



## NOTICE OF REGULAR MEETING

**TUESDAY, May 5, 2026 5:00 PM.**

BOARD ROOM, MGSD TREATMENT PLANT,  
1790 HWY. 395, MINDEN, NV 89423

### *Wastewater Treatment for a Healthy Community and Environment*

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***“Caring for the public health and safety by reliably collecting, treating, and disposing of sewage and wastewater through efficient, cost-effective, and eco-friendly means.”***

**~ MGSD**

#### **AGENDA**

##### **1. CALL TO ORDER**

##### **2. Public Comment -- Discussion Only, Not For Possible Action**

- Public Comment is limited to three minutes per speaker unless the Board Chairman allows additional time.
- Per NRS 241.020, no action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.

##### **3. Chairman’s Comment – Discussion Only, Not For Possible Action**

- Discussion may include comments and/or status of projects not covered under an agenda item.  
(No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an action item)

##### **4. District Manager’s Report – For Possible Action**

- Discussion includes monthly report of activities, personnel matters, and progress of various projects.
- Action Items may include matters needing immediate attention or resolution related to plant repairs, sewer line repairs, and any other matter of impact to public health and safety.

##### **5. Claims Review and Approval – For Possible Action**

- Review and Approval of bills paid and claims received for March 2026.

##### **6. Minutes Approval – For Possible Action**

- Approval of Minutes from the April 7, 2026 Regular Board Meeting and April 10, 2026 Special Board Meeting.

##### **7. Buckeye Farms Annexation – For Possible Action**

- Acceptance of the application for annexation of 90.67 total acres located on 1300 Buckeye Rd (APN 1320-28-000-051, 1320-28-000-052, & 1320-28-000-053) and to set a date for the public hearing of annexation.

##### **8. MGSD Investment Approval – For Possible Action**

- Request to authorize investment amount of \$2,000,000 from the Wells Fargo General Fund to the investment profile, to be managed by Meeder Public Funds.

**9. MGSD Compensation Survey – For Possible Action**

- Discussion and possible action regarding additional compensation options related to the Compensation Survey.

**10. Attorney-Client Conference – For Possible Action**

- Status Report of Ongoing Matters and Requests from MGSD Staff and Board of Trustees

Note: The Board of Trustees reserves the right to interrupt the open meeting during this time and adjourn to a closed session for the purpose of having an attorney-client discussion regarding potential or existing litigation, pursuant to NRS 241.015(3)(b)(2). No action will be taken on an item discussed during a closed session

**11. Engineer's Report – For Possible Action**

- Action Items may include matters needing immediate attention or resolution related to line rehabilitation, line cleaning, and progress of various projects.

**12. Administrative Report by Staff – For Possible Action**

- Action Items may include correspondence requiring immediate action or response by the Board.

**13. Board Comment – Discussion Only, Not For Possible Action**

- Discussion may include comments and/or status of projects not covered under an agenda item.

(No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an action item)

**14. Public Comment -- Discussion Only, Not For Possible Action**

Public Comment is limited to three minutes per speaker unless the Board Chairman allows additional time.

Per NRS 241.020, no action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.

**15. ADJOURNMENT**

The MGSD Board reserves the right to hear any agenda item out of order, to combine two or more agenda items for consideration, and remove an item from the agenda or delay a discussion relating to any item on the agenda. Copies of supporting material are available online at [www.mgsdistrict.org](http://www.mgsdistrict.org) or can be requested from the Minden-Gardnerville Sanitation District Office located at 1790 Hwy. 395, Minden, NV 89423, by calling Haley Freeman or Jessica Kneefel at (775) 782-3546, or by email at [Staff@mgsdistrict.org](mailto:Staff@mgsdistrict.org) or at [haley@mgsdistrict.org](mailto:haley@mgsdistrict.org) or at [jessica@mgsdistrict.org](mailto:jessica@mgsdistrict.org). Any agenda item represented by an attorney must give written notice to the Minden-Gardnerville Sanitation District at least fifteen days prior to the meeting. **All persons attending the meeting are required to sign the guest register.** All meetings are recorded pursuant to NRS 241.035. NOTICE TO PERSONS WITH DISABILITIES: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the MGSD office at (775) 782-3546 in advance of the meeting, so that arrangements may be conveniently made. This meeting notice is posted at the following locations: the Minden-Gardnerville Sanitation District; Douglas County Historic Courthouse Building; Gardnerville Post Office; Minden Post Office; and at <https://notice.nv.gov>

