



**STAFF REPORT**

**Report To: Debt Management Commission**

**Meeting Date: August 22, 2023**

**Staff Contact: Spencer Winward, Director of Financial Services**

**Agenda Title:** For Possible Action: Discussion and possible action regarding a proposed resolution concerning the submission to the Carson City Debt Management Commission by the Carson City School District (“District”) of a proposal to issue general obligation bonds, in one or more series, in the maximum aggregate principal amount of \$40,000,000. (Spencer Winward, Swinward@carson.k12.nv.us)

**Staff Summary:** Pursuant to NRS Chapter 350 the District must receive the approval of the Debt Management Commission before it may issue general obligation bonds. The District is proposing to issue an amount not to exceed \$40,000,000, in order to acquire, construct, improve and equip school facilities as set forth in NRS 387.335.

**Agenda Action:** Resolution

**Proposed Motion**

I move to approve **Resolution 2023-DMC-R-2**

**Board’s Strategic Goal**

N/A - School District

**Previous Action**

7/25/2023 – The District’s Board of Trustees approved a resolution concerning the financing of school projects, directing the District’s staff to notify the Carson City Debt Management Commission of the District’s proposal to issue general obligation bonds in the maximum principal amount of \$40,000,000.

**Background/Issues & Analysis**

As shown in the attached financial presentation the District’s proposal meets the criteria for its General Obligation Debt Limit (page 5) and the impact on the overlapping tax rate (page 11). Additionally, the packet demonstrates that the projected property tax revenues will be sufficient to pay the debt service on the outstanding and proposed bonds (pages 8-9) and the balance in the reserve account will be at least equal to the minimum requirement (page 10).

The District anticipates issuing the bonds in two phases. The first is expected to be for \$25,000,000 to fund various improvements and building system upgrades at facilities districtwide. The second issue is expected to fund additional projects districtwide and is expected to be issued during fiscal year 2026. The District is projecting an interest rate of 4.09% on the 2023 bonds and 5.00% on the 2026 bonds. Combined annual debt service on the proposed bonds will range from \$653 thousand to \$3.63 million over the life of the bonds. Each issue is anticipated to be repaid in 20 years.

The District’s bonds are repaid by property taxes generated by the levy of a \$.43 tax rate. For fiscal year 2024, the revenues are budgeted to be \$8.2 million. The District anticipates 3% growth through fiscal year 2026 which results in projected revenues of \$8.7million. Annual debt service on all the outstanding and proposed bonds is not expected to exceed \$8.63 million.

**Applicable Statute, Code, Policy, Rule or Regulation**

NRS Chapters 350 and 387

**Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number: Bonds will be paid from the District's debt service fund

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact: It will be budgeted when final numbers are available. This will not affect overlapping debt, they are within Debt Margins, see also page 5 of financial presentation.

**Alternatives**

Do not approve the resolution.

**Board Action Taken:**

Motion: _____	1) _____	Aye/Nay	_____
	2) _____		_____
			_____
			_____
			_____

\_\_\_\_\_  
(Vote Recorded By)

**RESOLUTION NO. 2023-DMC-R-2**

**A RESOLUTION CONCERNING THE SUBMISSION TO THE CARSON CITY DEBT MANAGEMENT COMMISSION BY THE CARSON CITY SCHOOL DISTRICT OF A PROPOSAL TO ISSUE GENERAL OBLIGATION BONDS, IN ONE OR MORE SERIES, IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$40,000,000; CONCERNING ACTION TAKEN THEREON BY THE COMMISSION; AND APPROVING CERTAIN DETAILS IN CONNECTION THEREWITH.**

WHEREAS, pursuant to Nevada Revised Statutes (“NRS”) 350.011 through 350.0165, the Board of Trustees (the “Board”) of Carson City School District, Nevada (the “District”), notified the secretary of the Debt Management Commission of Carson City, Nevada (the “Secretary” and the “Commission,” respectively) of the District’s proposal to issue general obligation bonds, in one or more series, and submitted a statement of the District’s proposal in sufficient number of copies for each member of the Commission; and

WHEREAS, the Board has submitted the following question to the qualified electors of the District at the November 2, 2010 general election and the qualified electors approved the following question at such election:

**CARSON CITY SCHOOL DISTRICT BOND QUESTION:**

**Shall Carson City School District be authorized to issue general obligation school bonds to finance the acquisition, construction, improvement and equipping of school facilities? Taxes generated by the District’s existing school bond property tax rate may be used for capital projects if they are not needed for the payment of the bonds and purposes related to bonds, including the required reserves. District projections at the time the bonds are issued must indicate that issuance of the bonds will not result in an increase of the existing school bond property tax rate of 43 cents per \$100 of assessed value. If approved, this authorization will expire November 2, 2020.**

