

# TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

Address: 1490 Albite Road, Arden Square, Suite 8, (Topaz Ranch Estates) Wellington, Nevada, 89444 / Telephone: 775.266.3000

## PUBLIC NOTICE & MEETING AGENDA

**DATE** January 14, 2026

**TIME:** 6:00 p.m.

**LOCATION: TOPAZ RANCH ESTATES COMMUNITY CENTER**

3939 Carter Drive, Wellington, NV 89444

**POSTING:** Copies of the finalized agenda, were posted by 9:00 am on **Friday, January 9, 2026**, or before the third day prior to the meeting date at the direction of Cynthia Sanchez, TRE GID Secretary, in accordance with NRS Chapter 241 at the following locations: TREGID, 1490 Albite, #8, NEVADA TRADING COMPANY, 3900 Carter Dr., TOPAZ RANCH ESTATES COMMUNITY CENTER, and at PINION PINES REALTY, 1490 Albite, #6, <https://notice.nv.gov/>.

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

1. **Mail:** USDA Department of Agriculture  
Office of the Assistant Secretary of Civil Rights  
1400 Independence Avenue, SW  
Washington, D.C. 20250-9410
2. **FAX:** (202) 690-7442 or
3. **Email:** [program.intake@usda.gov](mailto:program.intake@usda.gov)

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**Agenda Items Supporting Documents:** Copies of back-up materials used in the preparation of these agenda items are available by contact to our office in writing at the address and phone number above,

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OR by email directed to: [Cindyandfive@yahoo.com](mailto:Cindyandfive@yahoo.com) copies are usually available in our office for pick up three business days prior to the board meeting.

**Notice to Persons with Disabilities:** Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call (775) 266-3000 in advance so that arrangements may be conveniently made.

**Notice:** 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.

**Public Comment:** Public Comment may not be limited based on viewpoint. Speakers will be asked to speak from the podium, limit their remarks to 3 minutes and sign in for the record. Public comment may be further limited due to time constraints. Public comment will be heard after Board Members and Staff are done speaking to an item, but before any Board action on the item. The Board is not required to respond to Public Comment.

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### **ADMINISTRATIVE AGENDA**

The Administrative calendar will be handled as follows:

- (1.) The Chairman will read the agenda title in the public record.
- (2.) Staff will introduce the item and provide a report, if any.
- (3.) The applicant, if any, will have an opportunity to address the Board.
- (4.) The Board will then discuss the item. Once the Board and Staff have concluded their discussion, public comment will be allowed.
- (5.) Public comment is limited to three minutes per speaker.
- (6.) Once Public comment is completed, the Board may engage in additional discussion and may take action. On agenda items that are placed on the agenda "For Discussion Only" with no action listed, the Chairman may defer public comment to the end of the meeting.

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### **AGENDA**

- 1) CALL MEETING TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL OF BOARD MEMBERS
- 4) INTRODUCTION OF STAFF PRESENT
- 5) INTRODUCTION OF GUESTS

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### 6) PUBLIC COMMENT:

Not for Board Action: This portion of the meeting is open to the public to speak on any topic within the authority of the Board that is not on tonight's agenda. Public comment is limited to 3 minutes per speaker, and speakers will be asked to speak from the podium and sign in for the record. Public comment may be further limited due to time constraints. The Board will not take action. The Board is not required to respond to Public Comment.

### 7) AGENDA AND MINUTES APPROVAL:

- A. For Possible Action: Board action to approve the Agenda for January 14, 2026, Regular Board Meeting.**

**Public comment before Board action:**

- B. For Possible Action: Board action to approve the Minutes for December 10, 2025, Regular Board Meeting.**

**Public Comment before Board Action:**

### 8) CONSENT AGENDA:

- A. For Possible Action: Bills to be paid for December 2025:**

- i. Water Expenses: \$**
- ii. Road Expenses: \$**
- iii. Total Expenses: \$**

Approve payment of bills as presented by the DBM Roberta Reed. (see attached)

Questions about GID Financials questions may be directed to Roberta Reed DBM by making an appointment at the GID office

### 9) For Discussion Only: REPORTS:

- i. Treasurer's Report.**
- ii. Water Operator's Report: Road Report. (see attached)**
- iii. Attorney's Report.**
- iv. Engineer's Report.**
- v. FEMA report.**

**Reports may be attached.** Projects, maintenance water and road questions may be directed to Rob McVicker DOM by making an appointment at the GID office.

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### 10)ADMINISTRATIVE AGENDA

*(Any items removed from the Consent Agenda will be added and heard at this point).*

- A. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Rob McVicker District Operations Manager presents attached quote for the abandonment project from the 2023 sanitary survey report required repairs for potential acceptance by the District. (see attached)

Public Comment before Board Action:

- B. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Amend Standing Rule 28.11 to increase the yearly safety allowance to reimburse employees up to \$500.00 per year for the purchase of safety items, such as gloves, safety shirts, boots, etc., payable two times per year, once in July for \$250.00 and once in January for \$250.00, effective July 1, 2026. (see attached)

Public Comment before Board Action:

- C. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve contract extension with SPB Utility Services until March 2026.

Public Comment before Board Action:

- D. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Tabled from December 2025 meeting, Rob McVicker District Operations Manager requests D1 water operator pay increase. Jeff Dines at \$26 an hour for D1 work. NRS 354.598005 will be reviewed and discussed.

