	17,065.05	45,000.00	39,565.05	87.92%	
BUILDING REPAIRS AND MAINT.	67.49	1,250.00	1,182.51	82.56	2,500.00	2,417.44	15,000.00	14,917.44	99.45%	
COMPUTER EXPENSE	83.77	415.00	331.23	662.71	830.00	167.29	4,986.00	4,323.29	86.71%	
DUES & SUBSCRIPTIONS	5.27	0.00	(5.27)	258.92	600.00	341.08	730.00	471.08	64.53%	
EQUIP. SUPPLIES/MAINT./REPAIRS	440.00	425.00	(15.00)	802.51	850.00	47.49	5,100.00	4,297.49	84.26%	
EQUIPMENT RENTAL	32.79	35.00	2.21	65.58	70.00	4.42	412.00	346.42	84.08%	
FIELD SUPPLIES, TOOLS & SIGNS	0.00	8,050.00	8,050.00	0.00	8,100.00	8,100.00	19,630.00	19,630.00	100.00%	
SECURITY EXPENSE	7.71	16.00	8.29	22.14	32.00	9.86	200.00	177.86	88.93%	
INSURANCE AND BONDS	0.00	0.00	0.00	4,559.47	4,648.00	88.53	4,648.00	88.53	1.90%	
SAFETY EQUIPMENT	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	100.00%	
MISCELLANEOUS EXPENDITURES	11.33	884.00	872.67	100.99	1,788.00	1,687.01	10,600.00	10,499.01	99.05%	
OFFICE JANITORIAL	125.00	125.00	0.00	225.00	250.00	25.00	1,500.00	1,275.00	85.00%	
OFFICE SUPPLIES	8.76	132.00	123.24	34.58	264.00	229.42	1,584.00	1,549.42	97.82%	
PERMITS AND FEES	0.00	0.00	0.00	49.50	67.00	17.50	167.00	117.50	70.36%	
PUBLICATION CHARGES	45.13	0.00	(45.13)	45.13	0.00	(45.13)	1,180.00	1,134.87	96.18%	
TELEPHONE	12.97	13.00	0.03	25.94	26.00	0.06	162.00	136.06	83.99%	
TRAINING AND SEMINARS	12.30	394.00	381.70	252.75	787.00	534.25	4,726.00	4,473.25	94.65%	
TRAVEL	0.00	187.00	187.00	0.00	374.00	374.00	2,250.00	2,250.00	100.00%	
TRUSTEE FEES	187.50	187.00	(0.50)	375.00	375.00	0.00	2,250.00	1,875.00	83.33%	
UTILITIES - GAS & ELECTRIC	56.58	52.00	(4.58)	117.25	121.00	3.75	575.00	457.75	79.61%	
VEHICLE EXP FUEL/OIL/SUPP	223.50	1,272.00	1,048.50	617.63	2,544.00	1,926.37	15,260.00	14,642.37	95.95%	
VEH EXP R&M	12.24	1,251.00	1,238.76	1,851.99	2,501.00	649.01	15,008.00	13,156.01	87.66%	
<b>Total OPERATING EXPENSES</b>	<b>2,045.76</b>	<b>33,157.00</b>	<b>31,111.24</b>	<b>18,370.76</b>	<b>72,779.00</b>	<b>54,408.24</b>	<b>231,200.00</b>	<b>212,823.24</b>	<b>92.05%</b>	
<b>OTHER EXPENSES</b>										
CAPITAL OUTLAY	617,774.68	653,240.00	35,465.32	1,876,717.57	1,253,240.00	(623,477.57)	2,808,206.00	931,488.43	33.17%	
<b>Total OTHER EXPENSES</b>	<b>617,774.68</b>	<b>653,240.00</b>	<b>35,465.32</b>	<b>1,876,717.57</b>	<b>1,253,240.00</b>	<b>(623,477.57)</b>	<b>2,808,206.00</b>	<b>931,488.43</b>	<b>33.17%</b>	
<b>Total EXPENDITURES</b>	<b>644,814.48</b>	<b>717,921.00</b>	<b>73,106.52</b>	<b>1,947,840.25</b>	<b>1,389,981.00</b>	<b>(557,859.25)</b>	<b>3,425,582.00</b>	<b>1,477,741.75</b>	<b>43.14%</b>	
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>(139,118.04)</b>	<b>(240,682.00)</b>	<b>101,563.96</b>	<b>(1,290,868.72)</b>	<b>(717,279.00)</b>	<b>(573,589.72)</b>	<b>(1,072,240.00)</b>	<b>268,628.72</b>	<b>-26.28%</b>	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT OF REVENUES and EXPENDITURES**  
**From 8/1/2025 Through 8/31/2025**

DRAFT

WATER FUND (20)	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining	NOTES
<b>REVENUES</b>										
<b>MISCELLANEOUS</b>										
319 NON POINT SOURCE EPA GRANT	0.00	25,000.00	(25,000.00)	0.00	25,000.00	(25,000.00)	25,000.00	25,000.00	100.00%	
INTEREST ON INVESTMENTS	22,607.28	28,767.00	(6,159.72)	45,415.65	57,534.00	(12,118.35)	345,198.00	299,782.35	86.84%	Budget @ 41% allocation change per cash position 6/30/25 to 29%.
PLAN REVIEW FEE	125.00	250.00	(125.00)	125.00	500.00	(375.00)	750.00	625.00	83.33%	
OTHER REVENUE	420.00	2,112.00	(1,692.00)	8,009.22	4,224.00	3,785.22	25,350.00	17,340.78	68.41%	
<b>Total MISCELLANEOUS</b>	<b>23,152.28</b>	<b>56,129.00</b>	<b>(32,976.72)</b>	<b>53,549.87</b>	<b>87,258.00</b>	<b>(33,708.13)</b>	<b>396,298.00</b>	<b>342,748.13</b>	<b>86.49%</b>	
<b>USER FEES</b>										
USER FEES - RESIDENTIAL	314,234.29	316,161.00	(1,926.71)	628,484.90	632,322.00	(3,837.10)	3,793,932.00	3,165,447.10	83.43%	
RESIDENTIAL TIER 1 CONSUMPTION	34,442.61	39,480.00	(5,037.39)	73,276.27	82,250.00	(8,973.73)	329,000.00	255,723.73	77.73%	
RESIDENTIAL TIER 2 CONSUMPTION	10,088.85	12,920.00	(2,831.15)	21,243.15	25,160.00	(3,916.85)	68,000.00	46,756.85	68.76%	
RESIDENTIAL TIER 3 CONSUMPTION	9,900.14	16,560.00	(6,659.86)	23,546.57	31,680.00	(8,133.43)	72,000.00	48,453.43	67.30%	
RESIDENTIAL FIRE PROTECTION	8,734.55	8,707.00	27.55	17,469.10	17,414.00	55.10	104,494.00	87,024.90	83.28%	
USER FEES - COMMERCIAL	30,337.53	30,338.00	(0.47)	60,675.06	60,676.00	(0.94)	364,056.00	303,380.94	83.33%	
COMMERCIAL FIRE PROTECTION	7,844.78	7,845.00	(0.22)	15,689.56	15,689.00	0.56	94,137.00	78,447.44	83.33%	
COMMERCIAL CONSUMPTION	10,377.54	9,900.00	477.54	23,825.42	23,100.00	725.42	110,000.00	86,174.58	78.34%	
PENALTIES ON USER FEES	2,634.87	3,535.00	(900.13)	5,255.57	7,070.00	(1,814.43)	42,420.00	37,164.43	87.61%	
SERVICE CHARGES	850.00	800.00	50.00	2,338.69	1,600.00	738.69	9,600.00	7,261.31	75.64%	
RETURN CHECK FEES	40.00	40.00	0.00	60.00	80.00	(20.00)	480.00	420.00	87.50%	
CONNECTION FEES	5,600.00	9,512.00	(3,912.00)	5,600.00	13,012.00	(7,412.00)	14,712.00	9,112.00	61.94%	
TRANSFER FEE REVENUE	344.25	609.00	(264.75)	1,141.50	1,218.00	(76.50)	7,308.00	6,166.50	84.38%	
SERVLINE ADMIN REVENUE	163.98	162.00	1.98	327.63	324.00	3.63	1,952.00	1,624.37	83.22%	
SERVLINE LOSS INSURANCE	1,306.80	1,295.00	11.80	2,610.75	2,590.00	20.75	15,530.00	12,919.25	83.19%	
SERVLINE LINE INSURANCE	233.20	233.00	0.20	466.40	467.00	(0.60)	2,798.00	2,331.60	83.33%	
<b>Total USER FEES</b>	<b>437,133.39</b>	<b>458,097.00</b>	<b>(20,963.61)</b>	<b>882,010.57</b>	<b>914,652.00</b>	<b>(32,641.43)</b>	<b>5,030,419.00</b>	<b>4,148,408.43</b>	<b>82.47%</b>	
<b>Total REVENUES</b>	<b>460,285.67</b>	<b>514,226.00</b>	<b>(53,940.33)</b>	<b>935,560.44</b>	<b>1,001,910.00</b>	<b>(66,349.56)</b>	<b>5,426,717.00</b>	<b>4,491,156.56</b>	<b>82.76%</b>	
<b>EXPENDITURES</b>										
<b>PAYROLL RELATED EXPENSES</b>										
PAYROLL - MANAGER	12,554.68	22,388.00	9,833.32	24,287.52	44,776.00	20,488.48	268,656.00	244,368.48	90.96%	
PAYROLL - MAINTENANCE	32,013.20	42,948.00	10,934.80	63,915.88	85,896.00	21,980.12	515,386.00	451,470.12	87.60%	
PAYROLL - OFFICE	5,987.36	6,508.00	520.64	11,894.14	13,016.00	1,121.86	78,087.00	66,192.86	84.77%	
EMPLOYEE BENEFITS - FICAMEDIC	762.75	1,079.00	316.25	1,435.79	2,158.00	722.21	12,954.00	11,518.21	88.92%	
EMPLOYEE BENEFITS - MED. INS	15,179.79	24,052.00	8,872.21	30,280.95	48,104.00	17,823.05	306,463.00	276,182.05	90.12%	
EMPLOYEE BENEFITS - PERS	12,098.74	18,987.00	6,888.26	10,760.47	37,974.00	27,213.53	227,853.00	217,092.53	95.28%	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT OF REVENUES and EXPENDITURES**  
**From 8/1/2025 Through 8/31/2025**

DRAFT

<b>WATER FUND (20)</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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
EMPLOYEE BENEFITS - SIIS	17.48	396.00	378.52	471.33	871.00	399.67	7,916.00	7,444.67	94.05%	
UNEMPLOYMENT BENEFITS	0.00	666.00	666.00	0.00	1,332.00	1,332.00	7,995.00	7,995.00	100.00%	
UNIFORMS	489.50	0.00	(489.50)	1,611.64	4,374.00	2,762.36	8,747.00	7,135.36	81.57%	
OPEB EXPENSE	2,419.38	3,388.00	969.62	4,838.76	6,778.00	1,939.24	40,670.00	35,831.24	88.10%	
ACCURUED LEAVE EXPENSE	(1,233.28)	1,083.00	2,316.28	14,488.75	2,170.00	(12,318.75)	13,000.00	(1,488.75)	-11.45%	
OTHER PAYROLL EXPENSES	372.66	0.00	(372.66)	821.13	1,600.00	778.87	3,200.00	2,378.87	74.34%	
CAR ALLOWANCE EXPENSE	(563.50)	(333.00)	230.50	(916.30)	(667.00)	249.30	(4,000.00)	(3,083.70)	77.09%	
<b>Total PAYROLL RELATED EXPENSES</b>	<b>80,098.78</b>	<b>121,163.00</b>	<b>41,064.22</b>	<b>163,890.06</b>	<b>248,382.00</b>	<b>84,491.94</b>	<b>1,486,927.00</b>	<b>1,323,036.94</b>	<b>88.98%</b>	
<b>OPERATING EXPENSES</b>										
ACCOUNTING	0.00	4,679.00	4,679.00	0.00	10,956.00	10,956.00	38,040.00	38,040.00	100.00%	
LEGAL	948.09	3,250.00	2,301.91	2,090.45	6,500.00	4,409.55	39,000.00	36,909.55	94.64%	
LEGAL LABOR NEGOTIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	7,440.00	7,440.00	100.00%	
ENGINEERING & SURVEYING	1,150.52	1,896.00	745.48	2,080.29	3,792.00	1,711.71	22,750.00	20,669.71	90.86%	
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	13,926.00	13,926.00	100.00%	
BANK CHARGES	4,598.73	4,440.00	(158.73)	8,941.83	8,880.00	(61.83)	53,290.00	44,348.17	83.22%	
BUILDING REPAIRS AND MAINT.	524.16	1,238.00	713.84	785.33	2,475.00	1,689.67	14,855.00	14,069.67	94.71%	
COMPUTER EXPENSE	3,323.52	4,261.00	937.48	25,534.71	22,261.00	(3,273.71)	70,261.00	44,726.29	63.66%	
DUES & SUBSCRIPTIONS	63.29	75.00	11.71	3,632.09	8,282.00	4,649.91	9,666.00	6,033.91	62.42%	
EQUIP. SUPPLIES/MAINT./REPAIRS	792.14	6,000.00	5,207.86	1,723.28	7,190.00	5,466.72	16,150.00	14,426.72	89.33%	
EQUIPMENT RENTAL	474.01	462.00	(12.01)	1,349.27	1,529.00	179.73	9,245.00	7,895.73	85.41%	
SECURITY EXPENSE	180.07	415.00	234.93	2,167.73	2,915.00	747.27	14,548.00	12,380.27	85.10%	
INSURANCE AND BONDS	1,540.00	1,527.00	(13.00)	88,301.58	89,990.00	1,688.42	105,263.00	16,961.42	16.11%	
SAFETY EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00	100.00%	
INVENTORY PARTS	0.00	0.00	0.00	179.53	8,000.00	7,820.47	15,000.00	14,820.47	98.80%	
METER REPAIR & MAINT	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00	100.00%	
LIEN FEES	0.00	160.00	160.00	42.00	250.00	208.00	500.00	458.00	91.60%	
MISCELLANEOUS EXPENDITURES	136.03	833.00	696.97	791.86	1,670.00	878.14	10,000.00	9,208.14	92.08%	
OFFICE JANITORIAL	1,500.00	1,500.00	0.00	2,700.00	3,000.00	300.00	18,000.00	15,300.00	85.00%	
OFFICE SUPPLIES	1,102.46	1,106.00	3.54	1,449.14	2,212.00	762.86	13,279.00	11,829.86	89.09%	
PERMITS AND FEES	601.27	700.00	98.73	1,796.54	2,200.00	403.46	9,639.00	7,842.46	81.36%	
POSTAGE	1,020.00	0.00	(1,020.00)	1,049.03	1,660.00	610.97	6,760.00	5,710.97	84.48%	
PUBLICATION CHARGES	120.34	1,000.00	879.66	120.34	1,180.00	1,059.66	3,180.00	3,059.66	96.22%	
SHOP SUPPLIES/SMALL TOOLS	5.79	583.00	577.21	8.47	1,166.00	1,157.53	7,000.00	6,991.53	99.88%	
TELEPHONE	1,286.19	1,265.00	(31.19)	2,524.24	2,530.00	5.76	15,180.00	12,655.76	83.37%	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT OF REVENUES and EXPENDITURES**  
**From 8/1/2025 Through 8/31/2025**

**DRAFT**

<b>WATER FUND (20)</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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
TRAINING AND SEMINARS	32.80	1,914.00	1,881.20	1,452.60	3,828.00	2,375.40	22,968.00	21,515.40	93.66%	
TRAVEL	0.00	1,117.00	1,117.00	0.00	2,234.00	2,234.00	13,404.00	13,404.00	100.00%	
TRUSTEE FEES	2,250.00	2,250.00	0.00	4,500.00	4,500.00	0.00	27,000.00	22,500.00	83.33%	
UTILITIES - GAS & ELECTRIC	22,094.47	24,707.00	2,612.53	47,487.99	57,647.00	10,159.01	274,502.00	227,014.01	82.70%	
VEHICLE EXP FUEL/OIL/SUPP	1,803.02	10,173.00	8,369.98	4,955.94	20,347.00	15,391.06	122,078.00	117,122.06	95.94%	
VEH EXP R&M	97.96	5,422.00	5,324.04	2,043.65	10,844.00	8,800.35	65,064.00	63,020.35	96.86%	
WATER MONITORING/SAMPLING	715.00	1,466.00	751.00	2,541.00	2,932.00	391.00	17,583.00	15,042.00	85.55%	
WATER/SEWER SHED MANAGEMENT	0.00	0.00	0.00	16,617.00	18,500.00	1,883.00	18,500.00	1,883.00	10.18%	
WATER DIST SYSTEM EXPENSE	309.13	6,475.00	6,165.87	1,366.38	12,950.00	11,583.62	77,700.00	76,333.62	98.24%	
WATER TREATMENT SYSTEM EXP	2,114.62	6,871.00	4,756.38	19,290.99	13,742.00	(5,548.99)	82,456.00	63,165.01	76.60%	
AMORTIZATION OF BONDS	679.56	680.00	0.44	1,359.12	1,360.00	0.88	8,155.00	6,795.88	83.33%	
DEPRECIATION EXPENSE	125,639.88	120,639.00	(5,000.88)	251,252.61	241,278.00	(9,974.61)	1,447,668.00	1,196,415.39	82.64%	
<b>Total OPERATING EXPENSES</b>	<b>175,113.05</b>	<b>217,104.00</b>	<b>41,990.95</b>	<b>500,134.99</b>	<b>578,800.00</b>	<b>78,665.01</b>	<b>2,720,550.00</b>	<b>2,220,415.01</b>	<b>81.62%</b>	
<b>OTHER EXPENSES</b>										
INTEREST EXPENSE	19,094.25	19,826.00	731.75	38,219.41	39,653.00	1,433.59	237,915.00	199,695.59	83.94%	
CAPITAL OUTLAY	508,897.23	550,000.00	41,102.77	860,569.48	800,000.00	(60,569.48)	5,926,726.00	5,066,156.52	85.48%	
LOSS/GAIN ON DISPOSAL OF ASSET	0.00	0.00	0.00	0.00	0.00	0.00	(3,200.00)	(3,200.00)	100.00%	
<b>Total OTHER EXPENSES</b>	<b>527,991.48</b>	<b>569,826.00</b>	<b>41,834.52</b>	<b>898,788.89</b>	<b>839,653.00</b>	<b>(59,135.89)</b>	<b>6,161,441.00</b>	<b>5,262,652.11</b>	<b>85.41%</b>	
<b>Total EXPENDITURES</b>	<b>783,203.31</b>	<b>908,093.00</b>	<b>124,889.69</b>	<b>1,562,813.94</b>	<b>1,666,835.00</b>	<b>104,021.06</b>	<b>10,388,918.00</b>	<b>8,806,104.06</b>	<b>84.93%</b>	
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>(322,917.64)</b>	<b>(393,867.00)</b>	<b>70,949.36</b>	<b>(627,253.50)</b>	<b>(664,925.00)</b>	<b>37,671.50</b>	<b>(4,942,201.00)</b>	<b>(4,314,947.50)</b>	<b>87.31%</b>	



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT OF REVENUES and EXPENDITURES**  
**From 8/1/2025 Through 8/31/2025**