(the “Question”); and

WHEREAS, pursuant to NRS 350.0201 and NRS 350.0203, such approval of the Question shall be deemed to constitute approval of the qualified electors for the issuance of general obligation bonds by the Board pursuant to subsection 4 of NRS 350.020 for a period through March

3, 2035, and no other approval of the qualified electors is required for such issuance of general obligation bonds pursuant to the provisions of NRS 350.020 by the Board for that period; and

**WHEREAS**, pursuant to NRS 350.014(1) and NRS 350.020(4), the Board proposes to incur general obligation debt (subject to the approval of the Carson City Debt Management Commission) in accordance with the Question approved by the qualified electors of the District, NRS 350.0201, NRS 350.0203 and the following proposal:

**GENERAL OBLIGATION SCHOOL BOND PROPOSAL:**

**Shall the Board of Trustees of Carson City School District, Nevada, be authorized to incur a general obligation indebtedness on behalf of the District by the issuance at one time, or from time to time, of the District’s general obligation school improvement bonds, in one series or more, in the maximum aggregate principal amount of \$40,000,000 for the purpose of acquiring, constructing, improving and equipping school facilities within the District until March 3, 2035, such bonds to mature not later than thirty (30) years from the date or respective dates of the bonds, payable from general (ad valorem) taxes, and to be issued on or before March 3, 2035 and sold at, above, or below par at an effective interest rate not exceeding the statutory maximum rate, if any, as shall be determined at the time of the sale thereof, and otherwise to be issued in such manner, upon such terms and conditions, with such covenants and agreements, and with such other detail as the Board of Trustees may determine, including at its option but not necessarily limited to provisions for the redemption of bonds prior to maturity without or with the payment of a premium?**

(the “Proposal”); and

**WHEREAS**, pursuant to NRS 350.0145, the Secretary, with the approval of the Chairman of the Commission, thereupon, within ten days from the receipt of the Proposal, gave notice of a meeting to be held not more than twenty days thereafter, and provided a copy of each of the Proposal to each member of the Commission with the notice of the meeting; and

**WHEREAS**, the Board found and determined (i) that the existing tax for debt service in the District (43 cents per \$100 assessed value) will at least equal the amount required to pay the principal and interest on the outstanding general obligations of the District and the Bonds for the

term thereof, and (ii) that no increase in the rate of an ad valorem tax is anticipated to be necessary for the payment of such Bonds for the term thereof (collectively, the “Finding”); and

**WHEREAS**, the Commission has heard anyone desiring to be heard and has taken other evidence relevant to its approving or disapproving the Proposal and the Finding; and

**WHEREAS**, the Commission has considered all matters in the premises.

**NOW, THEREFORE, BE IT RESOLVED BY THE DEBT MANAGEMENT COMMISSION OF CARSON CITY, NEVADA:**

Section 1. This resolution shall be known as the “Carson City School District DMC 2023 Bond Approval Resolution.”

Section 2. The Commission hereby finds that the requirements of NRS 350.013 to 350.015, inclusive, and 350.020(4) have been met, and therefore the Proposal for the issuance of general obligation school improvement bonds, in one or more series, proposed by the District and the Finding are approved.

Section 3. The Commission and the officers thereof hereby are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this resolution.

Section 4. All bylaws, orders, resolutions or parts thereof in conflict with this resolution are hereby repealed. This repealer shall not be construed to revive any bylaw, order, resolution or part thereof heretofore repealed.

Section 5. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of the section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 6. This resolution shall become effective and be in force immediately upon its adoption.

**ADOPTED BY AN AFFIRMATIVE VOTE OF AT LEAST TWO-THIRDS OF  
THE MEMBERS OF THE DEBT MANAGEMENT COMMISSION OF CARSON CITY,  
NEVADA, THIS AUGUST 22, 2023.**

Attest:

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Chairman  
Debt Management Commission

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Clerk-Recorder ex officio Secretary  
Debt Management Commission



EXHIBIT A

(Attach Copy of Notice of Meeting)



**FINANCIAL INFORMATION PRESENTED  
TO THE DEBT MANAGEMENT COMMISSION OF  
CARSON CITY, NEVADA**

**IN SUPPORT OF THE PROPOSED**

**\$40,000,000  
Carson City School District, Nevada  
General Obligation (Limited Tax)  
School Improvement Bonds**

**Prepared August 2023**

## EXECUTIVE SUMMARY

At the November 2010 general election, voters approved a Carson City School District (the "District") proposal to issue general obligation bonds pursuant to NRS 350.020. In 2015, the State Legislature extended the authorization (NRS 350.0201) and did so again in 2021 (NRS 350.0203). Pursuant to NRS 350.0203 and NRS 350.020(4), the District can issue general obligation bonds through March 3, 2035, if the following conditions are met:

1. The District finds that the revenues from the existing property tax debt levy of \$0.4300 will be sufficient to pay debt service on all outstanding and proposed general obligation bonds.
2. At the time of the issuance of the bonds, the District establishes and maintains a balance in the debt service reserve fund equal to the lesser of the next fiscal year's debt service or 10% of the District's outstanding and proposed principal amount of bonds.
3. The District receives approval of the Debt Management Commission prior to issuing the bonds.