Public Comment before Board Action:

- E. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Tabled from December 2025 meeting, Rob McVicker District Operations Manager requests D1 water operator pay increase. Carina Owens at \$25 an hour for D1 work. NRS 354.598005 will be reviewed and discussed.

Public Comment before Board Action:

- F. For Discussion Only:** Status of 2025 Audit and Extensions (see attached Letter)

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- G. For Discussion Only:** Outsourcing payroll. Requesting quotes for office clock in/clock out.
- H. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve hiring a contingent part-time office clerk.
- I. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Contract hire to replace Roberta Reed. (See attached resume)

### 11)TRUSTEE'S REPORTS (if any, for Presentation Only):

### 12)PUBLIC COMMENT:

Not for Board Action: This portion of the meeting is open to the public to speak on any topic within the authority of the Board that is not on tonight's agenda. Public comment is limited to 3 minutes per speaker, and speakers will be asked to speak from the podium and sign in for the record. Public comment may be further limited due to time constraints. The Board will not take action, nor is the Board required to respond to public comment.

### 13)ADJOURNMENT

Prepared by Cynthia Sanchez for:

January 14, 2026

## **December 2025 - Water and Roads Reports**

### **Water Operator's Report:**

Total gallons pumped December 1, 2025, through December 31, 2025, was 4,206,000 gallons. Well #1 produced 1,929,900 gallons and Well #6 produced 2,276,100 gallons. The total water sold for October was 2,389,909 gallons. AFA= 12.87

### **Leak repairs**

12-4-25 – 3765 Sandstone- After hours' water shut off due to property leak.

### **General Maintenance and Testing:**

We have continued with general maintenance, SGS lab testing, regularly scheduled PRV vault inspection and pressure readings, vault checks and well maintenance.

### **PRV Vault inspections:**

Completed: 12/16/25

**Water Sampling:** Five DW samples were taken from the community 12/29/25. The samples chain of custody went to SGS in Reno for testing.

### **Wells #1 and 6 - December adjustments:**

12/9/25 – Well #6, Pump set @60/50

12/15/25 – Well #6, Changed chlorine barrel, pump set@ 60/50

12/16/25 – Well #6, Pump set@ 60/45

12/30/25 – Well #1, Changed chlorine barrel, Pump set@ 60/50

### **Well #8 Project:**

Continued installing drive by radios on meters (160 installed). Warranty inspection with Shaw and USDA scheduled for 2/18/26.

**Work in progress: RCAC** is working on a water cost survey. Working with Shaw to complete the 2020 and 2023 SSR. Working with RCAC (Marianne Denton) on updating procedure manuals required by the state of Nevada every five years.

### **Work Order Status:**

**High usage/leak check:** 3

**Verify computer meter read:** 1

**Water on/off w/leak check:** 1

**After hours calls:** 3

**Customer request on/off:** 5

**Other:** 1

**Roads:** 1

**Closing escrow reading:** 3

**7-day disconnect warning:** 36

**Turn water back on:** 1

Disconnect due to past due: 1  
Manual read: 5  
Verified if meter in pit: 1  
Need meter #Lat – Long & Net

## **December 2025 - Road Report:**

### **Work in progress and completed:**

Pot hole repairs with the Berg Kamp have continued throughout the community. Ditch work has is also continuing. Received another 20 tons of QRP. Pot hole repairs were performed on Topaz Ranch Dr., Andesite, Ruby, Sandstone, Clay and Grayhills.

**Equipment and fuel logs:** Continuing to do per-op inspections and all logs.

**Equipment maintenance:** Cleaning the Berg kamp at regular intervals, vehicle and equipment filters and oil changes as required.

**Cutting Edge LLC - CVG:** Cutting Edge to provide a bid for the Sanitary survey inspection abandonment requirement. Received bid. Waiting a bid from CVG.

**Safety:** Tail gate safety meetings have continued weekly thru the month December. **Topic:** 12/3/25 – Excavation. **Topic:** 12/10/25 – OSHA soils classification **Topic:** 12/17/25 – Excavation shoring **Topic:** 12/24/25 – Clarifying two key definitions in the OSHA excavation standards.

# TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

## Budget vs. Actuals: Budget FY 26 Water

July - December, 2025

	1 - WATER			
	Actual	Budget	over Budget	% of Budget
<b>Revenue</b>				
3311 3311 - PROPERTY TAXES			0.00	
3314 3314 - CONSOLIDATED TAXES			0.00	
3335 3335 - STATE OF NEVADA			0.00	
3340 3340 - USDA RURAL DEVELOPMENT	147,882.43		147,882.43	
3440 3440 - WATER SERVICE FEES	293,571.29	250,000.02	43,571.27	117.43%
3443 3443 - WATER DEPOSITS/REFUNDS	-366.67	-1,000.02	633.35	36.67%
3445 3445 - WATER LATE FEES	4,004.02	7,000.02	-2,996.00	57.20%
3450 3450 - WATER MISCELLANEOUS FEES	7,689.78	2,500.02	5,189.76	307.59%
3610 3610 - INTEREST INCOME	10,135.80		10,135.80	
3911 3911 - DUE FROM		122,953.98	-122,953.98	0.00%
<b>Total Revenue</b>	<b>\$ 462,916.65</b>	<b>\$ 381,454.02</b>	<b>\$ 81,462.63</b>	<b>121.36%</b>
<b>Gross Profit</b>	<b>\$ 462,916.65</b>	<b>\$ 381,454.02</b>	<b>\$ 81,462.63</b>	<b>121.36%</b>
<b>Expenditures</b>				
4100 4100 - SALARY AND WAGES	78,563.74	91,389.48	-12,825.74	85.97%
4105 4105 - EMPLOYEE BENEFITS - EMPLOYEE (deleted)	0.00		0.00	
4106 4106 - EMPLOYEE BENEFITS - EMPLOYER	31,568.71	35,740.02	-4,171.31	88.33%
4110 4110 - OVERTIME	9,597.24	1,525.02	8,072.22	629.32%
4112 4112 - SEASONAL EMPLOYEES	0.00		0.00	
4115 4115 - EMPLOYEE TAXES**			0.00	
4119 - FEDERAL UNEMPLOYMENT			0.00	
<b>Total 4115 4115 - EMPLOYEE TAXES**</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	
4116 4116 - EMPLOYER TAXES			0.00	
4117 NEVADA TAXES	738.05		738.05	
4118 MEDICARE TAXES	1,275.93		1,275.93	
4119 SOCIAL SECURITY TAXES	569.92		569.92	
4120 FEDERAL UNEMPLOYMENT TAX	0.00		0.00	
<b>Total 4116 4116 - EMPLOYER TAXES</b>	<b>\$ 2,583.90</b>	<b>\$ 0.00</b>	<b>\$ 2,583.90</b>	
4220 4220 - BOARD OF TRUSTEE STIPENDS	4,500.00	5,400.00	-900.00	83.33%
4225 4225 - UNIFORMS & SAFETY EQUIPMENT	240.00	120.00	120.00	200.00%
4230 4230 - EMPLOYEE DRUG SCREENING & BACKGROUND CKS	271.78		271.78	
4260 4260 - WORKERS' COMPENSATION INSURANCE	1,396.35	16,350.00	-14,953.65	8.54%
4265 4265 - GENERAL LIABILITY AND OTHER INSURANCE	11,676.01	5,700.00	5,976.01	204.84%
4270 4270 - COUNTY AND STATE TAXES & FEES	823.08		823.08	
4320 4320 - OFFICE SUPPLIES AND EQUIPMENT (>5,000)	2,840.41	2,320.02	520.39	122.43%
4325 4325 - PROFESSIONAL SERVICES	3,520.34	16,350.00	-12,829.66	21.53%
4330 4330 - TECHNICAL PROFESSIONAL SERVICES	12,466.38	23,820.00	-11,353.62	52.34%
4335 4335 - SOFTWARE AND OTHER SUBSCRIPTIONS	1,529.04	5,338.02	-3,808.98	28.64%
4337 4337 - PROCESSING FEES	7.88	7,830.00	-7,822.12	0.10%



4337.10 4337.10 - BANK ANALYSIS FEES	971.37		971.37	
4337.20 4337.20 - PAYROLL PROCESSING FEES	1,017.95		1,017.95	
4337.30 4337.30 - PAYMENT PROCESSING FEES	1,247.51		1,247.51	
4337.40 4337.40 - MERCHANT PROCESSING FEES CLOVER	5,412.91		5,412.91	
4337.50 4337.50 - MERCHANT FEES PAYCLIX	1,883.43		1,883.43	
4345 4345 - MAINTENANCE AND REPAIRS	2,900.20	10,705.02	-7,804.82	27.09%
4440 4440 - RENTAL - BUILDING	2,178.00	2,381.52	-203.52	91.45%
4442 4442 - RENTAL - EQUIPMENT	639.44	435.00	204.44	147.00%
4471 4471 - DEBT SERVICE - PRINCIPAL	69,778.89	54,655.50	15,123.39	127.67%
4472 4472 - DEBT SERVICE - INTEREST	46,554.62	46,720.98	-166.36	99.64%
4530 4530 - COMMUNICATIONS	2,336.06	2,234.52	101.54	104.54%
4531 4531 - POSTAGE	2,329.59		2,329.59	
4535 4535 - LICENSES, PERMITS AND TAXES	-195.00		-195.00	
4580 4580 - TRAVEL, TRAINING & MILEAGE	1,669.39	1,800.00	-130.61	92.74%
4600 4600 - PROJECT SUPPLIES	15,314.81	17,250.00	-1,935.19	88.78%
4622 4622 - ELECTRICITY		24,079.98	-24,079.98	0.00%
4622.10 4622.10 - ELECTRICITY OFFICE	305.21		305.21	
4622.20 4622.20 - ELECTRICITY YARD	212.10		212.10	
4622.30 4622.30 - ELECTRICITY WELL 1	11,190.69		11,190.69	
4622.40 4622.40 ELECTRICTY WELLS 6 AND 8	7,436.63		7,436.63	
4622.50 4622.50 - ELECTRICITY BOOSTER STATION 1	5,268.66		5,268.66	
4622.60 4622.60 - BOOSTER STATION 2	1,087.52		1,087.52	
4622.70 4622.70 ELECTRICITY STREET LIGHTING			0.00	
4623 4623 - UTILITIES - PROPANE & WATER	398.90	300.00	98.90	132.97%
4624 4624 -YARD WASTE DISPOSAL	518.15	486.00	32.15	106.62%
4626 4626 - EQUIPMENT FUEL	2,059.96	2,550.00	-490.04	80.78%
4725 4725 - MAJOR REPAIR CONTRACTS	49,745.98		49,745.98	
4730 4730 - CONSTRUCTION IN PROGRESS	95,151.83		95,151.83	
4755 4755 - LEGAL AND OTHER SETTLEMENTS	1,111.36		1,111.36	
4800 4800 - MANDATORY RESERVE FUNDING		3,472.98	-3,472.98	0.00%
4900 4900 - CONTINGENCY		2,500.02	-2,500.02	0.00%
<b>Total Expenditures</b>	<b>\$ 490,111.02</b>	<b>\$ 381,454.08</b>	<b>\$ 108,656.94</b>	<b>128.48%</b>
<b>Net Operating Revenue</b>	<b>-\$ 27,194.37</b>	<b>-\$ 0.06</b>	<b>-\$ 27,194.31</b>	
<b>Other Revenue</b>				
3455 3455 - MISCELLANEOUS INCOME	3.00		3.00	
<b>Total Other Revenue</b>	<b>\$ 3.00</b>	<b>\$ 0.00</b>	<b>\$ 3.00</b>	
<b>Net Other Revenue</b>	<b>\$ 3.00</b>	<b>\$ 0.00</b>	<b>\$ 3.00</b>	
<b>Net Revenue</b>	<b>-\$ 27,191.37</b>	<b>-\$ 0.06</b>	<b>-\$ 27,191.31</b>	

