



STATE OF NEVADA
DEPARTMENT OF TAXATION

Web Site: http://tax.state.nv.us
1550 College Parkway, Suite 115
Carson City, Nevada 89706-7937
Phone: (775) 684-2000 Fax: (775) 684-2020

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

BRIAN SANDOVAL
Governor
OBERT R. BARENGO
Nevada Tax Commission
RISTOPHER G. NIELSEN
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
555 E. Washington Avenue
Las Vegas, Nevada 89101
Phone: (702) 486-2300 Fax: (702) 486-2373

HENDERSON OFFICE
2550 Paseo Verde Parkway, Suite 180
Henderson, Nevada 89074
Phone: (702) 486-2300
Fax: (702) 486-3377

Nevada Department of Taxation
1550 College Parkway, Suite 115
Carson City, NV 89706-7921

Douglas County Redevelopment Agency herewith submits the (TENTATIVE) (FINAL) budget for the
fiscal year ending June 30, 2017

This budget contains 2 funds, including Debt Service, requiring property tax revenues totaling \$ 2,178,467

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 4 governmental fund types with estimated expenditures of \$ 217,102 and
0 proprietary funds with estimated expenses of \$ 0

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 Christine Vuletich
(Printed Name)
Assistant County Manager/CFO
(Title)

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

Signed Chris Vuletich

Dated: 5/26/2016

APPROVED BY THE GOVERNING BOARD

Handwritten signatures of board members on a series of lines.

SCHEDULED PUBLIC HEARING:

Date and Time 5/16/16 4:00PM Publication Date 5/8/2016

Place: County Commissioners' Meeting Room, 1616 8th Street, Minden, Nevada



## BOARD OF COMMISSIONERS

1594 Esmeralda Avenue, Minden, Nevada 89423

Lawrence A. Werner  
COUNTY MANAGER  
775-782-9821

**COMMISSIONERS:**  
Doug N. Johnson, CHAIRMAN  
Nancy McDermid, VICE-CHAIRWOMAN  
Greg Lynn  
Barry Penzel  
Steven Thaler

# DOUGLAS COUNTY REDEVELOPMENT AGENCY FISCAL YEAR 2016-17 FINAL BUDGET MESSAGE

Attached is the FY 2016-17 Budget for the Douglas County Redevelopment Agency, which totals \$5,461,823.

The most significant change in the FY 2016-17 Budget is that the redevelopment agency budget is that it includes two redevelopment plan areas. The original redevelopment plan Area 1 in the Carson Valley, and the newly established Area 2 at Lake Tahoe. The new plan area was established by the Douglas County Redevelopment Agency Board on February 18, 2016.

The Redevelopment Agency budget includes four active funds: Area 1 Administrative Fund and Capital Projects Fund, and Area 2 Administrative Fund and Capital Projects Fund.

For FY 2016-17 projected Ad Valorem Tax Increment totals \$2,178,467, representing an increase of 12.3% over the prior year due primarily to the new project area. The Tax Increment is included in the Administrative Funds for each project area, along with operating transfers out totaling \$1,959,222 to the Capital Projects Funds for each project area. The Administrative Funds for Area 1 and Area 2 include budgeted contingency of 3.0% and ending fund balances of 14.4% and 8.3% respectively, which exceed the requirement of NAC 354.650 (1).

The redevelopment area incorporates noncontiguous areas within Douglas County and extends over multiple taxing areas, with different overlapping tax rates.