DRAFT

SEWER FUND (30)	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining	NOTES
<b>REVENUES</b>										
<b>MISCELLANEOUS</b>										
INTEREST ON INVESTMENTS	14,811.68	14,734.00	77.68	29,755.10	29,469.00	286.10	176,809.00	147,053.90	83.17%	
PLAN REVIEW FEE	125.00	150.00	(25.00)	125.00	400.00	(275.00)	500.00	375.00	75.00%	
OTHER REVENUE	0.00	41.00	(41.00)	0.00	82.00	(82.00)	500.00	500.00	100.00%	
<b>Total MISCELLANEOUS</b>	<b>14,936.68</b>	<b>14,925.00</b>	<b>11.68</b>	<b>29,880.10</b>	<b>29,951.00</b>	<b>(70.90)</b>	<b>177,809.00</b>	<b>147,928.90</b>	<b>83.20%</b>	
<b>USER FEES</b>										
USER FEES - RESIDENTIAL	146,246.52	146,350.00	(103.48)	292,514.49	292,700.00	(185.51)	1,756,191.00	1,463,676.51	83.34%	
RESIDENTIAL TIER 1 CONSUMPTION	905.20	4,224.00	(3,318.80)	5,523.80	8,712.00	(3,188.20)	26,400.00	20,876.20	79.08%	
USER FEES - COMMERCIAL	3,503.20	3,503.00	0.20	7,006.40	7,006.00	0.40	42,038.00	35,031.60	83.33%	
COMMERCIAL CONSUMPTION	2,508.70	3,312.00	(803.30)	5,192.78	6,624.00	(1,431.22)	33,120.00	27,927.22	84.32%	
PENALTIES ON USER FEES	624.37	1,230.00	(605.63)	1,284.19	2,480.00	(1,175.81)	14,760.00	13,475.81	91.30%	
CONNECTION FEES	4,800.00	1,200.00	3,600.00	4,800.00	2,400.00	2,400.00	3,600.00	(1,200.00)	-33.33%	
TRANSFER FEE REVENUE	229.50	306.00	(76.50)	551.00	612.00	(61.00)	3,672.00	3,111.00	84.72%	
<b>Total USER FEES</b>	<b>158,817.49</b>	<b>160,125.00</b>	<b>(1,307.51)</b>	<b>316,882.66</b>	<b>320,514.00</b>	<b>(3,631.34)</b>	<b>1,879,781.00</b>	<b>1,562,898.34</b>	<b>83.14%</b>	
<b>Total REVENUES</b>	<b>173,754.17</b>	<b>175,050.00</b>	<b>(1,295.83)</b>	<b>346,762.76</b>	<b>350,465.00</b>	<b>(3,702.24)</b>	<b>2,057,590.00</b>	<b>1,710,827.24</b>	<b>83.15%</b>	
<b>EXPENDITURES</b>										
<b>PAYROLL RELATED EXPENSES</b>										
PAYROLL - MANAGER	7,425.34	12,930.00	5,504.66	16,224.96	25,860.00	9,635.04	155,170.00	138,945.04	89.54%	
PAYROLL - OFFICE	4,490.52	4,880.00	389.48	8,920.64	9,760.00	839.36	58,564.00	49,643.36	84.77%	
EMPLOYEE BENEFITS - FICA/MEDIC	188.45	274.00	85.55	385.99	548.00	162.01	3,294.00	2,908.01	88.28%	
EMPLOYEE BENEFITS - MED. INS	3,982.47	6,035.00	2,052.53	8,155.89	12,070.00	3,914.11	80,696.00	72,540.11	89.89%	
EMPLOYEE BENEFITS - PERS	3,182.97	4,939.00	1,756.03	4,464.65	9,878.00	5,413.35	59,276.00	54,811.35	92.47%	
EMPLOYEE BENEFITS - SRS	5.93	49.00	43.07	207.07	108.00	(99.07)	987.00	779.93	79.02%	
UNEMPLOYMENT BENEFITS	0.00	499.00	499.00	0.00	998.00	998.00	5,996.00	5,996.00	100.00%	
UNIFORMS	0.00	0.00	0.00	58.50	73.00	14.50	147.00	88.50	60.20%	
OPEB EXPENSE	427.92	1,457.00	1,029.08	855.84	2,914.00	2,058.16	17,490.00	16,634.16	95.11%	
ACCURUED LEAVE EXPENSE	282.63	333.00	50.47	2,961.31	686.00	(2,295.31)	4,000.00	1,038.69	25.97%	
OTHER PAYROLL EXPENSES	63.87	41.00	(22.87)	63.83	82.00	18.17	500.00	436.17	87.23%	
CAR ALLOWANCE EXPENSE	(196.00)	(42.00)	154.00	(460.60)	(84.00)	376.60	(500.00)	(39.40)	7.88%	
<b>Total PAYROLL RELATED EXPENSES</b>	<b>19,854.00</b>	<b>31,395.00</b>	<b>11,541.00</b>	<b>41,838.08</b>	<b>62,873.00</b>	<b>21,034.92</b>	<b>385,620.00</b>	<b>343,781.92</b>	<b>89.15%</b>	
<b>OPERATING EXPENSES</b>										
ACCOUNTING	0.00	2,339.00	2,339.00	0.00	5,477.00	5,477.00	19,020.00	19,020.00	100.00%	
LEGAL	415.23	1,625.00	1,209.77	685.60	3,250.00	2,564.40	19,500.00	18,814.40	96.48%	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES**  
**From 8/1/2025 Through 8/31/2025**

DRAFT

SEWER FUND (30)	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining	NOTES
LEGAL LABOR NEGOTIATINS	0.00	0.00	0.00	0.00	0.00	0.00	2,108.00	2,108.00	100.00%	
ENGINEERING & SURVEYING	947.52	854.00	(93.52)	947.52	1,708.00	760.48	10,250.00	9,302.48	90.76%	
DOLTA PRO-RATA M & O	0.00	0.00	0.00	212,089.75	212,090.00	0.25	848,359.00	636,269.25	75.00%	
DOLTA ASSESSMENTS	0.00	0.00	0.00	120,811.50	121,311.00	499.50	485,246.00	364,434.50	75.10%	
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	9,284.00	9,284.00	100.00%	
BANK CHARGES	3,065.82	2,946.00	(119.82)	5,961.22	5,892.00	(69.22)	35,360.00	29,398.78	83.14%	
BUILDING REPAIRS AND MAINT.	111.43	2,618.00	2,506.57	201.83	5,236.00	5,034.17	31,419.00	31,217.17	99.36%	
COMPUTER EXPENSE	1,888.59	2,200.00	511.41	6,765.98	4,900.00	(1,865.98)	21,876.00	15,110.02	69.07%	
DUES & SUBSCRIPTIONS	31.66	38.00	6.34	1,553.56	4,142.00	2,588.44	4,931.00	3,377.44	68.49%	
EQUIP. SUPPLIES/MAINT./REPAIRS	35,606.12	17,920.00	(17,686.12)	44,853.81	35,840.00	(9,013.81)	215,040.00	170,186.19	79.14%	Summit Plumbing Hydro Flushing Tahoe Village & GP-5.
EQUIPMENT RENTAL	127.76	80.00	(47.76)	526.75	680.00	153.25	3,824.00	3,297.25	86.23%	
SECURITY EXPENSE	490.80	530.00	39.20	1,553.77	1,160.00	(393.77)	6,804.00	5,250.23	77.16%	
INSURANCE AND BONDS	0.00	0.00	0.00	27,343.60	27,888.00	544.40	27,888.00	544.40	1.95%	
INVENTORY PARTS	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	100.00%	
MISCELLANEOUS EXPENDITURES	68.03	512.00	443.97	388.96	1,024.00	635.04	6,153.00	5,764.04	93.68%	
OFFICE JANITORIAL	750.00	750.00	0.00	1,350.00	1,500.00	150.00	9,000.00	7,650.00	85.00%	
OFFICE SUPPLIES	674.19	578.00	(96.19)	853.68	1,155.00	301.32	6,935.00	6,081.32	87.69%	
PERMITS AND FEES	0.00	0.00	0.00	297.00	405.00	108.00	405.00	108.00	26.67%	
POSTAGE	680.00	0.00	(680.00)	699.35	736.00	36.65	4,420.00	3,720.65	84.18%	
PUBLICATION CHARGES	90.26	500.00	409.74	90.26	590.00	499.74	2,200.00	2,109.74	95.90%	
TELEPHONE	130.88	136.00	5.12	261.79	272.00	10.21	1,632.00	1,370.21	83.96%	
TRAINING AND SEMINARS	24.60	489.00	464.40	24.60	978.00	953.40	5,874.00	5,849.40	99.58%	
TRAVEL	0.00	288.00	288.00	0.00	576.00	576.00	3,462.00	3,462.00	100.00%	
TRUSTEE FEES	1,125.00	1,125.00	0.00	2,250.00	2,250.00	0.00	13,500.00	11,250.00	83.33%	
UTILITIES - GAS & ELECTRIC	1,148.35	2,108.00	959.65	3,108.69	4,919.00	1,810.31	23,425.00	20,316.31	86.73%	
DEPRECIATION EXPENSE	8,391.75	8,203.00	(188.75)	16,799.99	16,406.00	(393.99)	96,437.00	81,637.01	82.93%	
<b>Total OPERATING EXPENSES</b>	<b>55,567.99</b>	<b>45,839.00</b>	<b>(9,728.99)</b>	<b>449,419.21</b>	<b>460,885.00</b>	<b>11,465.79</b>	<b>1,916,852.00</b>	<b>1,467,432.79</b>	<b>76.55%</b>	
<b>OTHER EXPENSES</b>										
CAPITAL OUTLAY	253.04	6,000.00	5,746.96	480.36	6,000.00	5,519.64	507,766.00	507,285.64	99.91%	
<b>Total OTHER EXPENSES</b>	<b>253.04</b>	<b>6,000.00</b>	<b>5,746.96</b>	<b>480.36</b>	<b>6,000.00</b>	<b>5,519.64</b>	<b>507,766.00</b>	<b>507,285.64</b>	<b>99.91%</b>	
<b>Total EXPENDITURES</b>	<b>75,675.03</b>	<b>83,234.00</b>	<b>7,558.97</b>	<b>491,737.65</b>	<b>529,748.00</b>	<b>38,020.35</b>	<b>2,810,238.00</b>	<b>2,318,500.35</b>	<b>82.50%</b>	
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>98,079.14</b>	<b>91,816.00</b>	<b>6,263.14</b>	<b>(144,974.89)</b>	<b>(179,293.00)</b>	<b>34,318.11</b>	<b>(752,648.00)</b>	<b>(607,673.11)</b>	<b>80.74%</b>	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT OF REVENUES and EXPENDITURES**  
**From 8/1/2025 Through 8/31/2025**

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 FY25 Budget	Total Budget Variance	Percent Total Budget Remaining	NOTES
<b>REVENUES</b>										
<b>MISCELLANEOUS</b>										
INTEREST ON INVESTMENTS	3,897.77	702.00	3,195.77	7,830.20	1,404.00	6,426.20	8,419.00	588.80	6.99%	Budget @ 1% allocation change per cash position 6/30/25 to 5%.
OTHER REVENUE	0.00	16.00	(16.00)	0.00	32.00	(32.00)	200.00	200.00	100.00%	
<b>Total MISCELLANEOUS</b>	<b>3,897.77</b>	<b>718.00</b>	<b>3,179.77</b>	<b>7,830.20</b>	<b>1,436.00</b>	<b>6,394.20</b>	<b>8,619.00</b>	<b>788.80</b>	<b>9.15%</b>	
<b>USER FEES</b>										
USER FEES - RESIDENTIAL	62,195.50	62,222.00	(26.50)	124,425.69	124,444.00	(18.31)	746,664.00	622,238.31	83.34%	
USER FEES - COMMERCIAL	5,724.00	5,724.00	0.00	11,448.00	11,448.00	0.00	68,688.00	57,240.00	83.33%	
PENALTIES ON USER FEES	256.73	400.00	(143.27)	518.03	800.00	(281.97)	4,810.00	4,291.97	89.23%	
TRANSFER FEE REVENUE	101.25	135.00	(33.75)	247.50	270.00	(22.50)	1,620.00	1,372.50	84.72%	
<b>Total USER FEES</b>	<b>68,277.48</b>	<b>68,481.00</b>	<b>(203.52)</b>	<b>136,639.22</b>	<b>136,962.00</b>	<b>(322.78)</b>	<b>821,782.00</b>	<b>685,142.78</b>	<b>83.37%</b>	
<b>Total REVENUES</b>	<b>72,175.25</b>	<b>69,199.00</b>	<b>2,976.25</b>	<b>144,469.42</b>	<b>138,398.00</b>	<b>6,071.42</b>	<b>830,401.00</b>	<b>685,931.58</b>	<b>82.60%</b>	
<b>EXPENDITURES</b>										
<b>PAYROLL RELATED EXPENSES</b>										
PAYROLL - MANAGER	3,497.46	6,048.00	2,550.54	7,897.24	12,096.00	4,198.76	72,578.00	64,680.76	89.12%	
PAYROLL - MAINTENANCE	3,812.34	4,269.00	456.66	7,512.58	8,538.00	1,025.42	51,238.00	43,725.42	85.34%	
PAYROLL - OFFICE	2,245.26	2,440.00	194.74	4,480.26	4,880.00	419.74	29,280.00	24,819.74	84.77%	
EMPLOYEE BENEFITS - FICAMEDIC	140.56	207.00	66.44	286.69	414.00	127.31	2,489.00	2,202.31	88.48%	
EMPLOYEE BENEFITS - MED. INS	3,859.77	4,880.00	1,020.23	8,820.85	9,760.00	939.15	62,362.00	53,541.15	85.86%	
EMPLOYEE BENEFITS - PERS	2,081.06	3,270.00	1,188.94	3,079.02	6,540.00	3,460.98	39,241.00	36,161.98	92.15%	
EMPLOYEE BENEFITS - SIIS	34.23	64.00	29.77	129.12	140.00	10.88	1,272.00	1,142.88	89.85%	
UNEMPLOYMENT BENEFITS	0.00	249.00	249.00	0.00	498.00	498.00	2,998.00	2,998.00	100.00%	
UNIFORMS	166.87	0.00	(166.87)	353.67	551.00	197.33	1,103.00	749.33	67.94%	
OPEB EXPENSE	197.49	949.00	751.51	394.98	1,898.00	1,503.02	11,392.00	10,997.02	96.53%	
ACCRUED LEAVE EXPENSE	218.46	166.00	(52.46)	1,529.85	332.00	(1,197.85)	2,000.00	470.15	23.51%	
OTHER PAYROLL EXPENSES	31.97	84.00	52.03	32.04	168.00	135.96	1,000.00	967.96	96.80%	
CAR ALLOWANCE EXPENSE	(73.50)	0.00	73.50	(205.80)	0.00	205.80	0.00	205.80	#DIV/0!	
<b>Total PAYROLL RELATED EXPENSES</b>	<b>16,211.97</b>	<b>22,626.00</b>	<b>6,414.03</b>	<b>34,290.50</b>	<b>45,815.00</b>	<b>11,524.50</b>	<b>276,953.00</b>	<b>242,662.50</b>	<b>87.62%</b>	
<b>OPERATING EXPENSES</b>										
ACCOUNTING	0.00	390.00	390.00	0.00	913.00	913.00	3,170.00	3,170.00	100.00%	
LEGAL	1,480.98	270.00	(1,210.98)	2,858.64	540.00	(2,318.64)	3,250.00	391.36	12.04%	Snow Removal RFP.
LEGAL LABOR NEGOTIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	1,240.00	1,240.00	100.00%	
ENGINEERING & SURVEYING	62.99	0.00	(62.99)	62.99	500.00	437.01	500.00	437.01	87.40%	



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES**  
**From 8/1/2025 Through 8/31/2025**

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SNOW REMOVAL SPECIAL REVENUE (60)	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining	NOTES
SNOW REMOVAL - PLOWING	0.00	0.00	0.00	0.00	0.00	0.00	775,000.00	775,000.00	100.00%	
SNOW REMOVAL - SANDING	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00	75,000.00	100.00%	
SNOW REMOVAL ANTI/DE ICING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	4,096.00	4,096.00	100.00%	
BANK CHARGES	1,352.56	1,300.00	(52.56)	2,629.94	2,600.00	(29.94)	15,600.00	12,970.06	83.14%	
BUILDING REPAIRS AND MAINT.	29.21	402.00	372.79	44.28	804.00	759.72	4,830.00	4,785.72	99.08%	
COMPUTER EXPENSE	194.42	250.00	55.58	1,587.16	1,225.00	(342.16)	4,754.00	3,186.84	67.03%	
DUES & SUBSCRIPTIONS	5.27	0.00	(5.27)	258.92	570.00	311.08	726.00	467.08	64.34%	
EQUIP. SUPPLIES/MAINT./REPAIRS	0.00	0.00	0.00	0.00	25.00	25.00	100.00	100.00	100.00%	
EQUIPMENT RENTAL	23.79	25.00	1.21	167.24	200.00	32.76	1,101.00	933.76	84.81%	
FIELD SUPPLIES, TOOLS & SIGNS	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	100.00%	
SECURITY EXPENSE	7.71	20.00	12.29	22.14	40.00	17.86	250.00	227.86	91.14%	
INSURANCE AND BONDS	0.00	0.00	0.00	4,559.47	4,648.00	88.53	4,648.00	88.53	1.90%	
SAFETY EQUIPMENT	0.00	0.00	0.00	0.00	25.00	25.00	100.00	100.00	100.00%	
MISCELLANEOUS EXPENDITURES	11.33	467.00	455.67	100.99	934.00	833.01	5,600.00	5,499.01	98.20%	
OFFICE JANITORIAL	125.00	125.00	0.00	225.00	250.00	25.00	1,500.00	1,275.00	85.00%	
OFFICE SUPPLIES	283.01	114.00	(169.01)	319.62	228.00	(91.62)	1,373.00	1,053.38	76.72%	
PERMITS AND FEES	0.00	0.00	0.00	49.50	68.00	18.50	668.00	618.50	92.59%	
POSTAGE	300.00	0.00	(300.00)	308.54	300.00	(8.54)	1,820.00	1,511.46	83.05%	
PUBLICATION CHARGES	902.75	76.00	(826.75)	902.75	228.00	(674.75)	1,515.00	612.25	40.41% Advertisement RFP Snow Removal.	
TELEPHONE	12.97	13.00	0.03	25.94	26.00	0.06	162.00	136.06	83.99%	
TRAINING AND SEMINARS	12.30	171.00	158.70	184.05	342.00	157.95	2,052.00	1,867.95	91.03%	
TRAVEL	0.00	165.00	165.00	0.00	330.00	330.00	1,984.00	1,984.00	100.00%	
TRUSTEE FEES	187.50	188.00	0.50	375.00	375.00	0.00	2,250.00	1,875.00	83.33%	
UTILITIES - GAS & ELECTRIC	23.62	52.00	28.38	49.01	121.00	71.99	575.00	525.99	91.48%	
VEHICLE EXP FUEL/OIL/SUPP	223.50	1,271.00	1,047.50	617.63	2,542.00	1,924.37	15,260.00	14,642.37	95.95%	
VEH EXP R&M	12.24	1,104.00	1,091.76	12.24	2,208.00	2,195.76	13,258.00	13,245.76	99.91%	
<b>Total OPERATING EXPENSES</b>	<b>5,251.15</b>	<b>6,403.00</b>	<b>1,151.85</b>	<b>15,341.05</b>	<b>20,042.00</b>	<b>4,700.95</b>	<b>952,382.00</b>	<b>937,040.95</b>	<b>98.39%</b>	
<b>OTHER EXPENSES</b>										
CAPITAL OUTLAY	42.18	1,500.00	1,457.82	80.07	1,500.00	1,419.93	123,667.00	123,586.93	99.94%	
<b>Total OTHER EXPENSES</b>	<b>42.18</b>	<b>1,500.00</b>	<b>1,457.82</b>	<b>80.07</b>	<b>1,500.00</b>	<b>1,419.93</b>	<b>123,667.00</b>	<b>123,586.93</b>	<b>99.94%</b>	
<b>Total EXPENDITURES</b>	<b>21,505.30</b>	<b>30,529.00</b>	<b>9,023.70</b>	<b>49,711.62</b>	<b>67,357.00</b>	<b>17,645.38</b>	<b>1,353,002.00</b>	<b>1,303,250.38</b>	<b>96.33%</b>	
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>50,669.95</b>	<b>38,670.00</b>	<b>11,999.95</b>	<b>94,757.80</b>	<b>71,041.00</b>	<b>23,716.80</b>	<b>(522,601.00)</b>	<b>(617,358.80)</b>	<b>118.13%</b>	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES**  
**From 8/1/2025 Through 8/31/2025**

DRAFT

298 KINGSBURY GRADE RENTAL (80)	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining	NOTES
<b>REVENUES</b>										
<b>MISCELLANEOUS</b>										
RENTAL INCOME	8,279.38	8,397.00	(117.62)	16,611.67	16,794.00	(182.33)	100,767.00	84,155.33	83.51%	
<b>Total MISCELLANEOUS</b>	<b>8,279.38</b>	<b>8,397.00</b>	<b>(117.62)</b>	<b>16,611.67</b>	<b>16,794.00</b>	<b>(182.33)</b>	<b>100,767.00</b>	<b>84,155.33</b>	<b>83.51%</b>	
<b>Total REVENUES</b>	<b>8,279.38</b>	<b>8,397.00</b>	<b>(117.62)</b>	<b>16,611.67</b>	<b>16,794.00</b>	<b>(182.33)</b>	<b>100,767.00</b>	<b>84,155.33</b>	<b>83.51%</b>	
<b>EXPENDITURES</b>										
<b>OPERATING EXPENSES</b>										
BUILDING REPAIRS AND MAINT.	241.08	416.00	174.92	816.47	832.00	15.53	5,000.00	4,183.53	83.67%	
EQUIP. SUPPLIES/MAINT./REPAIRS	0.00	0.00	0.00	0.00	200.00	200.00	400.00	400.00	100.00%	
EQUIPMENT RENTAL	16.25	18.00	1.75	32.50	36.00	3.50	220.00	187.50	85.23%	
INSURANCE AND BONDS	0.00	0.00	0.00	3,711.13	3,786.00	74.87	3,786.00	74.87	1.98%	
MISCELLANEOUS EXPENDITURES	586.51	583.00	(3.51)	1,087.02	1,166.00	78.98	7,000.00	5,912.98	84.47%	
OFFICE JANITORIAL	1,000.00	900.00	(100.00)	1,800.00	1,800.00	0.00	10,800.00	9,000.00	83.33%	
OFFICE SUPPLIES	0.00	0.00	0.00	0.00	100.00	100.00	400.00	400.00	100.00%	
UTILITIES - GAS & ELECTRIC	920.10	516.00	(404.10)	1,887.53	1,032.00	(855.53)	17,191.00	15,303.47	89.02%	
<b>Total OPERATING EXPENSES</b>	<b>2,763.94</b>	<b>2,433.00</b>	<b>(330.94)</b>	<b>9,334.65</b>	<b>8,952.00</b>	<b>(382.65)</b>	<b>44,797.00</b>	<b>35,462.35</b>	<b>79.16%</b>	
<b>Total EXPENDITURES</b>	<b>2,763.94</b>	<b>2,433.00</b>	<b>(330.94)</b>	<b>9,334.65</b>	<b>8,952.00</b>	<b>(382.65)</b>	<b>44,797.00</b>	<b>35,462.35</b>	<b>79.16%</b>	
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>5,515.44</b>	<b>5,964.00</b>	<b>(448.56)</b>	<b>7,277.02</b>	<b>7,842.00</b>	<b>(564.98)</b>	<b>55,970.00</b>	<b>48,692.98</b>	<b>669.13%</b>	