Saturday, Jan 03, 2026 08:39:46 PM GMT-8 - Accrual Basis

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

2025-26 Budget vs. Actuals: ROAD

July - September, 2025

	25-26 Quarter 1			
	Actual	Budget	over Budget	% of Budget
Revenue				
3311 3311 - PROPERTY TAXES	13,856.63	64,286.25	-50,429.62	21.55%
3314 3314 - CONSOLIDATED TAXES	29,697.38	24,750.00	4,947.38	119.99%
3340 3340 - USDA RURAL DEVELOPMENT			0.00	
3345 3345 - FEDERAL AGENCIES		95,000.01	-95,000.01	0.00%
3440 3440 - WATER SERVICE FEES			0.00	
3443 3443 - WATER DEPOSITS/REFUNDS			0.00	
3445 3445 - WATER LATE FEES			0.00	
3450 3450 - WATER MISCELLANEOUS FEES			0.00	
3610 3610 - INTEREST INCOME	37.84		37.84	
Total Revenue	\$ 43,591.85	\$ 184,036.26	-\$ 140,444.41	23.69%
Gross Profit	\$ 43,591.85	\$ 184,036.26	-\$ 140,444.41	23.69%
Expenditures				
4100 4100 - SALARY AND WAGES	24,623.41	21,523.74	3,099.67	114.40%
4105 4105 - EMPLOYEE BENEFITS - EMPLOYEE			0.00	
4106 4106 - EMPLOYEE BENEFITS - EMPLOYER	10,665.58	16,528.74	-5,863.16	64.53%
4110 4110 - OVERTIME	0.00	583.26	-583.26	0.00%
4112 4112 - SEASONAL EMPLOYEES	10,838.67	15,000.00	-4,161.33	72.26%
4116 4116 - EMPLOYER TAXES			0.00	
4117 NEVADA TAXES	317.91		317.91	
4118 MEDICARE TAXES	457.09		457.09	
4119 SOCIAL SECURITY TAXES	431.50		431.50	
4120 FEDERAL UNEMPLOYMENT TAX	6.52		6.52	
Total 4116 4116 - EMPLOYER TAXES	\$ 1,213.02	\$ 0.00	\$ 1,213.02	
4220 4220 - BOARD OF TRUSTEE STIPENDS	2,250.00	1,800.00	450.00	125.00%
4225 4225 - UNIFORMS & SAFETY EQUIPMENT	242.68	39.99	202.69	606.85%
4230 4230 - EMPLOYEE DRUG SCREENING & BACKGROUND CKS	109.39		109.39	
4260 4260 - WORKERS' COMPENSATION INSURANCE		5,450.01	-5,450.01	0.00%
4265 4265 - GENERAL LIABILITY AND OTHER INSURANCE	7,784.00	1,899.99	5,884.01	409.69%
4270 4270 - COUNTY AND STATE TAXES & FEES	349.38		349.38	
4320 4320 - OFFICE SUPPLIES AND EQUIPMENT (>5,000)	265.23	740.01	-474.78	35.84%
4325 4325 - PROFESSIONAL SERVICES	760.84	5,450.01	-4,689.17	13.96%
4330 4330 - TECHNICAL PROFESSIONAL SERVICES			0.00	
4335 4335 - SOFTWARE AND OTHER SUBSCRIPTIONS	101.16	495.99	-394.83	20.40%
4337 4337 - PROCESSING FEES	0.59	1,359.99	-1,359.40	0.04%
4337.10 4337.10 - BANK ANALYSIS FEES	225.25		225.25	
4337.20 4337.20 - PAYROLL PROCESSING FEES	3.40		3.40	
4337.30 4337.30 - PAYMENT PROCESSING FEES	950.49		950.49	
4337.40 4337.40 - MERCHANT PROCESSING FEES CLOVER			0.00	
4337.50 4337.50 - MERCHANT FEES PAYCLIX			0.00	
4345 4345 - MAINTENANCE AND REPAIRS	1,479.54	10,310.01	-8,830.47	14.35%
4440 4440 - RENTAL - BUILDING	756.00	793.74	-37.74	95.25%
4442 4442 - RENTAL - EQUIPMENT	149.10	2,645.01	-2,495.91	5.64%
4471 4471 - DEBT SERVICE - PRINCIPAL	5,805.96	5,853.99	-48.03	99.18%
4472 4472 - DEBT SERVICE - INTEREST	560.04	511.74	48.30	109.44%
4530 4530 - COMMUNICATIONS	678.22	744.75	-66.53	91.07%
4531 4531 - POSTAGE	10.48		10.48	
4535 4535 - LICENSES, PERMITS AND TAXES			0.00	
4580 4580 - TRAVEL, TRAINING & MILEAGE	290.92	600.00	-309.08	48.49%
4600 4600 - PROJECT SUPPLIES	12,149.22	28,743.00	-16,593.78	42.27%
4622.10 4622.10 - ELECTRICITY OFFICE	109.11		109.11	
4622.20 4622.20 - ELECTRICITY YARD	54.36		54.36	
4622.30 4622.30 - ELECTRICITY WELL 1			0.00	
4622.40 4622.40 ELECTRICTY WELLS 6 AND 8			0.00	
4622.50 4622.50 - ELECTRICITY BOOSTER STATION 1			0.00	
4622.60 4622.60 - BOOSTER STATION 2			0.00	
4622.70 4622.70 ELECTRICITY STREET LIGHTING	116.32	335.01	-218.69	34.72%
4623 4623 - UTILITIES - PROPANE & WATER	99.54	125.01	-25.47	79.63%
4624 4624 -YARD WASTE DISPOSAL	172.05	162.00	10.05	106.20%
4626 4626 - EQUIPMENT FUEL	1,095.72	849.99	245.73	128.91%
4800 4800 - MANDATORY RESERVE FUNDING		3,212.49	-3,212.49	0.00%
4900 4900 - CONTINGENCY		2,645.01	-2,645.01	0.00%
4911 4911 - DUE TO ACCOUNT		61,476.99	-61,476.99	0.00%
Total Expenditures	\$ 83,909.67	\$ 189,880.47	-\$ 105,970.80	44.19%
Net Operating Revenue	-\$ 40,317.82	-\$ 5,844.21	-\$ 34,473.61	
Net Revenue	-\$ 40,317.82	-\$ 5,844.21	-\$ 34,473.61	

