



TRI General Improvement District
440 USA Parkway #105
McCarran, NV 89437

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

TRI General Improvement District herewith submits the (FINAL) budget for the
fiscal year ending June 30, 2025

This budget contains 0 funds, including Debt Service, requiring property tax revenues totaling \$ 0

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 0 If the final computation requires, the tax rate will be
lowered.

This budget contains 0 governmental fund types with estimated expenditures of \$ 0 and
3 proprietary funds with estimated expenses of \$ 10,865,121

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

APPROVED BY THE GOVERNING BOARD

I Shari L. Whalen, P.E., CPM
(Print Name)
General Manager
(Title)

Only necessary for FINAL Budget
(Signature by Docusign is acceptable)

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

Signed: Shari Whalen

Dated: 5/30/2024

Phone: 775-636-6126

SCHEDULED PUBLIC HEARING:

(Must be held from May 20, 2024 to May 31, 2024 this year)

Date and Time: May 30, 2024 at 2 pm

Publication Date: May 17, 2024

Place: 440 USA Parkway Suite 105, McCarran, NV 89437

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR YEAR 06/30/23	ESTIMATED CURRENT YEAR YEAR 06/30/24	BUDGET YEAR YEAR 06/30/25
General Government			
Judicial			
Public Safety			
Public Works			
Sanitation			
Health			
Welfare			
Culture and Recreation			
Community Support			
TOTAL GENERAL GOVERNMENT			
Utilities	9	11	11
Hospitals			
Transit Systems			
Airports			
Other			
TOTAL	9	11	11

POPULATION (AS OF JULY 1)	25	25	25
SOURCE OF POPULATION ESTIMATE*	State Demographer	State Demographer	State Demographer
Assessed Valuation (Secured and Unsecured Only)	\$2,340,135,542	\$2,437,134,677	\$3,249,327,886
Net Proceeds of Mines			
TOTAL ASSESSED VALUE	\$2,340,135,542	\$2,437,134,677	\$3,249,327,886
TAX RATE			
General Fund			
Special Revenue Funds			
Capital Projects Funds			
Debt Service Funds			
Enterprise Fund			
Other			
TOTAL TAX RATE			

*** 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**

 TRI General Improvement District
 (Local Government)

SCHEDULE S-2 - STATISTICAL DATA

SCHEDULE A-2 PROPRIETARY AND NONEXPENDABLE TRUST FUNDS

Budget For Fiscal Year Ending June 30, 2024

Budget Summary for TRI 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 Service Fund	E	\$ 1,841,354	\$ 2,383,043	\$ 162,882	\$ -	\$ 918,929	\$ -	\$ (378,808)
Sewer Service Fund	E	\$ 1,903,000	\$ 1,996,416	\$ 152,187	\$ -	\$ -	\$ -	\$ 58,771
Process Water Service Fund	E	\$ 5,590,116	\$ 6,485,661	\$ -	\$ -	\$ -	\$ (918,929)	\$ (895,545)
TOTAL		\$ 9,334,470	\$ 10,865,121	\$ 315,069	\$ -	\$ 918,929	\$ (918,929)	\$ 622,276

