



SILVA, SCEIRINE
& ASSOCIATES, LLC
CERTIFIED PUBLIC ACCOUNTANTS

David E. Silva, CPA
David T. Sceirine, CPA
Melinda R. Torvinen, CPA

May 31, 2023

Ms. Amy Burgans, Clerk/Treasurer
Douglas County, Nevada
1616 Eighth Street
Minden, NV 89423

Re: Topaz Ranch Estates General Improvement District

Dear Ms. Burgans,

On behalf of the Board of Directors of the *Topaz Ranch Estates General Improvement District*, we are submitting to you two copies of their FY24 Final Budget.

Please feel free to contact us should you have any questions.

Thank you.

With best regards,

David E. Silva

Enclosures (2)

cc: Christine Bradford, Topaz Ranch Estates General Improvement District

**TOPAZ RANCH ESTATES
GENERAL IMPROVEMENT DISTRICT
3924 CARTER WAY, WELLINGTON, NV 89444
775/266-3000**

Nevada Department of Taxation
1550 College Parkway, Suite 115
Carson City, NV 89706-7937

TOPAZ RANCH ESTATES GENERAL IMPRVMT DIST herewith submits the FINAL budget for the fiscal year ending June 30, 2024

This budget contains 2 funds, including Debt Service, requiring property tax revenues totaling \$ 233,674

The property tax rates computed herein are based on preliminary data. If the final state computed revenue limitation permits, the tax rate will be increased by an amount not to exceed 1. If the final computation requires, the tax rate will be lowered.

This budget contains 1 governmental fund types with estimated expenditures of \$ 468,641 and 1 proprietary funds with estimated expenses of \$ 1,106,635

Copies of this budget have been filed for public record and inspection in the offices enumerated in NRS 354.596 (Local Government Budget and Finance Act).

CERTIFICATION

David Akole
(Print Name)
Treasurer
(Title)

certify that all applicable funds and financial operations of this Local Government are listed herein

Signed: David Akole

Dated: 5/26/2023

Phone: 775-266-3000

APPROVED BY THE GOVERNING BOARD
Only necessary for FINAL Budget
(Signature by DocuSign is acceptable)

[Signature] 5/26/23
[Signature]
[Signature]
[Signature]

SCHEDULED PUBLIC HEARING:
(Must be held from May 15, 2023 to May 31, 2023 this year)

Date and Time: May 24, 2023 at 6:00 PM

Publication Date: May 17, 2023

Place: TRE Community Center

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT 2024 FINAL BUDGET

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FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR YEAR 6/30/22	ESTIMATED CURRENT YEAR YEAR 6/30/23	BUDGET YEAR YEAR 6/30/24
General Government			
Judicial			
Public Safety			
Public Works	2	2	2
Sanitation			
Health			
Welfare			
Culture and Recreation			
Community Support			
TOTAL GENERAL GOVERNMENT	2	2	2
Utilities	4	4	4
Hospitals			
Transit Systems			
Airports			
Other			
TOTAL	6	6	6

POPULATION (AS OF JULY 1)	49,082	49,661	52,674
SOURCE OF POPULATION ESTIMATE*	Certified Population Estimates/NV State Demographer/NV Dept Tax.		
Assessed Valuation (Secured and Unsecured Only)	32,677,351	35,605,713	40,817,737
Net Proceeds of Mines			
TOTAL ASSESSED VALUE	32,677,351	35,605,713	40,817,737
TAX RATE			
General Fund	0.8546	0.8546	0.8546
Special Revenue Funds			
Capital Projects Funds			
Debt Service Funds			
Enterprise Fund			
Other			
TOTAL TAX RATE	0.8546	0.8546	0.8546

* Use the population certified by the state in March each year. Small districts may use a number developed per the instructions (page 6) or the best information available.