# Expense Transaction Report

## TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

### December 1-31, 2025

	Transaction date	Name	Memo/Description	WATER	ROAD
4220 4220 - BOARD OF TRUSTEE STIPENDS					
	12/12/2025	Cynthia Dawn Sanchez	Trustee Fee	150.00	
	12/12/2025	Cynthia Dawn Sanchez	Trustee Fee		150.00
	12/03/2025	MICHAEL J TANNER	Trustee Fee Aug 25	150.00	
	12/03/2025	MICHAEL J TANNER	Trustee Fee Aug 25		150.00
	12/03/2025	Sharon Becker	Trustee Fee Sept 25	150.00	
	12/03/2025	Sharon Becker	Trustee Fee Sept 25		150.00
	12/03/2025	Alton Randall	Trustee Fee	150.00	
	12/03/2025	Alton Randall	Trustee Fee		150.00
	12/03/2025	Jeffrey Burgess	25-26 Trustee Fee	150.00	
	12/03/2025	Jeffrey Burgess	25-26 Trustee Fee		150.00
<b>Total for 4220 4220 - BOARD OF TRUSTEE STIPENDS</b>				<b>750.00</b>	<b>750.00</b>
4440 4440 - RENTAL - BUILDING					
	12/03/2025	SHERYL WALKLEY	1490 Office Rent Albite #8	378.00	
	12/03/2025	SHERYL WALKLEY	1490 Office Rent Albite #8		252.00
	12/31/2025		REFUND	-90.00	
	12/31/2025		REFUND		-60.00
<b>Total for 4440 4440 - RENTAL - BUILDING</b>				<b>288.00</b>	<b>192.00</b>
4530 4530 - COMMUNICATIONS					
	12/01/2025	Satview Broadband Ltd	Internet and Modem 300/50	122.99	
	12/01/2025	Satview Broadband Ltd	Internet and Modem 300/50		82.00
	12/04/2025	COMMUNICATION	Phone Line	70.84	
	12/04/2025	COMMUNICATION	Phone Line		47.22
	12/16/2025	VERIZON WIRELESS	Cell Phones & Tablet	242.14	
	12/16/2025	VERIZON WIRELESS	Cell Phones		127.55
<b>Total for 4530 4530 - COMMUNICATIONS</b>				<b>435.97</b>	<b>256.77</b>
4622.10 4622.10 - ELECTRICITY OFFICE					
	12/20/2025	NV ENERGY	OFFICE ELECTRICITY	41.78	
	12/20/2025	NV ENERGY	OFFICE ELECTRICITY		27.85
<b>Total for 4622.10 4622.10 - ELECTRICITY OFFICE</b>				<b>41.78</b>	<b>27.85</b>
4622.60 4622.60 - BOOSTER STATION 2					
	12/20/2025	NV ENERGY	BOOSTER STATION 2	176.82	
<b>Total for 4622.60 4622.60 - BOOSTER STATION 2</b>				<b>176.82</b>	<b>0.00</b>
4622.70 4622.70 ELECTRICITY STREET LIGHTING					
	12/12/2025	NV ENERGY	Street Light on Pearl		38.30
<b>Total for 4622.70 ELECTRICITY STREET LIGHTING</b>				<b>0.00</b>	<b>38.30</b>
4337.20 4337.20 - PAYROLL PROCESSING FEES					
	12/02/2025	(RIPPLING)	Payroll Correction	12.00	
	12/02/2025	(RIPPLING)	Payroll Correction		8.00
	12/09/2025		Payment Amendment	21.37	
	12/09/2025		Payment Amendment		14.24