**Douglas County Redevelopment Agency  
16-17 Final Budget Index**

Introduction

Transmittal Letter	
Budget Message	
Index	

Summary Forms

Schedule S-1- Budget Summary – All Funds .....	1
Schedule S-2 – Statistical Data .....	3
Schedule S-3 – Property Tax Rate Reconciliation.....	4
Schedules A and A-1 – Governmental Fund Types, Expendable Trust Funds Tax Supported Proprietary Fund Types .....	5

Governmental Fund Types

Schedule B – Douglas County Redevelopment Agency Area 1 General Fund...	7
Schedule B – Area 1 Capital Projects .....	10
Schedule B – Douglas County Redevelopment Agency Area 2 General Fund...	11
Schedule B – Area 2 Capital Projects .....	14

Supplementary Information

Schedule T – Transfer Reconciliation.....	15
---	----

REVENUES	GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS				
	ACTUAL PRIOR YEAR 6/30/2015 (1)	ESTIMATED CURRENT YEAR 6/30/2016 (2)	BUDGET YEAR 6/30/2017 (3)	PROPRIETARY FUNDS BUDGET YEAR 6/30/2017 (4)	TOTAL (MEMO ONLY) COLUMNS 3+4 (5)
Property Taxes	\$ 2,062,827	1,940,483	2,178,467	\$ -	2,178,467
Intergovernmental Revenue	-	-	-	-	-
Miscellaneous Revenue	14,103	4,000	7,000	-	7,000
<b>TOTAL REVENUES</b>	<b>2,076,930</b>	<b>1,944,483</b>	<b>2,185,467</b>	<b>-</b>	<b>2,185,467</b>
<b>EXPENDITURES-EXPENSES</b>					
General Government	488,661	1,048,810	217,102	-	217,102
Contingencies	-	-	5,709	-	5,709
<b>TOTAL EXPENDITURES-EXPENSES</b>	<b>488,661</b>	<b>1,048,810</b>	<b>222,811</b>	<b>-</b>	<b>222,811</b>
Excess of Revenues over (under)					
Expenditures-Expenses	1,588,269	895,673	1,962,656	-	1,962,656
<b>OTHER FINANCING SOURCES (USES)</b>					
OPERATING TRANSFERS (IN)	2,007,010	2,022,074	1,959,222	-	1,959,222
OPERATING TRANSFERS (OUT)	(2,007,010)	(2,022,074)	(1,959,222)	-	(1,959,222)
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,918,444</b>
<b>EXCESS OF REVENUES @ OTHER SOURCES</b>					
<b>OVER (UNDER) EXPENDITURES AND OTHER USES</b>	<b>1,588,269</b>	<b>895,673</b>	<b>1,962,656</b>	<b>-</b>	<b>5,881,100</b>

Budget Summary for Douglas County Redevelopment Agency  
 Schedule S-1

	GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS				
	ACTUAL PRIOR YEAR 6/30/2015 (1)	ESTIMATED CURRENT YEAR 6/30/2016 (2)	BUDGET YEAR 6/30/2017 (3)	PROPRIETARY FUNDS BUDGET YEAR 6/30/2017 (4)	TOTAL (MEMO ONLY) COLUMNS 3+4 (5)
FUND BALANCE JULY 1, BEGINNING OF YEAR	\$ 1,286,883	\$ 2,875,152	\$ 3,770,825		\$ 3,770,825
Prior Period Adjustments					\$ -
Residual Equity Transfers					\$ -
FUND BALANCE JUNE 30, END OF YEAR	\$ 2,875,152	\$ 3,770,825	\$ 5,733,481		\$ 5,733,481
TOTAL ENDING FUND BALANCE					

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR ENDING 6/30/2015	ESTIMATED CURRENT YEAR ENDING 6/30/2016	BUDGET YEAR ENDING 6/30/2017
General Government	0.238	0.238	0.674
Judicial			
Public Safety			
Public Works			
Sanitation			
Health			
Welfare			
Culture and Recreation			
Community Support			
<b>TOTAL GENERAL GOVERNMENT</b>	<b>0.238</b>	<b>0.238</b>	<b>0.674</b>
Utilities			
Hospitals			
Transit Systems			
Airports			
Other			
<b>TOTAL</b>	<b>0.238</b>	<b>0.238</b>	<b>0.674</b>