**PLEASE DO NOT REMOVE UNTIL: 5/6/2026**

**CHECK REGISTER - OPERATING**

**3/1/26 - 3/31/26**

Line #	Payment Date	Vendor Check Name	ACH/Check #	Invoice Number	GL Account Number	GL Account Name	Transaction Description	Check Amount
1	3/2/2026	HOME DEPOT CREDIT SERVICES	AVH-3/2/26-01	032026	51300-010	Supplies	Supplies	\$ 60.00
2	3/4/2026	Flyers Energy, LLC	ACH-3/4/26-01	CFS-4538372	51500-010	Truck & Auto Expense	Fuels	\$ 437.56
3	3/4/2026	THE PARTS HOUSE	6190	230596	50600-010	Repairs & Maintenance	Repairs & Maintenance	\$ 6.98
4	3/4/2026	SILVER STATE ANALYTICAL LABS, INC.	ACH-3/4/26-02	RN339471	52400-010	Lab Testing	Laboratory Analysis	\$ 66.00
5	3/4/2026	SILVER STATE ANALYTICAL LABS, INC.	ACH-3/4/26-02	RN339472	52400-010	Lab Testing	Laboratory Analysis	\$ 100.00
6	3/4/2026	TESCO CONTROLS, INC.	ACH-3/4/26-03	0087655-IN	50600-010	Repairs & Maintenance	R&M Service Call	\$ 2,237.79
7	3/4/2026	U-Rock Utility Equipment	6191	1110	50300-010	Safety Equipment & Supplies	Repairs & Maintenance	\$ 153.80
8	3/4/2026	Velosio	ACH-3/4/26-04	IN100-00164088	15600-040	New ERP Software SAAS/Implementation	BC ERP Implementation Downpayme	\$ 35,997.60
9	3/4/2026	Warren Averett Technology Group, LLC	ACH-3/4/26-05	84523	65310-010	Software Services	Out of Scope Services	\$ 508.75
10	3/4/2026	WESTERN NEVADA SUPPLY	6192	102150977	50600-010	Repairs & Maintenance	Reparis & Maintenance	\$ 46.80
11	3/6/2026	Ring Central Inc	ACH-3/6/26-01	CD_00869791	64400-010	Telephone	July-August VOIP	\$ 324.75
12	3/17/2026	Spectrum Business	ACH-3/17/26-01	031726	64400-010	Telephone	Internet Service	\$ 204.99
13	3/18/2026	Alpine Signs	6193	2502	50600-010	Repairs & Maintenance	Building Signage	\$ 7,000.41
14	3/18/2026	BENTLY RANCH	6194	#214155	50800-010	Sludge Removal	Biosolids Disposal	\$ 451.36
15	3/18/2026	BENTLY RANCH	6194	#214169	50800-010	Sludge Removal	Biosolids Disposal	\$ 372.26
16	3/18/2026	BENTLY RANCH	6194	STMNT BALANCE	50800-010	Sludge Removal	Biosolids Disposal	\$ 666.74
17	3/18/2026	BENTLY RANCH	6194	#214057	50800-010	Sludge Removal	Biosolids Disposal	\$ 625.52
18	3/18/2026	CAD PEST CONTROL SERVICES, INC	6195	119627	50600-010	Repairs & Maintenance	Pest Control	\$ 200.00
19	3/18/2026	DTS	6196	30302	64400-010	Telephone	IT Services Fiber & VOIP	\$ 726.62
20	3/18/2026	DTS	6196	DTS-17509	64400-010	Telephone	Fiber/SCADA	\$ 750.00
21	3/18/2026	Andrew Wagner	ACH-3/18/26-01	31826	50900-010	Operators Education/Training	Lab Analyst Book	\$ 121.01
22	3/18/2026	Edward Breeden	ACH-3/18/26-02	31826	50700-010	Other Plant Expense	Grade II Renewal	\$ 110.00
23	3/18/2026	AT&T MOBILITY	ACH-3/18/26-13	30126	64400-010	Telephone	Scada Phone	\$ 108.26
24	3/18/2026	GapVax	6197	251402	50600-010	Repairs & Maintenance	Repairs & Maintenance	\$ 1,691.29
25	3/18/2026	Hajoca Corporation	ACH-3/18/26-03	S014927409.001	50600-010	Repairs & Maintenance	Repairs & Maintenance	\$ 43.73
26	3/18/2026	HANSFORD ECONOMIC CONSULTING LLC	ACH-3/18/26-04	939	71100-010	Legal	IGA between MGSD & GRGID	\$ 2,163.75
27	3/18/2026	JOANA PEREZ	6198	957031	64330-010	Cleaning & Kitchen Supplies	Cleaning Services	\$ 520.00
28	3/18/2026	LEAF	ACH-3/18/26-05	19910438	65300-010	Office Equipment/Hardware	Copier Lease	\$ 448.81
29	3/18/2026	NUSYSTEMS, INC.	6199	23260	50500-010	Utilities	Annual Alarm Monitoring Fee	\$ 440.04
30	3/18/2026	Polydyne	ACH-3/18/26-06	2008114	50400-010	Processing Chemicals	Polymer	\$ 8,694.00
31	3/18/2026	POWER & CONTROL SOLUTIONS, INC.	ACH-3/18/26-07	1765	50600-010	Repairs & Maintenance	Repairs & Maintenance	\$ 4,920.00
32	3/18/2026	POWER & CONTROL SOLUTIONS, INC.	ACH-3/18/26-07	1766	15600-030	Plant PLC & Infrastructure Replacement	SCADA	\$ 1,740.00
33	3/18/2026	Accredited Labs	6200	QCS5116	52300-010	Lab Supplies	Lab Calibration	\$ 620.00