<b>FEES</b>				<b>33.37</b>	<b>22.24</b>
4337.50 4337.50 - MERCHANT FEES PAYCLIX					
	12/03/2025	PAY CLIX	Base Fee	29.95	
	12/01/2025	PAY CLIX	REF # XXXXXXXX0010651	197.98	
	12/02/2025	PAY CLIX	REF # XXXXXXXX0006391 EPX FE	301.87	
	12/11/2025	VARIOUS	XXXXXXXX1961792 Payclix	5.00	
<b>PAYCLIX</b>				<b>534.80</b>	<b>0.00</b>
CLOVER					
	12/03/2025	CLOVER	REF # XXXXXXXX3618613	439.21	
	12/11/2025	CLOVER	REF # XXXXXXXX0887424 CLOVER	29.95	
	12/22/2025		XXXXXXXX1190626 Telecheck	19.80	
	12/22/2025		XXXXXXXX1190625 Telecheck	390.42	
<b>FEES CLOVER</b>				<b>879.38</b>	<b>0.00</b>
4626 4626 - EQUIPMENT FUEL					
	12/02/2025	PETROLEUM LLC	Red Diesel #2	162.56	
	12/02/2025	PETROLEUM LLC	Red Diesel #2		243.84
	12/02/2025	PETROLEUM LLC	Unleaded 87	208.03	
	12/02/2025	PETROLEUM LLC	Unleaded 87		138.68
<b>Total for 4626 4626 - EQUIPMENT FUEL</b>				<b>370.59</b>	<b>382.52</b>
4330 4330 - TECHNICAL PROFESSIONAL SERVICES					
	12/05/2025	SPB Utility Services Inc.	Technical Water Support	1,084.73	
<b>Total 4330 - TECHNICAL PROFESSIONAL SERVICES</b>				<b>1,084.73</b>	<b>0.00</b>
4725 4725 - MAJOR REPAIR CONTRACTS					
	12/01/2025	CONSTRUCTION LLC	marked maps		4,634.00
	12/11/2025	SHAW ENGINEERING	Equipping	878.98	
<b>Total for 4725 4725 - MAJOR REPAIR CONTRACTS</b>				<b>878.98</b>	<b>4,634.00</b>
4624 4624 -YARD WASTE DISPOSAL					
	12/01/2025	DOUGLAS DISPOSAL	Commercial Bin 2Y	80.02	
	12/01/2025	DOUGLAS DISPOSAL	Commercial Bin 2Y		53.34
<b>Total for 4624 4624 -YARD WASTE DISPOSAL</b>				<b>80.02</b>	<b>53.34</b>
4345 4345 - MAINTENANCE AND REPAIRS					
	12/05/2025	SUPPLY, INC	MTR	220.03	
	12/02/2025	SUPPLY, INC	MTR	220.03	
	12/22/2025	LES SCHWAB	Battery for F-350 Ford with plow	154.19	
	12/22/2025	LES SCHWAB	Battery for F-350 Ford with plow		102.79
	12/23/2025	SOLUTIONS	Office Copy Machine	34.90	
	12/23/2025	SOLUTIONS	Office Copy Machine		23.26
<b>Total for 4345 4345 - MAINTENANCE AND REPAIRS</b>				<b>629.15</b>	<b>126.05</b>
4471 4471 - DEBT SERVICE - PRINCIPAL					
	12/05/2025	DEVELOPMENT	USDA #3 Water Bond	6,468.68	
	12/15/2025	DEVELOPMENT	USDA #7 BERGKAMP		1,949.39
	12/15/2025	DEVELOPMENT	USDA #8 WELL 6/8 PROJECT	454.54	
	12/30/2025	STATE OF NEVADA	DW-1605 State Water Loan	9,970.59	