POPULATION (AS OF JULY 1)	816	816	816
---------------------------	-----	-----	-----

SOURCE OF POPULATION ESTIMATE*	SAME AS PRIOR YEAR		
Assessed Valuation (Secured and Unsecured Only)	71,122,488	72,376,761	107,228,900
Net Proceeds of Mines			
<b>TOTAL ASSESSED VALUE</b>	<b>71,122,488</b>	<b>72,376,761</b>	<b>107,228,900</b>
<b>TAX RATE</b>			
General Fund	2.8720	2.8608	2.8138
Special Revenue Funds			
Capital Projects Funds			
Debt Service Funds			
Enterprise Fund			
Other			
<b>TOTAL TAX RATE</b>	<b>2.8720</b>	<b>2.8608</b>	<b>2.8138</b>

\* 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.

Douglas County Redevelopment  
(Local Government)

SCHEDULE S-2 - STATISTICAL DATA

PROPERTY TAX RATE AND REVENUE RECONCILIATION

Fiscal Year 2016-2017

	(1) ALLOWED TAX RATE	(2) ASSESSED VALUATION	(3) ALLOWED AD VALOREM REVENUE [(1) X (2)/100]	(4) TAX RATE LEVIED	(5) TOTAL PREABATED AD VALOREM REVENUE [(2)X(4)/100]	(6) AD VALOREM TAX ABATEMENT [(5)-(7)]	(7) BUDGETED AD VALOREM REVENUE WITH CAP
OPERATING RATE:							
A. PROPERTY TAX Subject to Revenue Limitations							
B. PROPERTY TAX Outside Revenue Limitations: Net Proceeds of Mines							
VOTER APPROVED:							
C. Voter Approved Overrides							
LEGISLATIVE OVERRIDES							
D. Co. W/SFFPD - 335		21,331,355		2.8699	612,189	21,275	590,914
E. Indian Hills - 355		7,320,645		3.6600	267,936	65,142	202,794
F. Co.W/ EFFPD - 505		42,252,829		2.8699	1,212,614	42,141	1,170,473
G. Genoa - 545		3,012,286		3.4925	105,204	21,759	83,445
H. IHGID w/ EFFPD - 356		99,696		3.6600	3,649	887	2,762
I. Tahoe Douglas Fire - 115		(2,551)		2.8261	(72)	(62)	(10)
J. DC Sewer No. 1 - 225		33,070,932		2.8261	934,618	807,083	127,535
K. Oliver Park - 235		143,708		3.4257	4,923	4,369	554
L. Reverse Sums D-H				(19.3346)			
M. Redevelopment Tax Rate				<b>2.8138</b>			
N. SUBTOTAL LEGISLATIVE OVERRIDES							
O. SUBTOTAL A, C, N				<b>2.8138</b>	<b>3,141,061</b>	<b>962,594</b>	<b>2,178,467</b>
P. Debt							
Q. TOTAL O AND P				<b>2.8138</b>	<b>3,141,061</b>	<b>962,594</b>	<b>2,178,467</b>

Douglas County Redevelopment  
 (Local Government)  
 SCHEDULE S-3 - PROPERTY TAX RATE  
 AND REVENUE RECONCILIATION

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.









<b>EXPENDITURES BY FUNCTION AND ACTIVITY</b>	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/2017	
	ACTUAL PRIOR YEAR ENDING 6/30/2015	ESTIMATED CURRENT YEAR ENDING 6/30/2016	TENTATIVE	FINAL
			APPROVED	APPROVED
DC REDEVELOPMENT AREA 1- ADMIN				
SALARIES & WAGES	\$ 29,792	\$ 34,885	\$ 33,639	\$ 42,471
EMPLOYEE BENEFITS	11,125	13,812	13,463	17,129
SERVICES & SUPPLIES	41,037	88,910	91,166	91,166
DEPT SUBTOTAL	81,954	137,607	138,268	150,766
ACTIVITY SUBTOTAL	81,954	137,607	138,268	150,766
FUNCTION: GENERAL GOVERNMENT				
SALARIES & WAGES	29,792	34,885	33,639	42,471
EMPLOYEE BENEFITS	11,125	13,812	13,463	17,129
SERVICES & SUPPLIES	41,037	88,910	91,166	91,166
DEBT SERVICE	-	-	-	-
CAPITAL OUTLAY	-	-	-	-
OTHER USES	-	-	-	-
FUNCTION SUBTOTAL	81,954	137,607	138,268	150,766