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

** Include Depreciation

PROPRIETARY FUND	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/25	
	ACTUAL PRIOR YEAR ENDING 6/30/2023	ESTIMATED CURRENT YEAR ENDING 6/30/2024	TENTATIVE APPROVED	FINAL APPROVED
OPERATING REVENUE				
<i>Charges for Service</i>	\$ 3,335,383	\$ 3,220,209	\$ 1,824,854	\$ 1,824,854
<i>Plan Review Fees</i>	\$ 39,000	\$ 33,000	\$ 16,500	\$ 16,500
Total Operating Revenue	\$ 3,374,383	\$ 3,253,209	\$ 1,841,354	\$ 1,841,354
OPERATING EXPENSE				
<i>Salaries and Wages</i>	\$ 361,213	\$ 376,141	\$ 299,200	\$ 299,200
<i>Employee Benefits</i>	\$ 292,141	\$ 202,882	\$ 197,364	\$ 197,364
<i>Service and Supplies</i>	\$ 864,891	\$ 901,733	\$ 1,080,028	\$ 1,080,028
Depreciation/Amortization	\$ 856,522	\$ 781,881	\$ 806,451	\$ 806,451
Total Operating Expense	\$ 2,374,767	\$ 2,262,638	\$ 2,383,043	\$ 2,383,043
Operating Income or (Loss)	\$ 999,616	\$ 990,571	\$ (541,689)	\$ (541,689)
NONOPERATING REVENUES				
Interest Earned	\$ 55,026	\$ 55,413	\$ 39,581	\$ 39,581
Property Taxes				
Subsidies				
Consolidated Tax				
<i>Land Lease</i>	\$ 14,487	\$ 13,301	\$ 13,301	\$ 13,301
<i>Connection Fees</i>	\$ 193,279	\$ 214,417	\$ 100,000	\$ 100,000
<i>Capital Contributions</i>	\$ -	\$ -	\$ -	\$ -
<i>Late Fees</i>	\$ 28,012	\$ 18,749	\$ 10,000	\$ 10,000
<i>Other Revenue</i>	\$ 39,615	\$ 23,151	\$ -	\$ -
Total Nonoperating Revenues	\$ 330,419	\$ 325,031	\$ 162,882	\$ 162,882
NONOPERATING EXPENSES				
Interest Expense				
Total Nonoperating Expenses	\$ -			
Net Income before Operating Transfers	\$ 1,330,035	\$ 1,315,602	\$ (378,808)	\$ (378,808)
Transfers (Schedule T)				
In			\$ 918,929	\$ 918,929
Out		\$ (2,756,786)		
Net Operating Transfers	\$ -	\$ (2,756,786)	\$ 918,929	\$ 918,929
CHANGE IN NET POSITION	\$ 1,330,035	\$ (1,441,184)	\$ 540,121	\$ 540,121

TRI General Improvement District
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION

FUND Water Service Fund

PROPRIETARY FUND	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/25	
	ACTUAL PRIOR YEAR ENDING 6/30/2023	ESTIMATED CURRENT YEAR ENDING 6/30/2024	TENTATIVE APPROVED	FINAL APPROVED
OPERATING REVENUE				
<i>Charges for Service</i>	\$ 1,599,432	\$ 1,335,575	\$ 1,898,800	\$ 1,898,800
<i>Plan Review Fees</i>	\$ -	\$ -	\$ 4,200	\$ 4,200
Total Operating Revenue	\$ 1,599,432	\$ 1,335,575	\$ 1,903,000	\$ 1,903,000
OPERATING EXPENSE				
<i>Salaries and Wages</i>	\$ 346,739	\$ 376,141	\$ 349,067	\$ 349,067
<i>Employee Benefits</i>	\$ 295,482	\$ 202,882	\$ 230,258	\$ 230,258
<i>Service and Supplies</i>	\$ 1,264,453	\$ 768,173	\$ 881,177	\$ 881,177
Depreciation/Amortization	\$ 527,309	\$ 536,445	\$ 535,915	\$ 535,915
Total Operating Expense	\$ 2,433,983	\$ 1,883,641	\$ 1,996,416	\$ 1,996,416
Operating Income or (Loss)	\$ (834,551)	\$ (548,066)	\$ (93,416)	\$ (93,416)
NONOPERATING REVENUES				
Interest Earned		\$ 22,165	\$ 52,187	\$ 52,187
Property Taxes				
Subsidies				
Consolidated Tax				
<i>Land Lease</i>				
<i>Connection Fees</i>	\$ 197,639		\$ 100,000	\$ 100,000
<i>Capital Contributions</i>				
<i>Late Fees</i>				
<i>Other Revenue</i>	\$ 257,271	\$ 59,219		
Total Nonoperating Revenues	\$ 454,910	\$ 81,385	\$ 152,187	\$ 152,187
NONOPERATING EXPENSES				
Interest Expense		\$ -	\$ -	\$ -
Total Nonoperating Expenses	\$ -	\$ -	\$ -	\$ -
Net Income before Operating Transfers	\$ (379,641)	\$ (466,681)	\$ 58,771	\$ 58,771
Transfers (Schedule T)				
In		\$ -		
Out			\$ -	\$ -
Net Operating Transfers	\$ -	\$ -	\$ -	\$ -
CHANGE IN NET POSITION	\$ (379,641)	\$ (466,681)	\$ 58,771	\$ 58,771