	12/24/2025	TRANSMISSION	USDA #3	1,012.35	
<b>Total for 4471 4471 - DEBT SERVICE - PRINCIPAL</b>				<b>17,906.16</b>	<b>1,949.39</b>
4472 4472 - DEBT SERVICE - INTEREST					
	12/05/2025	DEVELOPMENT	USDA #3 Water Bond	5,044.32	
	12/15/2025	DEVELOPMENT	USDA #7 BERGKAMP		172.61
	12/15/2025	DEVELOPMENT	USDA #8 WELL 6/8 PROJECT	296.46	
	12/30/2025	STATE OF NEVADA	DW-1605 State Water Loan	2,419.66	
	12/24/2025	TRANSMISSION	USDA #3	1,554.65	
<b>Total for 4472 4472 - DEBT SERVICE - INTEREST</b>				<b>9,315.09</b>	<b>172.61</b>
4442 4442 - RENTAL - EQUIPMENT					
	12/10/2025	CLOVER	XXXXXXXX9625875 FDMS	48.05	
	12/21/2025	DE LAGE LANDEN	Copier Lease	74.54	
	12/21/2025	DE LAGE LANDEN	Copier Lease		49.70
<b>Total for 4442 4442 - RENTAL - EQUIPMENT</b>				<b>122.59</b>	<b>49.70</b>
4325 4325 - PROFESSIONAL SERVICES					
	12/05/2025	DYER LAWRENCE LLP	Attorney Fees & Expenses	151.20	
	12/05/2025	DYER LAWRENCE LLP	Attorney Fees & Expenses		100.80
<b>Total for 4325 4325 - PROFESSIONAL SERVICES</b>				<b>151.20</b>	<b>100.80</b>
4531 4531 - POSTAGE					
	12/11/2025	USPS ONLINE	Dec Water Bills	391.01	
<b>Total for 4531 4531 - POSTAGE</b>				<b>391.01</b>	<b>0.00</b>
SUBSCRIPTIONS					
	12/05/2025	Microsoft	Microsoft 360 for Secretary's Computer	95.18	
	12/05/2025	Microsoft	Micorsoft 360 for Secretary's Computer		63.46
	12/15/2025	INTUIT	QUICKBOOKS	69.00	
	12/15/2025	INTUIT	QUICKBOOKS		46.00
<b>SUBSCRIPTIONS</b>				<b>164.18</b>	<b>109.46</b>
4623 4623 - UTILITIES - PROPANE & WATER					
	12/11/2025	WATER	Water - Yard	40.63	
	12/11/2025	WATER	Water - Yard		27.08
<b>Total for 4623 4623 - UTILITIES - PROPANE &amp; WATER</b>				<b>40.63</b>	<b>27.08</b>
4600 4600 - PROJECT SUPPLIES					
	12/12/2025	SUPPLY, INC	MTR	-220.03	
	12/16/2025	SUPPLY, INC	MTR	785.04	
	12/18/2025	Carson Valley Sweeping	QPR Cold Patch Material		3,237.69
	12/18/2025	Carson Valley Sweeping	QPR Cold Patch Material		3,237.69
<b>Total for 4600 4600 - PROJECT SUPPLIES</b>				<b>565.01</b>	<b>6,475.38</b>
4100 4100 - SALARY AND WAGES					
	12/05/2025		GROSS SALARIES	5,999.39	
	12/05/2025		GROSS SALARIES		4,225.59
	12/05/2025		GROSS SEASONAL		-256.00
	12/19/2025		GROSS SALARY	5,944.23	
	12/19/2025		GROSS SALARY		4,474.82
<b>Total for 4100 4100 - SALARY AND WAGES</b>				<b>11,943.62</b>	<b>8,444.41</b>

4110 4110 - OVERTIME

	12/05/2025		OVERTIME	865.33	
	12/05/2025		OVERTIME		47.85
	12/19/2025		OVERTIME	486.45	
Total for 4110 4110 - OVERTIME				1,351.78	47.85

4580 4580 - TRAVEL, TRAINING & MILEAGE

	12/05/2025		MILEAGE	113.40	
	12/05/2025		MILEAGE		75.60
	12/19/2025		MILEAGE	114.60	
	12/19/2025		MILEAGE		76.40
Total for 4580 4580 - TRAVEL, TRAINING & MILEAGE				228.00	152.00

4106 4106 - EMPLOYEE BENEFITS - EMPLOYER

	12/05/2025		PERS	1,260.36	
	12/05/2025		PERS		840.24
	12/05/2025		MEDICAL	1,027.27	
	12/05/2025		MEDICAL		1,165.91
	12/19/2025		PERS	1,200.45	
	12/19/2025		PERS		800.30
	12/19/2025		MEDICAL	1,027.26	
	12/19/2025		MEDICAL		1,165.89
EMPLOYER				4,515.34	3,972.34

4112 4112 - SEASONAL EMPLOYEES

	12/05/2025		GROSS SEASONAL		256.00
Total for 4112 4112 - SEASONAL EMPLOYEES				0.00	256.00

4337.10 4337.10 - BANK ANALYSIS FEES

	12/22/2025	NEVADA STATE BANK	ANALYSIS SERVICE FEE	59.40	
	12/22/2025	NEVADA STATE BANK	Bank Analysis Fee	93.15	
	12/22/2025	NEVADA STATE BANK	Bank Analysis Fee		62.10
Total for 4337.10 4337.10 - BANK ANALYSIS FEES				152.55	62.10

4622.40 4622.40 ELECTRICTY WELLS 6 AND 8

	12/23/2025	NV ENERGY	REF # XXXXXXXX2635430	NV	665.23	
8					<b>665.23</b>	<b>0.00</b>

4622.20 4622.20 - ELECTRICITY YARD

	12/23/2025	NV ENERGY	Yard	65.40	
	12/23/2025	NV ENERGY	Yard		43.60
Total for 4622.20 4622.20 - ELECTRICITY YARD				65.40	43.60