The District is seeking authorization to issue \$40,000,000 in general obligation bonds. The information contained herein demonstrates compliance with the criteria contained in NRS 350.0051 and imposed by the election question. They are:

1. Debt Limit (pg. 9) - After issuance of the bonds, in excess of \$164 million of debt limit should be available.
2. Property Tax (pgs. 10-12) - The District does not expect to increase its tax rate to repay the bonds.
3. The District has made the finding that the revenues from the existing property tax debt levy of \$0.4300 will be sufficient to pay debt service on all outstanding and proposed bonds (pg. 10-12).
4. The balance in the District's Debt Service Reserve Account will be equal to or greater than the lesser of 50% of the next fiscal year's debt service or 10% of the outstanding and proposed principal amount of bonds at the time of issuance (pg. 14).

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## **PROJECT SUMMARY**

The proceeds of the Carson City School District, Nevada General Obligation (Limited Tax) School Improvement Bonds (the "Proposed Bonds") will be used for the purpose of acquiring, constructing, equipping, and improving school facilities of the District. The District anticipates funding projects based on need, project cost, and available funds.

## CRITERIA FOR CONSIDERATION

**NRS 350.015 Criteria for approval or disapproval of certain proposals; requests for information; use of money received from sale of general obligation debt or from special elective tax.**

1. In determining whether to approve, conditionally or provisionally approve, or disapprove a proposal to incur debt, to enter an installment-purchase agreement with a term of more than 10 years or to levy a special elective tax, the commission shall not, except as otherwise provided in paragraph (d) and NRS 350.0135, initiate a determination as to whether the proposed debt, installment-purchase agreement or special elective tax is sought to accomplish a public purpose or to satisfy a public need. The commission shall consider, but is not limited to, the following criteria:

(a) If the proposal is to incur debt, the amount of debt outstanding on the part of the municipality proposing to incur the debt.

(b) The effect of the tax levy required for debt service on the proposed debt or to repay an installment-purchase agreement with a term of more than 10 years, or of the proposed levy of a special elective tax, upon the ability of the municipality proposing to incur the general obligation debt, enter the installment-purchase agreement or levy the special elective tax and of other municipalities to raise revenue for operating purposes.

(c) The anticipated need for other incurrences of debt, installment-purchase agreements or levies of special elective taxes by the municipality proposing to incur the debt, enter the installment-purchase agreement or levy the special elective tax and other municipalities whose tax-levying powers overlap, as shown by the City or regional master plan, if any, and by other available information.

(d) If the information set forth in paragraph (b) of subsection 4 of NRS 350.014 indicates that the proposal would result in a combined property tax rate in any of the overlapping entities within the City which exceeds the specified percentage, pursuant to subsection 1 of NRS 350.0155, of the limit provided in NRS 361.453:

(1) The public need to be served by the proceeds from the proposed debt or tax levy in accordance with the priorities established pursuant to subsection 2 of NRS 350.0155; and

(2) A comparison of that public need and other public needs that appear on the statements of current and contemplated general obligation debt and special elective taxes submitted pursuant to paragraphs (a) and (b) of subsection 1 of NRS 350.013 that may affect the combined property tax rate in any of the overlapping entities within the City.

2. The commission may make reasonable requests from a municipality for information relating to the criteria described in paragraphs (a) to (d), inclusive, of subsection 1. A municipality shall use its best efforts to comply with information requests from the commission in a timely manner.

3. If the commission approves the proposal, the amount received from the sale of the general obligation debt or from the special elective tax may be expended only for the purposes described in the proposal.

(Added to NRS by 1967, 1386; A 1977, 539; 1993, 2658; 1995, 770, 1959; 2001, 884, 2309) — —

(Substituted in revision for NRS 350.0051)

*Additional Criteria for "Rollover" Bonds*

**NRS 350.020 Use of general obligation only for stated purpose; submission to electors of proposal to issue general obligations; restrictions on special elections; issuance of general obligations secured by pledge of revenues and issuance of special or medium-term obligations without election; issuance of certain general obligation bonds by board of trustees of school district.**

4. The board of trustees of a school district may issue general obligation bonds which are not expected to result in an increase in the existing property tax levy for the payment of bonds of the school district without holding an election for each issuance of the bonds if the qualified electors approve a question submitted by the board of trustees that authorizes issuance of bonds for a period of 10 years after the date of approval by the voters. If the question is approved, the board of trustees of the school district may issue the bonds for a period of 10 years after the date of approval by the voters, after obtaining the approval of the debt management commission in the county in which the school district is located and, in a county whose population is 100,000 or more, the approval of the oversight panel for school facilities established pursuant to [NRS 393.092](#) in that county, if the board of trustees of the school district finds that the existing tax for debt service will at least equal the amount required to pay the principal and interest on the outstanding general obligations of the school district and the general obligations proposed to be issued. The finding made by the board of trustees is conclusive in the absence of fraud or gross abuse of discretion. As used in this subsection, "general obligations" does not include medium-term obligations issued pursuant to [NRS 350.087](#) to [350.095](#), inclusive.