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT
(Local Government)

SCHEDULE S-2 - STATISTICAL DATA

PROPERTY TAX RATE AND REVENUE RECONCILIATION

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	ALLOWED TAX RATE	ASSESSED VALUATION	ALLOWED AD VALOREM REVENUE [(1) X (2)/100]	TAX RATE LEVIED	TOTAL AD VALOREM REVENUE WITH NO CAP [(2, line A)X(4)/100]	AD VALOREM TAX ABATEMENT [(5) - (7)]	AD VALOREM REVENUE WITH CAP
OPERATING RATE:	1.0697	40,817,737	436,627	0.8546	348,828	115,154	233,674
A. PROPERTY TAX Subject to Revenue Limitations							
B. PROPERTY TAX Outside Revenue Limitations: Net Proceeds of Mines					XXXXXXXXXXXXXXXXXXXX		
VOTER APPROVED:							
C. Voter Approved Overrides							
LEGISLATIVE OVERRIDES							
D. Accident Indigent (NRS 428.185)							
E. Indigent (NRS 428.285)							
F. Capital Acquisition (NRS 354.59815)							
G. Youth Services Levy (NRS 62B.150, 62B.160)							
H. Legislative Overrides							
I. SCRT Loss (NRS 354.59813)	0.2546	40,817,737	103,909	0.0000	0	0	0
J. Other:							
K. Other:							
L. SUBTOTAL LEGISLATIVE OVERRIDES	0.2546	40,817,737	103,909	0.0000			
M. SUBTOTAL A, C, L	1.3243	40,817,737	540,536	0.8546	348,828	115,154	233,674
N. Debt							
O. TOTAL M AND N	1.3243	40,817,737	540,536	0.8546	348,828	115,154	233,674

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

SCHEDULE S-3 - PROPERTY TAX RATE AND REVENUE RECONCILIATION

The Allowed Revenue required for column 3 can be obtained from the March 15 Final Revenue Projections or manually calculated. If an entity chooses to budget for an amount in column 5 which is lower or higher than the amount produced by the formula, please attach an explanation.

SCHEDULE A-1 ESTIMATED EXPENDITURES AND OTHER FINANCING USES

Budget For Fiscal Year Ending June 30, 2024 Budget Summary for **TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT**
 (Local Government)

GOVERNMENTAL FUNDS AND EXPENDABLE TRUST FUNDS FUND NAME	SALARIES AND WAGES (1)	EMPLOYEE BENEFITS (2)	SERVICES, SUPPLIES AND OTHER CHARGES ** (3)	CAPITAL OUTLAY *** (4)	CONTINGENCIES AND USES OTHER THAN OPERATING TRANSFERS OUT (5)	OPERATING TRANSFERS OUT (6)	ENDING FUND BALANCES (7)	TOTAL (8)
General	111,755	79,722	109,164	168,000	-	-	483,600	952,241
TOTAL GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS	111,755	79,722	109,164	168,000	-	-	483,600	952,241

* FUND TYPES: R - Special Revenue
 C - Capital Projects
 D - Debt Service
 T - Expendable Trust

** Include Debt Service Requirements in this column

*** Capital Outlay must agree with CIP.

SCHEDULE A-2 PROPRIETARY AND NONEXPENDABLE TRUST FUNDS

Budget For Fiscal Year Ending June 30, 2024

Budget Summary for **TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT**
(Local Government)

FUND NAME	*	OPERATING REVENUES (1)	OPERATING EXPENSES (2)**	NONOPERATING REVENUES (3)	NONOPERATING EXPENSES (4)	OPERATING TRANSFERS		NET INCOME (7)
						IN (5)	OUT(6)	
Water Enterprise Fund	E	600,500	1,013,768	700	92,867	-	-	(505,435)
TOTAL		600,500	1,013,768	700	92,867	-	-	(505,435)

* FUND TYPES: E - Enterprise
I - Internal Service
N - Nonexpendable Trust
** Include Depreciation

PROPRIETARY FUND	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/2024	
	ACTUAL PRIOR YEAR ENDING 06/30/2022	ESTIMATED CURRENT YEAR ENDING 06/30/2023	TENTATIVE APPROVED	FINAL APPROVED
OPERATING REVENUE				
Charges for Services	585,610	600,000	600,000	600,000
Miscellaneous Income	650	500	500	500
Total Operating Revenue	586,260	600,500	600,500	600,500
OPERATING EXPENSE				
Salaries, wages and benefits	223,270	310,600	315,000	335,368
Services and supplies	181,380	275,100	316,400	326,400
Depreciation/Amortization	254,689	262,100	352,000	352,000
Total Operating Expense	659,339	847,800	983,400	1,013,768
Operating Income or (Loss)	(73,079)	(247,300)	(382,900)	(413,268)
NONOPERATING REVENUES				
Interest Earned	1,024	700	700	700
USDA grant revenues	-	773,480	-	-
Principal loan forgiveness - NDEP	25,587	-	-	-
NDEP capital grant revenues	-	1,645,520	-	-
Total Nonoperating Revenues	26,611	2,419,700	700	700
NONOPERATING EXPENSES				
Interest Expense	93,162	91,770	92,867	92,867
Total Nonoperating Expenses	93,162	91,770	92,867	92,867
Net Income before Operating Transfers	(139,630)	2,080,630	(475,067)	(505,435)
Transfers (Schedule T)				
In				
Out				
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	(139,630)	2,080,630	(475,067)	(505,435)