4622.30 4622.30 - ELECTRICITY WELL 1

	12/23/2025	NV ENERGY	REF # XXXXXXXX2635426	NV	1,171.19
Total for 4622.30 4622.30 - ELECTRICITY WELL 1				1,171.19	0.00

1

	12/23/2025	NV ENERGY	REF # XXXXXXXX2635425	NV	640.50
STATION 1				640.50	0.00

4337.30 4337.30 - PAYMENT PROCESSING FEES

	12/23/2025	Bill.com	Check Processing Services	158.80	
	12/23/2025	Bill.com	Check Processing Services		105.87
<b>FEES</b>				<b>158.80</b>	<b>105.87</b>

(>5,000)

	12/19/2025	ROBERTA REED	Reimbursement: New Computer Monitors	334.09	
	12/19/2025	ROBERTA REED	Reimbursement: New Computer Monitors		222.73
	12/26/2025	Amazon	KEYBOARD & MOUSE	12.82	
	12/26/2025	Amazon	KEYBOARD & MOUSE		8.54
<b>EQUIPMENT (&gt;5,000)</b>				<b>346.91</b>	<b>231.27</b>

4116 4116 - EMPLOYER TAXES  
4118 MEDICARE TAXES

	12/05/2025		MEDICARE	95.05	
	12/05/2025		MEDICARE		63.37
	12/19/2025		MEDICARE	69.76	
	12/19/2025		MEDICARE		46.50
	12/19/2025		MEDICARE	23.00	
	12/19/2025		MEDICARE		15.34
<b>Total for 4118 MEDICARE TAXES</b>				<b>187.81</b>	<b>125.21</b>

4119 SOCIAL SECURITY TAXES

	12/05/2025		SOC SEC		9.52
	12/05/2025		SOC SEC		6.35
	12/19/2025		SOC SEC		31.74
<b>Total for 4119 SOCIAL SECURITY TAXES</b>				<b>0.00</b>	<b>47.61</b>

4117 NEVADA TAXES

	12/05/2025		NV UNEMPLOYMENT	30.92	
	12/05/2025		NV UNEMPLOYMENT		20.62
	12/19/2025		NV UNEMPLOYMENT & CAREER TAXES	15.38	
	12/19/2025		NV UNEMPLOYMENT & CAREER TAXES		10.26
<b>Total for 4117 NEVADA TAXES</b>				<b>46.30</b>	<b>30.88</b>

4120 FEDERAL UNEMPLOYMENT TAX

<b>Total for 4120 FEDERAL UNEMPLOYMENT TAX</b>					
<b>accounts</b>				<b>234.11</b>	<b>203.70</b>

4115 4115 - EMPLOYEE TAXES\*\*

<b>86,979.15</b>	<b>57,892.67</b>	<b>29,086.48</b>
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2025 BANK STATUS REPORT

NEVADA STATE BANK

Account No:	January	February	March	April	May	June	July	August	September	October	November	December	Nov-Dec Δ
Operating	42,362.06	43,160.73	108,001.31	232,916.46	187,256.93	118,919.37	45,429.32	15,338.99	92,092.42	99,798.48	65,566.60	61,411.46	(4,155.14)
Water	28,348.62	27,480.38	33,669.89	44,015.26	85,271.22	118,791.00	130,014.33	143,470.91	120,383.76	164,323.00	58,944.83	86,861.05	27,916.22
TOTAL OPERATING	70,710.68	70,641.11	141,671.20	276,931.72	272,528.15	237,710.37	175,443.65	158,809.90	212,476.18	264,121.48	124,511.43	148,272.51	23,761.08
LOCAL GOVERNMENT INVESTMENT POOL												Estimate	Estimate
TREGID	92,977.07	93,325.02	93,646.48	93,993.66	94,332.93	192,683.05	193,106.10	193,816.45	194,239.50	194,949.85	195,649.85	196,349.85	700.00
TRECAP	129,437.45	129,921.84	130,369.36	130,852.68	131,325.00	170,212.42	170,719.05	171,347.05	171,853.68	172,481.68	173,106.68	173,731.68	625.00
TREGEQ	29,936.43	30,048.46	30,151.96	7,263.74	7,314.86	20,942.01	20,979.85	21,057.03	21,094.87	21,172.05	21,249.05	21,326.05	77.00
TRESLA	250,725.93	251,664.22	252,531.08	163,467.29	164,154.79	164,764.06	165,357.03	165,965.30	166,558.27	167,166.54	167,771.54	168,376.54	605.00
TREWCO	207,416.32	208,192.54	208,909.66	172,684.15	173,347.53	173,990.92	174,617.10	175,259.44	175,885.62	176,527.96	177,167.96	177,807.96	640.00
TREWRT	3,826.71	3,841.03	3,854.26	3,868.55	3,882.51	3,896.92	3,910.94	3,925.33	3,939.35	3,953.74	3,967.74	3,981.74	14.00
TOTAL INVESTMENT	714,319.91	716,993.11	719,462.80	572,130.07	574,357.62	726,489.38	728,690.07	731,370.60	733,571.29	736,251.82	738,912.82	741,573.82	(1) 2,661.00
TOTAL GID FUNDS	785,030.59	787,634.22	861,134.00	849,061.79	846,885.77	964,199.75	904,133.72	890,180.50	946,047.47	1,000,373.30	863,424.25	889,846.33	26,422.08

Reasons For Change ( Δ)

(1) Interest Earnings