5. At the time of issuance of bonds authorized pursuant to subsection 4, the board of trustees shall establish a reserve account in its debt service fund for payment of the outstanding bonds of the school district. The reserve account must be established and maintained in an amount at least equal to the lesser of:

(a) For a school district located in a county whose population is 100,000 or more, 25 percent; and

(b) For a school district located in a county whose population is less than 100,000, 50 percent, of the amount of principal and interest payments due on all of the outstanding bonds of the school district in the next fiscal year or 10 percent of the outstanding principal amount of the outstanding bonds of the school district.

## FINANCIAL INFORMATION PRESENTATION

*NRS 350.015 1.(a) If the proposal is to incur debt, the amount of debt outstanding on the part of the municipality proposing to incur the debt.*

### DEBT LIMITATION AND OUTSTANDING GENERAL OBLIGATION INDEBTEDNESS

State statutes limit the total principal amount of general obligation debt the District may have outstanding to 15% of the District's total assessed valuation. The District's limit for general obligation debt based on the assessed valuation for fiscal year 2023 of \$2,496,342,311 (including the assessed value of the Carson City Redevelopment Agency) is \$374,451,347. The District has \$61,812,000 of general obligation debt outstanding as of August 1, 2023 and is proposing to issue additional debt of \$40,000,000.

The following tables present the outstanding and proposed general obligation indebtedness of the District.

#### OUTSTANDING GENERAL OBLIGATION DEBT August 1, 2023

Issue	Issue Date	Maturity Date	Amount Issued	Amount Outstanding
<b>GENERAL OBLIGATION BONDS</b>				
School Improvement Bonds, Series 2012	03/06/12	06/01/32	\$4,025,000	\$1,265,000
Refunding Bonds, Series 2014	11/19/14	06/01/27	8,530,000	4,200,000
Refunding Bonds, Series 2016	07/28/16	06/01/31	9,560,000	8,085,000
School Improvement Bonds, Series 2017	02/02/17	06/01/37	15,000,000	13,775,000
Refunding Bonds, Series 2019A	08/13/19	06/01/31	11,075,000	8,240,000
School Improvement Bonds, Series 2019B	12/18/19	06/01/39	11,000,000	10,550,000
School Improvement Bonds, Series 2020	11/19/20	06/01/35	5,160,000	4,197,000
School Improvement Bonds, Series 2021	10/05/21	06/01/41	12,000,000	<u>11,500,000</u>
			Total	\$61,812,000

SOURCE: The District; compiled by JNA Consulting Group, LLC



**PROPOSED GENERAL OBLIGATION DEBT**

August 1, 2023

<b>Issue</b>	<b>Issue Date</b>	<b>Maturity Date</b>	<b>Proposed Amount</b>
<u>GENERAL OBLIGATION BONDS</u>			
School Improvement Bonds	Fall 2023	2043	\$25,000,000
School Improvement Bonds	Summer 2026	2046	<u>15,000,000</u>
			\$40,000,000

SOURCE: The District; compiled by JNA Consulting Group, LLC

As shown in the following table, the District's general obligation statutory debt limitation is \$374,451,347. After issuance of the Proposed Bonds, the District's remaining debt limit is approximately \$272 million.

**STATUTORY DEBT LIMITATION**

August 1, 2023

Total Assessed Valuation (including redevelopment agency)	\$2,496,342,311
Statutory Debt Limitation (15%)	374,451,347
Outstanding General Obligation Indebtedness	61,812,000
Plus: Proposed Bonds	<u>40,000,000</u>
Outstanding and Proposed General Obligation Indebtedness	101,812,000
Available Statutory Debt Limitation	\$272,639,347

SOURCE: State of Nevada Department of Taxation and the District; compiled by JNA Consulting Group, LLC

*NRS 350.015 1.(b) The effect of the tax levy required for debt service on the proposed debt or to repay an installment-purchase agreement with a term of more than 10 years, or of the proposed levy of a special elective tax, upon the ability of the municipality proposing to incur the general obligation debt, enter the installment-purchase agreement or levy the special elective tax and of other municipalities to raise revenue for operating purposes.*

#### **EFFECT ON THE TAX LEVY**

Prior to issuing any bonds under the rollover authorization, NRS 350.0203, and pursuant to NRS 350.020(4), the District's Board of Trustees and the Debt Management Commission must find that the revenues generated by the \$0.43 levy will be sufficient to repay the outstanding general obligation bonds and the Proposed Bonds. The following tables list the debt service for the Proposed Bonds, the combined proposed debt service and demonstrate that the existing debt service tax rate will be sufficient to pay such debt service.