**CHECK REGISTER - OPERATING**

**3/1/26 - 3/31/26**

Line #	Payment Date	Vendor Check Name	ACH/Check #	Invoice Number	GL Account Number	GL Account Name	Transaction Description	Check Amount
34	3/18/2026	RESOURCE CONCEPTS, INC.	ACH-3/18/26-08	26-0327	71200-010	Engineering	District Business	\$ 1,340.00
35	3/18/2026	RESOURCE CONCEPTS, INC.	ACH-3/18/26-08	26-0322	71200-010	Engineering	CMAR Contract	\$ 2,077.50
36	3/18/2026	RESOURCE CONCEPTS, INC.	ACH-3/18/26-08	26-0320	71200-010	Engineering	PR Villagio	\$ 701.25
37	3/18/2026	RESOURCE CONCEPTS, INC.	ACH-3/18/26-08	26-0321	71200-010	Engineering	PR Monte Vista Townhomes	\$ 2,143.75
38	3/18/2026	RESOURCE CONCEPTS, INC.	ACH-3/18/26-08	26-0323	71200-010	Engineering	PR Justice Center	\$ 1,055.00
39	3/18/2026	RESOURCE CONCEPTS, INC.	ACH-3/18/26-08	26-0324	71200-010	Engineering	PR Heybourne Stormdrain	\$ 1,930.00
40	3/18/2026	RESOURCE CONCEPTS, INC.	ACH-3/18/26-08	26-0325	71200-010	Engineering	PR Minden Boat/RV	\$ 492.50
41	3/18/2026	RESOURCE CONCEPTS, INC.	ACH-3/18/26-08	26-0326	71200-010	Engineering	PR Martin Creek	\$ 536.25
42	3/18/2026	RESOURCE CONCEPTS, INC.	ACH-3/18/26-08	26-0328	71200-010	Engineering	PR Bucjeje Farms	\$ 667.50
43	3/18/2026	SILVER STATE ANALYTICAL LABS, INC.	ACH-3/18/26-09	RN339651	52400-010	Lab Testing	Laboratory Analysis	\$ 43.00
44	3/18/2026	SNELL & WILMER, LLP	ACH-3/18/26-10	3063659	71100-010	Legal	Legal Services	\$ 1,470.00
45	3/18/2026	Thatcher Company of Nevada, Inc.	ACH-3/18/26-11	2026400100743	50400-010	Processing Chemicals	Chemicals	\$ 8,904.90
46	3/18/2026	TOWN OF MINDEN	6201	022826	50500-010	Utilities	Water & Trash Service	\$ 756.69
47	3/18/2026	TOWN OF MINDEN	6202	5098	65200-010	Filing Fees & Permits	Water Rights Lease	\$ 200.00
48	3/18/2026	Tractor Supply Credit Plan	ACH-3/18/26-12	100923322	50600-010	Repairs & Maintenance	Repairs & Maintenance	\$ 359.98
49	3/18/2026	WESTERN NEVADA SUPPLY	6203	12162322	50600-010	Repairs & Maintenance	Repairs & Maintenance	\$ 222.67
50	3/18/2026	WESTERN NEVADA SUPPLY	6203	12164526	50600-010	Repairs & Maintenance	Repairs & Maintenance	\$ 71.27
51	3/18/2026	WESTERN NEVADA SUPPLY	6203	12145882	50600-010	Repairs & Maintenance	Repairs & Maintenance	\$ 110.91
52	3/20/2026	Nevada State Bank	ACH-3/20/26-01	AM020526	50600-010	Repairs & Maintenance	Reparis & Maintenance	\$ 39.96
53	3/20/2026	Nevada State Bank	ACH-3/20/26-01	AM021226	50700-010	Other Plant Expense	iPhone Storage	\$ 2.99
54	3/20/2026	Nevada State Bank	ACH-3/20/26-01	AM021626	64500-010	Postage	Postage	\$ 16.14
55	3/20/2026	Nevada State Bank	ACH-3/20/26-01	CS021826	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 20.85
56	3/20/2026	Nevada State Bank	ACH-3/20/26-01	JW020326	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 40.63
57	3/20/2026	Nevada State Bank	ACH-3/20/26-01	JW022626	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 67.96
58	3/20/2026	Nevada State Bank	ACH-3/20/26-01	JW022826	50300-010	Safety Equipment & Supplies	Safety Boots	\$ 256.99
59	3/20/2026	Nevada State Bank	ACH-3/20/26-01	EB020526	52300-010	Lab Supplies	Lab Supplies	\$ 41.88
60	3/20/2026	Nevada State Bank	ACH-3/20/26-01	EB022626	52300-010	Lab Supplies	Lab Supplies	\$ 77.36
61	3/20/2026	Nevada State Bank	ACH-3/20/26-01	LG022126	65310-010	Software Services	Mekorma Software	\$ 2,500.00
62	3/20/2026	Nevada State Bank	ACH-3/20/26-01	LG022826	64500-010	Postage	Postage	\$ 20.99
63	3/20/2026	Nevada State Bank	ACH-3/20/26-01	NQ022626	50900-010	Operators Education/Training	Grade III Study Materials	\$ 299.99
64	3/20/2026	Nevada State Bank	ACH-3/20/26-01	NQ022426	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 43.23
65	3/20/2026	Nevada State Bank	ACH-3/20/26-01	NQ022526	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 49.58
66	3/20/2026	Nevada State Bank	ACH-3/20/26-01	HM020526	51500-010	Truck & Auto Expense	Fuels	\$ 16.77

