



INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 893 Southwood Boulevard
 Incline Village, Nevada 89451

 www.yourtahoeplace.com

 Serving the communities of Incline Village and Crystal Bay, Nevada

Nevada Department of Taxation
 3850 Arrowhead Drive
 Carson City, NV 89706

Incline Village General Improvement District herewith submits the (TENTATIVE) --- (FINAL) budget for the fiscal year ending June 30, 2027

This budget contains 1 funds, including Debt Service, requiring property tax revenues totaling \$ 9,912,010

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 \$ 7,886,000 and 4 proprietary funds with estimated expenses of \$ 55,280,317

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

I Noemi Barter
 (Print Name)
Director of Finance
 (Title)

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

Signed: _____

Dated: _____

Phone: _____

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

SCHEDULED PUBLIC HEARING:
 (Must be held from May 18, 2026 to May 31, 2026)

Date and Time: May 27, 2026 at 4:00 pm

Publication Date: May 8, 15, 22, 2026

Place: IVGID 893 Southwood Blvd - Boardroom
Incline Village, NV 8951

Page: _____
Schedule 1

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR YEAR 06/30/25	ESTIMATED CURRENT YEAR YEAR 06/30/26	BUDGET YEAR YEAR 06/30/27
General Government	28.1	28.5	29.1
Judicial			
Public Safety			
Public Works			
Sanitation			
Health			
Welfare			
Culture and Recreation			
Community Support			
TOTAL GENERAL GOVERNMENT	28.1	28.5	29.1
Utilities	56.6	53.12	61
Hospitals			
Transit Systems			
Airports			
Other	262.1	189.54	167.57
TOTAL	346.8	271.16	257.67
POPULATION (AS OF JULY 1)	9087	9387	9300
SOURCE OF POPULATION ESTIMATE*			
Assessed Valuation (Secured and Unsecured Only)	2,865,130,761	2,769,257,411	2,809,965,863
Net Proceeds of Mines		-	
TOTAL ASSESSED VALUE	2,865,130,761	2,769,257,411	2,809,965,863
TAX RATE			
General Fund	0.1370	0.1469	0.1461
Special Revenue Funds			
Capital Projects Funds			
Debt Service Funds			
Enterprise Fund			
Other			
TOTAL TAX RATE	0.1370	0.1469	0.1461

*** 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.**

Incline Village General Improvement District

 (Local Government)

SCHEDULE S-2 - STATISTICAL DATA

PROPERTY TAX RATE AND REVENUE RECONCILIATION

FISCAL YEAR 2026-2027

	(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	0.1249	2,809,965,863	3,509,647	0.1461	4,105,360	1,581,210	2,524,150
B. PROPERTY TAX Outside Revenue Limitations: Net Proceeds of Mines					XXXXXXXXXXXXXXXXXX		
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. SCCRT Loss (NRS 354.59813)	0.0212	-	596,110	0.0212	596,110	596,110	-
J. Other:							
K. Other:							
L. SUBTOTAL LEGISLATIVE OVERRIDES	0.0212	-	596,110	0.0212	596,110	596,110	-
M. SUBTOTAL A, C, L	0.1461	2,809,965,863	4,105,757	0.1673	4,701,470	2,177,320	2,524,150
N. Debt							
O. TOTAL M AND N	0.1461	2,809,965,863	4,105,757	0.1673	4,701,470	2,177,320	2,524,150

(Local Government)
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.

REVENUES	(1)	(2)	(3) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
Taxes:				
Ad valorem tax	2,214,681	2,249,486	2,524,150	
Personal property tax	22,708	18,000	18,000	
Intergovernmental:				
Consolidated tax (CTX)	1,671,483	1,883,000	1,968,000	
Local government tax act (LGTA)	283,015	312,000	300,000	
Other Revenue:				
Central service cost charge	3,742,043	4,050,500	2,928,000	
Non operating revenue:				
Rental income	78,591	-	-	
Investment income	76,229	50,000	76,700	
Charges for service	180,435	-	-	
SUBTOTAL REVENUES	8,269,185	8,562,986	7,814,850	-
SUBTOTAL REVENUE ALL SOURCES				
OTHER FINANCING SOURCES				
Transfers In (Schedule T)				
Proceeds of Long-term Debt				
Subscription based IT arrangement	153,630	-	200,000	
SUBTOTAL OTHER FINANCING SOURCES	153,630	-	200,000	-
BEGINNING FUND BALANCE	1,300,944	1,759,644	1,897,160	1,897,160
Prior Period Adjustments	(178,906)	-	-	-
Residual Equity Transfers	-	-	-	-
TOTAL BEGINNING FUND BALANCE	1,122,038	1,759,644	1,897,160	1,897,160
TOTAL AVAILABLE RESOURCES	9,544,853	10,322,630	9,912,010	1,897,160