TRI General Improvement District
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION

FUND Sewer Service Fund

PROPRIETARY FUND	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/25	
	ACTUAL PRIOR YEAR ENDING 6/30/2023	ESTIMATED CURRENT YEAR ENDING 6/30/2024	TENTATIVE APPROVED	FINAL APPROVED
OPERATING REVENUE				
<i>Charges for Service</i>		\$ 638,865	\$ 5,590,116	\$ 5,590,116
<i>Plan Review Fees</i>				
Total Operating Revenue		\$ 638,865	\$ 5,590,116	\$ 5,590,116
OPERATING EXPENSE				
<i>Salaries and Wages</i>		\$ 77,511	\$ 349,067	\$ 349,067
<i>Employee Benefits</i>		\$ 48,428	\$ 230,258	\$ 230,258
<i>Service and Supplies</i>		\$ 1,189,433	\$ 3,856,336	\$ 3,856,336
Depreciation/Amortization		\$ 50,000	\$ 2,050,000	\$ 2,050,000
Total Operating Expense		\$ 1,365,373	\$ 6,485,661	\$ 6,485,661
Operating Income or (Loss)		\$ (726,507)	\$ (895,545)	\$ (895,545)
NONOPERATING REVENUES				
Interest Earned				
Property Taxes				
Subsidies				
Consolidated Tax				
<i>Land Lease</i>				
<i>Connection Fees</i>				
<i>Capital Contributions</i>		\$ -	\$ -	\$ -
<i>Late Fees</i>				
<i>Other Revenue</i>		\$ 22,240	\$ -	\$ -
Total Nonoperating Revenues		\$ 22,240	\$ -	\$ -
NONOPERATING EXPENSES				
Interest Expense				
Total Nonoperating Expenses		\$ -	\$ -	\$ -
Net Income before Operating Transfers		\$ (704,267)	\$ (895,545)	\$ (895,545)
Transfers (Schedule T)				
In		\$ 2,756,786	\$ -	\$ -
Out			\$ (918,929)	\$ (918,929)
Net Operating Transfers		\$ 2,756,786	\$ (918,929)	\$ (918,929)
CHANGE IN NET POSITION		\$ 2,052,519	\$ (1,814,474)	\$ (1,814,474)

TRI General Improvement District
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION

FUND Process Water Service Fund

PROPRIETARY FUND	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/25	
	ACTUAL PRIOR YEAR ENDING 6/30/2023	ESTIMATED CURRENT YEAR ENDING 6/30/2024	TENTATIVE APPROVED	FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
<i>Receipts from Customers</i>	\$ 3,332,017	\$ 3,253,209	\$ 1,841,354	\$ 1,841,354
<i>Payments to Employees</i>	\$ (533,106)	\$ (579,023)	\$ (496,564)	\$ (496,564)
<i>Payment to Suppliers</i>	\$ (832,741)	\$ (827,494)	\$ (1,080,028)	\$ (1,080,028)
a. Net cash provided by (or used for) operating activities	\$ 1,966,170	\$ 1,846,691	\$ 264,762	\$ 264,762
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
<i>Interest</i>	\$ 55,026	\$ 55,413	\$ 39,581	\$ 39,581
<i>Transfers In</i>			\$ 918,929	\$ 918,929
<i>Transfers Out</i>		\$ (2,756,786)		
b. Net cash provided by (or used for) noncapital financing activities	\$ 55,026	\$ (2,701,373)	\$ 958,510	\$ 958,510
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
<i>Connection Fees</i>	\$ 193,279	\$ 214,417	\$ 100,000	\$ 100,000
<i>Land Lease</i>	\$ 14,487	\$ 13,301	\$ 13,301	\$ 13,301
<i>Capital Contributions</i>	\$ -	\$ -	\$ -	\$ -
<i>Acquisition of Capital Assets</i>	\$ (165,032)	\$ (400,987)	\$ (749,011)	\$ (707,847)
<i>Late Fees</i>	\$ 28,012	\$ 18,749	\$ 10,000	\$ 10,000
<i>Other Revenue</i>	\$ 39,615	\$ 23,151	\$ -	\$ -
c. Net cash provided by (or used for) capital and related financing activities	\$ 110,361	\$ (131,370)	\$ (625,710)	\$ (584,546)
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
d. Net cash provided by (or used in) investing activities	\$ -	\$ -	\$ -	\$ -
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	\$ 2,131,557	\$ (986,051)	\$ 597,562	\$ 638,726
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	\$ 2,968,838	\$ 5,100,395	\$ 4,114,344	\$ 4,114,344
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	\$ 5,100,395	\$ 4,114,344	\$ 4,711,905	\$ 4,753,070