**SEPTEMBER 2025**

**CASH POSITION,  
STATEMENT OF REVENUE  
AND EXPENDITURES**



KINGSBURY GENERAL IMPROVEMENT DISTRICT					GENERAL	46%
CASH POSITION					WATER	28%
					SEWER	21%
SEPTEMBER 2025					SNOW	5%
FUND	BEGINNING BALANCE	TRANSFERS	ADJUST.	RECEIPTS	CHECKS	ENDING BALANCE
GENERAL FUND	\$ 7,987,368.79	\$ 92,170.26	\$ (129.47)	\$ 561,121.67	\$ (614,650.42)	\$ 8,025,880.83
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 430,108.21	\$ 12,905.06	\$ -	\$ -	\$ -	\$ 443,013.27
GENERAL INVESTMENT	\$ 826,760.22	\$ (105,075.32)	\$ -	\$ 3,224.42	\$ -	\$ 724,909.32
<b>GF TOTAL</b>						<b>\$ 9,193,803.42</b>
WATER FUND	\$ 3,947,670.82	\$ 3,992.07	\$ (33.86)	\$ 461,381.67	\$ (525,799.96)	\$ 3,887,210.74
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 697,464.94	\$ 16,629.40	\$ -	\$ -	\$ -	\$ 714,094.34
WATER INVESTMENT	\$ 840,883.71	\$ (206,390.34)	\$ -	\$ 2,016.38	\$ -	\$ 636,509.75
KGID/TRPA RESTRICTED (STATION 4 BMPS)	\$ 45,430.00	\$ -	\$ -	\$ -	\$ -	\$ 45,430.00
DIST DEBT RESERVE	\$ 146,795.09	\$ 73,772.36	\$ -	\$ -	\$ -	\$ 220,567.45
TREAT DEBT RESERVE	\$ 222,854.99	\$ 111,996.51	\$ -	\$ -	\$ -	\$ 334,851.50
CAP IMPROV. RESERVE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>WF TOTAL</b>						<b>\$ 5,838,663.78</b>
SEWER FUND	\$ 3,909,588.31	\$ 81,972.09	\$ 122.26	\$ 173,094.69	\$ (46,444.56)	\$ 4,118,332.79
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 17,816.72	\$ 672.81	\$ -	\$ -	\$ -	\$ 18,489.53
SEWER INVESTMENT	\$ 449,833.69	\$ (82,644.90)		\$ 1,357.19	\$ -	\$ 368,545.98
<b>SF TOTAL</b>						<b>\$ 4,505,368.30</b>
SNOW REV. FUND	\$ 684,349.30	\$ (6,670.43)	\$ 41.07	\$ 70,703.78	\$ (20,079.10)	\$ 728,344.62
RESTRICTED CASH (VEHICLE REPLACEMENT)	\$ 219,097.75	\$ 6,732.41	\$ -	\$ -	\$ -	\$ 225,830.16
SNOW INVESTMENT	\$ 24,990.52	\$ (61.98)	\$ -	\$ 262.48	\$ -	\$ 25,191.02
<b>SNOW TOTAL</b>						<b>\$ 979,365.80</b>
298 KINGSBURY GRADE RENTAL	\$ 296,396.00	\$ -	\$ -	\$ -	\$ (1,796.98)	\$ 294,599.02
<b>80 RENTAL TOTAL</b>						<b>\$ 294,599.02</b>
<b>GRAND TOTALS</b>	<b>\$ 20,747,409.06</b>	<b>\$ (0.00)</b>	<b>\$ 0.00</b>	<b>\$ 1,273,162.28</b>	<b>\$ (1,208,771.02)</b>	<b>\$ 20,811,800.32</b>
CHECKING						
US BANK	\$ 270,699.44	\$ 494,172.54		\$ 1,196,465.24	\$ (1,208,771.02)	\$ 752,566.20
US BANK MMA	\$ 112.25	\$ -		\$ -	\$ -	\$ 112.25
MORTON CAPITAL MMA	\$ 392,355.89	\$ (394,172.54)		\$ 6,860.47	\$ -	\$ 5,043.82
4.25% FIRST FNDTN BANK	\$ 250,000.00	\$ -				\$ 250,000.00
4.70% FLAGSTAR BANK	\$ 250,000.00	\$ -				\$ 250,000.00
5.10% MORGAN STANLEY BANK	\$ 250,000.00	\$ -				\$ 250,000.00
5.20% BANK HAPOALIM NEW YORK	\$ 250,000.00	\$ -				\$ 250,000.00
4.00% NORTHEAST BANK CD	\$ 250,000.00	\$ -				\$ 250,000.00
4.60% JP MORGAN CHASE	\$ 250,000.00	\$ -				\$ 250,000.00
4.40% WASHINGTON FED BANK	\$ 250,000.00	\$ -		\$ -	\$ -	\$ 250,000.00
	\$ -	\$ -		\$ -	\$ -	\$ -
LOCAL GOVT POOLED 4.2703439%	\$ 18,334,241.48	\$ (100,000.00)		\$ 69,836.57	\$ -	\$ 18,304,078.05
<b>GRAND TOTALS</b>	<b>\$ 20,747,409.06</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,273,162.28</b>	<b>\$ (1,208,771.02)</b>	<b>\$ 20,811,800.32</b>



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES ALL FUNDS COMBINED**  
**From 9/1/2025 Through 9/30/2025**

DRAFT

	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining
<b>REVENUES</b>									
<b>TAXES</b>									
ADVALOREM TAXES	16,910.83	41,453.00	(24,542.17)	256,715.76	303,986.00	(47,270.24)	690,878.00	434,162.24	62.84%
PERSONAL PROPERTY TAX	0.00	5.00	(5.00)	7.14	55.00	(47.86)	6,667.00	6,659.86	99.89%
ADVALOREM MAKE-UP	14,783.57	35,387.00	(20,603.43)	224,422.71	259,505.00	(35,082.29)	589,783.00	365,360.29	61.95%
STATE TAX DISTRIBUTION	66,957.83	66,958.00	(0.17)	200,873.49	200,872.00	1.49	803,494.00	602,620.51	75.00%
<b>Total TAXES</b>	<b>98,652.23</b>	<b>143,803.00</b>	<b>(45,150.77)</b>	<b>682,019.10</b>	<b>764,418.00</b>	<b>(82,398.90)</b>	<b>2,090,822.00</b>	<b>1,408,802.90</b>	<b>67.38%</b>
<b>MISCELLANEOUS</b>									
319 NON POINT SOURCE EPA GRANT	0.00	0.00	0.00	0.00	25,000.00	(25,000.00)	25,000.00	25,000.00	100.00%
INTEREST ON INVESTMENTS	72,853.13	70,163.00	2,690.13	228,458.74	210,490.00	18,968.74	841,946.00	612,487.26	72.75%
PLAN REVIEW FEE	500.00	0.00	500.00	750.00	900.00	(150.00)	1,250.00	500.00	40.00%
RENTAL INCOME	8,282.25	8,397.00	(114.75)	24,893.92	25,191.00	(297.08)	100,767.00	75,873.08	75.30%
OTHER REVENUE	4,139.61	2,252.00	1,887.61	12,148.83	6,757.00	5,391.83	27,050.00	14,901.17	55.09%
<b>Total MISCELLANEOUS</b>	<b>85,774.99</b>	<b>80,812.00</b>	<b>4,962.99</b>	<b>267,251.49</b>	<b>268,338.00</b>	<b>(1,086.51)</b>	<b>996,013.00</b>	<b>728,761.51</b>	<b>73.17%</b>
<b>USER FEES</b>									
USER FEES - RESIDENTIAL	522,686.87	524,733.00	(2,046.13)	1,568,111.95	1,574,199.00	(6,087.05)	6,296,787.00	4,728,675.05	75.10%
RESIDENTIAL TIER 1 CONSUMPTION	34,037.67	30,930.00	3,107.67	112,837.74	121,892.00	(9,054.26)	355,400.00	242,562.26	68.25%
RESIDENTIAL TIER 2 CONSUMPTION	9,469.45	10,200.00	(730.55)	30,712.60	35,360.00	(4,647.40)	68,000.00	37,287.40	54.83%
RESIDENTIAL TIER 3 CONSUMPTION	9,660.20	12,240.00	(2,579.80)	33,206.77	43,920.00	(10,713.23)	72,000.00	38,793.23	53.88%
RESIDENTIAL FIRE PROTECTION	8,737.55	8,708.00	29.55	26,208.65	26,122.00	86.65	104,494.00	78,287.35	74.92%
USER FEES - COMMERCIAL	39,564.73	39,565.00	(0.27)	118,694.19	118,695.00	(0.81)	474,782.00	356,087.81	75.00%
COMMERCIAL FIRE PROTECTION	7,844.78	7,844.00	0.78	23,534.34	23,533.00	1.34	94,137.00	70,602.66	75.00%
COMMERCIAL CONSUMPTION	13,514.85	12,218.00	1,296.85	42,533.05	41,942.00	591.05	143,120.00	100,586.95	70.28%
PENALTIES ON USER FEES	4,054.09	5,166.00	(1,111.91)	11,111.88	15,496.00	(4,384.12)	61,990.00	50,878.12	82.07%
SERVICE CHARGES	2,280.00	800.00	1,480.00	4,618.69	2,400.00	2,218.69	9,600.00	4,981.31	51.89%
RETURN CHECK FEES	100.00	40.00	60.00	160.00	120.00	40.00	480.00	320.00	66.67%
CONNECTION FEES	19,900.00	0.00	19,900.00	30,300.00	15,412.00	14,888.00	18,312.00	(11,988.00)	-65.47%
TRANSFER FEE REVENUE	1,425.00	1,050.00	375.00	3,375.00	3,150.00	225.00	12,600.00	9,225.00	73.21%
SERVLINE ADMIN REVENUE	160.98	162.00	(1.02)	488.61	486.00	2.61	1,952.00	1,463.39	74.97%
SERVLINE LOSS INSURANCE	1,309.20	1,294.00	15.20	3,919.95	3,884.00	35.95	15,530.00	11,610.05	74.76%
SERVLINE LINE INSURANCE	233.20	233.00	0.20	699.60	700.00	(0.40)	2,798.00	2,098.40	75.00%
<b>Total USER FEES</b>	<b>674,978.57</b>	<b>655,183.00</b>	<b>19,795.57</b>	<b>2,010,511.02</b>	<b>2,027,311.00</b>	<b>(16,799.98)</b>	<b>7,731,982.00</b>	<b>5,721,470.98</b>	<b>74.00%</b>
<b>Total REVENUES</b>	<b>859,405.79</b>	<b>879,798.00</b>	<b>(20,392.21)</b>	<b>2,959,781.61</b>	<b>3,060,067.00</b>	<b>(100,285.39)</b>	<b>10,818,817.00</b>	<b>7,859,035.39</b>	<b>72.64%</b>



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES ALL FUNDS COMBINED**  
**From 9/1/2025 Through 9/30/2025**

DRAFT

	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining
<b>EXPENDITURES</b>									
<b>PAYROLL RELATED EXPENSES</b>									
PAYROLL - MANAGER	37,849.31	48,667.00	10,817.69	94,801.94	145,999.00	51,197.06	584,006.00	489,204.06	83.77%
PAYROLL - MAINTENANCE	40,245.96	56,813.00	16,567.04	132,777.06	170,435.00	37,657.94	681,756.00	548,978.94	80.52%
PAYROLL - OFFICE	12,427.79	16,268.00	3,840.21	42,163.14	48,804.00	6,640.86	195,211.00	153,047.86	78.40%
EMPLOYEE BENEFITS - FICAMEDIC	1,362.84	1,870.00	507.16	4,615.22	5,610.00	994.78	22,465.00	17,849.78	79.46%
EMPLOYEE BENEFITS - MED. INS	29,176.94	40,970.00	11,793.06	87,314.94	122,910.00	35,595.06	526,370.00	439,055.06	83.41%
EMPLOYEE BENEFITS - PERS	19,912.64	31,357.00	11,444.36	41,935.10	94,071.00	52,131.90	376,309.00	334,369.90	88.86%
EMPLOYEE BENEFITS - SIIS	165.56	666.00	500.44	1,455.16	2,131.00	675.84	13,320.00	11,864.84	89.08%
UNEMPLOYMENT BENEFITS	0.00	1,665.00	1,665.00	0.00	4,991.00	4,991.00	19,987.00	19,987.00	100.00%
UNIFORMS	132.54	0.00	(132.54)	2,739.28	5,880.00	3,140.72	11,760.00	9,020.72	76.71%
OPEB EXPENSE	3,291.67	6,715.00	3,423.33	9,875.01	20,145.00	10,269.99	80,592.00	70,716.99	87.75%
ACCURUED LEAVE EXPENSE	(16,239.06)	1,873.00	18,112.05	4,328.99	5,623.00	1,294.01	22,500.00	18,171.01	80.76%
OTHER PAYROLL EXPENSES	281.76	291.00	9.24	1,230.68	2,473.00	1,242.32	6,700.00	5,469.32	81.63%
CAR ALLOWANCE EXPENSE	(563.50)	(443.00)	120.50	(2,425.50)	(1,328.00)	1,097.50	(5,300.00)	(2,874.50)	54.24%
<b>Total PAYROLL RELATED EXPENSES</b>	<b>128,044.46</b>	<b>206,712.00</b>	<b>78,667.54</b>	<b>420,815.02</b>	<b>627,744.00</b>	<b>206,928.98</b>	<b>2,535,676.00</b>	<b>2,114,860.98</b>	<b>83.40%</b>
<b>OPERATING EXPENSES</b>									
ACCOUNTING	0.00	10,335.00	10,335.00	0.00	28,594.00	28,594.00	63,400.00	63,400.00	100.00%
LEGAL	14,608.00	5,417.00	(9,191.00)	20,421.65	16,249.00	(4,172.65)	65,000.00	44,578.35	68.58%
LEGAL LABOR NEGOTIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	12,400.00	12,400.00	100.00%
ENGINEERING & SURVEYING	2,115.00	7,058.00	4,943.00	7,134.00	21,675.00	14,541.00	85,200.00	78,066.00	91.63%
EROSION AND DRAINAGE	0.00	3,500.00	3,500.00	679.00	16,500.00	15,821.00	20,000.00	19,321.00	96.61%
ROAD MAINTENANCE & SUPPLIES	0.00	8,000.00	8,000.00	5,434.95	30,500.00	25,065.05	45,000.00	39,565.05	87.92%
SNOW REMOVAL - PLOWING	0.00	0.00	0.00	0.00	0.00	0.00	775,000.00	775,000.00	100.00%
SNOW REMOVAL - SANDING	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00	75,000.00	100.00%
SNOW REMOVAL ANTI/DE ICING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!
DCLTSA PRO-RATA M & O	0.00	0.00	0.00	212,089.75	212,090.00	0.25	848,359.00	636,269.25	75.00%
DCLTSA ASSESSMENTS	0.00	0.00	0.00	120,811.50	121,311.00	499.50	485,246.00	364,434.50	75.10%
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	27,306.00	27,306.00	100.00%
BANK CHARGES	8,235.40	8,687.00	451.60	25,768.39	26,059.00	290.61	104,250.00	78,481.61	75.28%
BUILDING REPAIRS AND MAINT.	482.16	5,924.00	5,441.84	2,412.63	17,771.00	15,358.37	71,104.00	68,691.37	96.61%
COMPUTER EXPENSE	3,302.89	6,575.00	3,272.11	37,833.45	35,791.00	(2,042.45)	101,877.00	64,043.55	62.86%
DUES & SUBSCRIPTIONS	0.00	82.00	82.00	5,703.49	13,676.00	7,972.51	16,053.00	10,349.51	64.47%
EQUIP. SUPPLIES/MAINT./REPAIRS	8,654.63	18,810.00	10,155.37	56,034.23	62,915.00	6,880.77	236,790.00	180,755.77	76.34%
EQUIPMENT RENTAL	1,803.59	2,133.00	329.41	3,944.93	4,948.00	703.07	14,802.00	10,857.07	73.35%
FIELD SUPPLIES, TOOLS & SIGNS	0.00	19,050.00	19,050.00	0.00	27,150.00	27,150.00	29,630.00	29,630.00	100.00%



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES ALL FUNDS COMBINED**  
**From 9/1/2025 Through 9/30/2025**

DRAFT

	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining
SECURITY EXPENSE	1,293.87	1,417.00	123.13	5,059.65	5,564.00	504.35	21,802.00	16,742.35	76.79%
INSURANCE AND BONDS	1,542.40	1,527.00	(15.40)	130,017.65	132,487.00	2,469.35	146,233.00	16,215.35	11.09%
SAFETY EQUIPMENT	0.00	100.00	100.00	0.00	625.00	625.00	1,100.00	1,100.00	100.00%
INVENTORY PARTS	0.00	0.00	0.00	179.53	8,500.00	8,320.47	15,500.00	15,320.47	98.84%
METER REPAIR & MAINT	0.00	15,000.00	15,000.00	0.00	15,000.00	15,000.00	30,000.00	30,000.00	100.00%
LIEN FEES	0.00	0.00	0.00	42.00	250.00	208.00	500.00	458.00	91.60%
MISCELLANEOUS EXPENDITURES	1,256.27	3,279.00	2,022.73	3,726.09	9,841.00	6,114.91	39,353.00	35,626.91	90.53%
OFFICE JANITORIAL	2,800.00	3,400.00	600.00	9,100.00	10,200.00	1,100.00	40,800.00	31,700.00	77.70%
OFFICE SUPPLIES	623.06	1,930.00	1,306.94	3,280.08	5,889.00	2,608.92	23,571.00	20,290.92	86.08%
PERMITS AND FEES	601.27	700.00	98.73	2,793.81	3,440.00	646.19	10,879.00	8,085.19	74.32%
POSTAGE	1,010.48	2,056.00	1,045.52	3,067.40	4,752.00	1,684.60	13,000.00	9,932.60	76.40%
PUBLICATION CHARGES	574.00	1,166.00	592.00	1,732.48	3,164.00	1,431.52	8,075.00	6,342.52	78.55%
SHOP SUPPLIES/SMALL TOOLS	64.20	584.00	519.80	72.67	1,750.00	1,677.33	7,000.00	6,927.33	98.96%
TELEPHONE	1,376.16	1,427.00	50.84	4,214.07	4,281.00	66.93	17,136.00	12,921.93	75.41%
TRAINING AND SEMINARS	269.65	2,968.00	2,698.35	2,183.65	8,903.00	6,719.35	35,620.00	33,436.35	93.87%
TRAVEL	0.00	1,757.00	1,757.00	0.00	5,271.00	5,271.00	21,100.00	21,100.00	100.00%
TRUSTEE FEES	3,750.00	3,750.00	0.00	11,250.00	11,250.00	0.00	45,000.00	33,750.00	75.00%
UTILITIES - GAS & ELECTRIC	22,911.00	24,786.00	1,875.00	75,551.47	88,626.00	13,064.53	305,299.00	229,737.53	75.25%
VEHICLE EXP FUEL/OIL/SUPP	11,112.94	12,716.00	1,603.06	17,304.14	38,149.00	20,844.86	152,598.00	135,293.86	88.66%
VEH EXP R&M	0.00	7,777.00	7,777.00	3,907.88	23,330.00	19,422.12	93,330.00	89,422.12	95.81%
WATER MONITORING/SAMPLING	842.00	1,466.00	624.00	3,383.00	4,398.00	1,015.00	17,583.00	14,200.00	80.76%
WATER/SEWER SHED MANAGEMENT	0.00	0.00	0.00	16,617.00	18,500.00	1,883.00	18,500.00	1,883.00	10.18%
WATER DIST SYSTEM EXPENSE	617.45	6,475.00	5,857.55	1,983.83	19,425.00	17,441.17	77,700.00	75,716.17	97.45%
WATER TREATMENT SYSTEM EXP	6,338.85	6,871.00	532.15	25,629.84	20,613.00	(5,016.84)	82,456.00	56,826.16	68.92%
AMORTIZATION OF BONDS	679.56	680.00	0.44	2,038.68	2,040.00	1.32	8,155.00	6,116.32	75.00%
DEPRECIATION EXPENSE	129,597.46	128,842.00	(755.46)	397,650.06	386,526.00	(11,124.06)	1,546,105.00	1,148,454.94	74.28%
Total OPERATING EXPENSES	226,462.29	326,245.00	99,782.71	1,219,062.95	1,467,703.00	248,640.05	5,854,812.00	4,635,749.05	79.18%
OTHER EXPENSES									
GAIN/LOSS ON DISPOSAL	0.00	0.00	0.00	0.00	0.00	0.00	(3,200.00)	(3,200.00)	100.00%
INTEREST EXPENSE	19,094.25	19,826.00	731.75	57,313.66	59,479.00	2,165.34	237,915.00	180,601.34	75.91%
CAPITAL OUTLAY	145,661.94	1,064,000.00	918,338.06	2,883,509.42	3,124,740.00	241,230.58	9,366,365.00	6,482,855.58	69.21%
Total OTHER EXPENSES	164,756.19	1,083,826.00	919,069.81	2,940,823.08	3,184,219.00	243,395.92	9,601,080.00	6,660,256.92	69.37%
Total EXPENDITURES	519,262.94	1,616,783.00	1,097,520.06	4,580,701.05	5,279,666.00	698,964.95	17,991,568.00	13,410,866.95	74.54%
EXCESS REVENUE OVER EXPENDITURES	340,142.85	(736,985.00)	1,077,127.85	(1,620,919.44)	(2,219,599.00)	598,679.56	(7,172,751.00)	(5,551,831.56)	77.40%