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION

FUND WATER ENTERPRISE FUND

PROPRIETARY FUND	(1)	(2)	(3) BUDGET YEAR ENDING 06/30/2024	
	ACTUAL PRIOR YEAR ENDING 06/30/2022	ESTIMATED CURRENT YEAR ENDING 06/30/2023	TENTATIVE APPROVED	FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Charges for water service	583,530	600,000	600,000	600,000
Cash payments for goods and services	(287,889)	(275,100)	(316,400)	(326,400)
Cash payments to employees for services	(239,089)	(310,600)	(315,000)	(335,368)
Miscellaneous cash receipts (expenses)	650	500	500	500
a. Net cash provided by (or used for) operating activities	57,202	14,800	(30,900)	(61,268)
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
b. Net cash provided by (or used for) noncapital financing activities	-	-	-	-
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Capital acquisitions	(30,924)	(470,000)	(2,226,000)	(2,298,000)
Repayment of debt principal	(100,467)	(103,471)	(109,878)	(109,878)
Interest payments	(93,273)	(91,770)	(92,867)	(92,867)
Bond/loan proceeds	-	277,000	-	-
Grant proceeds	110,626	2,419,000	-	-
c. Net cash provided by (or used for) capital and related financing activities	(114,038)	2,030,759	(2,428,745)	(2,500,745)
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Interest on investments	1,024	700	700	700
d. Net cash provided by (or used in) investing activities	1,024	700	700	700
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	(55,812)	2,046,259	(2,458,945)	(2,561,313)
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	1,069,590	1,013,778	3,060,037	3,060,037
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	1,013,778	3,060,037	601,092	498,724

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

FUND

WATER ENTERPRISE FUND

ALL EXISTING OR PROPOSED
GENERAL OBLIGATION BONDS, REVENUE BONDS,
MEDIUM-TERM FINANCING, CAPITAL LEASES AND
SPECIAL ASSESSMENT BONDS

- * - Type
 1 - General Obligation Bonds
 2 - G.O. Revenue Supported Bonds
 3 - G.O. Special Assessment Bonds
 4 - Revenue Bonds
 5 - Medium-Term Financing

- 6 - Medium-Term Financing - Lease Purchase
 7 - Capital Leases
 8 - Special Assessment Bonds
 9 - Mortgages
 10 - Other (Specify Type)
 11 - Proposed (Specify Type)

(1) NAME OF BOND OR LOAN List and Subtotal By Fund	(2) TYPE *	(3) TERM	(4) ORIGINAL AMOUNT OF ISSUE	(5) ISSUE DATE	(6) FINAL PAYMENT DATE	(7) INTEREST RATE	(8) BEGINNING OUTSTANDING BALANCE 07/01/2023	(9) REQUIREMENTS FOR FISCAL YEAR ENDING 6/30/24 INTEREST PAYABLE	(10) PRINCIPAL PAYABLE	(11) (9)+(10) TOTAL
GENERAL FUND										
USDA RD loan	10	9 yr	\$ 206,000	6/12/2020	6/12/2029	2.375%	\$142,100	\$ 3,133	\$ 22,331	\$ 25,464
WATER FUND										
USDA RD 91-03 bond	4	40 yr	614,000	3/24/2010	3/24/2050	4.00%	505,340	20,013	10,791	30,804
USDA RD 91-05 bond	4	40 yr	3,812,000	10/5/2016	10/5/2056	1.875%	3,412,631	63,542	74,612	138,154
GO Revenue Backed bond	2	20 yr	407,227	5/31/2016	1/1/2036	2.08%	271,530	5,548	19,232	24,780
USDA RD Revenue bond	11	40 yr	277,000	4/12/2023	4/12/2063	1.375%	276,133	3,764	5,243	9,007
Subtotal Water Fund			\$ 5,110,227				\$ 4,465,634	\$ 92,867	\$ 109,878	\$ 202,745
TOTAL ALL DEBT SERVICE			\$ 5,316,227				\$ 4,607,734	\$ 96,000	\$ 132,209	\$ 228,209