Incline Village General Improvement District
 (Local Government)
 SCHEDULE B - GENERAL FUND

EXPENDITURES BY FUNCTION AND ACTIVITY	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
PAGE FUNCTION SUMMARY				
General Government	7,785,209	8,297,470	7,886,000	
Judicial				
Public Safety				
Public Works				
Sanitation				
Health				
Welfare				
Culture and Recreation				
Community Support				
Debt Service				
Intergovernmental Expenditures				
TOTAL EXPENDITURES - ALL FUNCTIONS	7,785,209	8,297,470	7,886,000	-
OTHER USES:				
CONTINGENCY (Not to exceed 3% of	-	128,000	230,000	
Total Expenditures all Functions)	7,785,209	8,425,470	8,116,000	-
Transfers Out (Schedule T)				
TOTAL EXPENDITURES AND OTHER USE:	7,785,209	8,425,470	8,116,000	-
ENDING FUND BALANCE:	1,759,644	1,897,160	1,796,010	
TOTAL GENERAL FUND	9,544,853	10,322,630	9,912,010	-
COMMITMENTS AND FUND BALANCE				

Incline Village General Improvement District
 (Local Government)
 SCHEDULE B - GENERAL FUND

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

PROPRIETARY FUND	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Receipts from customers and users	19,341,726	21,103,800	22,407,000	
Receipts from interfund services	-	-	-	
Receipts from operating grants	-	-	-	
Payments to and for employees	(6,038,555)	(6,454,900)	(6,734,000)	
Payments to vendors	(5,944,844)	(6,408,420)	(6,614,000)	
a. Net cash provided by (or used for) operating activities	7,358,327	8,240,480	9,059,000	-
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Payments received on interfund borrowing	-	-	-	
Payments made on interfund borrowing	(226,888)	-	-	
Insurance proceeds received	-	-	-	
b. Net cash provided by (or used for) noncapital financing activities	(226,888)	-	-	-
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Acquisition of capital assets	(26,774,495)	(28,845,000)	(12,880,000)	
Proceeds for capital grants	3,142,869	-	1,600,000	
Proceeds for capital borrowing	16,263,780	23,000,000	3,500,000	
Payments for debt principal	(468,184)	203,370	(580,000)	
Payments for debt interest	(184,993)	(322,600)	(477,000)	
c. Net cash provided by (or used for) capital and related financing activities	(8,021,023)	(5,964,230)	(8,837,000)	-
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Investment earnings (loss)	1,052,023	450,000	681,000	
Lease revenue			-	
d. Net cash provided by (or used in) investing activities	1,052,023	450,000	681,000	-
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	162,439	2,726,250	903,000	-
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	16,866,401	17,028,840	19,755,090	19,755,090
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	17,028,840	19,755,090	20,658,090	19,755,090

Incline Village General Improvement District
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

