



Hand Delivered  
6-1-2026

*(AED)*

# Gardnerville Ranchos General Improvement District

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

**FINAL**  
*(AED)*

The Gardnerville Ranchos GID \_\_\_\_\_ herewith submits the **TENTATIVE** budget for the fiscal year ending \_\_\_\_\_

This budget contains 1 funds, including Debt Service, requiring property tax revenues totaling \$ **1,390,772**

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 3 governmental fund types with estimated expenditures of \$ **1,907,000** and 2 proprietary funds with estimated expenses of \$ **4,904,262**

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, *(AED) Greg Reed*  
Brittnie Morris  
(Print Name)  
*(AED) Finance Director District Manager*  
(Title)

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

Signed: *(AED) Greg Reed*

Dated: 5-27-2026

### APPROVED BY THE GOVERNING BOARD

*(Signature)*  
*(Signature)*  
*(Signature)*  
*(Signature)*

### SCHEDULED PUBLIC HEARING:

Date and Time: **May 27, 2026 at 5:00 p.m.**

Publication Date: **May 16, 2026**

Place: District Office, 931 Mitch Dr., Gardnerville Ranchos, Nevada 89460

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR 6/30/2025	ESTIMATED CURRENT YEAR 6/30/2026	BUDGET YEAR 6/30/2027
General Government	3	3	3
Judicial			
Public Safety			
Public Works	2	2	2
Sanitation			
Health			
Welfare			
Culture and Recreation	1	1	1
Community Support			
TOTAL GENERAL GOVERNMENT	6	6	6
Utilities	2	2	2
Hospitals			
Transit Systems			
Airports			
Other			
TOTAL	8	8	8

POPULATION (AS OF JULY 1)	11,000	11,000	12,000
SOURCE OF POPULATION ESTIMATE*	Utility bills	Utility bills	Utility bills
Assessed Valuation (Secured and Unsecured Only)	392,563,196	391,651,096	410,414,044
Net Proceeds of Mines			
TOTAL ASSESSED VALUE	392,563,196	391,651,096	410,414,044
TAX RATE			
General Fund	0.5500	0.5500	0.5500
Special Revenue Funds			
Capital Projects Funds			
Debt Service Funds			
Enterprise Fund			
Other			
TOTAL TAX RATE	0.5500	0.5500	0.5500

\* 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.

Gardnerville Ranchos GID  
(Local Government)

SCHEDULE S-2 - STATISTICAL DATA

**PROPERTY TAX RATE AND REVENUE RECONCILIATION**

Fiscal Year 2026 - 2027

	(1) ALLOWED TAX RATE	(2) ASSESSED VALUATION	(3) ALLOWED AD VALOREM REVENUE [(1) X (2)/100]	(4) TAX RATE LEVIED	(5) TOTAL AD VALOREM REVENUE WITH NO CAP [(2, line A)X(4)/100]	(6) AD VALOREM TAX ABATEMENT [(5) - (7)]	(7) AD VALOREM REVENUE WITH CAP
<b>OPERATING RATE:</b>							
A. PROPERTY TAX Subject to Revenue Limitations	1.2382	410,414,044	5,081,747	0.55	2,257,277	866,505	1,390,772
B. PROPERTY TAX Outside Revenue Limitations: Net Proceeds of Mines					XXXXXXXXXXXXXXXXXX		
<b>VOTER APPROVED:</b>							
C. Voter-Approved Overrides							
<b>LEGISLATIVE OVERRIDES</b>							
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)	0.3539	410,414,044	1,452,377				
J. Other:							
K. Other:							
L. SUBTOTAL LEGISLATIVE OVERRIDES	0.3539	410,414,044	1,452,377				
M. SUBTOTAL A, C, L	1.5921	410,414,044	6,534,124	0.5500	2,257,277	866,505	1,390,772
N. Debt							
O. TOTAL M AND N	1.5921	410,414,044	6,534,124	0.5500	2,257,277	866,505	1,390,772

Gardnerville Ranchos GID  
(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.





















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 Water Service	1,750,870	1,850,000	1,998,000	1,998,000
Total Operating Revenue	1,750,870	1,850,000	1,998,000	1,998,000
OPERATING EXPENSE				
Salaries and Wages and Benefits	342,187	350,000	378,000	378,000
Utilities	272,174	230,000	250,000	250,000
Supplies	106,528	105,000	110,000	110,000
Repairs and Maintenance	65,946	125,000	125,000	125,000
Professional Fees	141,098	205,000	205,000	205,000
Insurance	18,990	35,000	35,000	35,000
Miscellaneous	-	-	-	-
Depreciation/Amortization	1,033,927	925,000	1,050,000	1,050,000
Total Operating Expense	1,980,850	1,975,000	2,153,000	2,153,000
Operating Income or (Loss)	(229,980)	(125,000)	(155,000)	(155,000)
NONOPERATING REVENUES				
Interest Earned	199,438	150,000	150,000	150,000
Capital Grants	2,118,375	-	2,000,000	2,000,000
Hookup Fees	79,200	95,000	80,000	80,000
Special Assessment fees - future infrastructure	77,658	75,000	75,000	75,000
Consolidated Tax				
Developer Capital Contributions	-			
Transfers In				
Total Nonoperating Revenues	2,474,671	320,000	2,305,000	2,305,000
NONOPERATING EXPENSES				
Interest Expense SRF I	(88,864)	-		
Interest Expense SRF II	-	-		
Private Bond		(321,262)	(321,262)	(321,262)
Total Nonoperating Expenses	(88,864)	(321,262)	(321,262)	(321,262)
Net Income before Operating Transfers	2,155,827	(126,262)	1,828,738	1,828,738
Transfers (Schedule T)				
In	-	-	-	-
Out				
Net Operating Transfers		-	-	-
CHANGE IN NET POSITION	2,155,827	(126,262)	1,828,738	1,828,738