SCHEDULE C-1 - INDEBTEDNESS

TOPAZ RANCH ESTATES GID Budget Fiscal Year 2024
 (Local Government)

SCHEDULE OF EXISTING CONTRACTS

Budget Year 2023-2024

Local Government: TOPAZ RANCH ESTATES GID

Contact: David Akola, Board Treasurer

E-mail Address: dtakola@gmail.com

Daytime Telephone: 775-266-3000

Total Number of Existing Contracts: 1

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Proposed Expenditure 2023-24	Proposed Expenditure 2024-2025	Reason or need for contract:
1	Silva, Sceirine & Assoc, LLC	07/01/23	6/30/24	\$ 20,000	\$ 21,000	Audit and consulting
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20	Total Proposed Expenditures			\$ 20,000	\$ 21,000	

Additional Explanations (Reference Line Number and Vendor):

SCHEDULE OF PRIVATIZATION CONTRACTS

Budget Year 2023-2024

Local Government: TOPAZ RANCH ESTATES GID

Contact: David Akola, Board Treasurer

E-mail Address: dtakola@gmail.com

Daytime Telephone: 775-266-3000

Total Number of Privatization Contracts: NONE

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Duration (Months/ Years)	Proposed Expenditure F23 2023-23	Proposed Expenditure 2023-2024	Position Class or Grade	Number of FTEs employed by Position Class or Grade	Equivalent hourly wage of FTEs by Position Class or Grade	Reason or need for contract:
1	NONE TO REPORT									
2										
3										
4										
5										
6										
7										
8	Total									

Attach additional sheets if necessary.

**legals-
douglas co.**

**legals-
douglas co.**

**NOTICE OF BUDGET HEARING
TOPAZ RANCH ESTATES G.I.D.**

Topaz Ranch Estates General Improvement District will hold its Annual Budget Hearing on **May 22nd, 2023 at 6:00 PM at EAST FORK FIRE PROTECTION DISTRICT STATION 4, 1476 Albite Road, Wellington, NV 89444.**

A Tentative Budget has been prepared per NRS 354.596 and is available for viewing at the following locations: TRE WATER COMPANY, **1490 Albite Rd., #8**, NEVADA TRADING COMPANY, **3900 Carter Dr.**, TOPAZ RANCH ESTATES COMMUNITY CENTER and at PINION PINES REALTY, **1490 Albite Rd., #6**

Pub Date: May 17, 2023

Ad # 33649

**TOPAZ RANCH ESTATES
GENERAL IMPROVEMENT DISTRICT
3924 CARTER WAY, WELLINGTON, NV 89444
775/266-3000**

Nevada Department of Taxation
1550 College Parkway, Suite 115
Carson City, NV 89706-7937

TOPAZ RANCH ESTATES GENERAL IMPRVMT DIST herewith submits the FINAL budget for the
fiscal year ending June 30, 2024

This budget contains 2 funds, including Debt Service, requiring property tax revenues totaling \$ 233,674

The property tax rates computed herein are based on preliminary data. If the final state computed revenue limitation permits, the tax rate will be increased by an amount not to exceed 1 If the final computation requires, the tax rate will be lowered.

This budget contains 1 governmental fund types with estimated expenditures of \$ 468,641 and
1 proprietary funds with estimated expenses of \$ 1,106,635

Copies of this budget have been filed for public record and inspection in the offices enumerated in NRS 354.596 (Local Government Budget and Finance Act).