FUND: UTILITY FUND

PROPRIETARY FUND	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Receipts from customers and users	24,094,421	31,049,470	29,726,943	
Receipts from interfund services	-	-	-	
Receipts from operating grants	-	17,000	-	
Payments to and for employees	(12,392,152)	(11,915,800)	(13,054,000)	
Payments to vendors	(11,187,223)	(12,729,880)	(12,083,895)	
Other cash received	16,087	-		
a. Net cash provided by (or used for) operating activities	531,133	6,420,790	4,589,048	-
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Payments received on interfund borrowing	-	-	-	
Payments made on interfund borrowing	-	-	-	
Insurance proceeds received	5,528	-	-	
b. Net cash provided by (or used for) noncapital financing activities	5,528	-	-	-
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Acquisition of capital assets	(1,388,951)	(3,000,000)	(10,000,000)	
Proceeds for capital grants	-	-	-	
Proceeds for capital borrowing	-	-	-	
Payments for debt principal	-	-	-	
Payments for debt interest	-	-	-	
c. Net cash provided by (or used for) capital and related financing activities	(1,388,951)	(3,000,000)	(10,000,000)	-
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Investment earnings (loss)	854,910	194,800	710,000	
Non-operating leases	-	136,400	-	
Receipts from insurance claim settlements	-	4,500	-	
d. Net cash provided by (or used in) investing activities	854,910	335,700	710,000	-
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	2,620	3,756,490	(4,700,952)	-
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	19,340,919	19,343,539	23,100,029	23,100,029
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	19,343,539	23,100,029	18,399,077	23,100,029

Incline Village General Improvement District
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

FUND: COMMUNITY SERVICES FUND

PROPRIETARY FUND	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
OPERATING REVENUE				
Charges for service	-	-	-	
Facility fee	-	-	-	
Operating grants	500	-	-	
Interfund services	3,466,947	4,491,600	4,689,610	
Total Operating Revenue	3,467,447	4,491,600	4,689,610	-
OPERATING EXPENSE				
Salary and wages	1,914,996	2,185,800	2,583,810	
Benefits	697,416	891,000	896,000	
Services and supplies	931,013	1,414,800	1,205,500	
Depreciation/Amortization	4,271	-	4,300	
Total Operating Expense	3,547,696	4,491,600	4,689,610	-
Operating Income or (Loss)	(80,249)	-	-	-
NONOPERATING REVENUES				
Interest Earned	-	194,800	-	
Insurance proceeds	-	4,500	-	
Gain (loss) on sale of assets	-	-	-	
Lease revenue	-	136,400	-	
Total Nonoperating Revenues	-	335,700	-	-
NONOPERATING EXPENSES				
Interest Expense	-	-	-	
Contingency expense	-	-	-	
Total Nonoperating Expenses	-	-	-	-
Net Income before Operating Transfers	(80,249)	335,700	-	-
Transfers (Schedule T)				
In	-	-	-	
(Out)	-	-	-	
Net Operating Transfers	-	-	-	-
CHANGE IN NET POSITION	(80,249)	335,700	-	-

Incline Village General Improvement District
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION

FUND: INTERNAL SERVICES FUND

PROPRIETARY FUND	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/27	
	ACTUAL PRIOR YEAR ENDING 6/30/2025	ESTIMATED CURRENT YEAR ENDING 6/30/2026	TENTATIVE APPROVED	FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Receipts from customers and users	-	-	-	
Receipts from interfund services	3,446,967	4,491,600	4,689,610	
Receipts from operating grants	-	-	-	
Payments to and for employees	(916,874)	(3,076,800)	(3,479,810)	
Payments to vendors	(2,591,137)	(1,414,800)	(1,205,500)	
Other cash received	500	-		
a. Net cash provided by (or used for) operating activities	(60,544)	-	4,300	-
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Payments received on interfund borrowing	60,544	-	-	
Payments made on interfund borrowing	-	-	-	
Insurance proceeds received	-	-	-	
b. Net cash provided by (or used for) noncapital financing activities	60,544	-	-	-
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Acquisition of capital assets	-	-	-	
Proceeds for capital grants	-	-	-	
Proceeds for capital borrowing	-	-	-	
Payments for debt principal	-	-	-	
Payments for debt interest	-	-	-	
c. Net cash provided by (or used for) capital and related financing activities	-	-	-	-
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Investment earnings (loss)	-	194,800	-	
Receipts from insurance claim settlements	-	4,500	-	
Gain (loss) on sale of assets	-	-	-	
Non-operating leases	-	136,400	-	
d. Net cash provided by (or used in) investing activities	-	335,700	-	-
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	-	335,700	4,300	-
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	-	-	335,700	335,700
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	-	335,700	340,000	335,700

Incline Village General Improvement District
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