**PROPOSED DEBT SERVICE REQUIREMENTS**

As of August 1, 2023

FY Ending June 30	2023 Bonds		2026 Bonds		Annual Debt Service
	Principal	Interest <sup>1</sup>	Principal	Interest <sup>1</sup>	
2024	\$ -	\$ 653,826	\$ -	\$ -	\$ 653,826
2025	420,000	1,023,380	-	-	1,443,380
2026	730,000	1,008,638	-	-	1,738,638
2027	45,000	984,037	-	750,000	1,779,037
2028	585,000	982,557	230,000	750,000	2,547,557
2029	590,000	963,427	245,000	738,500	2,536,927
2030	915,000	944,193	255,000	726,250	2,840,443
2031	945,000	915,005	265,000	713,500	2,838,505
2032	1,390,000	884,954	650,000	700,250	3,625,204
2033	1,430,000	840,474	680,000	667,750	3,618,224
2034	1,480,000	793,999	715,000	633,750	3,622,749
2035	1,535,000	737,463	750,000	598,000	3,620,463
2036	1,595,000	676,370	790,000	560,500	3,621,870
2037	1,665,000	610,018	830,000	521,000	3,626,018
2038	1,735,000	537,424	870,000	479,500	3,621,924
2039	1,815,000	459,349	915,000	436,000	3,625,349
2040	1,895,000	376,948	960,000	390,250	3,622,198
2041	1,985,000	290,157	1,005,000	342,250	3,622,407
2042	2,075,000	198,251	1,055,000	292,000	3,620,251
2043	2,170,000	101,556	1,110,000	239,250	3,620,806
2044	-	-	1,165,000	183,750	1,348,750
2045	-	-	1,225,000	125,500	1,350,500
2046	-	-	1,285,000	64,250	1,349,250
<b>TOTAL</b>	<b>\$ 25,000,000</b>	<b>\$ 13,982,020</b>	<b>\$ 15,000,000</b>	<b>\$ 9,912,250</b>	<b>\$ 63,894,270</b>

<sup>1</sup> Interest estimated at 4.09% for the 2023 Bonds and 5.00% for the 2026 Bonds.

SOURCE: The District; compiled by JNA Consulting Group, LLC

**PROPOSED COMBINED DEBT SERVICE REQUIREMENTS**

As of August 1, 2023

<b>Fiscal Year</b>	<b>Outstanding Bonds</b>		<b>Proposed Bonds</b>		<b>Grand Total Debt Service</b>
	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>	
2023	4,769,000	2,288,149			7,057,149
2024	4,529,000	2,081,800	0	653,826	7,264,626
2025	5,009,000	1,896,568	420,000	1,023,380	8,348,948
2026	5,180,000	1,688,404	730,000	1,008,638	8,607,042
2027	5,380,000	1,472,692	45,000	1,734,037	8,631,729
2028	4,606,000	1,293,648	815,000	1,732,557	8,447,205
2029	4,611,000	1,126,856	835,000	1,701,927	8,274,783
2030	4,767,000	956,582	1,170,000	1,670,443	8,564,025
2031	4,938,000	798,659	1,210,000	1,628,505	8,575,163
2032	2,954,000	634,394	2,040,000	1,585,204	7,213,597
2033	2,905,000	546,255	2,110,000	1,508,224	7,069,479
2034	3,001,000	458,737	2,195,000	1,427,749	7,082,486
2035	3,102,000	374,859	2,285,000	1,335,463	7,097,321
2036	2,810,000	286,994	2,385,000	1,236,870	6,718,863
2037	2,890,000	202,569	2,495,000	1,131,018	6,718,586
2038	1,675,000	114,513	2,605,000	1,016,924	5,411,436
2039	1,720,000	75,700	2,730,000	895,349	5,421,049
2040	860,000	34,700	2,855,000	767,198	4,516,898
2041	875,000	17,500	2,990,000	632,407	4,514,907
2042			3,130,000	490,251	3,620,251
2043			3,280,000	340,806	3,620,806
2044			1,165,000	183,750	1,348,750
2045			1,225,000	125,500	1,350,500
2046			1,285,000	64,250	1,349,250
	66,581,000	16,349,578	40,000,000	23,894,270	146,824,848