CERTIFICATION

David Akole
(Print Name)
Treasurer
(Title)

certify that all applicable funds and financial operations of this Local Government are listed herein

Signed: [Signature]

Dated: 5/26/2023

Phone: 775-266-3000

APPROVED BY THE GOVERNING BOARD
Only necessary for **FINAL** Budget
(Signature by DocuSign is acceptable)

[Signature] 5/26/23
[Signature]
[Signature]
[Signature]

SCHEDULED PUBLIC HEARING:
(Must be held from May 15, 2023 to May 31, 2023 this year)

Date and Time: May 24, 2023 at 6:00 PM

Publication Date: May 17, 2023

Place: TRE Community Center

**TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT
2024 FINAL BUDGET**

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FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR YEAR 6/30/22	ESTIMATED CURRENT YEAR YEAR 6/30/23	BUDGET YEAR YEAR 6/30/24
General Government			
Judicial			
Public Safety			
Public Works	2	2	2
Sanitation			
Health			
Welfare			
Culture and Recreation			
Community Support			
TOTAL GENERAL GOVERNMENT	2	2	2
Utilities	4	4	4
Hospitals			
Transit Systems			
Airports			
Other			
TOTAL	6	6	6

POPULATION (AS OF JULY 1)	49,082	49,661	52,674
SOURCE OF POPULATION ESTIMATE*	Certified Population Estimates/NV State Demographer/NV Dept Tax.		
Assessed Valuation (Secured and Unsecured Only)	32,677,351	35,605,713	40,817,737
Net Proceeds of Mines			
TOTAL ASSESSED VALUE	32,677,351	35,605,713	40,817,737
TAX RATE			
General Fund	0.8546	0.8546	0.8546
Special Revenue Funds			
Capital Projects Funds			
Debt Service Funds			
Enterprise Fund			
Other			
TOTAL TAX RATE	0.8546	0.8546	0.8546

* Use the population certified by the state in March each year. Small districts may use a number developed per the instructions (page 6) or the best information available.

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

(Local Government)

SCHEDULE S-2 - STATISTICAL DATA

PROPERTY TAX RATE AND REVENUE RECONCILIATION

FISCAL YEAR 2023-2024

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	ALLOWED TAX RATE	ASSESSED VALUATION	ALLOWED AD VALOREM REVENUE [(1) X (2)/100]	TAX RATE LEVIED	TOTAL AD VALOREM REVENUE WITH NO CAP [(2, line A)X(4)/100]	AD VALOREM TAX ABATEMENT [(5) - (7)]	AD VALOREM REVENUE WITH CAP
OPERATING RATE:							
A. PROPERTY TAX Subject to Revenue Limitations	1.0697	40,817,737	436,627	0.8546	348,828	115,154	233,674
B. PROPERTY TAX Outside Revenue Limitations: Net Proceeds of Mines					XXXXXXXXXXXXXXXXXXXX		
VOTER APPROVED:							
C. Voter Approved Overrides							
LEGISLATIVE OVERRIDES							
D. Accident Indigent (NRS 428.185)							
E. Indigent (NRS 428.285)							
F. Capital Acquisition (NRS 354.59815)							
G. Youth Services Levy (NRS 62B.150, 62B.160)							
H. Legislative Overrides							
I. SCRT Loss (NRS 354.59813)	0.2546	40,817,737	103,909	0.0000	0	0	0
J. Other:							
K. Other:							
L. SUBTOTAL LEGISLATIVE OVERRIDES	0.2546	40,817,737	103,909	0.0000			
M. SUBTOTAL A, C, L	1.3243	40,817,737	540,536	0.8546	348,828	115,154	233,674
N. Debt							
O. TOTAL M AND N	1.3243	40,817,737	540,536	0.8546	348,828	115,154	233,674

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

SCHEDULE S-3 - PROPERTY TAX RATE AND REVENUE RECONCILIATION

The Allowed Revenue required for column 3 can be obtained from the March 15 Final Revenue Projections or manually calculated. If an entity chooses to budget for an amount in column 5 which is lower or higher than the amount produced by the formula, please attach an explanation.

SCHEDULE A - ESTIMATED REVENUES & OTHER RESOURCES - GOVERNMENTAL FUND TYPES, EXPENDABLE TRUST FUNDS & TAX SUPPORTED PROPRIETARY FUND TYPES

Budget For Fiscal Year Ending June 30, 2024

Budget Summary for **TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT**
(Local Government)