**CHECK REGISTER - OPERATING**

**3/1/26 - 3/31/26**

Line #	Payment Date	Vendor Check Name	ACH/Check #	Invoice Number	GL Account Number	GL Account Name	Transaction Description	Check Amount
67	3/20/2026	Nevada State Bank	ACH-3/20/26-01	HM020926	64330-010	Cleaning & Kitchen Supplies	Kitchen Supplies	\$ 120.26
68	3/20/2026	Nevada State Bank	ACH-3/20/26-01	HM021826	65400-010	Training/Education Admin	SHRM Membership	\$ 299.00
69	3/20/2026	Nevada State Bank	ACH-3/20/26-01	HM022426	65310-010	Software Services	Adobe	\$ 69.99
70	3/20/2026	Nevada State Bank	ACH-3/20/26-01	HM022626	51500-010	Truck & Auto Expense	Fuels	\$ 17.08
71	3/20/2026	Nevada State Bank	ACH-3/20/26-01	HM030226	64330-010	Cleaning & Kitchen Supplies	Kitchen Supplies	\$ 119.13
72	3/20/2026	Nevada State Bank	ACH-3/20/26-01	JK020926	65200-010	Filing Fees & Permits	Federal Filing	\$ 448.20
73	3/20/2026	Nevada State Bank	ACH-3/20/26-01	JK021126	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 147.88
74	3/20/2026	Nevada State Bank	ACH-3/20/26-01	JK022726	64300-010	Office Supplies & Expense	Office Supplies	\$ 49.41
75	3/20/2026	Nevada State Bank	ACH-3/20/26-01	DK020726	52300-010	Lab Supplies	Lab Supplies	\$ 369.36
76	3/20/2026	Nevada State Bank	ACH-3/20/26-01	DK021126	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 152.97
77	3/20/2026	Nevada State Bank	ACH-3/20/26-01	DK022526	50900-010	Operators Education/Training	CDL Class	\$ 504.00
78	3/20/2026	Nevada State Bank	ACH-3/20/26-01	CC021026	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 150.13
79	3/20/2026	Nevada State Bank	ACH-3/20/26-01	CC021026-2	50600-010	Repairs & Maintenance	Repairs and Maintenance	\$ 54.60
80	3/20/2026	Nevada State Bank	ACH-3/20/26-01	CC021326	50900-010	Operators Education/Training	Grade III Study Materials	\$ 299.99
81	3/25/2026	BENTLY RANCH	6204	#214199	50800-010	Sludge Removal	Biosolids Disposal	\$ 433.58
82	3/25/2026	BENTLY RANCH	6204	#214220	50800-010	Sludge Removal	Biosolids Disposal	\$ 303.24
83	3/25/2026	Chevron and Texaco Business Card Services	ACH-3/25/26-01	111317847	51500-010	Truck & Auto Expense	Fuels	\$ 114.80
84	3/25/2026	DOUGLAS COUNTY VEHICLE MAINT	6205	No.031326	50600-010	Repairs & Maintenance	Vehicle Maintenance	\$ 465.47
85	3/25/2026	GapVax	6206	251762	50600-010	Repairs & Maintenance	Repairs & Maintenance	\$ 1,574.70
86	3/25/2026	Liberty Process Equipment	6207	0112261-IN	50600-010	Repairs & Maintenance	Repairs & Maintenance	\$ 2,346.50
87	3/25/2026	Motion Industries, Inc.	6208	NV25-00750159	50600-010	Repairs & Maintenance	Freight Charges R&M	\$ 7.39
88	3/25/2026	NV Energy	ACH-3/25/26-02	031126	55300-010	Reservoir & Pump Utilities	Pump Station Power	\$ 203.85
89	3/25/2026	NV Energy	ACH-3/25/26-03	032526	50500-010	Utilities	Treatment Plant Power	\$ 12,948.97
90	3/25/2026	THE PARTS HOUSE	6209	234270	50600-010	Repairs & Maintenance	Repairs & Maintenance	\$ 21.64
91	3/25/2026	THE PARTS HOUSE	6209	234672	50600-010	Repairs & Maintenance	Repairs & Maintenance	\$ 71.96
92	3/25/2026	PLIMPTON HEATING & AIR CONITIONING	6210	7389	52600-010	Lab Repairs & Maintenance	Repairs & Maintenance	\$ 3,650.00
93	3/25/2026	RESOURCE CONCEPTS, INC.	ACH-3/25/26-04	26-0198	71200-010	Engineering	CMAR Contract	\$ 7,128.75
94	3/25/2026	RESOURCE CONCEPTS, INC.	ACH-3/25/26-04	26-0199	71200-010	Engineering	Bently Muller Zone Change	\$ 720.00
95	3/25/2026	RESOURCE CONCEPTS, INC.	ACH-3/25/26-04	26-0201	71200-010	Engineering	Belly Acres Annexation	\$ 1,392.50
96	3/25/2026	RESOURCE CONCEPTS, INC.	ACH-3/25/26-04	26-0205	55100-010	Reservoir Repairs & Maintenance	Effluent	\$ 1,160.00
97	3/25/2026	RESOURCE CONCEPTS, INC.	ACH-3/25/26-04	26-0204	71200-010	Engineering	District Business	\$ 2,253.75
98	3/25/2026	RESOURCE CONCEPTS, INC.	ACH-3/25/26-04	26-0202	71200-010	Engineering	Faught Annexation/District Map	\$ 1,971.25
99	3/25/2026	SILVER STATE ANALYTICAL LABS, INC.	ACH-3/25/26-05	RN338943	52400-010	Lab Testing	Laboratory Analysis	\$ 100.00