SOURCE: The District; compiled by JNA Consulting Group, LLC

**ESTIMATED DEBT SERVICE COVERAGE**  
Carson City School District

<u>Fiscal Year</u>	<u>Projected Revenues</u> <sup>1</sup>	<u>Grand Total Debt Service</u>	<u>Available Revenues</u>
2023	7,233,302	7,057,149	176,153
2024	8,210,814	7,264,626	946,188
2025	8,457,138	8,348,948	108,190
2026	8,710,853	8,607,042	103,810
2027	8,710,853	8,631,729	79,123
2028	8,710,853	8,447,205	263,648
2029	8,710,853	8,274,783	436,070
2030	8,710,853	8,564,025	146,828
2031	8,710,853	8,575,163	135,689
2032	8,710,853	7,213,597	1,497,255
2033	8,710,853	7,069,479	1,641,374
2034	8,710,853	7,082,486	1,628,367
2035	8,710,853	7,097,321	1,613,532
2036	8,710,853	6,718,863	1,991,989
2037	8,710,853	6,718,586	1,992,266
2038	8,710,853	5,411,436	3,299,417
2039	8,710,853	5,421,049	3,289,804
2040	8,710,853	4,516,898	4,193,955
2041	8,710,853	4,514,907	4,195,946
2042	8,710,853	3,620,251	5,090,602
2043	8,710,853	3,620,806	5,090,047
2044	8,710,853	1,348,750	7,362,103
2045	8,710,853	1,350,500	7,360,353
2046	<u>8,710,853</u>	<u>1,349,250</u>	<u>7,361,603</u>
	206,829,158	146,824,848	60,004,310

<sup>1</sup> Assumes constant tax rate of \$0.4300 for the life of the bonds and 3% growth through FY26.

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SOURCE: The District; compiled by JNA Consulting Group, LLC

Pursuant to NRS 350.020(5), in order to issue the Proposed Bonds, the District must also demonstrate at the time of issuance that the balance in the Debt Service Reserve Account is at least equal to the lesser of 50% of the next fiscal year's debt service or 10% of the par amount of the outstanding general obligation bonds (excluding medium-term obligations) and the Proposed Bonds. The table on the following page shows the minimum required debt service fund balance and the projected balance.

**REQUIRED DEBT SERVICE FUND BALANCE**  
Carson City School District

	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>
	<b><u>actual</u></b>	<b><u>estimated</u></b>	<b><u>budgeted</u></b>	<b><u>projected</u></b>	<b><u>projected</u></b>
<b><u>Revenues</u></b>					
Property Taxes	7,006,907	7,233,302	8,210,814	8,457,138	8,710,853
Interest Earnings/Other	<u>94,963</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>
<b>Total</b>	<b>7,101,870</b>	<b>7,333,302</b>	<b>8,310,814</b>	<b>8,557,138</b>	<b>8,810,853</b>
<b><u>Expenses</u></b>					
Debt Service	6,636,314	7,057,149	7,264,626	8,348,948	8,607,042
Other	<u>31,491</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total</b>	<b>6,667,805</b>	<b>7,057,149</b>	<b>7,264,626</b>	<b>8,348,948</b>	<b>8,607,042</b>
Net Other Cash Flows	0	(370,000)	0	0	0
Net Cash Flow	434,065	(93,847)	1,046,188	208,190	203,810
Beginning Balance	5,624,554	6,058,619	5,964,772	7,010,960	7,219,151
<b>Ending Balance <sup>1</sup></b>	<b>6,058,619</b>	<b>5,964,772</b>	<b>7,010,960</b>	<b>7,219,151</b>	<b>7,422,961</b>
<b>Required Reserve Amount (lesser of)</b>					
50% of Next Year's Debt Service	3,528,575	3,632,313	4,174,474	4,303,521	4,315,865
10% of Outstanding/Proposed Par	<u>7,089,500</u>	<u>6,658,100</u>	<u>10,115,200</u>	<u>9,524,200</u>	<u>8,981,700</u>
<b>Required Reserve</b>	<b>3,528,575</b>	<b>3,632,313</b>	<b>4,174,474</b>	<b>4,303,521</b>	<b>4,315,865</b>

<sup>1</sup> Includes Required Reserve amount

Source: JNA Consulting Group, LLC

*NRS 350.015 1.(c) The anticipated need for other incurrences of debt, installment-purchase agreements or levies of special elective taxes by the municipality proposing to incur the debt, enter the installment-purchase agreement or levy the special elective tax and other municipalities whose tax-levying powers overlap, as shown by the City or regional master plan, if any, and by other available information.*

### **EFFECTS ON OTHER LOCAL GOVERNMENTS**

The District does not anticipate that an increase to the current levy of \$0.4300 will be required. The statutory tax rate limit is \$3.64 per \$100 of assessed valuation.

### **OTHER GENERAL OBLIGATION INDEBTEDNESS AND PROPOSED TAX LEVIES**

NRS requires local governments to file, and the District has filed, a Capital Improvement Plan and Debt Management Policy with the Department of Taxation and the DMC.