GOVERNMENTAL FUNDS AND EXPENDABLE TRUST FUNDS FUND NAME	BEGINNING FUND BALANCES (1)	CONSOLIDATED TAX REVENUE (2)	PROPERTY TAX REQUIRED (3)	TAX RATE (4)	OTHER REVENUE (5)	OTHER FINANCING SOURCES OTHER THAN TRANSFERS IN (6)	OPERATING TRANSFERS IN (7)	TOTAL (8)
General	614,635	100,532	233,674	0.8546	3,400	-	-	952,241
DEBT SERVICE								
Subtotal Governmental Fund Types, Expendable Trust Funds	614,635	100,532	233,674	0.8546	3,400	-	-	952,241
PROPRIETARY FUNDS								
	XXXXXXXXXXXX				XXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
	XXXXXXXXXXXX				XXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
	XXXXXXXXXXXX				XXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
	XXXXXXXXXXXX				XXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
Subtotal Proprietary Funds	XXXXXXXXXXXX				XXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX
TOTAL ALL FUNDS	XXXXXXXXXXXX				XXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX

SCHEDULE A-1 ESTIMATED EXPENDITURES AND OTHER FINANCING USES

Budget Summary for TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT
(Local Government)

Budget For Fiscal Year Ending June 30, 2024

GOVERNMENTAL FUNDS AND EXPENDABLE TRUST FUNDS FUND NAME	SALARIES AND WAGES (1)	EMPLOYEE BENEFITS (2)	SERVICES, SUPPLIES AND OTHER CHARGES ** (3)	CAPITAL OUTLAY *** (4)	CONTINGENCIES AND USES OTHER THAN OPERATING TRANSFERS OUT (5)	OPERATING TRANSFERS OUT (6)	ENDING FUND BALANCES (7)	TOTAL (8)
General	-	79,722	109,164	168,000	-	-	483,600	952,241
TOTAL GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS	111,755	79,722	109,164	168,000	-	-	483,600	952,241

- * FUND TYPES: R - Special Revenue
- C - Capital Projects
- D - Debt Service
- T - Expendable Trust

** Include Debt Service Requirements in this column

*** Capital Outlay must agree with CIP.

SCHEDULE A-2 PROPRIETARY AND NONEXPENDABLE TRUST FUNDS

Budget For Fiscal Year Ending June 30, 2024

Budget Summary for TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT
(Local Government)

FUND NAME	*	OPERATING REVENUES (1)	OPERATING EXPENSES (2)**	NONOPERATING REVENUES (3)	NONOPERATING EXPENSES (4)	OPERATING TRANSFERS		NET INCOME (7)
						IN (5)	OUT(6)	
Water Enterprise Fund	E	600,500	1,013,768	700	92,867	-	-	(505,435)
TOTAL		600,500	1,013,768	700	92,867	-	-	(505,435)

* FUND TYPES: E - Enterprise
I - Internal Service
N - Nonexpendable Trust

** Include Depreciation

<u>EXPENDITURES BY FUNCTION AND ACTIVITY</u>	(1)	(2)	BUDGET YEAR ENDING 06/30/2024	
	ACTUAL PRIOR YEAR ENDING 06/30/2022	ESTIMATED CURRENT YEAR ENDING 06/30/2023	TENTATIVE APPROVED	FINAL APPROVED
Public Works				
Salaries and wages	70,818	108,500	108,500	111,755
Employee benefits	51,535	66,200	70,200	79,722
Services and supplies	52,587	72,800	83,700	83,700
Capital outlay	28,751	143,000	135,000	168,000
Sub-total	203,691	390,500	397,400	443,177
Debt Service				
Principal	21,296	21,808	22,331	22,331
Interest	4,168	3,656	3,133	3,133
Sub-total	25,464	25,464	25,464	25,464
FUNCTION SUBTOTAL	229,155	415,964	422,864	468,641

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT
(Local Government)
SCHEDULE B - GENERAL FUND

FUNCTION _____ Public Works / Debt Service

EXPENDITURES BY FUNCTION AND ACTIVITY	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/2024	
	ACTUAL PRIOR YEAR ENDING 06/30/2022	ESTIMATED CURRENT YEAR ENDING 06/30/2023	TENTATIVE APPROVED	FINAL APPROVED
PAGE	FUNCTION SUMMARY			
	General Government			
	Judicial			
	Public Safety			
	Public Works	203,691	390,500	397,400
	Sanitation			443,177
	Health			
	Welfare			
	Culture and Recreation			
	Community Support			
	Debt Service	25,464	25,464	25,464
	Intergovernmental Expenditures			25,464
TOTAL EXPENDITURES - ALL FUNCTIONS	229,155	415,964	422,864	468,641
OTHER USES:				
CONTINGENCY (Not to exceed 3% of Total Expenditures all Functions)				
Transfers Out (Schedule T)				
TOTAL EXPENDITURES AND OTHER USE	229,155	415,964	422,864	468,641
ENDING FUND BALANCE:	713,214	614,635	529,377	483,600
TOTAL GENERAL FUND COMMITMENTS AND FUND BALANCE	942,369	1,030,599	952,241	952,241