FUND: INTERNAL SERVICES FUND

**SCHEDULE OF EXISTING CONTRACTS
Budget Year 2026-2027**

Local Government: Incline Village General Improvement District
Contact: Noemi Barter
E-mail Address: neb@ivgid.org
Daytime Telephone: 775-558-7474

Total Number of Existing Contracts: _____

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Proposed Expenditure FY 2026-27	Proposed Expenditure FY 2027-28	Reason or need for contract:
1	PowerComm Solutions, Inc.	12/1/2025	11/30/2028	\$ 22,523	\$ 9,384	District Fire and Security Monitoring
2	Taggart amd Taggart, LTD	7/1/2025	6/30/2027	\$ 265,000	\$ -	Professional Services - Legal
3	Marcus Faust	5/1/2025	4/30/2028	\$ 67,044	\$ 55,870	District Lobbyist
4	Best Best & Krieger LLP	7/1/2025	6/30/2027	\$ 22,580	\$ 30,000	Professional Services - Legal - PRR
5	HDR Engineering, Inc.	7/1/2025	6/30/2027	\$ 71,500	\$ 20,000	Professional Services - UT Rate Study
6	Jacobs Engineering Group Inc	7/1/2025	6/30/2027	\$ 72,500	\$ -	Engineering Services for Project Execution
7	Ainsworth Associates Mechanical Engineers	7/1/2025	6/30/2027	\$ 62,425	\$ -	Engineering Services for Project Execution
8	Miles Construction	7/1/2025	6/30/2027	\$ 663,381	\$ -	Contractor for Project Execution
9	Lloyd Consulting Group, LLC	7/1/2025	6/30/2027	\$ 50,643	\$ -	Professional Services for Project Execution (tennis court recon)
10	Cues	7/1/2025	6/30/2027	\$ 47,360	\$ -	Software
11	Exline & Company Inc	7/1/2025	6/30/2027	\$ 8,805	\$ -	Contractor for Project Execution
12	Granite Construction Company	7/1/2025	6/30/2027	\$ 2,685,157	\$ -	Contractor for Project Execution
13	Exline & Company Inc	7/1/2025	6/30/2027	\$ 14,398	\$ -	Contractor for Project Execution
14	San Joaquin Electric, Inc.	7/1/2025	6/30/2027	\$ 6,062	\$ -	Contractor for Project Execution
15	Construction Materials Engineers, INC	7/1/2025	6/30/2027	\$ 240,550	\$ -	Contractor for Project Execution
16	Cerris Systems Reno., Inc.	7/1/2025	6/30/2027	\$ 13,848	\$ -	Water Treatment Facility - split system changeout
17	Clean Earth Environmental Solutions, Inc	7/1/2025	6/30/2027	\$ 32,780	\$ -	Hazardous Waste Disposal
18	Carollo Engineers, Inc	7/1/2025	6/30/2027	\$ 37,784	\$ -	Engineering Services for Project Execution
19	K. G. Walters Construction Co	7/1/2025	6/30/2027	\$ 299,701	\$ -	Contractor for Project Execution
20	Total Proposed Expenditures			\$ 4,684,039	\$ 115,254	

Additional Explanations (Reference Line Number and Vendor):

**SCHEDULE OF PRIVATIZATION CONTRACTS
Budget Year 2026-2027**

Local Government: Incline Village General Improvement District
Contact: Noemi Barter
E-mail Address: neb@ivgid.org
Daytime Telephone: 775-558-7474

Total Number of Privatization Contracts: 3

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Duration (Months/ Years)	Proposed Expenditure FY 2026-27	Proposed Expenditure FY 2027-28	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	Umpires for various sports	7/1/2026	6/30/2027	12	4,000	4,000		0.9	\$ 20.00	Contract with umpire Association
2	Massage therapist	7/1/2026	6/30/2027	12	2,000	2,000		0.5	\$ 50.00	Licensed professional
3	Incline Spirits, Inc.	7/1/2026	6/30/2027	12	32,400	32,400		4.8	\$ 20.00	Contract with camp coordinator
4										
5										
6										
7										
8	Total				38,400	38,400		6.2		

Attach additional sheets if necessary.