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT OF REVENUES and EXPENDITURES BY FUND**  
**From 9/1/2025 Through 9/30/2025**

DRAFT

<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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
<b>REVENUES</b>										
<b>TAXES</b>										
ADVALOREM TAXES	16,910.83	41,453.00	(24,542.17)	256,715.76	303,986.00	(47,270.24)	690,878.00	434,162.24	62.84%	
PERSONAL PROPERTY TAX	0.00	5.00	(5.00)	7.14	55.00	(47.86)	6,667.00	6,659.86	99.89%	
ADVALOREM MAKE-UP	14,783.57	35,387.00	(20,603.43)	224,422.71	259,505.00	(35,082.29)	589,783.00	365,360.29	61.95%	
STATE TAX DISTRIBUTION	66,957.83	66,958.00	(0.17)	200,873.49	200,872.00	1.49	803,494.00	602,620.51	75.00%	
<b>Total TAXES</b>	<b>98,652.23</b>	<b>143,803.00</b>	<b>(45,150.77)</b>	<b>682,019.10</b>	<b>764,418.00</b>	<b>(82,398.90)</b>	<b>2,090,822.00</b>	<b>1,408,802.90</b>	<b>67.38%</b>	
<b>MISCELLANEOUS</b>										
INTEREST ON INVESTMENTS	34,240.99	25,960.00	8,280.99	107,845.65	77,880.00	29,965.65	311,520.00	203,674.35	65.38%	Budget @ 37% allocation change per cash position 6/30/25 to 47%.
OTHER REVENUE	0.00	83.00	(83.00)	0.00	250.00	(250.00)	1,000.00	1,000.00	100.00%	
<b>Total MISCELLANEOUS</b>	<b>34,240.99</b>	<b>26,043.00</b>	<b>8,197.99</b>	<b>107,845.65</b>	<b>78,130.00</b>	<b>29,715.65</b>	<b>312,520.00</b>	<b>204,674.35</b>	<b>55.49%</b>	
<b>Total REVENUES</b>	<b>132,893.22</b>	<b>169,846.00</b>	<b>(36,952.78)</b>	<b>789,864.75</b>	<b>842,548.00</b>	<b>(52,683.25)</b>	<b>2,403,342.00</b>	<b>1,613,477.25</b>	<b>67.13%</b>	
<b>EXPENDITURES</b>										
<b>PAYROLL RELATED EXPENSES</b>										
PAYROLL - MANAGER	5,677.42	7,300.00	1,622.58	14,220.33	21,900.00	7,679.67	87,602.00	73,381.67	83.77%	
PAYROLL - MAINTENANCE	6,292.36	9,594.00	3,301.64	27,395.00	28,782.00	1,387.00	115,132.00	87,737.00	76.21%	
PAYROLL - OFFICE	1,864.17	2,440.00	575.83	6,324.48	7,320.00	995.52	29,280.00	22,955.52	78.40%	
EMPLOYEE BENEFITS - FICA/MEDIC	202.59	310.00	107.41	1,346.50	930.00	(416.50)	3,728.00	2,381.50	63.88%	
EMPLOYEE BENEFITS - MED. INS	4,977.28	6,003.00	1,025.72	15,857.59	18,009.00	2,151.41	76,849.00	60,991.41	79.37%	
EMPLOYEE BENEFITS - PERS	2,732.68	4,161.00	1,428.32	6,455.00	12,483.00	6,028.00	49,939.00	43,484.00	87.07%	
EMPLOYEE BENEFITS - SIIS	63.47	157.00	93.53	545.55	503.00	(42.55)	3,145.00	2,599.45	82.65%	
UNEMPLOYMENT BENEFITS	0.00	250.00	250.00	0.00	748.00	748.00	2,998.00	2,998.00	100.00%	
UNIFORMS	0.00	0.00	0.00	582.93	882.00	299.07	1,763.00	1,180.07	66.94%	
OPEB EXPENSE	246.88	920.00	673.12	740.64	2,760.00	2,019.36	11,040.00	10,299.36	93.29%	
ACCURUED LEAVE EXPENSE	(2,637.21)	291.00	2,928.21	(1,049.08)	873.00	1,922.08	3,500.00	4,549.08	129.97%	
OTHER PAYROLL EXPENSES	(0.02)	166.00	166.02	31.90	498.00	466.10	2,000.00	1,968.10	98.41%	
CAR ALLOWANCE EXPENSE	(84.53)	(67.00)	17.53	(363.83)	(201.00)	162.83	(800.00)	(436.17)	54.52%	
<b>Total PAYROLL RELATED EXPENSES</b>	<b>19,335.09</b>	<b>31,525.00</b>	<b>12,189.91</b>	<b>72,087.01</b>	<b>95,487.00</b>	<b>23,399.99</b>	<b>386,176.00</b>	<b>314,088.99</b>	<b>81.33%</b>	
<b>OPERATING EXPENSES</b>										
ACCOUNTING	0.00	517.00	517.00	0.00	1,430.00	1,430.00	3,170.00	3,170.00	100.00%	
LEGAL	57.35	271.00	213.65	236.31	813.00	576.69	3,250.00	3,013.69	92.73%	
LEGAL LABOR NEGOTIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	1,612.00	1,612.00	100.00%	
ENGINEERING & SURVEYING	1,142.65	4,308.00	3,165.35	3,070.85	12,925.00	9,854.15	51,700.00	48,629.15	94.06%	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES BY FUND**  
**From 9/1/2025 Through 9/30/2025**

DRAFT

<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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
EROSION AND DRAINAGE	0.00	3,500.00	3,500.00	679.00	16,500.00	15,821.00	20,000.00	19,321.00	96.61%	
ROAD MAINTENANCE & SUPPLIES	0.00	8,000.00	8,000.00	5,434.95	30,500.00	25,065.05	45,000.00	39,565.05	87.92%	
BUILDING REPAIRS AND MAINT.	12.05	1,250.00	1,237.95	94.61	3,750.00	3,655.39	15,000.00	14,905.39	99.37%	
COMPUTER EXPENSE	83.77	415.00	331.23	746.48	1,245.00	498.52	4,986.00	4,239.52	85.03%	
DUES & SUBSCRIPTIONS	0.00	0.00	0.00	258.92	600.00	341.08	730.00	471.08	64.53%	
EQUIP. SUPPLIES/MAINT./REPAIRS	0.00	425.00	425.00	802.51	1,275.00	472.49	5,100.00	4,297.49	84.26%	
EQUIPMENT RENTAL	32.79	34.00	1.21	98.37	104.00	5.63	412.00	313.63	76.12%	
FIELD SUPPLIES, TOOLS & SIGNS	0.00	9,050.00	9,050.00	0.00	17,150.00	17,150.00	19,630.00	19,630.00	100.00%	
SECURITY EXPENSE	16.18	16.00	(0.18)	38.32	48.00	9.68	200.00	161.68	80.84%	
INSURANCE AND BONDS	0.00	0.00	0.00	4,559.47	4,648.00	88.53	4,648.00	88.53	1.90%	
SAFETY EQUIPMENT	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	100.00%	
MISCELLANEOUS EXPENDITURES	91.70	884.00	792.30	192.69	2,652.00	2,459.31	10,600.00	10,407.31	98.18%	
OFFICE JANITORIAL	100.00	125.00	25.00	325.00	375.00	50.00	1,500.00	1,175.00	78.33%	
OFFICE SUPPLIES	36.57	132.00	95.43	71.15	396.00	324.85	1,584.00	1,512.85	95.51%	
PERMITS AND FEES	0.00	0.00	0.00	49.50	67.00	17.50	167.00	117.50	70.36%	
PUBLICATION CHARGES	0.00	250.00	250.00	45.13	250.00	204.87	1,180.00	1,134.87	96.18%	
TELEPHONE	12.97	13.00	0.03	38.91	39.00	0.09	162.00	123.09	75.98%	
TRAINING AND SEMINARS	0.00	394.00	394.00	252.75	1,181.00	928.25	4,726.00	4,473.25	94.65%	
TRAVEL	0.00	187.00	187.00	0.00	561.00	561.00	2,250.00	2,250.00	100.00%	
TRUSTEE FEES	187.50	188.00	0.50	562.50	563.00	0.50	2,250.00	1,687.50	75.00%	
UTILITIES - GAS & ELECTRIC	56.88	46.00	(10.88)	174.13	167.00	(7.13)	575.00	400.87	69.72%	
VEHICLE EXP FUEL/OIL/SUPP	3,832.71	1,271.00	(2,561.71)	4,450.34	3,815.00	(635.34)	15,260.00	10,809.66	70.84%	Vector parts.
VEH EXP R&M	0.00	1,250.00	1,250.00	1,851.99	3,751.00	1,899.01	15,008.00	13,156.01	87.66%	
<b>Total OPERATING EXPENSES</b>	<b>5,663.12</b>	<b>32,526.00</b>	<b>26,862.88</b>	<b>24,033.88</b>	<b>105,305.00</b>	<b>81,271.12</b>	<b>231,200.00</b>	<b>207,166.12</b>	<b>89.60%</b>	
<b>OTHER EXPENSES</b>										
CAPITAL OUTLAY	99,171.00	590,000.00	490,829.00	1,975,888.57	1,843,240.00	(132,648.57)	2,808,206.00	832,317.43	29.64%	
<b>Total OTHER EXPENSES</b>	<b>99,171.00</b>	<b>590,000.00</b>	<b>490,829.00</b>	<b>1,975,888.57</b>	<b>1,843,240.00</b>	<b>(132,648.57)</b>	<b>2,808,206.00</b>	<b>832,317.43</b>	<b>29.64%</b>	
<b>Total EXPENDITURES</b>	<b>124,169.21</b>	<b>654,051.00</b>	<b>529,881.79</b>	<b>2,072,009.46</b>	<b>2,044,032.00</b>	<b>(27,977.46)</b>	<b>3,425,582.00</b>	<b>1,353,572.54</b>	<b>39.51%</b>	
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>8,724.01</b>	<b>(484,205.00)</b>	<b>492,929.01</b>	<b>(1,282,144.71)</b>	<b>(1,201,484.00)</b>	<b>(80,660.71)</b>	<b>(1,022,240.00)</b>	<b>259,904.71</b>	<b>-25.43%</b>	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT OF REVENUES and EXPENDITURES BY FUND**  
**From 9/1/2025 Through 9/30/2025**

DRAFT

<b>WATER FUND (20)</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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
<b>REVENUES</b>										
<b>MISCELLANEOUS</b>										
319 NON POINT SOURCE EPA GRANT	0.00	0.00	0.00	0.00	25,000.00	(25,000.00)	25,000.00	25,000.00	100.00%	
INTEREST ON INVESTMENTS	21,127.41	28,767.00	(7,639.59)	66,543.06	86,301.00	(19,757.94)	345,198.00	278,654.94	80.73%	Budget @ 41% allocation change per cash position 6/30/25 to 29%.
PLAN REVIEW FEE	375.00	0.00	375.00	500.00	500.00	0.00	750.00	250.00	33.33%	
OTHER REVENUE	4,139.61	2,112.00	2,027.61	12,148.83	6,336.00	5,812.83	25,350.00	13,201.17	52.08%	
<b>Total MISCELLANEOUS</b>	<b>25,642.02</b>	<b>30,879.00</b>	<b>(5,236.98)</b>	<b>79,191.89</b>	<b>118,137.00</b>	<b>(38,945.11)</b>	<b>396,298.00</b>	<b>317,106.11</b>	<b>80.02%</b>	
<b>USER FEES</b>										
USER FEES - RESIDENTIAL	314,329.75	316,161.00	(1,831.25)	942,814.65	948,483.00	(5,668.35)	3,793,932.00	2,851,117.35	75.15%	
RESIDENTIAL TIER 1 CONSUMPTION	31,890.12	29,610.00	2,280.12	105,166.39	111,860.00	(6,693.61)	329,000.00	223,833.61	68.03%	
RESIDENTIAL TIER 2 CONSUMPTION	9,469.45	10,200.00	(730.55)	30,712.60	35,360.00	(4,647.40)	68,000.00	37,287.40	54.83%	
RESIDENTIAL TIER 3 CONSUMPTION	9,660.20	12,240.00	(2,579.80)	33,206.77	43,920.00	(10,713.23)	72,000.00	38,793.23	53.88%	
RESIDENTIAL FIRE PROTECTION	8,737.55	8,708.00	29.55	26,206.65	26,122.00	84.65	104,494.00	78,287.35	74.92%	
USER FEES - COMMERCIAL	30,337.53	30,338.00	(0.47)	91,012.59	91,014.00	(1.41)	364,056.00	273,043.41	75.00%	
COMMERCIAL FIRE PROTECTION	7,844.78	7,844.00	0.78	23,534.34	23,533.00	1.34	94,137.00	70,602.66	75.00%	
COMMERCIAL CONSUMPTION	10,856.01	9,900.00	956.01	34,681.43	33,000.00	1,681.43	110,000.00	75,318.57	68.47%	
PENALTIES ON USER FEES	2,975.98	3,535.00	(559.02)	8,231.55	10,605.00	(2,373.45)	42,420.00	34,188.45	80.60%	
SERVICE CHARGES	2,280.00	800.00	1,480.00	4,618.69	2,400.00	2,218.69	9,600.00	4,981.31	51.89%	
RETURN CHECK FEES	100.00	40.00	60.00	160.00	120.00	40.00	480.00	320.00	66.67%	
CONNECTION FEES	13,300.00	0.00	13,300.00	18,900.00	13,012.00	5,888.00	14,712.00	(4,188.00)	-28.47%	
TRANSFER FEE REVENUE	873.75	609.00	264.75	2,015.25	1,827.00	188.25	7,308.00	5,292.75	72.42%	
SERVLINE ADMIN REVENUE	160.98	162.00	(1.02)	488.61	486.00	2.61	1,952.00	1,463.39	74.97%	
SERVLINE LOSS INSURANCE	1,309.20	1,294.00	15.20	3,919.95	3,884.00	35.95	15,530.00	11,610.05	74.76%	
SERVLINE LINE INSURANCE	233.20	233.00	0.20	699.60	700.00	(0.40)	2,798.00	2,098.40	75.00%	
<b>Total USER FEES</b>	<b>444,358.50</b>	<b>431,674.00</b>	<b>12,684.50</b>	<b>1,326,369.07</b>	<b>1,346,326.00</b>	<b>(19,956.93)</b>	<b>5,030,419.00</b>	<b>3,704,049.93</b>	<b>73.63%</b>	
<b>Total REVENUES</b>	<b>470,000.52</b>	<b>462,553.00</b>	<b>7,447.52</b>	<b>1,405,560.96</b>	<b>1,464,463.00</b>	<b>(58,902.04)</b>	<b>5,426,717.00</b>	<b>4,021,156.04</b>	<b>74.10%</b>	
<b>EXPENDITURES</b>										
<b>PAYROLL RELATED EXPENSES</b>										
PAYROLL - MANAGER	18,967.12	22,388.00	3,420.88	43,254.64	67,164.00	23,909.36	268,656.00	225,401.36	83.90%	
PAYROLL - MAINTENANCE	29,459.06	42,949.00	13,489.94	93,374.94	128,845.00	35,470.06	515,386.00	422,011.06	81.88%	
PAYROLL - OFFICE	4,971.12	6,608.00	1,536.88	16,865.26	19,524.00	2,658.74	78,087.00	61,221.74	78.40%	
EMPLOYEE BENEFITS - FICA/MEDIC	804.62	1,079.00	274.38	2,240.41	3,237.00	996.59	12,954.00	10,713.59	82.70%	
EMPLOYEE BENEFITS - MED. INS	16,553.01	24,052.00	7,498.99	46,833.96	72,156.00	25,322.04	306,463.00	259,629.04	84.72%	
EMPLOYEE BENEFITS - PERS	12,386.21	18,987.00	6,600.79	23,146.68	56,961.00	33,814.32	227,853.00	204,706.32	89.84%	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES BY FUND**  
**From 9/1/2025 Through 9/30/2025**

DRAFT

<b>WATER FUND (20)</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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
EMPLOYEE BENEFITS - SIIS	54.83	396.00	341.17	526.16	1,267.00	740.84	7,916.00	7,389.84	93.35%	
UNEMPLOYMENT BENEFITS	0.00	666.00	666.00	0.00	1,998.00	1,998.00	7,995.00	7,995.00	100.00%	
UNIFORMS	132.54	0.00	(132.54)	1,744.18	4,374.00	2,629.82	8,747.00	7,002.82	80.06%	
OPEB EXPENSE	2,419.38	3,389.00	969.62	7,258.14	10,167.00	2,908.86	40,670.00	33,411.86	82.15%	
ACCURUED LEAVE EXPENSE	(6,694.79)	1,083.00	7,777.79	7,793.96	3,253.00	(4,540.96)	13,000.00	5,206.04	40.05%	
OTHER PAYROLL EXPENSES	281.80	0.00	(281.80)	1,102.93	1,600.00	497.07	3,200.00	2,097.07	65.53%	
CAR ALLOWANCE EXPENSE	(422.63)	(334.00)	88.63	(1,338.93)	(1,001.00)	337.93	(4,000.00)	(2,661.07)	66.53%	
<b>Total PAYROLL RELATED EXPENSES</b>	<b>78,912.27</b>	<b>121,163.00</b>	<b>42,250.73</b>	<b>242,802.33</b>	<b>369,545.00</b>	<b>126,742.67</b>	<b>1,486,927.00</b>	<b>1,244,124.67</b>	<b>83.67%</b>	
<b>OPERATING EXPENSES</b>										
ACCOUNTING	0.00	6,201.00	6,201.00	0.00	17,157.00	17,157.00	38,040.00	38,040.00	100.00%	
LEGAL	843.20	3,250.00	2,406.80	2,933.65	9,750.00	6,816.35	39,000.00	36,066.35	92.48%	
LEGAL LABOR NEGOTIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	7,440.00	7,440.00	100.00%	
ENGINEERING & SURVEYING	972.35	1,896.00	923.65	3,052.64	5,688.00	2,635.36	22,750.00	19,697.36	86.58%	
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	13,926.00	13,926.00	100.00%	
BANK CHARGES	4,200.05	4,441.00	240.95	13,141.88	13,321.00	179.12	53,280.00	40,148.12	75.34%	
BUILDING REPAIRS AND MAINT.	144.65	1,238.00	1,093.35	929.98	3,713.00	2,783.02	14,855.00	13,925.02	93.74%	
COMPUTER EXPENSE	2,550.69	5,000.00	2,449.31	28,085.40	27,261.00	(824.40)	70,261.00	42,175.60	60.03%	
DUES & SUBSCRIPTIONS	0.00	55.00	55.00	3,632.09	8,337.00	4,704.91	9,666.00	6,033.91	62.42%	
EQUIP. SUPPLIES/MAINT./REPAIRS	104.88	440.00	335.12	1,828.16	7,630.00	5,801.84	16,150.00	14,321.84	88.68%	
EQUIPMENT RENTAL	1,049.79	1,235.00	185.21	2,399.06	2,764.00	364.94	9,245.00	6,845.94	74.05%	
SECURITY EXPENSE	719.89	850.00	130.11	2,887.62	3,765.00	877.38	14,548.00	11,660.38	80.15%	
INSURANCE AND BONDS	1,542.40	1,527.00	(15.40)	89,843.98	91,517.00	1,673.02	105,263.00	15,419.02	14.65%	
SAFETY EQUIPMENT	0.00	100.00	100.00	0.00	100.00	100.00	500.00	500.00	100.00%	
INVENTORY PARTS	0.00	0.00	0.00	179.53	8,000.00	7,820.47	15,000.00	14,820.47	98.80%	
METER REPAIR & MAINT	0.00	15,000.00	15,000.00	0.00	15,000.00	15,000.00	30,000.00	30,000.00	100.00%	
LIEN FEES	0.00	0.00	0.00	42.00	250.00	208.00	500.00	458.00	91.60%	
MISCELLANEOUS EXPENDITURES	320.80	833.00	512.20	1,112.66	2,503.00	1,390.34	10,000.00	8,887.34	88.87%	
OFFICE JANITORIAL	1,200.00	1,500.00	300.00	3,900.00	4,500.00	600.00	18,000.00	14,100.00	78.33%	
OFFICE SUPPLIES	363.00	1,106.00	743.00	1,812.14	3,318.00	1,505.86	13,279.00	11,466.86	86.35%	
PERMITS AND FEES	601.27	700.00	98.73	2,397.81	2,900.00	502.19	9,639.00	7,241.19	75.12%	
POSTAGE	510.00	1,020.00	510.00	1,559.03	2,680.00	1,120.97	6,760.00	5,200.97	76.94%	
PUBLICATION CHARGES	574.00	0.00	(574.00)	694.34	1,180.00	485.66	3,180.00	2,485.66	78.17%	Water Operator Job Postings
SHOP SUPPLIES/SMALL TOOLS	64.20	584.00	519.80	72.67	1,750.00	1,677.33	7,000.00	6,927.33	98.96%	
TELEPHONE	1,219.34	1,265.00	45.66	3,743.58	3,795.00	51.42	15,180.00	11,436.42	75.34%	