TRI General Improvement District
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

Water Service Fund

PROPRIETARY FUND	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/25	
	ACTUAL PRIOR YEAR ENDING 6/30/2023	ESTIMATED CURRENT YEAR ENDING 6/30/2024	TENTATIVE APPROVED	FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
<i>Receipts from Customers</i>	\$ 2,287,329	\$ 1,335,575	\$ 1,903,000	\$ 1,903,000
<i>Payments to Employees</i>	\$ (516,797)	\$ (579,022)	\$ (579,324)	\$ (579,324)
<i>Payment to Suppliers</i>	\$ (1,173,499)	\$ (768,173)	\$ (881,177)	\$ (881,177)
a. Net cash provided by (or used for) operating activities	\$ 597,033	\$ (11,621)	\$ 442,498	\$ 442,498
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
<i>Interest</i>	\$ -	\$ 22,165	\$ 52,187	\$ 52,187
<i>Transfers In</i>	\$ -	\$ -	\$ -	\$ -
<i>Transfers Out</i>	\$ -	\$ -	\$ -	\$ -
b. Net cash provided by (or used for) noncapital financing activities	\$ -	\$ 22,165	\$ 52,187	\$ 52,187
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
<i>Connection Fees</i>	\$ 197,639	\$ 175,000	\$ 100,000	\$ 100,000
<i>Land Lease</i>				
<i>Capital Contributions</i>				
<i>Acquisition of Capital Assets</i>	\$ (245,169)	\$ (418,717)	\$ (1,382,415)	\$ (1,334,390)
<i>Late Fees</i>				
<i>Other Revenue</i>	\$ 257,271	\$ 59,219		
c. Net cash provided by (or used for) capital and related financing activities	\$ 209,741	\$ (184,498)	\$ (1,282,415)	\$ (1,234,390)
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
d. Net cash provided by (or used in) investing activities	\$ -	\$ -	\$ -	\$ -
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	\$ 806,774	\$ (173,954)	\$ (787,730)	\$ (739,705)
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	\$ 2,383,291	\$ 3,190,065	\$ 3,016,111	\$ 3,016,111
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	\$ 3,190,065	\$ 3,016,111	\$ 2,228,382	\$ 2,276,406

TRI General Improvement District
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

Sewer Service Fund

PROPRIETARY FUND	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/25	
	ACTUAL PRIOR YEAR ENDING 6/30/2023	ESTIMATED CURRENT YEAR ENDING 6/30/2024	TENTATIVE APPROVED	FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
<i>Receipts from Customers</i>		\$ 638,865	\$ 5,590,116	\$ 5,590,116
<i>Payments to Employees</i>		\$ (125,939)	\$ (579,324)	\$ (579,324)
<i>Payment to Suppliers</i>		\$ (1,189,433)	\$ (3,856,336)	\$ (3,856,336)
a. Net cash provided by (or used for) operating activities		\$ (676,507)	\$ 1,154,455	\$ 1,154,455
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
<i>Interest</i>				
<i>Transfers In</i>		\$ 2,756,786	\$ -	\$ -
<i>Transfers Out</i>		\$ -	\$ (918,929)	\$ (918,929)
b. Net cash provided by (or used for) noncapital financing activities		\$ 2,756,786	\$ (918,929)	\$ (918,929)
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
<i>Connection Fees</i>				
<i>Land Lease</i>				
<i>Capital Contributions</i>				
<i>Acquisition of Capital Assets</i>		\$ (1,180,769)	\$ (175,009)	\$ (126,984)
<i>Late Fees</i>				
<i>Other Revenue</i>		\$ 22,240		
c. Net cash provided by (or used for) capital and related financing activities		\$ (1,158,529)	\$ (175,009)	\$ (126,984)
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
d. Net cash provided by (or used in) investing activities			\$ -	\$ -
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)		\$ 921,750	\$ 60,517	\$ 108,542
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx		\$ -	\$ 921,750	\$ 921,750
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	0	\$ 921,750	\$ 982,267	\$ 1,030,292