Douglas County Redevelopment Area 1  
 (Local Government)  
 SCHEDULE B - GENERAL FUND

FUNCTION General Government

<b>EXPENDITURES BY FUNCTION AND ACTIVITY</b>	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/2017	
	ACTUAL PRIOR YEAR ENDING 6/30/2015	ESTIMATED CURRENT YEAR ENDING 6/30/2016	TENTATIVE APPROVED	FINAL APPROVED
PAGE    FUNCTION SUMMARY				
General Government	\$ 81,954	\$ 137,607	\$ 138,268	\$ 150,766
<b>TOTAL EXPENDITURES - ALL FUNCTIONS</b>	<b>81,954</b>	<b>137,607</b>	<b>138,268</b>	<b>150,766</b>
OTHER USES:				
CONTINGENCY (Not to exceed 3% of Total Expenditures all Functions)			4,148	4,148
Operating Transfers Out (Schedule T)				
Transfer Out - Construction	2,007,010	2,022,074	1,914,120	1,901,622
<b>TOTAL EXPENDITURES AND OTHER USES</b>	<b>2,088,964</b>	<b>2,159,681</b>	<b>2,056,536</b>	<b>2,056,536</b>
ENDING FUND BALANCE:	241,300	24,102	19,954	19,954
<b>TOTAL GENERAL FUND COMMITMENTS AND FUND BALANCE</b>	<b>2,330,264</b>	<b>2,183,783</b>	<b>2,076,490</b>	<b>2,076,490</b>

Douglas County Redevelopment Area 1  
 (Local Government)  
 SCHEDULE B - GENERAL FUND

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

<b>REVENUES</b>	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/2017	
	ACTUAL PRIOR YEAR ENDING 6/30/2015	ESTIMATED CURRENT YEAR ENDING 6/30/2016	TENTATIVE APPROVED	FINAL APPROVED
INTERGOVERNMENTAL REVENUE				
STATE GRANT	\$ -	\$ -	\$ -	\$ -
SUBTOTAL	-	-	-	-
MISCELLANEOUS REVENUE				
Interest on Investment	7,197	2,000	5,000	5,000
SUBTOTAL	7,197	2,000	5,000	5,000
SUBTOTAL REVENUE	7,197	2,000	5,000	5,000
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
Transfer In - Admin	2,007,010	2,022,074	1,914,120	1,901,622
BEGINNING FUND BALANCE	1,026,352	2,633,852	3,746,723	3,746,723
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	1,026,352	2,633,852	3,746,723	3,746,723
TOTAL RESOURCES	3,040,559	4,657,926	5,665,843	5,653,345
<b>EXPENDITURES</b>				
GENERAL GOVERNMENT				
DC REDEVELOPMENT - CAP PROJECTS				
SERVICES & SUPPLIES	-	91	1,736	1,736
DEBT SERVICE	-	-	-	-
CAPITAL OUTLAY	406,707	911,112	-	-
DEPT SUBTOTAL	406,707	911,203	1,736	1,736
SUBTOTAL EXPENDITURES	406,707	911,203	1,736	1,736
ENDING FUND BALANCE	2,633,852	3,746,723	5,664,107	5,651,609
Residual Equity Transfers				
TOTAL COMMITMENTS & FUND BALANCE	3,040,559	4,657,926	5,665,843	5,653,345

Douglas County Redevelopment Area 1  
(Local Government)