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT OF REVENUES and EXPENDITURES BY FUND**  
**From 9/1/2025 Through 9/30/2025**

DRAFT

<b>WATER FUND (20)</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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
TRAINING AND SEMINARS	269.65	1,914.00	1,644.35	1,722.25	5,742.00	4,019.75	22,968.00	21,245.75	92.50%	
TRAVEL	0.00	1,117.00	1,117.00	0.00	3,351.00	3,351.00	13,404.00	13,404.00	100.00%	
TRUSTEE FEES	2,250.00	2,250.00	0.00	6,750.00	6,750.00	0.00	27,000.00	20,250.00	75.00%	
UTILITIES - GAS & ELECTRIC	20,777.35	21,960.00	1,182.65	68,265.34	79,607.00	11,341.66	274,502.00	206,236.66	75.13%	
VEHICLE EXP FUEL/OIL/SUPP	6,792.72	10,174.00	3,381.28	11,748.66	30,521.00	18,772.34	122,078.00	110,329.34	90.38%	
VEH EXP R&M	0.00	5,422.00	5,422.00	2,043.65	16,266.00	14,222.35	65,064.00	63,020.35	96.86%	
WATER MONITORING/SAMPLING	842.00	1,466.00	624.00	3,383.00	4,398.00	1,015.00	17,583.00	14,200.00	80.76%	
WATER/SEWER SHED MANAGEMENT	0.00	0.00	0.00	16,617.00	18,500.00	1,883.00	18,500.00	1,883.00	10.18%	
WATER DIST SYSTEM EXPENSE	617.45	6,475.00	5,857.55	1,983.83	19,425.00	17,441.17	77,700.00	75,716.17	97.45%	
WATER TREATMENT SYSTEM EXP	6,338.85	6,871.00	532.15	25,629.84	20,613.00	(5,016.84)	82,456.00	56,826.16	68.92%	
AMORTIZATION OF BONDS	679.56	680.00	0.44	2,038.68	2,040.00	1.32	8,155.00	6,116.32	75.00%	
DEPRECIATION EXPENSE	121,476.36	120,639.00	(837.36)	372,728.97	361,917.00	(10,811.97)	1,447,668.00	1,074,939.03	74.25%	
<b>Total OPERATING EXPENSES</b>	<b>177,024.45</b>	<b>227,209.00</b>	<b>50,184.55</b>	<b>677,159.44</b>	<b>806,009.00</b>	<b>128,849.56</b>	<b>2,720,550.00</b>	<b>2,043,390.56</b>	<b>75.11%</b>	
<b>OTHER EXPENSES</b>										
INTEREST EXPENSE	19,094.25	19,826.00	731.75	57,313.66	59,479.00	2,165.34	237,915.00	180,601.34	75.91%	
CAPITAL OUTLAY	46,490.94	465,000.00	418,509.06	907,060.42	1,265,000.00	357,939.58	5,926,726.00	5,019,665.58	84.70%	We have not received the FY24 Waterline Tramway/Tina Pay Application from Aspen.
LOSS/GAIN ON DISPOSAL OF ASSET	0.00	0.00	0.00	0.00	0.00	0.00	(3,200.00)	(3,200.00)	100.00%	
<b>Total OTHER EXPENSES</b>	<b>65,585.19</b>	<b>484,826.00</b>	<b>419,240.81</b>	<b>964,374.08</b>	<b>1,324,479.00</b>	<b>360,104.92</b>	<b>6,161,441.00</b>	<b>5,197,066.92</b>	<b>84.35%</b>	
<b>Total EXPENDITURES</b>	<b>321,521.91</b>	<b>833,188.00</b>	<b>511,676.09</b>	<b>1,884,335.85</b>	<b>2,500,033.00</b>	<b>615,697.15</b>	<b>10,368,918.00</b>	<b>9,484,582.15</b>	<b>81.83%</b>	
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>148,478.61</b>	<b>(370,645.00)</b>	<b>519,123.61</b>	<b>(478,774.89)</b>	<b>(1,035,570.00)</b>	<b>556,795.11</b>	<b>(4,942,201.00)</b>	<b>(4,463,426.11)</b>	<b>90.31%</b>	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES BY FUND**  
**From 9/1/2025 Through 9/30/2025**

DRAFT

SEWER FUND (30)	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining	NOTES
<b>REVENUES</b>										
<b>MISCELLANEOUS</b>										
INTEREST ON INVESTMENTS	13,842.09	14,734.00	(891.91)	43,597.19	44,203.00	(605.81)	176,809.00	133,211.81	75.34%	
PLAN REVIEW FEE	125.00	0.00	125.00	250.00	400.00	(150.00)	500.00	250.00	50.00%	
OTHER REVENUE	0.00	41.00	(41.00)	0.00	123.00	(123.00)	500.00	500.00	100.00%	
<b>Total MISCELLANEOUS</b>	<b>13,967.09</b>	<b>14,775.00</b>	<b>(807.91)</b>	<b>43,847.19</b>	<b>44,726.00</b>	<b>(878.81)</b>	<b>177,809.00</b>	<b>133,961.81</b>	<b>75.34%</b>	
<b>USER FEES</b>										
USER FEES - RESIDENTIAL	146,186.12	146,350.00	(163.88)	438,700.61	439,050.00	(349.39)	1,756,191.00	1,317,490.39	75.02%	
RESIDENTIAL TIER 1 CONSUMPTION	2,147.55	1,320.00	827.55	7,671.35	10,032.00	(2,360.65)	26,400.00	18,728.65	70.94%	
USER FEES - COMMERCIAL	3,503.20	3,503.00	0.20	10,509.60	10,509.00	0.60	42,038.00	31,528.40	75.00%	
COMMERCIAL CONSUMPTION	2,658.84	2,318.00	340.84	7,851.62	8,942.00	(1,090.38)	33,120.00	25,268.38	76.29%	
PENALTIES ON USER FEES	771.33	1,230.00	(458.67)	2,055.52	3,690.00	(1,634.48)	14,760.00	12,704.48	86.07%	
CONNECTION FEES	6,600.00	0.00	6,600.00	11,400.00	2,400.00	9,000.00	3,600.00	(7,800.00)	-216.67%	
TRANSFER FEE REVENUE	382.50	306.00	76.50	943.50	918.00	25.50	3,672.00	2,728.50	74.31%	
<b>Total USER FEES</b>	<b>162,249.54</b>	<b>155,027.00</b>	<b>7,222.54</b>	<b>479,132.20</b>	<b>475,541.00</b>	<b>3,591.20</b>	<b>1,879,781.00</b>	<b>1,400,648.80</b>	<b>74.51%</b>	
<b>Total REVENUES</b>	<b>176,216.63</b>	<b>169,802.00</b>	<b>6,414.63</b>	<b>522,979.39</b>	<b>520,267.00</b>	<b>2,712.39</b>	<b>2,057,590.00</b>	<b>1,534,610.61</b>	<b>74.58%</b>	
<b>EXPENDITURES</b>										
<b>PAYROLL RELATED EXPENSES</b>										
PAYROLL - MANAGER	9,167.69	12,931.00	3,763.31	25,392.65	38,791.00	13,398.35	155,170.00	129,777.35	83.64%	
PAYROLL - OFFICE	3,728.34	4,880.00	1,151.66	12,648.98	14,640.00	1,991.02	58,564.00	45,915.02	78.40%	
EMPLOYEE BENEFITS - FICA/MEDIC	202.77	274.00	71.23	588.76	822.00	233.24	3,294.00	2,705.24	82.13%	
EMPLOYEE BENEFITS - MED. INS	3,930.08	6,035.00	2,104.92	12,085.97	18,105.00	6,019.03	80,696.00	88,610.03	85.02%	
EMPLOYEE BENEFITS - PERS	2,818.90	4,939.00	2,120.10	7,283.55	14,817.00	7,533.45	59,276.00	51,992.45	87.71%	
EMPLOYEE BENEFITS - SIIS	1.82	49.00	47.18	208.89	157.00	(51.89)	987.00	778.11	78.84%	
UNEMPLOYMENT BENEFITS	0.00	499.00	499.00	0.00	1,497.00	1,497.00	5,996.00	5,996.00	100.00%	
UNIFORMS	0.00	0.00	0.00	58.50	73.00	14.50	147.00	88.50	60.20%	
OPEB EXPENSE	427.92	1,457.00	1,029.08	1,283.76	4,371.00	3,087.24	17,490.00	16,206.24	92.66%	
ACCURED LEAVE EXPENSE	(4,395.42)	333.00	4,728.42	(1,434.11)	999.00	2,433.11	4,000.00	5,434.11	135.85%	
OTHER PAYROLL EXPENSES	(0.03)	41.00	41.03	63.80	123.00	59.20	500.00	436.20	87.24%	
CAR ALLOWANCE EXPENSE	(56.34)	(42.00)	14.34	(516.94)	(126.00)	390.94	(500.00)	16.94	-3.39%	
<b>Total PAYROLL RELATED EXPENSES</b>	<b>15,825.73</b>	<b>31,396.00</b>	<b>15,570.27</b>	<b>57,663.81</b>	<b>94,269.00</b>	<b>36,605.19</b>	<b>385,620.00</b>	<b>327,956.19</b>	<b>85.05%</b>	
<b>OPERATING EXPENSES</b>										
ACCOUNTING	0.00	3,100.00	3,100.00	0.00	8,577.00	8,577.00	19,020.00	19,020.00	100.00%	
LEGAL	344.10	1,625.00	1,280.90	1,029.70	4,875.00	3,845.30	19,500.00	18,470.30	94.72%	



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT OF REVENUES and EXPENDITURES BY FUND**  
**From 9/1/2025 Through 9/30/2025**

DRAFT

SEWER FUND (30)	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining	NOTES
LEGAL LABOR NEGOTIATIONS	0.00	0.00	0.00	0.00	0.00	2,108.00	2,108.00	100.00%	
ENGINEERING & SURVEYING	0.00	854.00	854.00	947.52	2,562.00	10,250.00	9,302.48	90.76%	
DOLTA PRO-RATA M & O	0.00	0.00	0.00	212,089.75	212,090.00	848,359.00	636,269.25	75.00%	
DOLTA ASSESSMENTS	0.00	0.00	0.00	120,811.50	121,311.00	485,245.00	364,434.50	75.10%	
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	9,284.00	9,284.00	100.00%	
BANK CHARGES	2,800.04	2,946.00	145.96	8,761.26	8,838.00	35,360.00	26,598.74	75.22%	
BUILDING REPAIRS AND MAINT.	72.33	2,618.00	2,545.67	274.16	7,854.00	31,419.00	31,144.84	99.13%	
COMPUTER EXPENSE	474.01	760.00	285.99	7,239.99	5,660.00	21,875.00	14,636.01	66.90%	
DUES & SUBSCRIPTIONS	0.00	27.00	27.00	1,553.56	4,169.00	4,531.00	3,377.44	68.49%	
EQUIP. SUPPLIES/MAINT./REPAIRS	8,549.75	17,920.00	9,370.25	53,403.56	53,760.00	215,040.00	161,636.44	75.17%	
EQUIPMENT RENTAL	511.62	671.00	159.38	1,038.37	1,351.00	3,824.00	2,785.63	72.85%	
SECURITY EXPENSE	541.62	530.00	(11.62)	2,095.39	1,690.00	6,804.00	4,708.61	69.20%	
INSURANCE AND BONDS	0.00	0.00	0.00	27,343.60	27,888.00	27,888.00	544.40	1.95%	
INVENTORY PARTS	0.00	0.00	0.00	0.00	500.00	500.00	500.00	100.00%	
MISCELLANEOUS EXPENDITURES	216.08	512.00	295.92	605.04	1,536.00	6,153.00	5,547.96	90.17%	
OFFICE JANITORIAL	600.00	750.00	150.00	1,950.00	2,250.00	9,000.00	7,050.00	78.33%	
OFFICE SUPPLIES	186.92	578.00	391.08	1,040.60	1,733.00	6,935.00	5,894.40	84.99%	
PERMITS AND FEES	0.00	0.00	0.00	297.00	405.00	405.00	108.00	26.67%	
POSTAGE	340.00	736.00	396.00	1,039.35	1,472.00	4,420.00	3,380.65	76.49%	
PUBLICATION CHARGES	0.00	610.00	610.00	90.26	1,200.00	2,200.00	2,109.74	95.90%	
TELEPHONE	130.88	136.00	5.12	392.67	408.00	1,632.00	1,239.33	75.94%	
TRAINING AND SEMINARS	0.00	489.00	489.00	24.60	1,467.00	5,874.00	5,849.40	99.58%	
TRAVEL	0.00	288.00	288.00	0.00	864.00	3,462.00	3,462.00	100.00%	
TRUSTEE FEES	1,125.00	1,125.00	0.00	3,375.00	3,375.00	13,500.00	10,125.00	75.00%	
UTILITIES - GAS & ELECTRIC	1,101.41	1,874.00	772.59	4,210.10	6,793.00	23,425.00	19,214.90	82.03%	
DEPRECIATION EXPENSE	8,121.10	8,203.00	81.90	24,921.09	24,609.00	98,437.00	73,515.91	74.68%	
<b>Total OPERATING EXPENSES</b>	<b>25,114.86</b>	<b>46,352.00</b>	<b>21,237.14</b>	<b>474,534.07</b>	<b>507,237.00</b>	<b>1,916,852.00</b>	<b>1,442,317.93</b>	<b>75.24%</b>	
<b>OTHER EXPENSES</b>									
CAPITAL OUTLAY	0.00	7,000.00	7,000.00	480.36	13,000.00	507,766.00	507,285.64	99.91%	
Total OTHER EXPENSES	0.00	7,000.00	7,000.00	480.36	13,000.00	507,766.00	507,285.64	99.91%	
Total EXPENDITURES	<u>40,940.69</u>	<u>84,746.00</u>	<u>43,807.41</u>	<u>532,678.24</u>	<u>614,506.00</u>	<u>2,810,238.00</u>	<u>2,277,559.76</u>	<u>81.05%</u>	
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>135,276.04</b>	<b>85,054.00</b>	<b>50,222.04</b>	<b>(9,698.95)</b>	<b>(94,239.00)</b>	<b>(752,648.00)</b>	<b>(742,949.15)</b>	<b>98.71%</b>	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT OF REVENUES and EXPENDITURES BY FUND**  
**From 9/1/2025 Through 9/30/2025**

DRAFT

<b>SNOW REMOVAL SPECIAL REVENUE (60)</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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
<b>REVENUES</b>										
<b>MISCELLANEOUS</b>										
INTEREST ON INVESTMENTS	3,642.64	702.00	2,940.64	11,472.84	2,106.00	9,366.84	8,419.00	(3,053.84)	-36.27%	Budget @ 17% allocation change per CASH portion 6/20/25 to 6/26
OTHER REVENUE	0.00	16.00	(16.00)	0.00	48.00	(48.00)	200.00	200.00	100.00%	
<b>Total MISCELLANEOUS</b>	<b>3,642.64</b>	<b>718.00</b>	<b>2,924.64</b>	<b>11,472.84</b>	<b>2,154.00</b>	<b>9,318.84</b>	<b>8,619.00</b>	<b>(2,853.84)</b>	<b>-33.11%</b>	
<b>USER FEES</b>										
USER FEES - RESIDENTIAL	62,171.00	62,222.00	(51.00)	186,596.69	186,666.00	(69.31)	746,664.00	560,067.31	75.01%	
USER FEES - COMMERCIAL	5,724.00	5,724.00	0.00	17,172.00	17,172.00	0.00	68,688.00	51,516.00	75.00%	
PENALTIES ON USER FEES	306.78	401.00	(94.22)	824.81	1,201.00	(376.19)	4,810.00	3,985.19	82.85%	
TRANSFER FEE REVENUE	168.75	135.00	33.75	416.25	405.00	11.25	1,620.00	1,203.75	74.31%	
<b>Total USER FEES</b>	<b>68,370.53</b>	<b>68,482.00</b>	<b>(111.47)</b>	<b>205,009.75</b>	<b>205,444.00</b>	<b>(434.25)</b>	<b>821,782.00</b>	<b>616,772.25</b>	<b>75.05%</b>	
<b>Total REVENUES</b>	<b>72,013.17</b>	<b>69,200.00</b>	<b>2,813.17</b>	<b>216,482.59</b>	<b>207,598.00</b>	<b>8,884.59</b>	<b>830,401.00</b>	<b>613,918.41</b>	<b>73.93%</b>	
<b>EXPENDITURES</b>										
<b>PAYROLL RELATED EXPENSES</b>										
PAYROLL - MANAGER	4,037.08	6,048.00	2,010.92	11,934.32	18,144.00	6,209.68	72,578.00	60,643.68	83.56%	
PAYROLL - MAINTENANCE	4,494.54	4,270.00	(224.54)	12,007.12	12,808.00	800.88	51,238.00	39,230.88	76.57%	
PAYROLL - OFFICE	1,864.16	2,440.00	575.84	6,324.42	7,320.00	995.58	29,280.00	22,955.58	78.40%	
EMPLOYEE BENEFITS - FICAMEDIC	152.86	207.00	54.14	439.55	621.00	181.45	2,489.00	2,049.45	82.34%	
EMPLOYEE BENEFITS - MED. INS	3,716.57	4,880.00	1,163.43	12,537.42	14,640.00	2,102.58	62,362.00	49,824.58	79.90%	
EMPLOYEE BENEFITS - PERS	1,974.85	3,270.00	1,295.15	5,053.87	9,810.00	4,756.13	39,241.00	34,187.13	87.12%	
EMPLOYEE BENEFITS - SIIS	45.44	64.00	18.56	174.56	204.00	29.44	1,272.00	1,097.44	86.28%	
UNEMPLOYMENT BENEFITS	0.00	250.00	250.00	0.00	748.00	748.00	2,998.00	2,998.00	100.00%	
UNIFORMS	0.00	0.00	0.00	353.67	551.00	197.33	1,103.00	749.33	67.94%	
OPEB EXPENSE	197.49	949.00	751.51	592.47	2,847.00	2,254.53	11,392.00	10,799.53	94.80%	
ACCRUED LEAVE EXPENSE	(2,511.63)	166.00	2,677.63	(981.78)	498.00	1,479.78	2,000.00	2,981.78	149.09%	
OTHER PAYROLL EXPENSES	0.01	84.00	83.99	32.05	252.00	219.95	1,000.00	967.95	96.80%	
CAR ALLOWANCE EXPENSE	0.00	0.00	0.00	(205.80)	0.00	205.80	0.00	205.80	#DIV/0!	
<b>Total PAYROLL RELATED EXPENSES</b>	<b>13,971.37</b>	<b>22,628.00</b>	<b>8,656.63</b>	<b>48,261.87</b>	<b>68,443.00</b>	<b>20,181.13</b>	<b>276,953.00</b>	<b>228,691.13</b>	<b>82.57%</b>	
<b>OPERATING EXPENSES</b>										
ACCOUNTING	0.00	517.00	517.00	0.00	1,430.00	1,430.00	3,170.00	3,170.00	100.00%	
LEGAL	13,363.35	271.00	(13,092.35)	16,221.99	811.00	(15,410.99)	3,250.00	(12,971.99)	-399.14%	Snow Removal Contract & Protest.
LEGAL LABOR NEGOTIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	1,240.00	1,240.00	100.00%	
ENGINEERING & SURVEYING	0.00	0.00	0.00	62.99	500.00	437.01	500.00	437.01	87.40%	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES BY FUND**  
**From 9/1/2025 Through 9/30/2025**