**CHECK REGISTER - OPERATING**  
**3/1/26 - 3/31/26**

Line #	Payment Date	Vendor Check Name	ACH/Check #	Invoice Number	GL Account Number	GL Account Name	Transaction Description	Check Amount
100	3/25/2026	SILVER STATE ANALYTICAL LABS, INC.	ACH-3/25/26-05	RN340038	52400-010	Lab Testing	Laboratory Analysis	\$ 43.00
101	3/25/2026	SOUTHWEST GAS CORP	ACH-3/25/26-06	260325	50500-010	Utilities	Natural Gass Service	\$ 1,053.74
102	3/25/2026	Velosio	ACH-3/25/26-07	IN100-00167714	15600-040	New ERP Software SAAS/Implementation	BC ERP Implementation	\$ 7,081.25
103	3/25/2026	Warren Averett Technology Group, LLC	ACH-3/25/26-08	84625	65310-010	Software Services	Azure Usage/Firewall	\$ 1,459.06
104	3/26/2026	AT&T MOBILITY	ACH-03/26/26-01	287293924134X03192026	64400-010	Telephone	Employee Cell Phones	\$ 952.01
<b>Total Amount of Checks (52 Checks/ACH)</b>								<b>\$ 149,396.72</b>

Legend:

Capital

**CHECK REGISTER - PAYROLL**

**3/1/26 - 3/31/26**

Line #	Payment Date	Vendor Check Name	ACH/Check #	Invoice Number	GL Account Number	GL Account Name	Transaction Description	Check Amount
1	3/13/2026	JD	ACH-3/13/26-01	031326	80900-010	Retiree Health Insurance Premiums	Medicare Reimbursement - JD	\$ 445.53
2	3/13/2026	JH	ACH-3/13/26-02	031326	80900-010	Retiree Health Insurance Premiums	Medicare Reimbursement - JH	\$ 86.16
3	3/13/2026	FJ	ACH-3/13/26-03	031326	80900-010	Retiree Health Insurance Premiums	Medicare Reimbursement - FJ	\$ 386.99
4	3/13/2026	TS	ACH-3/13/26-04	031326	80900-010	Retiree Health Insurance Premiums	Medicare Reimbursement - TS	\$ 364.48
5	3/13/2026	SK	ACH-3/13/26-05	031326	80900-010	Retiree Health Insurance Premiums	Medicare Reimbursement - SK	\$ 76.68
6	3/13/2026	Wells Fargo 941	ACH-031326-941	PIP164	20300-010	Accrued Payroll Taxes	FED 941 3/13/2026 STAFF	\$ 7,006.39
7	3/13/2026	WF Used for Direct Deposit	ACH-031326-DD	PIP161	10000-116	Cash - Payroll Checking - Wells Fargo	DD 3/13/2026 STAFF	\$ 41,562.13
8	3/25/2026	HealthEquity - ACH	ACH-3/25/26-01	HSA03312026	50200-010	Payroll Taxes & Employee Benefits	Mar HSA Contributions	\$ 1,916.64
9	3/25/2026	HOMETOWN HEALTH	ACH-3/25/26-02	77101-060	80900-010	Retiree Health Insurance Premiums	Mar 2026 Health Insurance	\$ 1,414.84
10	3/25/2026	HOMETOWN HEALTH	ACH-3/25/26-02	77101-060	50200-020	Medical Benefits	Mar 2026 Health Insurance	\$ 19,206.54
11	3/25/2026	METLIFE - GROUP BENEFITS	ACH-3/25/26-03	TS051388070016	80900-010	Retiree Health Insurance Premiums	Dental & Life Insurance	\$ 385.76
12	3/25/2026	METLIFE - GROUP BENEFITS	ACH-3/25/26-03	TS051388070016	50200-020	Medical Benefits	Dental & Life Insurance	\$ 1,272.46
13	3/25/2026	Public Employees Retirement System	ACH-3/25/26-04	P0326	50200-010	Payroll Taxes & Employee Benefits	Monthly NV PERS - Mar 2026	\$ 36,940.54
14	3/25/2026	VSP VISION CARE, INC (AT)	ACH-3/25/26-05	824829800	80900-010	Retiree Health Insurance Premiums	Vision Insurance -Mar 2026	\$ 91.44
15	3/25/2026	VSP VISION CARE, INC (AT)	ACH-3/25/26-05	824829800	50200-020	Medical Benefits	Vision Insurance -Mar 2026	\$ 136.52
16	3/25/2026	Voya Financial	ACH-3/25/26-06	03132026	20300-010	Accrued Payroll Taxes	457 Mutual Fund	\$ 3,148.00
17	3/25/2026	Voya Financial	ACH-3/25/26-07	03272026	20300-010	Accrued Payroll Taxes	457 Mutual Fund	\$ 3,238.00
18	3/27/2026	Wells Fargo 941	ACH-032726-941	PIP165	20300-010	Accrued Payroll Taxes	FED 941 3/27/2026 STAFF	\$ 7,127.47
19	3/27/2026	WF Used for Direct Deposit	ACH-032726-DD	PIP162	10000-116	Cash - Payroll Checking - Wells Fargo	DD 3/27/2026 STAFF	\$ 40,527.59
20	3/31/2026	Wells Fargo 941	ACH-033126-941	PIP166	20300-010	Accrued Payroll Taxes	FED 941 3/31/2026 BOARD	\$ 234.50
21	3/31/2026	WF Used for Direct Deposit	ACH-033126-DD	PIP163	10000-116	Cash - Payroll Checking - Wells Fargo	DD 3/31/2026 BOARD	\$ 2,332.75
<b>Total Amount of ACH (18 ACH)</b>								<b>\$ 167,901.41</b>