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT
(Local Government)
SCHEDULE B - GENERAL FUND

SCHEDULE B SUMMARY - EXPENDITURES, OTHER USES AND FUND BALANCE
GENERAL FUND - ALL FUNCTIONS

<u>PROPRIETARY FUND</u>	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/2024	
	ACTUAL PRIOR YEAR ENDING 06/30/2022	ESTIMATED CURRENT YEAR ENDING 06/30/2023	TENTATIVE APPROVED	FINAL APPROVED
OPERATING REVENUE				
Charges for Services	585,610	600,000	600,000	600,000
Miscellaneous Income	650	500	500	500
Total Operating Revenue	586,260	600,500	600,500	600,500
OPERATING EXPENSE				
Salaries, wages and benefits	223,270	310,600	315,000	335,368
Services and supplies	181,380	275,100	316,400	326,400
Depreciation/Amortization	254,689	262,100	352,000	352,000
Total Operating Expense	659,339	847,800	983,400	1,013,768
Operating Income or (Loss)	(73,079)	(247,300)	(382,900)	(413,268)
NONOPERATING REVENUES				
Interest Earned	1,024	700	700	700
USDA grant revenues	-	773,480	-	-
Principal loan forgiveness - NDEP	25,587	-	-	-
NDEP capital grant revenues	-	1,645,520	-	-
Total Nonoperating Revenues	26,611	2,419,700	700	700
NONOPERATING EXPENSES				
Interest Expense	93,162	91,770	92,867	92,867
Total Nonoperating Expenses	93,162	91,770	92,867	92,867
Net Income before Operating Transfers	(139,630)	2,080,630	(475,067)	(505,435)
Transfers (Schedule T)				
In				
Out				
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	(139,630)	2,080,630	(475,067)	(505,435)

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION

FUND WATER ENTERPRISE FUND

PROPRIETARY FUND	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/2024	
	ACTUAL PRIOR YEAR ENDING 06/30/2022	ESTIMATED CURRENT YEAR ENDING 06/30/2023	TENTATIVE APPROVED	FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Charges for water service	583,530	600,000	600,000	600,000
Cash payments for goods and services	(287,889)	(275,100)	(316,400)	(326,400)
Cash payments to employees for services	(239,089)	(310,600)	(315,000)	(335,368)
Miscellaneous cash receipts (expenses)	650	500	500	500
a. Net cash provided by (or used for) operating activities	57,202	14,800	(30,900)	(61,268)
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
b. Net cash provided by (or used for) noncapital financing activities	-	-	-	-
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Capital acquisitions	(30,924)	(470,000)	(2,226,000)	(2,298,000)
Repayment of debt principal	(100,467)	(103,471)	(109,878)	(109,878)
Interest payments	(93,273)	(91,770)	(92,867)	(92,867)
Bond/loan proceeds	-	277,000	-	-
Grant proceeds	110,626	2,419,000	-	-
c. Net cash provided by (or used for) capital and related financing activities	(114,038)	2,030,759	(2,428,745)	(2,500,745)
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Interest on investments	1,024	700	700	700
d. Net cash provided by (or used in) investing activities	1,024	700	700	700
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	(55,812)	2,046,259	(2,458,945)	(2,561,313)
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	1,069,590	1,013,778	3,060,037	3,060,037
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	1,013,778	3,060,037	601,092	498,724

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

FUND

WATER ENTERPRISE FUND

ALL EXISTING OR PROPOSED
GENERAL OBLIGATION BONDS, REVENUE BONDS,
MEDIUM-TERM FINANCING, CAPITAL LEASES AND
SPECIAL ASSESSMENT BONDS

- * - Type
1 - General Obligation Bonds
2 - G.O. Revenue Supported Bonds
3 - G.O. Special Assessment Bonds
4 - Revenue Bonds
5 - Medium-Term Financing