Gardnerville Ranchos GID  
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION

FUND Water Fund

PROPRIETARY FUND	(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
<b>A. CASH FLOWS FROM OPERATING ACTIVITIES:</b>				
Cash received from Customers	1,753,830	1,850,000	1,998,000	1,998,000
Cash received from Hookup	-	50,000	50,000	50,000
Cash payments to suppliers	(859,272)	(750,000)	(750,000)	(750,000)
Cash payments to employees	(347,322)	(350,000)	(350,000)	(350,000)
Repayment of interfund loans	-			
<b>a. Net cash provided by (or used for) operating activities</b>	<b>547,236</b>	<b>800,000</b>	<b>948,000</b>	<b>948,000</b>
<b>B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>				
Transfer in from Capital Projects Fund		-		
Federal Grant		-	2,000,000	2,000,000
SRF Loan			4,000,000	4,000,000
<b>b. Net cash provided by (or used for) noncapital financing activities</b>			<b>6,000,000</b>	<b>6,000,000</b>
<b>C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>				
Acquisition of capital assets	(1,976,057)	(1,000,000)	(7,000,000)	(7,000,000)
Principal paid on Revenue Bonds	(305,560)	(275,000)	(310,000)	(310,000)
Interest paid on Revenue Bonds	(104,594)	(50,000)	(110,000)	(110,000)
Hookup fees in excess of costs to hookup	-	-		
Receipts of capital grants	1,503,558			
Bond proceeds 2022	-	-		
Connection and Special Assessment Fees	156,858	150,000	150,000	150,000
<b>c. Net cash provided by (or used for) capital and related financing activities</b>	<b>(725,795)</b>	<b>(1,175,000)</b>	<b>(7,270,000)</b>	<b>(7,270,000)</b>
<b>D. CASH FLOWS FROM INVESTING ACTIVITIES:</b>				
Interest on investments	199,438	150,000	150,000	150,000
<b>d. Net cash provided by (or used in) investing activities</b>	<b>199,438</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>
<b>NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)</b>	<b>20,879</b>	<b>(225,000)</b>	<b>(172,000)</b>	<b>(172,000)</b>
CASH AND CASH EQUIVALENTS AT 1-Jul-25	2,815,079	2,835,958	2,610,958	2,610,958
CASH AND CASH EQUIVALENTS AT 30-Jun-26	2,835,958	2,610,958	2,438,958	2,438,958

Gardnerville Ranchos GID  
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

FUND Water 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	1,214,458	1,600,000	2,160,000	2,160,000
Total Operating Revenue	1,214,458	1,600,000	2,160,000	2,160,000
OPERATING EXPENSE				
Salaries and Benefits	277,573	275,000	300,000	300,000
Utilities	7,255	10,000	10,000	10,000
Supplies	25,923	120,000	120,000	120,000
Repairs and Maintenance	140,487	200,000	200,000	200,000
Professional Fees	79,145	85,000	85,000	85,000
Insurance	18,990	35,000	35,000	35,000
Sewer Treatment -MGSD	1,241,033	1,500,000	1,500,000	1,500,000
Depreciation/Amortization	176,868	150,000	180,000	180,000
Total Operating Expense	1,967,274	2,375,000	2,430,000	2,430,000
Operating Income or (Loss)	(752,816)	(775,000)	(270,000)	(270,000)
NONOPERATING REVENUES				
Interest Earned	251,735	150,000	200,000	200,000
MGSD Settlement	-			
Hookup Fees	88,200	100,000	75,000	75,000
Consolidated Tax				
Other	13,745			
Total Nonoperating Revenues	353,680	250,000	275,000	275,000
NONOPERATING EXPENSES				
Interest Expense	-	-	-	-
Other Expense	-			
Total Nonoperating Expenses	-	-	-	-
Net Income before Operating Transfers	(399,136)	(525,000)	5,000	5,000
Transfers (Schedule T)				
In		-		
Out		(2,000,000)		
Net Operating Transfers		(2,000,000)		
CHANGE IN NET POSITION	(399,136)	(2,525,000)	5,000	5,000

Gardnerville Ranchos GID  
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION

FUND Sewer Fund

PROPRIETARY FUND	(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
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Cash received from Customers	1,215,232	1,600,000	2,160,000	2,160,000
Cash received from Hookup		100,000	75,000	75,000
Cash payments to suppliers	(2,364,148)	(1,400,000)	(2,400,000)	(2,400,000)
Cash payments to employees	(278,512)	(275,000)	(300,000)	(300,000)
Misc. cash receipts (expenses)	13,745			
Repayment of interfund loans	-			
a. Net cash provided by (or used for) operating activities	(1,413,683)	25,000	(465,000)	(465,000)
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:				
Acquisition of capital assets	(1,239,544)	(1,500,000)	750,000	750,000
Hookup fees in excess of costs to hookup	88,200	-		
c. Net cash provided by (or used for) capital and related financing activities	(1,151,344)	(1,500,000)	750,000	750,000
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Interest on investments	251,735	150,000	200,000	200,000
d. Net cash provided by (or used in) investing activities	251,735	150,000	200,000	200,000
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	(2,313,292)	(1,325,000)	485,000	485,000
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	5,137,578	2,824,286	1,499,286	1,499,286
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	2,824,286	1,499,286	1,984,286	1,984,286

Gardnerville Ranchos GID  
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

FUND Sewer 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) *	(3) TERM	(4) ORIGINAL AMOUNT OF ISSUE	(5) ISSUE DATE	(6) FINAL PAYMENT DATE	(7) INTEREST RATE	(8) BEGINNING OUTSTANDING BALANCE 7/1/2026	(9) INTEREST PAYABLE	(10) PRINCIPAL PAYABLE	(11) (9)+(10) TOTAL
FUND										
GENERAL FUND:										
Subtotal General Fund			\$				\$ -	\$ -	\$ -	\$ -
PROPRIETARY FUND (WATER):										
SRF I	4	20yr	3,256,000	9/2000	7/1/2023	3.86%	\$ -	\$ -	\$ -	\$ -
SRFII	4	20yr	1,261,840	7/2003	1/2025	3.580%	\$ -	\$ -	\$ -	\$ -
Private Bond	4	20yr	5,000,000	11/2021	04/2042	2.19%	\$ 4,779,000.00	\$ 110,000.00	\$ 310,000.00	\$ 420,000.00
Subtotal Proprietary Fund							\$ 4,779,000.00	\$ 110,000.00	\$ 310,000.00	\$ 420,000.00
TOTAL ALL DEBT SERVICE							\$ 4,779,000.00	\$ 110,000.00	\$ 310,000.00	\$ 420,000.00

SCHEDULE C-1 - INDEBTEDNESS

Gardnerville Ranchos GID  
(Local Government) Budget Fiscal Year 2026 / 2027



**LOBBYING EXPENSE ESTIMATE**

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Pursuant to NRS 354.600 (3), **each** (emphasis added) local government budget must obtain a separate statement of anticipated expenses relating to activities designed to influence the passage or defeat of legislation in an upcoming legislative session.

*Nevada Legislature: 84th Session; February 1, 2027 to June 1, 2027*

1. Activity: \_\_\_\_\_

2. Funding Source: \_\_\_\_\_

3. Transportation \$ \_\_\_\_\_

4. Lodging and meals \$ \_\_\_\_\_

5. Salaries and Wages \$ \_\_\_\_\_

6. Compensation to lobbyists \$ \_\_\_\_\_

7. Entertainment \$ \_\_\_\_\_

8. Supplies, equipment & facilities; other personnel and services spent in Carson City \$ \_\_\_\_\_

**Total** \$ No Expenses

Entity: Gardnerville Ranchos GID

Budget Year 2026 - 2027

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

**Local Government:** Gardnerville Ranchos GID  
**Contact:** Greg Reed  
**E-mail Address:** agreed@grgid.com  
**Daytime Telephone:** 775-265-2048

Total Number of Existing Contracts: 3

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Proposed Expenditure FY 2025-26	Proposed Expenditure FY 2026-27	Reason or need for contract:
1	Silva, Scerime & Associates	7/13/1905		\$26,550	28400	Audit Services
2	Cassidy Classic Cleaning	7/12/2012	Ongoing	\$2,000	\$2,000	Janitorial
3	Lumos & Associates	7/1/2017	Ongoing	\$30,000	\$30,000	Engineering Consultant
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20	<b>Total Proposed Expenditures</b>			<b>\$ 58,550</b>	<b>\$ 60,400</b>	

Additional Explanations (Reference Line Number and Vendor):

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

**Local Government:** Gardnerville Ranchos GID  
**Contact:** Greg Reed  
**E-mail Address:** [agreed@grgid.com](mailto:agreed@grgid.com)  
**Daytime Telephone:** 775-265-2048

Total Number of Privatization Contracts: -0-

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Duration (Months/ Years)	Proposed Expenditure FY 2025-26	Proposed Expenditure FY 2025-26	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										
2										
3										
4										
5										
6										
7										
8	<b>Total</b>									

Attach additional sheets if necessary.