DRAFT

<b>SNOW REMOVAL SPECIAL REVENUE (60)</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 FY25 Budget</b>	<b>Total Budget Variance</b>	<b>Percent Total Budget Remaining</b>	<b>NOTES</b>
SNOW REMOVAL - FLOWING	0.00	0.00	0.00	0.00	0.00	0.00	775,000.00	775,000.00	100.00%	
SNOW REMOVAL - SANDING	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00	75,000.00	100.00%	
SNOW REMOVAL ANTI/DE ICING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	4,096.00	4,096.00	100.00%	
BANK CHARGES	1,235.31	1,300.00	64.69	3,865.25	3,900.00	34.75	15,600.00	11,734.75	75.22%	
BUILDING REPAIRS AND MAINT.	12.05	402.00	389.95	56.33	1,206.00	1,149.67	4,830.00	4,773.67	98.83%	
COMPUTER EXPENSE	194.42	400.00	205.58	1,761.58	1,625.00	(136.58)	4,754.00	2,992.42	62.95%	
DUES & SUBSCRIPTIONS	0.00	0.00	0.00	258.92	570.00	311.08	726.00	467.08	64.34%	
EQUIP. SUPPLIES/MAINT./REPAIRS	0.00	25.00	25.00	0.00	50.00	50.00	100.00	100.00	100.00%	
EQUIPMENT RENTAL	193.14	175.00	(18.14)	380.38	375.00	14.62	1,101.00	740.62	67.27%	
FIELD SUPPLIES, TOOLS & SIGNS	0.00	10,000.00	10,000.00	0.00	10,000.00	10,000.00	10,000.00	10,000.00	100.00%	
SECURITY EXPENSE	16.18	21.00	4.82	38.32	61.00	22.68	250.00	211.68	84.67%	
INSURANCE AND BONDS	0.00	0.00	0.00	4,559.47	4,648.00	88.53	4,648.00	88.53	1.90%	
SAFETY EQUIPMENT	0.00	0.00	0.00	0.00	25.00	25.00	100.00	100.00	100.00%	
MISCELLANEOUS EXPENDITURES	91.70	467.00	375.30	192.69	1,401.00	1,208.31	5,600.00	5,407.31	96.56%	
OFFICE JANITORIAL	100.00	125.00	25.00	325.00	375.00	50.00	1,500.00	1,175.00	78.33%	
OFFICE SUPPLIES	36.57	114.00	77.43	356.19	342.00	(14.19)	1,373.00	1,016.81	74.06%	
PERMITS AND FEES	0.00	0.00	0.00	49.50	68.00	18.50	668.00	618.50	92.59%	
POSTAGE	160.48	300.00	139.52	469.02	600.00	130.98	1,820.00	1,350.98	74.23%	
PUBLICATION CHARGES	0.00	306.00	306.00	902.75	534.00	(368.75)	1,515.00	612.25	40.41%	
TELEPHONE	12.97	13.00	0.03	38.91	39.00	0.09	162.00	123.09	75.98%	
TRAINING AND SEMINARS	0.00	171.00	171.00	184.05	513.00	328.95	2,052.00	1,867.95	91.03%	
TRAVEL	0.00	165.00	165.00	0.00	495.00	495.00	1,984.00	1,984.00	100.00%	
TRUSTEE FEES	187.50	187.00	(0.50)	562.50	562.00	(0.50)	2,250.00	1,687.50	75.00%	
UTILITIES - GAS & ELECTRIC	23.89	46.00	22.11	72.90	167.00	94.10	575.00	502.10	87.32%	
VEHICLE EXP FUEL/OIL/SUPP	487.51	1,271.00	783.49	1,105.14	3,813.00	2,707.86	15,260.00	14,154.86	92.76%	
VEH EXP R&M	0.00	1,105.00	1,105.00	12.24	3,313.00	3,300.76	13,258.00	13,245.76	99.91%	
<b>Total OPERATING EXPENSES</b>	<b>16,115.07</b>	<b>17,381.00</b>	<b>1,265.93</b>	<b>31,456.12</b>	<b>37,423.00</b>	<b>5,966.88</b>	<b>952,382.00</b>	<b>920,925.88</b>	<b>96.70%</b>	
<b>OTHER EXPENSES</b>										
CAPITAL OUTLAY	0.00	2,000.00	2,000.00	80.07	3,500.00	3,419.93	123,667.00	123,586.93	99.94%	
<b>Total OTHER EXPENSES</b>	<b>0.00</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>80.07</b>	<b>3,500.00</b>	<b>3,419.93</b>	<b>123,667.00</b>	<b>123,586.93</b>	<b>99.94%</b>	
<b>Total EXPENDITURES</b>	<b>30,086.44</b>	<b>42,009.00</b>	<b>11,922.56</b>	<b>79,798.06</b>	<b>109,366.00</b>	<b>29,567.94</b>	<b>1,353,002.00</b>	<b>1,273,203.94</b>	<b>94.10%</b>	
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>41,926.73</b>	<b>27,191.00</b>	<b>14,735.73</b>	<b>136,664.53</b>	<b>98,232.00</b>	<b>38,452.53</b>	<b>(522,601.00)</b>	<b>(659,285.53)</b>	<b>126.15%</b>	

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
**STATEMENT of REVENUES and EXPENDITURES BY FUND**  
**From 9/1/2025 Through 9/30/2025**

DRAFT

298 KINGSBURY GRADE RENTAL (80)	Current Period Actual	Current Period Budget	Current Period Budget Variance	Current Year Actual	YTD Budget	YTD Budget Variance	Total FY25 Budget	Total Budget Variance	Percent Total Budget Remaining	NOTES
<b>REVENUES</b>										
<b>MISCELLANEOUS</b>										
RENTAL INCOME	8,282.25	8,397.00	(114.75)	24,893.92	25,191.00	(297.08)	100,767.00	75,873.08	75.30%	
<b>Total MISCELLANEOUS</b>	<b>8,282.25</b>	<b>8,397.00</b>	<b>(114.75)</b>	<b>24,893.92</b>	<b>25,191.00</b>	<b>(297.08)</b>	<b>100,767.00</b>	<b>75,873.08</b>	<b>75.30%</b>	
<b>Total REVENUES</b>	<b>8,282.25</b>	<b>8,397.00</b>	<b>(114.75)</b>	<b>24,893.92</b>	<b>25,191.00</b>	<b>(297.08)</b>	<b>100,767.00</b>	<b>75,873.08</b>	<b>75.30%</b>	
<b>EXPENDITURES</b>										
<b>OPERATING EXPENSES</b>										
BUILDING REPAIRS AND MAINT.	241.08	416.00	174.92	1,057.55	1,248.00	190.45	5,000.00	3,942.45	78.85%	
EQUIP. SUPPLIES/MAINT./REPAIRS	0.00	0.00	0.00	0.00	200.00	200.00	400.00	400.00	100.00%	
EQUIPMENT RENTAL	16.25	18.00	1.75	48.75	54.00	5.25	220.00	171.25	77.84%	
INSURANCE AND BONDS	0.00	0.00	0.00	3,711.13	3,786.00	74.87	3,786.00	74.87	1.98%	
MISCELLANEOUS EXPENDITURES	535.99	583.00	47.01	1,623.01	1,749.00	125.99	7,000.00	5,376.99	76.81%	
OFFICE JANITORIAL	800.00	900.00	100.00	2,600.00	2,700.00	100.00	10,800.00	8,200.00	75.93%	
OFFICE SUPPLIES	0.00	0.00	0.00	0.00	100.00	100.00	400.00	400.00	100.00%	
UTILITIES - GAS & ELECTRIC	951.47	860.00	(91.47)	2,899.00	1,892.00	(947.00)	17,191.00	14,352.00	83.49%	
<b>Total OPERATING EXPENSES</b>	<b>2,544.79</b>	<b>2,777.00</b>	<b>232.21</b>	<b>11,879.44</b>	<b>11,729.00</b>	<b>(150.44)</b>	<b>44,797.00</b>	<b>32,917.56</b>	<b>73.48%</b>	
<b>Total EXPENDITURES</b>	<b>2,544.79</b>	<b>2,777.00</b>	<b>232.21</b>	<b>11,879.44</b>	<b>11,729.00</b>	<b>(150.44)</b>	<b>44,797.00</b>	<b>32,917.56</b>	<b>73.48%</b>	
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>5,737.46</b>	<b>5,620.00</b>	<b>117.46</b>	<b>13,014.48</b>	<b>13,462.00</b>	<b>(447.52)</b>	<b>55,970.00</b>	<b>42,955.52</b>	<b>330.06%</b>	

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

**TITLE: FOR DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF  
LIST OF CLAIMS**

**MEETING DATE:** 16 December 2025

**PREPARED BY:** Derek Dornbrook, General Manager

**RECOMMENDED ACTION:**

It is recommended that the Board of Trustees review and approve the list of claims for November 14<sup>th</sup> to December 10, 2025, from check number 65876 to 65967 for a total of \$781,802.96.

**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:**

- A. List of Claims for November 14 to December 10, 2025

**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 11/14/2025 Through 12/10/2025

Check Number	Check Date	Payee	Transaction Description	Check Amount
65876	11/14/2025	JUDITH BREWER	Employee: BREWER; Pay Date: 11/14/2025	2,306.75
65877	11/14/2025	DERREK DORNBROOK	Employee: DORNBR; Pay Date: 11/14/2025	3,832.47
65878	11/14/2025	MICHAEL E. EDWARDS, JR	Employee: EDWARD; Pay Date: 11/14/2025	2,221.03
65879	11/14/2025	BRANDY JOHNS	Employee: JOHNS; Pay Date: 11/14/2025	2,026.56
65880	11/14/2025	MICHELLE M. MCCOY	Employee: MCCOY; Pay Date: 11/14/2025	1,672.70
65881	11/14/2025	SHANE T. MORTENSEN	Employee: MORTEN; Pay Date: 11/14/2025	3,106.04
65882	11/14/2025	BYRAN D. MOSS	Employee: MOSS; Pay Date: 11/14/2025	3,724.35
65883	11/14/2025	TIMOTHY E. ROBERTS	Employee: ROBERT; Pay Date: 11/14/2025	1,217.01
65884	11/14/2025	JEFF M. SIMAS	Employee: SIMAS; Pay Date: 11/14/2025	1,609.34
65885	11/14/2025	LEIGH C. STANTON	Employee: STANTO; Pay Date: 11/14/2025	1,529.25
65886	11/14/2025	JEFF T. WOOD	Employee: WOOD; Pay Date: 11/14/2025	1,845.40
65887	11/14/2025	SHANE T. MORTENSEN	Employee: MORTEN; Pay Date: 11/14/2025	1,740.70
65888	11/18/2025	GREGORY FELTON	Employee: FELTON; Pay Date: 11/18/2025	739.12
65889	11/18/2025	EDWARD J. JOHNS	Employee: JOHNSE; Pay Date: 11/18/2025	739.12
65890	11/18/2025	SANDRA D. PARKS	Employee: PARKS; Pay Date: 11/18/2025	689.12
65891	11/18/2025	SARA NELSON	Employee: SNELSO; Pay Date: 11/18/2025	739.12
65892	11/18/2025	CYNTHIA M. TRIGG	Employee: TRIGG; Pay Date: 11/18/2025	739.12
65893	11/18/2025	AFLAC	ACCT FA935 LIFE INSURANCE DORNBROOK, EDWARDS, JOHNS, MOSS, S	605.55
65894	11/18/2025	AIRGAS USA, LLC	RENT LIQUID IND LG 190-300 LT NITRO	1,393.69
65895	11/18/2025	ASPEN DEVELOPERS CORP	PAY APPLICATION 9 #30113 TRAMWAY TINA WATER LINE	400,917.95
65896	11/18/2025	BARTON HEALTHCARE SYSTEM	ACCT. 800002207 ROBERTS PRE-EMPLOYMENT DRUG TEST	35.00
65897	11/18/2025	DOWL, LLC	ENGINEERING SERVICES MARKET LIFT STATION PER	3,196.25
65897	11/18/2025	DOWL, LLC	ENGINEERING SERVICES 2025 ROAD REHAB & REPLACEMENT PROJECT	6,470.50

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
Check/Voucher Register - LIST OF CLAIMS  
From 11/14/2025 Through 12/10/2025

Check Number	Check Date	Payee	Transaction Description	Check Amount
65897	11/18/2025	DOWL, LLC	ENGINEERING SERVICES FY24 WATERLINE IMPROVEMENT 10/25	33,682.00
65897	11/18/2025	DOWL, LLC	GENERAL SERVICES, OPERATIONS YARD & TAHOE BEACH CLUB	9,737.75
65898	11/18/2025	EIDE BAILLY LLP	PROGRESS BILLING RELATED TO FY 24-25 AUDIT OF FINANCIAL STAT	31,855.18
65899	11/18/2025	EMPLOYERS ASSURANCE CO.	WORKERS COMPENSATION INSTALLMENT 06 12/2025	1,123.00
65900	11/18/2025	FLYERS ENERGY LLC	FUEL DIESEL 211.4 GAL	871.72
65900	11/18/2025	FLYERS ENERGY LLC	FUEL REGULAR 100 GAL	440.74
65901	11/18/2025	FRONTIER COMMUNICATIONS	775-150-0119-103174-5 EASY	51.11
65901	11/18/2025	FRONTIER COMMUNICATIONS	775-150-0120-092376-5 DCLTSA	51.11
65901	11/18/2025	FRONTIER COMMUNICATIONS	775-586-8471-100215-5 STATION 1	176.54
65901	11/18/2025	FRONTIER COMMUNICATIONS	775-588-1065-022924-5 PINERIDGE	219.85
65901	11/18/2025	FRONTIER COMMUNICATIONS	775-588-2401-060791-5 PALISADES	42.22
65901	11/18/2025	FRONTIER COMMUNICATIONS	775-588-2410-111700-5 EASY	100.19
65901	11/18/2025	FRONTIER COMMUNICATIONS	775-588-2419-091195-5 PALISADES	100.19
65901	11/18/2025	FRONTIER COMMUNICATIONS	775-588-2705-042476-5 TERRACE VIEW	334.01
65901	11/18/2025	FRONTIER COMMUNICATIONS	775-588-4482-052798-5 MARKET	53.27
65901	11/18/2025	FRONTIER COMMUNICATIONS	775-588-7495-061182-5 MARKET	43.82
65901	11/18/2025	FRONTIER COMMUNICATIONS	775-588-8311-081082-5 GALAXY	58.94
65902	11/18/2025	GARRETT'S HANDYMAN SERVICE	298 KINGSBURY LIGHT BULB	75.00
65903	11/18/2025	HOMESERVE USA	LOSS & LINE INSURANCE 10/31/25	1,538.80
65904	11/18/2025	JENSEN INFRASTRUCTURE	CAST IRON FRAME 24IN FLAND DOWN DOMETSTIC QTY 3	756.00
65905	11/18/2025	KELSIE FIRE EXTINGUISHER SERVI	FIRE EXTINGUISHER ANNUAL MAINTENANCE	1,476.00
65906	11/18/2025	KINGSBURY AUTOMOTIVE & SUPPLY	TRUCK #1726 LUBE, OIL & FILTER BRAKE INSPECTIONS	113.19
65907	11/18/2025	LINDE GAS & EQUIPMENT INC.	ACCT. 71572887 INDUSTRIAL ACETYLENE IND HIGH PRESSURE	206.90
65908	11/18/2025	LOPEZ HOME ENTERPRISES LLC	SNOW REMOVAL SERVICES 12/2025	54,000.00
65909	11/18/2025	MACLEOD WATTS, INC.	FYE 2025 GASB 75 ACTUARIAL REPORT	2,400.00



**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
Check/Voucher Register - LIST OF CLAIMS  
From 11/14/2025 Through 12/10/2025

Check Number	Check Date	Payee	Transaction Description	Check Amount
65910	11/18/2025	SOUTH LAKE TAHOE ACE HARDWARE	OPS YARD FUEL STATION HINGE CONT 1X12IN & HILLMAN FASTENERS	13.59
65911	11/18/2025	MINDEN LAWYERS, LLC	LEGAL FEES, KIMBERLY FLOOD CLAIMS 17.9 HRS, KEMPER A/R	7,691.50
65912	11/18/2025	PAMELA JOANNE NANCE	298 KINGSBURY GRADE 4 CLEANINGS 10/25	800.00
65913	11/18/2025	PACIFIC STATES COMMUNICATIONS	CONVERT PDF TO SEARCHABLE DOC & WINDOW ACCESS	185.00
65913	11/18/2025	PACIFIC STATES COMMUNICATIONS	NEW EMAIL SET UP SIMAS, BITLOCKER ON LAPTOP OFFICE	462.50
65914	11/18/2025	QUADIENT LEASING USA, INC.	ACCT. 00250606 FOLDING MACHINE 12/1/25 TO 02/2026	1,128.99
65915	11/18/2025	ROUND HILL GENERAL IMPR DIST	COMMERCIAL CONSUMPTION DORLA CT 9/30 TO 10/30/25	549.40
65916	11/18/2025	SGS SILVER STATE LABORATORIES	COLIFORMS-P/A & COLIFORMS-QT	351.00
65916	11/18/2025	SGS SILVER STATE LABORATORIES	COLIFORMS-QT	54.00
65916	11/18/2025	SGS SILVER STATE LABORATORIES	SUB DRINKING WATER TO WETLAB	81.00
65916	11/18/2025	SGS SILVER STATE LABORATORIES	SUB-SOC SET, DIOXIN DRINKING WATER, VOC BY EPA 524	2,280.00
65917	11/18/2025	SHRED-IT	ACCT. 3001186388 OFFICE SHRED	37.00
65918	11/18/2025	SOUTH TAHOE REFUSE	ACCT. 10-32535 6 801 KINGSBURY GRADE TRASH SEVICE 10/16/25	80.36
65918	11/18/2025	SOUTH TAHOE REFUSE	ACCT. 10-41521 5 160 PINERIDGE/298 KINGSBURY COMM BIN 10/25	692.10
65919	11/18/2025	SOUTHWEST GAS CORPORATION	910000322763 3 BUCHANAN RD PUMP	34.75
65919	11/18/2025	SOUTHWEST GAS CORPORATION	910000561117 698 KINGSBURY GRADE	70.44
65919	11/18/2025	SOUTHWEST GAS CORPORATION	910000561180 5 KIMBERLY BROOKE LN PUMP	49.48
65919	11/18/2025	SOUTHWEST GAS CORPORATION	910000561274 4 ANDRIA DR (384) PUMP	40.95
65919	11/18/2025	SOUTHWEST GAS CORPORATION	910000561387 2 TERRACE VIEW DR PUMP	64.24
65919	11/18/2025	SOUTHWEST GAS CORPORATION	910000799713 160 PINE RIDGE DR	139.96
65919	11/18/2025	SOUTHWEST GAS CORPORATION	910000799716 298 KIGNSBURY CIR	63.59
65919	11/18/2025	SOUTHWEST GAS CORPORATION	910000799717 298 KINGSBURY CIR UP	32.44

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
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Check Number	Check Date	Payee	Transaction Description	Check Amount
65919	11/18/2025	SOUTHWEST GAS CORPORATION	910000799718 298 KINGSBURY CIR DOWN	104.89
65920	11/18/2025	SPRINGBROOK SOFTWARE COMPANY	ADD-ONS PLANNING 1.5HRS	262.50
65920	11/18/2025	SPRINGBROOK SOFTWARE COMPANY	GL + AP IMPLEMENTATION 1 HR	189.00
65921	11/18/2025	PUBLIC EMPLOYEES BENEFIT PROG	ACCT. 360 MEDICAL INSURANCE BREWER, DORNBROOK, MOSS	4,188.69
65922	11/18/2025	TAHOE BASIN CONTAINER	ACCT. 50-6791 3 801 KIGNSBURY GRADE BEAR PROOF RENT 10/25	30.00
65923	11/18/2025	THUNDERBIRD COMMUNICATIONS INC	SCADA IMPROVEMENT COMMUNICATION TANKS 10 & 6 STATIONS 7 & 5	1,240.00
65924	11/18/2025	VERIZON WIRELESS	MONTHLY GPS SERVICES & SNOW REMOVAL EQUIPMENT 10/5	227.40
65925	11/18/2025	PUBLIC EMPLOYEES BENEFIT PROG	ACCT. 841 MEDICAL INSURANCE MCKAY, RUNTZEL & VOSBURG	1,253.53
65926	11/28/2025	JUDITH BREWER	Employee: BREWER; Pay Date: 11/28/2025	2,306.75
65927	11/28/2025	DERREK DORNBROOK	Employee: DORNBR; Pay Date: 11/28/2025	3,832.47
65928	11/28/2025	MICHAEL E. EDWARDS, JR	Employee: EDWARD; Pay Date: 11/28/2025	2,872.69
65929	11/28/2025	BRANDY JOHNS	Employee: JOHNS; Pay Date: 11/28/2025	2,024.29
65930	11/28/2025	MICHELLE M. MCCOY	Employee: MCCOY; Pay Date: 11/28/2025	1,590.35
65931	11/28/2025	SHANE T. MORTENSEN	Employee: MORTEN; Pay Date: 11/28/2025	2,989.95
65932	11/28/2025	BYRAN D. MOSS	Employee: MOSS; Pay Date: 11/28/2025	3,427.22
65933	11/28/2025	TIMOTHY E. ROBERTS	Employee: ROBERT; Pay Date: 11/28/2025	1,758.71
65934	11/28/2025	JEFF M. SIMAS	Employee: SIMAS; Pay Date: 11/28/2025	1,609.34
65935	11/28/2025	LEIGH C. STANTON	Employee: STANTO; Pay Date: 11/28/2025	1,451.23
65936	11/28/2025	JEFF T. WOOD	Employee: WOOD; Pay Date: 11/28/2025	1,824.04
65937	11/28/2025	MICHAEL E. EDWARDS, JR	Employee: EDWARD; Pay Date: 11/28/2025	2,111.05
65938	11/28/2025	JUSTYN ANDREW BREWER	TRUCK #0808 REPLACE REAR BRAKE ROTOR/PADS/PLATE ASSEMBLY	1,738.47
65939	11/28/2025	CHARTER COMMUNICATIONS	ACCT. 8411100140031448 169 TERRACE VIEW DR	150.00
65939	11/28/2025	CHARTER COMMUNICATIONS	ACCT. 8411100140098488 97 BEACH CLUB DR	160.00