- 6 - Medium-Term Financing - Lease Purchase
7 - Capital Leases
8 - Special Assessment Bonds
9 - Mortgages
10 - Other (Specify Type)
11 - Proposed (Specify Type)

(1) NAME OF BOND OR LOAN List and Subtotal By Fund	(2) TYPE *	(3) TERM	(4) ORIGINAL AMOUNT OF ISSUE	(5) ISSUE DATE	(6) FINAL PAYMENT DATE	(7) INTEREST RATE	(8) BEGINNING OUTSTANDING BALANCE 07/01/2023	(9) REQUIREMENTS FOR FISCAL YEAR ENDING 6/30/24 INTEREST PAYABLE	(10) PRINCIPAL PAYABLE	(11) (9)+(10) TOTAL
GENERAL FUND										
USDA RD loan	10	9 yr	\$ 206,000	6/12/2020	6/12/2029	2.375%	\$142,100	\$ 3,133	\$ 22,331	\$ 25,464
WATER FUND										
USDA RD 91-03 bond	4	40 yr	614,000	3/24/2010	3/24/2050	4.00%	505,340	20,013	10,791	30,804
USDA RD 91-05 bond	4	40 yr	3,812,000	10/5/2016	10/5/2056	1.875%	3,412,631	63,542	74,612	138,154
GO Revenue Backed bond	2	20 yr	407,227	5/31/2016	1/1/2036	2.08%	271,530	5,548	19,232	24,780
USDA RD Revenue bond	11	40 yr	277,000	4/12/2023	4/12/2063	1.375%	276,133	3,764	5,243	9,007
Subtotal Water Fund			\$ 5,110,227				\$ 4,465,634	\$ 92,867	\$ 109,878	\$ 202,745
TOTAL ALL DEBT SERVICE			\$ 5,316,227				\$ 4,607,734	\$ 96,000	\$ 132,209	\$ 228,209

TOPAZ RANCH ESTATES GID Budget Fiscal Year 2024
(Local Government)

SCHEDULE C-1 - INDEBTEDNESS

SCHEDULE OF EXISTING CONTRACTS

Budget Year 2023-2024

Local Government: TOPAZ RANCH ESTATES GID

Contact: David Akola, Board Treasurer

E-mail Address: diakola@gmail.com

Daytime Telephone: 775-266-3000

Total Number of Existing Contracts: 1

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Proposed Expenditure 2023-24	Proposed Expenditure 2024-2025	Reason or need for contract:
1	Silva, Sceirine & Assoc, LLC	07/01/23	6/30/24	\$ 20,000	\$ 21,000	Audit and consulting
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20	Total Proposed Expenditures			\$ 20,000	\$ 21,000	

Additional Explanations (Reference Line Number and Vendor):

SCHEDULE OF PRIVATIZATION CONTRACTS

Budget Year 2023-2024

Local Government: TOPAZ RANCH ESTATES GID

Contact: David Akola, Board Treasurer

E-mail Address: dtakola@gmail.com

Daytime Telephone: 775-266-3000

Total Number of Privatization Contracts: NONE

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Duration (Months/ Years)	Proposed Expenditure F23 2023-23	Proposed Expenditure 2023-2024	Position Class or Grade	Number of FTEs employed by Position Class or Grade	Equivalent hourly wage of FTEs by Position Class or Grade	Reason or need for contract:
1	NONE TO REPORT									
2										
3										
4										
5										
6										
7										
8	Total									

Attach additional sheets if necessary.

**legals-
douglas co.**

**legals-
douglas co.**

**NOTICE OF BUDGET HEARING
TOPAZ RANCH ESTATES G.I.D.**

Topaz Ranch Estates General Improvement District will hold its Annual Budget Hearing on **May 22nd, 2023 at 6:00 PM at EAST FORK FIRE PROTECTION DISTRICT STATION 4, 1476 Albite Road, Wellington, NV 89444.**

A Tentative Budget has been prepared per NRS 354.596 and is available for viewing at the following locations: TRE WATER COMPANY, **1490 Albite Rd., #8**, NEVADA TRADING COMPANY, **3900 Carter Dr.**, TOPAZ RANCH ESTATES COMMUNITY CENTER and at PINION PINES REALTY, **1490 Albite Rd., #6**

Pub Date: May 17, 2023

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