SCHEDULE B

FUND Douglas County Redevelopment Area 1 - Capital Projects



<b>EXPENDITURES BY FUNCTION AND ACTIVITY</b>	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/2017	
	ACTUAL PRIOR YEAR ENDING 6/30/2015	ESTIMATED CURRENT YEAR ENDING 6/30/2016	TENTATIVE	FINAL
			APPROVED	APPROVED
DC REDEVELOPMENT AREA 2 - ADMIN				
SALARIES & WAGES	\$ -	\$ -	\$ 33,639	\$ 42,471
EMPLOYEE BENEFITS	-	-	13,386	17,129
SERVICES & SUPPLIES	-	-	5,000	5,000
DEPT SUBTOTAL	-	-	52,025	64,600
ACTIVITY SUBTOTAL	-	-	52,025	64,600
FUNCTION: GENERAL GOVERNMENT				
SALARIES & WAGES	-	-	33,639	42,471
EMPLOYEE BENEFITS	-	-	13,386	17,129
SERVICES & SUPPLIES	-	-	5,000	5,000
DEBT SERVICE	-	-		
CAPITAL OUTLAY	-	-		
OTHER USES	-	-		
FUNCTION SUBTOTAL	-	-	52,025	64,600

Douglas County Redevelopment Area 2  
 (Local Government)  
 SCHEDULE B - GENERAL FUND

FUNCTION General Government





<b>REVENUES</b>	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/2017	
	ACTUAL PRIOR YEAR ENDING 6/30/2015	ESTIMATED CURRENT YEAR ENDING 6/30/2016	TENTATIVE APPROVED	FINAL APPROVED
INTERGOVERNMENTAL REVENUE				
STATE GRANT	\$ -	\$ -	\$ -	
SUBTOTAL	-	-	-	-
MISCELLANEOUS REVENUE				
Interest on Investment	-	-	-	
SUBTOTAL	-	-	-	-
SUBTOTAL REVENUE	-	-	-	-
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
Transfer In - Admin	-	-	70,175	57,600
BEGINNING FUND BALANCE	-	-		
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	-	-	-	-
TOTAL RESOURCES	-	-	70,175	57,600
<b>EXPENDITURES</b>				
GENERAL GOVERNMENT				
DC REDEVELOPMENT - CAP PROJECTS				
SERVICES & SUPPLIES				
DEBT SERVICE				
CAPITAL OUTLAY	-	-	-	
DEPT SUBTOTAL	-	-	-	-
SUBTOTAL EXPENDITURES	-	-	-	-
ENDING FUND BALANCE	-	-	70,175	57,600
Residual Equity Transfers				
TOTAL COMMITMENTS & FUND BALANCE	-	-	70,175	57,600

Douglas County Redevelopment Area 2  
(Local Government)

SCHEDULE B

FUND Douglas County Redevelopment Area 2 - Capital Projects

TRANSFERS IN				TRANSFERS OUT		
FUND TYPE	FROM FUND	PAGE	AMOUNT	TO FUND	PAGE	AMOUNT
GENERAL FUND						
DC REDEVELOPMENT AREA 1- ADMIN				DC Redevelopment Area 1 - Capital Projects	9	1,901,622
DC REDEVELOPMENT AREA 2- ADMIN				DC Redevelopment Area 2 - Capital Projects	13	57,600
<b>SUBTOTAL</b>						<b>1,959,222</b>
CAPITAL PROJECTS FUND						
DC REDVELOPMENT AREA 1 - CAPITAL PROJECTS	DC Redevelopment Admin Area 1	10	1,901,622			
DC REDVELOPMENT AREA 2 - CAPITAL PROJECTS	DC Redevelopment Admin Area 2	14	57,600			
<b>SUBTOTAL</b>			<b>1,959,222</b>			
<b>TOTAL TRANSFERS</b>			<b>1,959,222</b>			<b>1,959,222</b>

DOUGLAS COUNTY REDEVELOPMENT  
(Local Government)

SCHEDULE T - TRANSFER RECONCILIATION