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
Check/Voucher Register - LIST OF CLAIMS  
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Check Number	Check Date	Payee	Transaction Description	Check Amount
65939	11/28/2025	CHARTER COMMUNICATIONS	ACCT. 8411100140191184 160 PINERIDGE DR	154.99
65940	11/28/2025	HYDRO SPECIALTIES COMPANY	TANK 10 HEAVENLY SNOW MAKING 8IN BADGER M-2000 MAG METER	5,212.94
65941	11/28/2025	STATIONARY ENGINEERS LOCAL 39	LOCAL 39 EMPLOYEE HEALTH/LIFE PREMIUMS 1/2026	21,440.00
65942	11/28/2025	IUOE STATIONARY ENGINEERS LO39	EMPLOYEE UNION DUES 12/2025	658.86
65943	VOID	NV Energy		
65944	11/28/2025	NV ENERGY	1000044046907329692 399 EUGENE DR	577.01
65944	11/28/2025	NV ENERGY	1000044086803270814 801 KINGSBURY GRADE UNIT LIGHTS	33.28
65944	11/28/2025	NV ENERGY	1000044086803274204 GALAXY LN PUMP	82.33
65944	11/28/2025	NV ENERGY	1000044086803294236 160 PINERIDGE DR UNIT LIGHTS	11.08
65944	11/28/2025	NV ENERGY	1000044086803297452 298 KINGSBURY GRADE APT ADOWN	79.91
65944	11/28/2025	NV ENERGY	1000044086803297460 298 KINGSBURY GRADE APT B-UP	239.86
65944	11/28/2025	NV ENERGY	1000044086803297478 298 KINGSBURY GRADE APT CDOWN	61.49
65944	11/28/2025	NV ENERGY	1000044086803297486 298 KINGSBURY GRADE APT DDOWN	75.06
65944	11/28/2025	NV ENERGY	1000044086803297718 403 KIMBERLY BROOKE LN	232.15
65944	11/28/2025	NV ENERGY	1000044086803301502 504 LAUREL LN UNIT PMPSTA	36.64
65944	11/28/2025	NV ENERGY	1000044086803301940 EASY ST UNIT N/T134	38.99
65944	11/28/2025	NV ENERGY	1000044086803304290 KINGSBURY GRADE UNIT F1	19.18
65944	11/28/2025	NV ENERGY	1000044086803305073 KINGSBURY GRADE UNIT PMPPLS	43.92
65944	11/28/2025	NV ENERGY	1000044086803320205 KINGSBURY GRADE UNIT PMPHS2	2,429.59
65944	11/28/2025	NV ENERGY	1000044086803320221 314 ANDRIA WAY UNIT BRADBU	1,221.64
65944	11/28/2025	NV ENERGY	1000044086803320239 698 KINGSBURY GRADE UNIT NTFRS	1,456.20

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
Check/Voucher Register - LIST OF CLAIMS  
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Check Number	Check Date	Payee	Transaction Description	Check Amount
65944	11/28/2025	NV ENERGY	1000044086803320247 176 BUCHANAN RD UNIT PMPHS3	1,731.94
65944	11/28/2025	NV ENERGY	1000044086804621577 801 KINGSBURY GRADE UNIT B	69.71
65944	11/28/2025	NV ENERGY	1000044086805221187 180 LAKE PRKWY UNIT PUMP	751.52
65944	11/28/2025	NV ENERGY	1000044086807006297 97 BEACH CLUB DR	5,080.38
65944	11/28/2025	NV ENERGY	1000044086808604306 160 PINERIDGE DR	170.53
65944	11/28/2025	NV ENERGY	1000044087003270836 801 KINGSBURY GRADE	36.64
65944	11/28/2025	NV ENERGY	1000044771003320176 KINGSBURY GRADE UNIT DISPMP	854.30
65945	11/28/2025	PACIFIC STATES COMMUNICATIONS	LIEGH ERROR MESSAGE WHEN LOGGING IN ON COMPUTER	46.25
65946	11/28/2025	PUBLIC EMPLOYEES	EMPLOYEE AND EMPLOYERS PERS CONTRIBUTION 11/25	27,544.13
65947	11/28/2025	PERCISION DOCUMENT IMAGING	SCANNING DOCUMENTS QTY 126,051	29,094.13
65948	11/28/2025	PYE-BARKER FIRE & SAFETY	ACCT. 209120 160 PINE RIDGE ALARM MONITORING 12/1 TO 2/28/26	105.00
65948	11/28/2025	PYE-BARKER FIRE & SAFETY	ACCT. 209120 399 KAHLE ALARM MONITORING 12/1 TO 2/28/26	196.20
65948	11/28/2025	PYE-BARKER FIRE & SAFETY	ACCT. 209120 97 BEACH CLUB ALARM MONITORING 12/1 TO 2/28/26	241.98
65949	11/28/2025	SAFEGUARD BUSINESS SYSTEMS	DEPOSIT TICKETS US BANK QTY 300	151.52
65950	11/28/2025	SGS SILVER STATE LABORATORIES	COLIFORMS-P/A & COLIFORMS-QT	135.00
65951	11/28/2025	SUMMIT PLUMBING LLC	6 MONTH MAINTANANCE SEWER LINES N18-1-N19, 7-2 TO 7-3, 6-2 T	479.43
65951	11/28/2025	SUMMIT PLUMBING LLC	GALAXY PUMP STATION AC POWER FAIL STARTED GENERATOR	494.00
65951	11/28/2025	SUMMIT PLUMBING LLC	GALAXY, PALISADES & EASY PUMP STATION AC POWER FAIL TURNED O	148.20
65951	11/28/2025	SUMMIT PLUMBING LLC	TAHOE VILLAGE & GP5 HYDRO FLUSHING	27,056.37

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
Check/Voucher Register - LIST OF CLAIMS  
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Check Number	Check Date	Payee	Transaction Description	Check Amount
65952	11/28/2025	TAHOE BASIN CONTAINER	ACCT. 50-9256 4 160 PINERIDGE/298 KINGSBURY BEAR PROOF RENTA	32.50
65953	12/10/2025	AIRGAS USA, LLC	NITROGEN LIQ FG 265LTRS 350 PSI	542.92
65954	12/10/2025	BARTON HEALTHCARE SYSTEM	ACCT. 800002207 VISIT 47354683 ROBERTS 11/17/25	165.00
65955	12/10/2025	JUSTYN ANDREW BREWER	TRUCK #1726 REPLACE FRONT BRAKE ROTORS & PADS	790.48
65956	12/10/2025	FLYERS ENERGY LLC	FUEL REGULAR 140 GAL DIESEL 7 GAL	636.11
65956	12/10/2025	FLYERS ENERGY LLC	FUEL REGULAR 30 GAL	140.89
65956	12/10/2025	FLYERS ENERGY LLC	FUEL REGULAR 50 GAL	223.84
65957	12/10/2025	BEATRIZ HERNANDEZ	160 PINERIDGE 5 CLEANINGS 11/2025	2,500.00
65958	12/10/2025	JUVET FAMILY LIVING TRUST 2017	REFUND ACCT. 1281 373 ANDRIA OVERPAID/CLOSED ESCROW 11/21/25	52.91
65959	12/10/2025	DIMITRY KUSHELEVSKY	REFUND ACCT. 2044 758 MILKY WAY #H OVERPAID/CLOSED ESCROW	68.98
65960	12/10/2025	MEEKS BUILDING CENTER	STATION 2 READY MIX CONCRETE QTY 49	400.76
65961	12/10/2025	PYE-BARKER FIRE & SAFETY	97 BEACH CLUB ANNUAL FIRE TEST AND INSPECTION REPLACED BATTE	65.80
65962	12/10/2025	TIMOTHY ROBERTS	REIMBURSE AMAZON RECEIPT INSULATE WATERPROOF WINTER BOOTS	267.75
65963	12/10/2025	SPRINGBROOK SOFTWARE COMPANY	COMPUTER EXP/ACH & CC CHARGES 11/2025	1,763.00
65964 65965	12/10/2025 VOID	SUMMIT PLUMBING LLC US Bank Visa Rewards	SEWER PUMP STATION MAINTENANCE 12/25	7,694.77
65966	12/10/2025	US BANK VISA REWARDS	BM AMAZON POLY SCOOP SHOVEL	104.99
65966	12/10/2025	US BANK VISA REWARDS	BM AMAZON POLY SCOOP SHOVEL QTY 4	419.96
65966	12/10/2025	US BANK VISA REWARDS	BM AMAZON POLY SCOOP W/HARDWOOD HANDLE QTY 2	125.12
65966	12/10/2025	US BANK VISA REWARDS	BM LOWES STATION 3 & 5 KETEK LIQUID CHLORINE & 12FT RACHET 3	131.84
65966	12/10/2025	US BANK VISA REWARDS	BM MIKES CHEVERON ICE FOR RAW WATER SAMPLES	4.00
65966	12/10/2025	US BANK VISA REWARDS	JB HONEY BAKED HAM THANKSGIVING LUNCHEON	182.98

**KINGSBURY GENERAL IMPROVEMENT DISTRICT**  
Check/Voucher Register - LIST OF CLAIMS  
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Check Number	Check Date	Payee	Transaction Description	Check Amount
65966	12/10/2025	US BANK VISA REWARDS	JB SAFEWAY OFFICE HOLLOWEEN CANDY	37.99
65966	12/10/2025	US BANK VISA REWARDS	JB SUMMIT PEST CONTROL 160 PINERIDGE DR	87.77
65966	12/10/2025	US BANK VISA REWARDS	JW GRAINGER HEAD CAP SCREWS & HEX NUT FOR GUIDE POST	62.69
65966	12/10/2025	US BANK VISA REWARDS	JW LANGENFIELD RECEIPT ROAD 7/16IN NUT DRIVER, BRUSH, THROTL	36.51
65966	12/10/2025	US BANK VISA REWARDS	JW LOWES STATIONS 3&5 KEMTEK LIQUID CHLORINE QTY 8	111.84
65966	12/10/2025	US BANK VISA REWARDS	LS AMAZON BILLING PAPER, RUBBER BANDS & SHIPPING ADDRESS LAB	77.89
65966	12/10/2025	US BANK VISA REWARDS	LS AMAZON CYBERPOWER CP 1500PFCLCD BATTERY BACKUP FOR SERVER	513.98
65966	12/10/2025	US BANK VISA REWARDS	LS LV ALL IN SHUTTLE TO HOTEL SPRINGBROOK CONFERENCE 10/27/2	30.00
65966	12/10/2025	US BANK VISA REWARDS	LS SAFEWAY THANKSGIVING POTLUCK ROLLS & CHEESE PLATE	15.98
65966	12/10/2025	US BANK VISA REWARDS	LS SPRINGBROOK CONF PARKING RENO/TAHOE AIRPORT	62.00
65966	12/10/2025	US BANK VISA REWARDS	LS SUGAR PINE BAKERY SCONES FOR TRAINING POOL PACT	21.72
65966	12/10/2025	US BANK VISA REWARDS	LS VDARA HOTEL LV SPRINGBROOK CONF MICHELLE 10/28/25	327.67
65966	12/10/2025	US BANK VISA REWARDS	LS VDARA HOTEL LV SPRINGBROOK CONFERENCE 10/28/25	327.67
65966	12/10/2025	US BANK VISA REWARDS	ME AMAZON INNER TUBES FOR THE PIPE THAWER, AIR FILTER	10.70
65966	12/10/2025	US BANK VISA REWARDS	SM HACH CHLORINE 50-75MG/L PK 20	96.15
65966	12/10/2025	US BANK VISA REWARDS	SM LOWES STATIONS 3&5 KEMEK LIQUID CHLORINE QTY 6	67.08
65967	12/10/2025	NEXTIVA, INC.	ACCT. 3680856 DISTRICT OFFICE PHONE LINES	259.84
Report Total				781,802.96

## MISSING OR VOIDED CHECKS

DATE	CHECKS	PAYEE	MISSING/VOIDED
11/28/25	65943	NV ENERGY	VOIDED
12/10/25	65965	US BANK VISA REWARDS	VOIDED





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

### **TITLE: FOR DISCUSSION AND POSSIBLE ACTION REGARDING TRUSTEE TRAINING AND DEVELOPMENT**

**MEETING DATE:** 16 December 2025

**PREPARED BY:** Derek Dornbrook, General Manager

#### **RECOMMENDED ACTION:**

Staff recommends that the Board approve participation in the listed POOL/PACT training courses and direct the General Manager to coordinate completion by all trustees.

The following training courses are available and recommended for KGID trustees:

1. **Open Meeting Law**
2. **Dealing with Difficult Board or Chair Member**
3. **Ethics in Nevada Government**
4. **Robert's Rules of Order**

These courses are available in both eLearning and instructor-led formats. Trustees may complete them individually or as part of a scheduled workshop. Training helps ensure compliance, improves meeting efficiency, and strengthens organizational governance.

Staff seeks guidance regarding desired training format and timeline for completion.

#### **BACKGROUND:**

Effective governance requires board members to maintain familiarity with Nevada's Open Meeting Law, ethics requirements, and parliamentary procedure. Additionally, interpersonal and communication skills contribute to productive board operations. POOL/PACT offers several relevant training modules and facilitator-led sessions designed specifically for public agency boards in Nevada.

#### **Fund impacted by the above action:**

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



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

### **TITLE: DISCUSSION AND POSSIBLE ACTION REGARDING THE TIMING OF BOARD PACKET DISTRIBUTION**

**MEETING DATE:** 16 December 2025

**PREPARED BY:** Derek Dornbrook, General Manager

#### **RECOMMENDED ACTION:**

That the Board of Trustees discuss the timing of Board packet distribution and provide direction to staff. Possible actions may include:

1. Maintaining the existing packet distribution practice.
2. Providing guidance or expectations for earlier distribution when feasible.
3. Directing staff to prepare a draft policy or resolution for Board consideration.

#### **BACKGROUND:**

At the November 18, 2025 Board meeting, the Board held an informal discussion regarding the timing of distribution of Board meeting packets. The district's longstanding practice has been to distribute packets on the Friday preceding the Tuesday Board meeting.

During the discussion, some Board members expressed interest in receiving the materials earlier to allow additional time for review. Other members expressed reluctance to formalize a rigid distribution requirement by resolution, noting that the current practice has generally worked well and that flexibility is often necessary to ensure accurate and complete information.

At that meeting, one Board member requested that the topic be formally agendaized for discussion and possible action. The Board Chair subsequently directed the General Manager to place this matter on a future agenda.

#### **STAFF RECOMMENDATION**

Staff recommends maintaining the existing practice and providing non-binding guidance that staff should continue working toward earlier packet distribution whenever feasible, without adopting a formal resolution that would limit necessary operational flexibility.

Staff acknowledges and supports the Board's desire for timely access to agenda materials and is committed to improving early distribution whenever practicable.

However, several operational and procedural factors influence the timing of packet preparation, including:

- Receipt of final information from consultants, vendors, and partner agencies.
- Completion of internal and legal review.
- Last-minute updates or corrections required to ensure accuracy.
- Staff workload and competing deadlines during certain times of the month or year.

These variables can make it challenging to meet a formally defined distribution date. A fixed date established by resolution would reduce staff's ability to adapt to circumstances and may result in incomplete packets which can complicate Board review.

The current practice—distribution on the Friday before the meeting, or earlier when possible—generally balances the need for Board review time with the practical realities of assembling complete materials. That said, staff is committed to continued improvement and earlier distribution when feasible.

**Fund impacted by the above action:**

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



## MEMORANDUM

TO: Derek Dornbrook, General Manager, Kingsbury GID  
FROM: Travis Marshall, PE, Project Manager, DOWL  
DATE: December 10, 2025  
SUBJECT: Engineering Report for the Meeting of December 16, 2025

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### **GENERAL**

Assisted with General Service tasks requested and general correspondence:

- Discussion with the General Manager on the steel structure and preparation of task order to determine project cost and geotechnical findings impact to the project.
- Tahoe Beach Club plan review and coordination with the TBC Engineer for Phase II and III water design and Backflow Prevention Devices.
- Coordination with outside Engineering firm to coordinate a water model within the KGID Service area.

### **PROJECTS**

#### **Task Order #61: FY23 Water Main and Road Improvement Project**

- Final retention release payment to contractor withheld until Contractor provides DOWL lien releases from paving sub-contractor.
- DOWL to continue coordination with Contractor and General Manager and District staff to receive final documentation and close out project.

#### **Task Order #64: FY24 Water Main and Road Repair/Replacement Project:**

- Project Closeout expected to be completed November 2025 with final pay application and administrative items for retention release.
- DOWL has coordinated and adjusted the construction scope, provided change order documentation to the General Manager, and total expected construction costs with project completion.
- Project Closeout expected to be completed December 2025.

#### **Task Order #66: 25-26 Water Replacement Project: Maryanne, Barrett, and Panorama**

- Project on hold until further analysis and information known from Rate Study to determine if outside funding is required based on proposed Capital Improvement plan.
- Replacement of approximately 9,200 LF of water main with ductile iron for Maryanne, Barrett, and Panorama. Minor streets include Carol Cir, Drew Ct, and Vista Dr.

#### **Task Order #67: 2025 Road Rehabilitation & Replacement Project**

- DOWL has requested closeout documentation from the Contractor to release final payment.
- Project Closeout expected to be completed December 2025.

# MEMORANDUM

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## Task Order #70: Water & Sewer Utility Rate Analysis

- Rate Study is ongoing. DOWL has received multiple District finance and Sewer/Water operation documents and is in the process of inputting data into the rate model.
- DOWL has incorporated the latest CIP and will perform a revenue requirement analysis on projected expenses.
- DOWL met with the General Manager in a client workshop meeting to review data and assumptions.
- Workshop with the General Manager and GID Staff will include review of data and assumptions and a 5 – 10 year cash flow analysis and the results of the revenue requirement.

## Task Order #71: Market Street Preliminary Engineering Report (PER)

- PER will consolidate the multiple studies into a single comprehensive planning document that will follow the requirements for SRF and USDA-RD funding to provide the District options.
- DOWL has put together the framework for the PER using the previous reports, identified data gaps, and revised the approach for discussion and review with the General Manager.
- The General Manager and DOWL met to discuss the project alternatives and general matrix evaluation for the project PER
- DOWL to set up meeting with Stakeholders (Sewer Authority and TRPA) with the General Manager and KGID Staff to discuss project and provide input.

## Task Order #72: Water Rights Support FY 2026

- DOWL to support KGID in water rights permitting efforts with the Nevada Division of Water Resources (NDWR).
- Efforts include extension of time applications for three permits, a potential change application for two permits for surface water rights to move point of diversion, and expand the use to the Districts current service area.

## **TASK ORDERS ON AGENDA**

## Task Order #73: KGID – TDFPD Operations Yard Storage Building

- DOWL to support KGID in construction of a proposed steel structure for the shared vehicle storage with Tahoe Douglas Fire protection District.
- Task order includes a preliminary design and probable construction cost estimate for General Manager and Board review and direction on project.

## **General Manager's Report**

DATE: December 16, 2025

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### **IT Services Transition**

Techtastic is nearing completion of the onboarding process. Pac-States, our former IT contractor, has provided helpful support to ensure a smooth transition.

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### **Public Records Requests**

Work on this project remains in the preliminary phase.

- A public access link for meeting records will be added to the District's website to improve transparency and ease of access.
  - A formal Public Records Policy compliant with NRS 239 is being drafted and is expected to be presented to the Board for review and adoption at the January meeting.
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### **By-Laws Update Project**

- The goal is to produce a cohesive, modernized by-laws document that eliminates inconsistencies and incorporates relevant resolutions.
  - A draft consolidated version has been completed for consideration at the January 17 meeting.
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### **Douglas County Grant Coordination**

Met with Debbie Swickard, Douglas County Grants Administrator, on November 19 for an introductory discussion regarding potential grant opportunities and funding strategies.

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### **Market Street Lift Station Alternatives**

A project kickoff meeting was held on November 20 with the DOWL team (Alex Stodtmeister and Travis Marshall) to evaluate alternatives for the Market Street Lift Station.

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### **Rate Study**

A workshop meeting was conducted on December 3 with the DOWL team (Courtney Dunn and Luke Tipton) to continue development of the District's rate study.

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### **Vehicle Storage Facility – Shared**

Task Order presented at tonight's meeting

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### **Tahoe Water for Fire Suppression Partnership – Intertie Project**

- Coordinated with the Partnership on the Sewer Plant Road-to-Dorla Court intertie project aimed at improving regional fire flow and overall system resiliency.
- The project submission template was submitted on November 26, 2025.
- This project would establish a critical intertie with Round Hill GID, enhancing fire protection for key facilities and strengthening mutual water supply capabilities.
- Project review and ranking meeting Thursday, December 11. KGID project initially scored well.
- Several key items missing from initial application submitted by Mitch
- The project is NOT identified in KGID's CIP or Water System Master Plan.
- A Preliminary Engineering Report has NOT been completed.  
The items were identified as complete last year, and TWFSF wants to be sure that our project receive the correct score if they have been completed.