The District does not anticipate that the issuance of the Proposed Bonds will result in an increase in the District's current debt levy of \$0.4300; therefore, the proposed bonds should have no impact on the ability of overlapping local governments to decrease their rates.

### **REQUIRED DOCUMENT SUBMISSION**

Pursuant to NRS 350.013, the District has submitted the following documents to the Department of Taxation, the Clerk-Recorder and the DMC:

1. Statements of current and contemplated debt and retirement schedules
2. A written statement of the debt management policy of the District
3. The District's Capital Improvement Plan, which includes the projects to be financed by the proceeds of the Bonds

The District's Director of Fiscal Services is:

Spencer Winward  
Director of Fiscal Services  
1402 West King Street  
Carson City, Nevada 89703  
775-283-2023

**APPENDIX A**

**CARSON CITY TAX RATES FOR FISCAL YEAR 2024**

(The following table is taken directly from the Nevada Department of Taxation's Property Tax Rates for Nevada Local Governments for fiscal year 2023-2024)



TOTAL PROPERTY TAX RATES - FY 2023-2024  
BY TAXING UNIT

**CARSON CITY**

1	2	3	4	5	6	7	8	9	10
LOCAL GOVERNMENT TAXING UNIT	ASSESSED VALUATION	EST. NET PROCEEDS OF MINERALS	TOTAL ASSESSED VALUATION	COMBINED TAX RATE (col 9, part B)	COUNTY TAX RATE	COMBINED SPECIAL DISTRICT TAX RATE	SCHOOL TAX RATE	STATE TAX RATE #	TOTAL PROPERTY TAX RATE
Carson City	2,332,697,425	-	2,332,697,425	2.1900		0.0300	1.1800	0.1700	3.5700
Carson City School District	2,332,697,425	-	2,332,697,425	1.1800					
Carson City Airport Authority	2,332,697,425	-	2,332,697,425	-					
Carson Truckee Water Conservancy District	2,332,697,425	-	2,332,697,425	-					
Carson Water Subconservancy District	2,330,711,667	-	2,330,711,667	0.0300					
Nevada Commission - V & T Railway	2,332,697,425	-	2,332,697,425	-					
Tahoe Regional Planning Agency	42,510,732	-	42,510,732	-					

**CHURCHILL COUNTY**

1	2	3	4	5	6	7	8	9	10
LOCAL GOVERNMENT TAXING UNIT	ASSESSED VALUATION	EST. NET PROCEEDS OF MINERALS	TOTAL ASSESSED VALUATION	COMBINED TAX RATE (col 9, part B)	COUNTY TAX RATE	COMBINED SPECIAL DISTRICT TAX RATE	SCHOOL TAX RATE	STATE TAX RATE #	TOTAL PROPERTY TAX RATE
Churchill County	1,139,915,390	35,568,180	1,175,483,570	1.2829		0.1100	1.3000	0.1700	2.8629
Churchill County School District	1,139,915,390	35,568,180	1,175,483,570	1.3000					
Fallon	323,379,392	-	323,379,392	0.7971	1.2829	0.1100	1.3000	0.1700	3.6600
Carson Truckee Water Conservancy District	1,139,915,390	35,568,180	1,175,483,570	-					
Carson Water Subconservancy District	1,083,227,156	5,484,084	1,088,711,240	0.0300					
Churchill County Mosquito Abatement District	1,139,915,390	35,568,180	1,175,483,570	0.0800					

# PURSUANT TO AB1 (2023, 34th Special Session), 2¢ ADDED TO STATE TAX RATE; \$0.0118 FOR CAPITAL PROJECTS & \$0.0082 FOR CONSERVATION OF NATURAL RESOURCES. OUTSIDE PROPERTY TAX RATE CAP.

Assessed values in column 2 are from 3/15/23 Final Revenue Projections & will not agree with net assessed values from the pro-forma reports, which reflect the effects of property tax abatement.

TOTAL PROPERTY TAX RATES - FY 2023-2024  
BY TAXING UNIT

**CARSON CITY**

1	2	3	4	5	6	7	8	9
LOCAL GOVERNMENT TAXING UNIT	MAXIMUM ALLOWED TAX RATE	ACTUAL RATE IMPOSED	VOTER ALLOWED TAX RATE	IMPOSED VOTER TAX RATE	LEGISLATIVE ALLOWED TAX RATE	IMPOSED LEGISLATIVE TAX RATE	DEBT SERVICE TAX RATE	COMBINED TAX RATE (col 5, part A)
Carson City	2.8542	1.9166	0.0500	0.0500	0.2234	0.2234	-	2.1900
Carson City School District	0.7500	0.7500	-	-	-	-	0.4300	1.1800
Carson City Airport Authority	-	-	-	-	-	-	-	-
Carson City Convention & Visitors Authority	-	-	-	-	-	-	-	-
Carson Truckee Water Conservancy District	0.0045	-	-	-	-	-	-	-
Carson Water Subconservancy District	-	-	-	-	0.0300	0.0300	-	0.0300