**MINDEN-GARDNERVILLE**  
**ACCOUNT SUMMARY STATEMENT**  
For the Nine Months Ending, March 31, 2026  
**Corrected**

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
<b>Line # General Account</b>													
1 Balance 1st day of Month	\$ 34,125.79	\$ (3,624.51)	\$ (15,550.11)	\$ (36,256.54)	\$ (10,561.37)	\$ 1,210.91	\$ (42,961.47)	\$ 14,870.39	\$ 414.75		\$ -	\$ -	
<b>2 Cash Receipts</b>													
3 User Fees	\$ 441,975.14	\$ 329,386.31	\$ 16,794.69	\$ 150,156.44	\$ 204,170.62	\$ 183,993.87	\$ 757,098.53	\$ 253,534.01	\$ 73,070.07				\$ 2,410,179.68
4 Connection Fees													\$ -
5 Capacity Fees	\$ 2,288.00	\$ 29,655.85	\$ 9,451.75	\$ 247,683.75	\$ 1,316.00	\$ 35,312.00	\$ 23,720.00		\$ 104,234.00				\$ 453,661.35
6 Permit Fee Income													\$ -
7 Acreage Fees/Annexation Fee								\$ 4,065.98					\$ 4,065.98
8 Consolidated Tax (SCCRT)	\$ 11,221.62	\$ 11,221.62	\$ 11,221.62	\$ 22,443.24	\$ 11,221.62	\$ 11,221.62	\$ 11,221.62	\$ 11,221.62	\$ 11,221.62				\$ 112,216.20
9 Ad Volorem	\$ 464.52	\$ 29,120.36		\$ 220,066.43	\$ 106,730.16	\$ 10,119.23	\$ 35,553.88	\$ 99,602.70	\$ 78,476.39				\$ 580,133.67
10 Pass-Through Reimbursement	\$ 8,848.75			\$ 3,986.25					\$ 4,713.75				\$ 17,548.75
11 Pineview Pass-Through				\$ 698,528.40		\$ 815,298.31							
12 GRGID	\$ -	\$ 160,414.97	\$ 117,468.00			\$ 125,475.60	\$ 16,063.80		\$ 178,543.54				\$ 597,965.91
13 Health Ins Reimbursement	\$ 83.47	\$ 83.47	\$ 83.47		\$ 166.94	\$ 83.47	\$ 83.47	\$ 83.47	\$ 83.47				\$ 751.23
14 Finance Charge Increase/(Decrease) Accrued													\$ -
15 Wells Fargo Investment Interest	\$ 16,883.84	\$ 17,007.90	\$ 17,671.24	\$ 17,393.65	\$ 18,225.82	\$ 18,172.80	\$ 18,996.64	\$ 18,022.51	\$ 16,572.31				\$ 158,946.71
16 From Sweep Account			\$ 220,591.08		\$ 164,555.46								\$ 385,146.54
17 Total Cash Receipts	\$ 481,765.34	\$ 576,890.48	\$ 393,281.85	\$ 1,360,258.16	\$ 506,386.62	\$ 1,199,676.90	\$ 862,737.94	\$ 386,530.29	\$ 466,915.15	\$ -	\$ -	\$ -	\$ 6,234,442.73
18													
<b>19 Cash Paid Out</b>													
20 Capital Expenses	\$ 124,328.81	\$ 4,000.00	\$ 48,796.50	\$ 11,027.00	\$ 61,843.97	\$ 39,798.00	\$ 40,241.60	\$ 10,073.00	\$ 23,507.50				\$ 363,616.38
21 Plant Expenses	\$ 69,222.32	\$ 56,681.78	\$ 36,226.17	\$ 77,510.23	\$ 75,780.54	\$ 43,092.79	\$ 90,992.15	\$ 51,007.34	\$ 68,873.30				\$ 569,386.62
22 Collections Expenses	\$ 2,217.88	\$ 3,976.60	\$ 1,263.15	\$ 1,045.00	\$ 1,694.86	\$ 1,194.21	\$ 1,880.41	\$ 1,792.65	\$ 696.93				\$ 15,761.69
23 Lab Expenses	\$ 4,311.08	\$ 1,472.50	\$ 1,972.00	\$ 1,748.18	\$ 1,801.11	\$ 4,915.07	\$ 3,350.47	\$ 1,261.95	\$ 6,854.21				\$ 27,686.57
24 Reservoir/Effluent Expenses	\$ 86.56	\$ 711.69	\$ 1,567.81	\$ 1,134.93	\$ 1,790.77	\$ 155.37	\$ 19,771.31	\$ 8,177.86	\$ 1,363.85				\$ 34,760.15
25 General & Administrative	\$ 30,153.99	\$ 33,342.81	\$ 23,039.66	\$ 28,823.63	\$ 41,575.65	\$ 26,055.42	\$ 37,517.49	\$ 34,059.90	\$ 28,234.26				\$ 282,802.81
26 Payroll-Related Expenses				\$ 20,621.38									\$ 20,621.38
27 Pineview Pass-Through				\$ 698,528.40		\$ 815,298.31							\$ 1,513,826.71
28 Professional Fees	\$ 1,786.30	\$ 7,153.25	\$ 16,575.75	\$ 9,577.00	\$ 17,708.25	\$ 3,369.12	\$ 28,248.00	\$ 38.19	\$ 54,338.67				\$ 138,794.53
29 Total Expenses	\$ 232,106.94	\$ 107,338.63	\$ 129,441.04	\$ 850,015.75	\$ 202,195.15	\$ 933,878.29	\$ 222,001.43	\$ 106,410.89	\$ 183,868.72	\$ -	\$ -	\$ -	\$ 2,967,256.84
30													
31 Prepaid Claims Increase/(Decrease)	\$ (12,591.30)	\$ (18,522.55)	\$ (15,452.76)	\$ (15,452.76)	\$ (7,580.81)	\$ 9,970.99	\$ (17,095.35)	\$ (5,424.96)	\$ (19,109.94)				\$ (101,259.44)
32 Accrued Expenses													\$ -
33													
34 Transfer to Other Accounts (Decrease)	\$ (150,000.00)	\$ (250,000.00)	\$ (150,000.00)	\$ (150,000.00)	\$ (150,000.00)	\$ (150,000.00)	\$ (300,000.00)	\$ (150,000.00)	\$ (150,000.00)				\$ (1,600,000.00)
35 Wells Fargo Investment Sweep	\$ 5,016,756.35	\$ 5,239,030.81	\$ 5,186,645.06	\$ 5,876,192.08	\$ 5,836,980.12	\$ 6,005,286.02	\$ 6,098,719.67	\$ 6,008,078.28	\$ 6,459,173.19				
37 Per G/L 10000-111	\$ (3,624.51)	\$ (15,550.11)	\$ (36,256.54)	\$ (10,561.37)	\$ 1,210.91	\$ (42,961.47)	\$ 14,870.39	\$ 414.75	\$ 2,571.12				