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### **Proposed Round Hill Campground (*Globetrotters Properties*) - Impact**

Met with Brandon Garden (RHGID GM) on December 1 to discuss the **proposed 53-site developed campground** on a 9-acre private parcel in Round Hill. Water service to Dorla Court (KGID water customers) is provided by Round Hill GID and sold to KGID. Discussed capacity considerations and long-term ability to continue service if the campground proceeds. Potential for intertie funding.



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**Mize/Welch v KGID**

Documents requested – Please refer to legal counsel – Mid-January

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**Goals for 2026-To be detailed at January Meeting:**

- Develop analytics for measuring system water loss and perform monthly performance reports – establish target benchmarks to systematically reduce water losses beyond water main replacements currently underway – this also justifies rate adjustments
- Leak detection program
- Water Master Plan for 2026 and beyond
- Organizational Review – determine optimal staffing levels and make recommendations for appropriate changes, address staff shortages through potential reorganization – other staff strategies
- Staff career development
- Social Media Presence
- Website Improvements
- Customer Satisfaction Survey
- Intertie project – involve DOWL -Explore funding options beyond the matching federal grant as administered by Tahoe Water for Fire Suppression Partnership (TWFSF)
- Determine status of Logging Road property – Owned by KGID?

During my first eight months as General Manager, a significant number of action items were placed on Board agendas as we initiated and advanced a variety of projects. With many of those efforts now underway, I believe it is appropriate to scale back the volume of action items and shift toward implementation, follow-through, and refinement of existing initiatives rather than introducing new ones. However, please feel free to suggest action items moving forward.

## Long Range Calendar/Parking Lot

1. Water Master Plan
2. Emergency power for SCADA
3. Emergency power for Server and office
4. Market Street Lift Station options with Dowl (gravity vs. re-routing or bypassing)
5. Shared Vehicle Storage Facility with TDFPD
6. Rate Study
7. Intertie with Round Hill GID
8. Easement for 510 Laurel (Access to property)
9. CPI rate increase with DOWL
10. Logging Road, if we take on the property will the state clean it up? NDOT owned
11. Status of flooded houses lawsuit from plow hitting fire hydrant (Legal proceeding update)
12. Social media presence-improve existing, including website, create new platforms
13. Update the Capital Improvement Plan
14. G.M. to review allocation of costs across different funds
15. Obtain current water usage data from the existing Barton facility
16. Bill Far West \$5,788.60 for sewer lateral repair costs
17. Total paid out for fire hydrant clearing issues to Minden Lawyers
18. Status of EPOKE, per Mitch "In total disrepair"
19. Create a storm water master plan, infrastructure failing (e.g.-retaining walls)
20. Establish connection with Douglas County's grant writer
21. Prepare discussion for Kahle Complete Street project water line replacement, including potential grant applications
22. Water Filtration Plant?
23. Strategic Plan
24. Contingency planning
25. Preventative and predictive modeling for disasters
26. 5-year plan to take over snow removal-equipment and build/purchase facility and fuel tank

Completed

Underway



### **Meeting Mptes**

Thursday, December 11, 2025  
2 – 4 pm

ONLINE: [Join the meeting now](#)  
Meeting ID: 299 922 498 935 0  
Passcode: Yf9Cy67Z

DIAL BY PHONE: +1 332-249-0500  
Phone conference ID: 821 297 764#

**Purpose:** A meeting with the Tahoe Water for Fire Suppression Partnership to review and rank FY2026 Projects for the Lake Tahoe Restoration Act Priority List.

**Attendees:** Shelly Thomsen (STPUD), Donielle Morse (STPUD), Jennifer Marshall (STPUD), Brad Johnson (NTPUD), Derek Dornbrook (KGID), Hudson Klein (IVGID), Beth Vollmer (TRPA), Kat McIntyre (TRPA)

### **Environmental Improvement Program (EIP)**

**Purpose and history of the EIP, importance of reporting, and how to add and update projects in the EIP Portal**

**(Beth Vollmer and Kat McIntyre, TRPA)**

Kat McIntyre provided an overview of the Environmental Improvement Program (EIP), established in 1997 and its evolution into a basin-wide initiative supporting watershed restoration, forest health, and infrastructure improvements. Beth Vollmer explained the EIP Tracker, highlighting the importance of accurate and timely project reporting to support accountability, funding requests, and demonstration of program success. STPUD can provide more information to the partnership members who are not familiar with the EIP. All projects added to the list provided to TRPA should be added to the EIP. Expenditures should be reported by calendar year, but if that's not feasible, a fiscal year report is acceptable.

### **FY2025 Project Funding**

The group reviewed fiscal year 2025 funding allocations totaling approximately \$2.1 million. Following Round Hill GID's decision to decline its grant, partners discussed reallocating the remaining \$500,000 to partially funded projects from Tahoe City PUD and Tahoe Park Water Company. There was general support for redistribution, provided federal funding requirements and timelines are met. STPUD will revise the funding allocations and the subrecipient agreements and share them with Tahoe Park and TCPUD.

### **Reviewing and Ranking of projects submitted for FY2026**

A significant portion of the meeting addressed project ranking criteria, particularly how "under-resourced communities" are defined and applied. The group agreed to continue using this criterion and to rely on census-based median household income data for consistency and compliance with federal guidelines. Clear communication and standardized data submission were identified as essential for fair scoring and defensible funding decisions. STPUD will distribute instructions to members who submitted projects outlining how to identify whether a project is in an under-resourced community using census data.

### **Lake Tahoe Basin Management Unit Update**



Eric Walker will be retiring within the next month. He has been a strong advocate at the local and regional levels and a key point of contact for advance notice on funding opportunities. We will continue working with our congressional delegation to pursue funding for the Basin. At this time, it is unclear who will serve in an acting role until a permanent replacement is appointed.

### **Lobbying**

On December 12, we have scheduled phone calls with our Washington, DC delegation and our lobbyist. Meetings are confirmed with staff for Senators Schiff, Padilla, Masto, and Rosen, as well as Representatives Kiley and hopefully Amodei.

### **Project Proposals**

#### **Project Ranking – All Years**

1. IVGID1 Incline Court Waterline Replacement
2. KGID1 Sewer Plant Road to Dorla Court
3. NTPUD1 Brook, Salmon, Yacht and Dip Fire Protection Water Infrastructure
4. NTPUD2 Lake Forest #3 Fire Protection Water Infrastructure
5. NTPUD3 Brockway Fire Protection Water Infrastructure
6. STPUD1 Park Avenue Waterline Fire Suppression Improvements
7. STPUD2 Lake Tahoe Boulevard Waterline Fire Protection Project
8. STPUD3 Glenwood-Rancho Waterline Fire Protection Project
9. TCPUD1 Tahoe Cedars Water System Fire Flow Capacity Improvements, Phase 1
10. TCPUD2 West Shore Shortage Augmentation (One tank)

The group discussed project readiness, engineering status, potential earmark funding, and how these factors may affect prioritization. Scoring was conducted based on available information, with the understanding that adjustments may be made as additional documentation becomes available. STPUD will follow up with projects that were unsure on some of the scoring responses.

### **Next steps**

#### **STPUD will:**

- Confirm project details, readiness, and engineering status for all submitted projects to ensure accurate scoring and prioritization.
- Send partnership instructions about how to determine if their project lies within an under-resourced community.
- Finalize project scoring and rankings for FY 2026, incorporating consistent application of under-resourced community criteria using census-based median household income data.
- Redistribute the remaining FY 2025 funding from the declined Round Hill funds, pending confirmation that federal requirements and timelines can be met.

#### **Partnership members will:**

- Add and update projects in the EIP tracker as prompted by TRPA.
- Respond to request for designation of under-resourced community.
- Respond to additional requests for information to finalize the project ranking and ratings.

### **Adjourn**

# Proposed Project

Globetrotters Properties, LLC (the applicant) is requesting approval of a developed campground (“Talaz”) with:

- 53 camp sites (18 dome structures, 9 treehouses, and 23 sleeping shelters).
- 18 dome sites would be in operation from May 1<sup>st</sup> to October 15<sup>th</sup>.
- 35 units (treehouses & sleeping shelters) would be operational year-round.
- No units would have kitchens.
- Seven sleeping shelters would have ensuite bathrooms.
- Accessory uses (main lodge/clubhouse/kitchen, 3 comfort stations (bathrooms/showers), barbecue pavilion, and one accessory dwelling unit for employees).

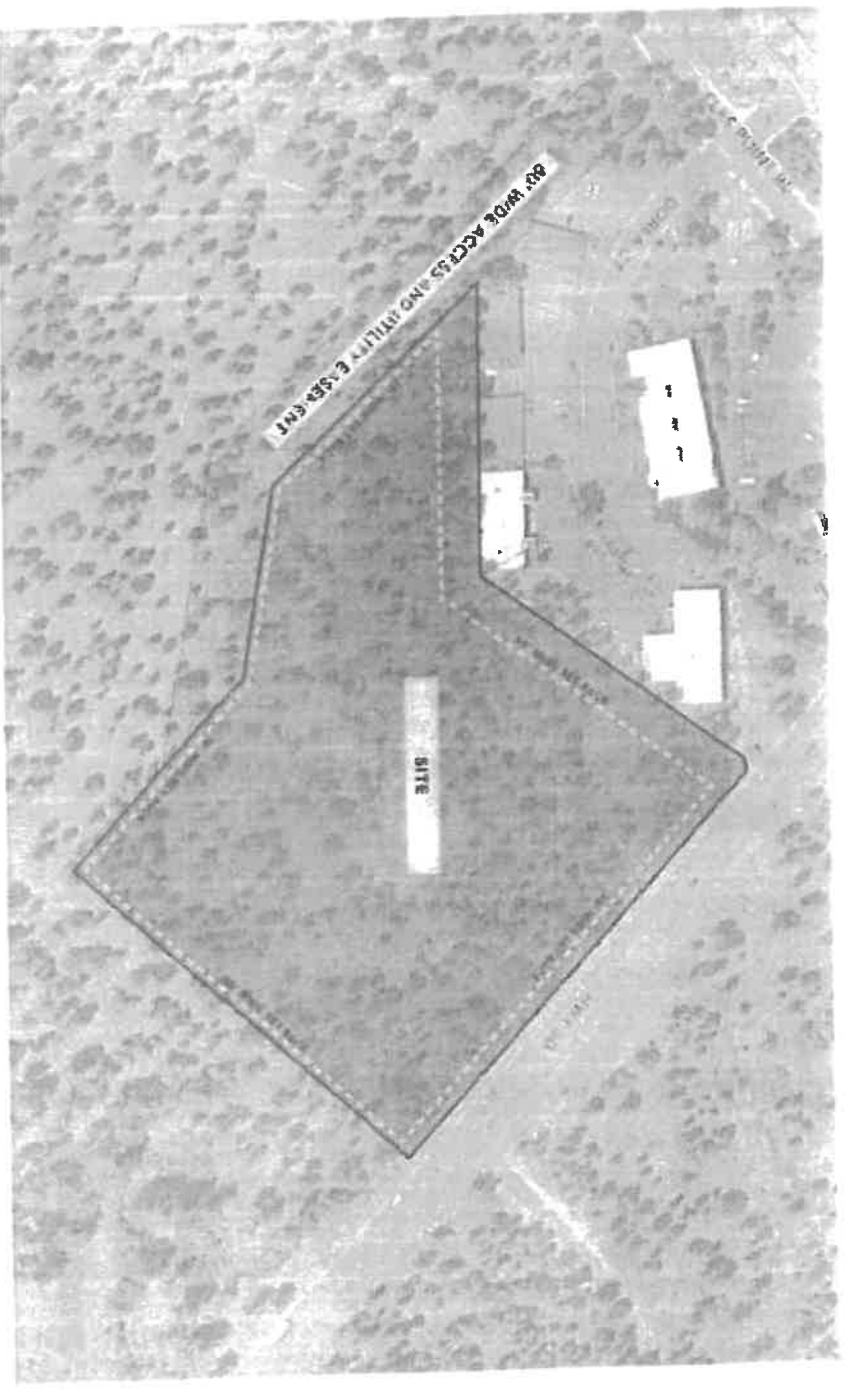


# 176 US Hwy 50, Douglas County, Nevada



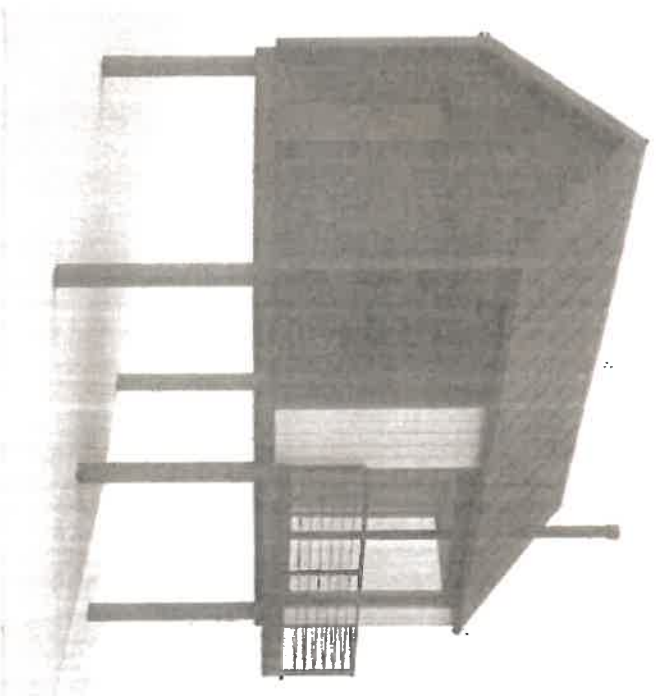
# Location

176 US Hwy 50, Douglas County, Nevada

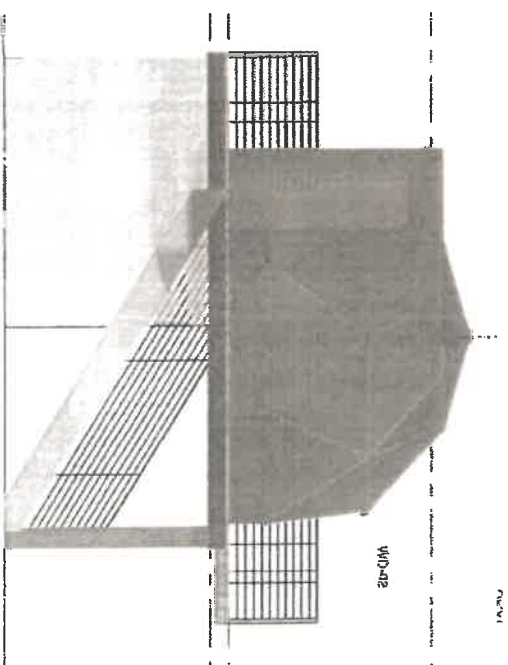


# Sleeping Structures

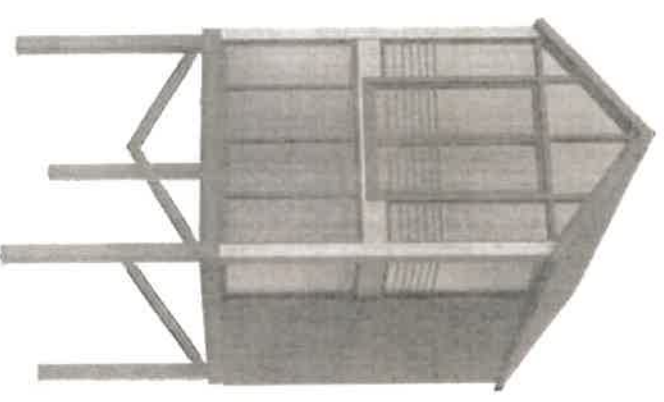
**Sleeping Shelter**



**Dome**



**Treehouse**  
*(not attached to trees)*





**Memo to:** Board of Trustees

**From:** Byran Moss, Utilities Operations Superintendent

**Subject:** Operations report for the meeting of December 16, 2025

Working on daily operations.

State reports.

Mike Edwards Resigned, and was also put on administrative leave.

Made arrangements to have: 1. Rear brakes replaced on the 2008 Ford F-350.

2. Front brakes replaced on the 2017 Ford F-350.

3. Multiple repairs on the 2013 GMC

a. replace the radiator

b. repair exhaust manifold leaks

c. replace spark plugs

d. solve engine stalling and driveability issues

**Water crew:** 1. Working on annual small equipment maintenance.

2. Helped with two manhole ring replacements on Tina Court.

3. Working on reinstalling the repaired valve actuator on the Ozone Injection System at the plant.

4. Repaired the leak on the 6" watermain the runs between Drew Court and Aspen Way.

5. Cleaned up mud and debris from the Chart House leak in the drive way at 151 Palisades Drive.

- Road Crew:**
1. Replaced two broken sewer manhole rings on Tina Court.
  2. Working on small equipment maintenance.
  3. Moved dirt and rocks from buried drain pipe at the Operations Yard.
  4. Removed loose boulders from the hillside on Bonnie Drive.
  5. Cleaned and swept mud and debris from the Chart house leak in the driveway at 151 Palisades Drive.

## **Administrative & H.R. Manager's Report – December 2025**

### **Administrative & Operational Support**

- Conducted one-on-one training with Rural Water for the KGID website.
- Reviewed, approved, and distributed escrow reads.
- Double-checked the board packet prior to distribution.
- Covered phones and customer service during staff absences.
- Assisted customers with the permit acquisition process.
- Coded checks and prepared deposits.
- Updated and distributed the internal employee contact list.
- Adjusted phone voicemail settings for the holiday office closure.
- Organized and updated HR files.
- Assisted TechTastic with employee onboarding.
- Processed, sorted, and mailed December customer bills.
- Addressed and organized holiday cards to be mailed to vendors.

### **Recruitment, Personnel & HR**

- Interviewed Mike Edwards, Byran Moss and Todd Poth for the Utility Operations Supervisor position.
- Created and distributed offer letters and declination letters for the Operations Superintendent position.
- Conducted one-on-one meetings with administrative staff to review job descriptions and to see if any concerns needed to be addressed.
- Completed an exit interview with Edwards and collected all assigned KGID property.
- Posted the Water Treatment/Distribution job opening on multiple platforms and reviewed incoming résumés.
- Followed up with applicants regarding recruitment status.
- Researched compensation comparisons for lead position salary review.
- Updated an employee's beneficiary information for a union member.

### **Legal, Compliance & Regulatory**

- Gathered information and coordinated with legal counsel regarding the F&B lawsuit.
- Completed research and compiled materials for discovery responses related to the F&B lawsuit.
- Researched AB301 and NRS 318.085 requirements for posting documents to the website.
- Contacted State of Nevada mechanical compliance regarding elevator inspections then scheduled an inspection.
- Researched and resolved an unemployment claim for Jerron Pierson.
- Completed CJIS online training for system security and privacy compliance.

### Finance, Audit & Insurance

- Approved invoices for payment.
- Audited payroll and provided approval.
- Audited and approved journal entries, cash positions, and general ledger items for audit.
- Reviewed the Warren Reed NPAIP insurance renewal application for 2025–2026.
- Met with Jim Norton of Warren Reed regarding insurance renewal planning.
- Resolved issues related to FirstNet billing delays (two-hour call).

### Customer Service & Community Relations

- Returned a customer call regarding a vehicle damaged by the snowplow.
- Wrote and entered service requests for customers.
- Researched and provided a customer address lists of the entire district for Dowl's Marketplace project.

### Technology, Systems & Website

- Updated the KGID website, including posting revisions to minutes and adding past meeting recordings.
- Set up Zoom meetings for board interviews.
- Assisted new IT company with employee data and system setup.
- Researched issues with Michelle not receiving Nextiva voicemail emails.
- Attended Springbrook meeting regarding the transition from Abila.

### Facilities, Equipment & Vendor Coordination

- Coordinated service for the Konica copier.
- Contacted United Rentals regarding an unresolved refund.
- Reached out to FirstNet regarding procurement of heavy-duty devices for field crews.
- Researched catering options for the KGID Christmas Lunch (Qdoba selected).

### Board Support

- Printed minutes on legal paper for signature before board distribution.
- Typed November board meeting minutes.
- Posted meeting agenda on Government and KGID websites.
- Updated Derek on union negotiations and past practices.

### Monthly Metrics

- Escrow Reads: 2025 – 130 | 2024 – 185
- Service Requests Completed: 2025 – 535 (\$9,348 income) | 2024 – 509 (\$7,822 income)
- Hours Worked: 2025 – 18,386 hours (15/2 temps) | 2024 – 19,487 hours (14/3 temps)
- Liens Outstanding:
  - - 759 Boulder Court, Q — \$93,361 (Tax Lien)
  - - 495 Tramway #12 — \$93,776.84 (Tax Lien)
  - - 165 Irwin A&B — \$63,993 (Lien)