**CHURCHILL COUNTY**

1	2	3	4	5	6	7	8	9
LOCAL GOVERNMENT TAXING UNIT	MAXIMUM ALLOWED TAX RATE	ACTUAL RATE IMPOSED	VOTER ALLOWED TAX RATE	IMPOSED VOTER TAX RATE	LEGISLATIVE ALLOWED TAX RATE	IMPOSED LEGISLATIVE TAX RATE	DEBT SERVICE TAX RATE	COMBINED TAX RATE (col 5, part A)
Churchill County	3.6201	1.0560	0.0300	0.0300	0.5766	0.1969	-	1.2829
Churchill County School District	0.7500	0.7500	-	-	-	-	0.5500	1.3000
Fallon	2.2411	0.7971	-	-	0.3533	-	-	0.7971
Carson Truckee Water Conservancy District	0.0086	-	-	-	0.0005	-	-	-
Carson Water Subconservancy District	-	-	-	-	0.0300	0.0300	-	0.0300
Churchill County Mosquito Abatement District	0.1500	0.0800	-	-	-	-	-	0.0800

TOTAL PROPERTY TAX RATES - FY 2023-2024  
BY TAXING UNIT

**CARSON CITY**

**VOTER APPROVED OVERRIDES**

ENTITY	PURPOSE OF FUNDS	RATE OR \$ AMOUNT APPROVED	DATE PASSED	DURATION OF LEVY	PREABATEMENT TAX IMPACT OF OVERRIDE ON A HOME WITH \$100,000 TAXABLE VALUE
Carson City	Senior Citizens Center	0.0500	9/4/1984	Perpetuity	\$ 17.50

**PROPERTY TAX IMPACT ON A HOME WITH \$100,000 TAXABLE VALUE**

ENTITY	TOTAL TAX RATE	TAX BILL
Carson City	3.5700	\$ 1,249.50

**CHURCHILL COUNTY**

**VOTER APPROVED OVERRIDES**

ENTITY	PURPOSE OF FUNDS	RATE OR \$ AMOUNT APPROVED	DATE PASSED	DURATION OF LEVY	PREABATEMENT TAX IMPACT OF OVERRIDE ON A HOME WITH \$100,000 TAXABLE VALUE
Churchill County	Fire Equipment	0.0300	11/4/2008	7/1/15 & 7/1/21 renewed 6yrs 6/30/2027	\$ 10.50

**PROPERTY TAX IMPACT ON A HOME WITH \$100,000 TAXABLE VALUE**

ENTITY	TOTAL TAX RATE	TAX BILL
Churchill County	2.8629	\$ 1,002.02
Fallon	3.6600	\$ 1,281.00

TOTAL PROPERTY TAX RATES - FY 2023-2024  
BY TAXING UNIT

**CARSON CITY  
OVERLAPPING TAXING DISTRICTS**

ENTITY	TAXING DISTRICT	OVERLAPPING DISTRICTS	TOTAL PROPERTY TAX RATE
Carson City	1.0, 1.5, 1.6, 2.4	10+20+100+301	3.5700
	2.1	10+20+100+301	3.5700
	2.6	10+20+100	3.5400
	2.3, 2.8	10+20+100+301	3.5700
	1.7, 2.5	10+20+100+301	3.5700
	2.7	10+20+100+301	3.5700

ENTITY CODE	ENTITY	ENTITY RATE
10	State of Nevada #	0.1700
20	Carson City School District	1.1800
100	Carson City	2.1900
301	Carson Water Subconservancy District	0.0300

**CHURCHILL COUNTY  
OVERLAPPING TAXING DISTRICTS**

ENTITY	TAXING DISTRICT	OVERLAPPING DISTRICTS	TOTAL PROPERTY TAX RATE
Fallon	100	10+20+100+200+300+301	3.6600
Churchill County (unincorporated)	200	10+20+100+300+301	2.8629
	300	10+20+100+300	2.8329

ENTITY CODE	ENTITY	ENTITY RATE
10	State of Nevada #	0.1700
20	Churchill County School District	1.3000
100	Churchill County	1.2829
200	Fallon	0.7971
300	Churchill Co. Mosquito Abatement District	0.0800
301	Carson Water Subconservancy District	0.0300

# PURSUANT TO AB1 (2023, 34th Spec Session), 2¢ ADDED TO STATE TAX RATE; \$0.0118 FOR CAPITAL PROJECTS & \$0.0082 FOR CONSERVATION OF NATURAL RESOURCES. OUTSIDE PROPERTY TAX RATE CAP.