TRI General Improvement District
(Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

Process Water Service Fund

SCHEDULE OF EXISTING CONTRACTS

Budget Year 2024-2025

Local Government: TRI General Improvement District
Contact: Shari Whalen
E-mail Address: swhalen@tri-gid.org
Daytime Telephone: 775-636-6126

Total Number of Existing Contracts: 13

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Proposed Expenditure FY 2023-24	Proposed Expenditure FY 2024-25	Reason or need for contract:
1	DOWL	7/1/2024	6/30/2025	\$120,000	\$707,000	District Engineering Services
2	Leonard Law PC	7/1/2024	6/30/2025	\$120,000	\$150,000	Legal Support Services
3	Dotson Law	7/1/2024	6/30/2025	\$37,658	\$200,000	Litigation Counsel
4	Silver State Analytical	7/1/2024	6/30/2025	\$70,000	\$47,550	Analytical Testing
5	Sierra Controls	7/1/2024	6/30/2025	\$25,000	\$67,625	SCADA Technical Services
6	Cashman Equipment	7/1/2024	6/30/2025	\$25,000	\$25,000	Generator and Equipment Maintenance and Rental
7	Reliant Electric	7/1/2024	6/30/2025	\$20,000	\$20,000	Electrician services
8	Twitchell Mechanical & Controls	7/1/2024	6/30/2025	\$20,000	\$20,000	Mechanical services
9	Marshall's Septic Care	7/1/2024	6/30/2025	\$20,000	\$113,100	Sewer Lift Station and WWTP Pumping/Cleaning
10	Q&D	7/1/2024	6/30/2025	\$20,000	\$20,000	Sewer Cleaning and Major Repairs
11	Caselle	7/1/2024	6/30/2025	\$17,352	\$17,352	Accounting Software as a Service
12	Mountain TV	7/1/2024	6/30/2025	\$10,000	\$20,000	Sewer Inspection
13	Depietro and Thornton	7/1/2024	6/30/2025	\$10,000	\$12,000	Audit
14						
15						
16						
17						
18						
19						
20						
Total Proposed Expenditures				\$515,010	\$1,419,628	

Additional Explanations (Reference Line Number and Vendor):



Minimum level of expenditure for items classified as capital assets	\$5,000	ENTITY: TRIGID
Minimum level of expenditure for items classified as capital projects	\$5,000	DATE: 5/30/2024

		2024-25	2025-26	2026-27	2027-28	2028-29
Fund:	Water Service Fund					
Capital Improvement:	Water System Improvements	707,847	5,583,232	1,531,555	1,486,711	1,997,632
Funding Source:	Charges for Services and Connection Fees					
Completion Date:	6/30/2029					
Fund Total		707,847	5,583,232	1,531,555	1,486,711	1,997,632

		2024-25	2025-26	2026-27	2027-28	2028-29
Fund:	Sewer Service Fund					
Capital Improvement:	Sewer System Improvements	1,334,390	14,166,800	515,105	115,616	549,802
Funding Source:	Charges for Services and Connection Fees					
Completion Date:	6/30/2029					
Fund Total		1,334,390	14,166,800	515,105	115,616	549,802

		2024-25	2025-26	2026-27	2027-28	2028-29
Fund:	Process Water Fund					
Capital Improvement:	Process System Improvements	126,984	104,800	325,280	126,808	562,114
Funding Source:	Charges for Services					
Completion Date:	6/30/2029					
Fund Total		126,984	104,800	325,280	126,808	562,114

List of Funding Sources:

- Property Tax - Gen. Revenues
- Charges for Services
- Debt
- Grants
- Other** (Please Describe)