**MINDEN-GARDNERVILLE**  
**ACCOUNT SUMMARY STATEMENT**  
For the Nine Months Ending, March 31, 2026  
**Corrected**

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
<b>39 Payroll Account</b>													
40 Balance 1st of Month	\$ 54,990.52	\$ 33,621.07	\$ 55,383.01	\$ 41,797.45	\$ 19,077.98	\$ 39,112.32	\$ (13,051.07)	\$ 44,968.74	\$ 24,448.65		\$ -	\$ -	
41 Transfer from Checking	\$ 150,000.00	\$ 250,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 300,000.00	\$ 150,000.00	\$ 150,000.00				\$ 1,600,000.00
42 Interest	\$ 74.15	\$ 112.15	\$ 64.50	\$ 55.08	\$ 48.28	\$ 40.77	\$ 35.71	\$ 48.23	\$ 40.78				\$ 519.65
43	\$ -												\$ -
44 Payroll Expenses	\$ (171,443.60)	\$ (228,350.21)	\$ (163,650.06)	\$ (172,774.55)	\$ (130,013.94)	\$ (202,204.16)	\$ (242,015.90)	\$ (170,568.32)	\$ (167,901.41)				\$ (1,648,922.15)
45 Balance Last day of Month	\$ 33,621.07	\$ 55,383.01	\$ 41,797.45	\$ 19,077.98	\$ 39,112.32	\$ (13,051.07)	\$ 44,968.74	\$ 24,448.65	\$ 6,588.02	\$ -	\$ -	\$ -	
<b>48 LGIP POOL Account</b>													
49 Balance 1st of Month	\$ 1,266,139.62	\$ 1,232,113.01	\$ 1,236,645.39	\$ 1,236,645.39	\$ 1,245,594.14	\$ 1,249,994.51	\$ 1,254,189.01	\$ 1,219,780.98	\$ 1,223,641.73		\$ -	\$ -	
50 Transfer from Checking			Interest Not Available										
51 Interest Earned	\$ 4,556.71	\$ 4,532.38	\$ -	\$ 8,948.75	\$ 4,400.37	\$ 4,194.50	\$ 4,175.28	\$ 3,860.75	\$ 3,556.56				\$ 38,225.30
52 ARRA Payment	\$ (38,583.32)						\$ (38,583.31)						\$ (77,166.63)
53 Transfer to Other Accounts													
54 Balance Last day of Month	\$ 1,232,113.01	\$ 1,236,645.39	\$ 1,236,645.39	\$ 1,245,594.14	\$ 1,249,994.51	\$ 1,254,189.01	\$ 1,219,780.98	\$ 1,223,641.73	\$ 1,227,198.29	\$ -	\$ -	\$ -	
55 Per G/L													
<b>56 ARRA Bond Restricted</b>													
57 Balance 1st of Month	\$ 94,494.92	\$ 94,835.00	\$ 95,183.85	\$ 95,183.85	\$ 95,872.63	\$ 96,211.32	\$ 96,534.17	\$ 96,855.54	\$ 97,161.79		\$ -	\$ -	
58 Transfer from Other Accounts			Interest Not Available										\$ -
59 Interest Earned	\$ 340.08	\$ 348.85	\$ -	\$ 688.78	\$ 338.69	\$ 322.85	\$ 321.37	\$ 306.25	\$ 282.40				\$ 2,949.27
60 Transfer to Other Accounts													
61 Balance Last day of Month	\$ 94,835.00	\$ 95,183.85	\$ 95,183.85	\$ 95,872.63	\$ 96,211.32	\$ 96,534.17	\$ 96,855.54	\$ 97,161.79	\$ 97,444.19	\$ -	\$ -	\$ -	
<b>64 MEEDER Investments</b>													
65 Balance 1st of Month	\$ 5,432,967.17	\$ 5,453,291.56	\$ 5,473,598.96	\$ 5,493,524.14	\$ 5,513,855.34	\$ 5,533,636.86	\$ 5,553,992.27	\$ 5,574,213.28	\$ 5,593,347.06		\$ -	\$ -	
66 Earned on Investments	\$ 21,191.98	\$ 21,174.84	\$ 20,792.84	\$ 21,164.53	\$ 20,684.13	\$ 21,223.53	\$ 21,088.15	\$ 20,000.35	\$ 21,098.59	\$ -	\$ -	\$ -	\$ 188,418.94
67 Net Realized Gain/Loss													
68 Investment Fund Fees	\$ (867.59)	\$ (867.44)	\$ (867.66)	\$ (833.33)	\$ (902.61)	\$ (868.12)	\$ (867.14)	\$ (866.57)	\$ (867.80)				\$ (7,808.26)
69 Transfer to Other Accounts													
70 Balance Last day of Month	\$ 5,453,291.56	\$ 5,473,598.96	\$ 5,493,524.14	\$ 5,513,855.34	\$ 5,533,636.86	\$ 5,553,992.27	\$ 5,574,213.28	\$ 5,593,347.06	\$ 5,613,577.85	\$ -	\$ -	\$ -	
<b>72 Petty Cash</b>													
73 Balance 1st of Month	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00		\$ -	\$ -	
74 Expenses													\$ -
75 Reimbursements													\$ -
76 Balance Last day of Month	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	
77													
78 TOTAL CASH ALL ACCOUNTS	\$ 11,827,492.48	\$ 12,084,791.91	\$ 12,018,039.35	\$ 12,740,530.80	\$ 12,757,646.04	\$ 12,854,488.93	\$ 13,049,908.60	\$ 12,947,592.26	\$ 13,407,052.66	\$ -	\$ -	\$ -	
Total Interest All Accounts	\$ 43,046.73	\$ 43,176.12	\$ 38,528.58	\$ 48,250.79	\$ 43,697.29	\$ 43,954.45	\$ 44,617.15	\$ 42,238.09	\$ 41,550.64	\$ -	\$ -	\$ -	\$ 389,059.84



MINDEN-GARDNERVILLE SANITATION DISTRICT  
 Expenses versus Annual Budget  
 For the Nine Months Ending Tuesday, March 31, 2026

	YTD Actual <b>Fiscal 2026</b>	Budget <b>2026</b>	Remianing Budget \$ <b>Variance</b>	Budget Spent % <b>Fiscal 2026</b>	Remaining Budget % <b>Fiscal 2026</b>
<b>CAPITAL EXPENSES</b>					
Collection System Rehab	\$74,962.50	\$2,500,000.00	\$2,425,037.50	3.00%	97.00%
Semi Truck	\$6,428.00		(\$6,428.00)	0.00%	0.00%
Two New Work Trucks	\$117,728.81	\$120,000.00	\$2,271.19	98.11%	1.89%
Rehab Concrete in Primary Clarifier	\$39,509.00	\$1,700,000.00	\$1,660,491.00	2.32%	97.68%
Trickling Filter Pump Replacement	\$46,995.97		(\$46,995.97)	0.00%	0.00%
Plant PLC & Infrastucture Replacement	\$18,540.00	\$300,000.00	\$281,460.00	6.18%	93.82%
Office Addition Design	\$0.00	\$100,000.00	\$100,000.00	0.00%	100.00%
New ERP Software SAAS/Implementation	\$47,955.10	\$225,000.00	\$177,044.90	21.31%	78.69%
Breaker Emergency Repair Reclass 25/26 FY	\$51,006.00		(\$51,006.00)	0.00%	0.00%
ARRA Reimbursement	\$77,166.63	\$77,167.00	\$0.37	100.00%	0.00%
<b>TOTAL</b>	<b>\$480,292.01</b>	<b>\$5,022,167.00</b>	<b>\$4,541,874.99</b>	<b>9.56%</b>	<b>90.44%</b>



MINDEN-GARDNERVILLE SANITATION DISTRICT  
 Expenses versus Annual Budget  
 For the Nine Months Ending Tuesday, March 31, 2026

	YTD Actual Fiscal 2026	Budget 2026	Remianing Budget \$ Variance	Budget Spent % Fiscal 2026	Remaining Budget % Fiscal 2026
<b>1 PAYROLL</b>					
2 Salaries	\$1,052,791.16	\$1,392,502.00	\$339,710.84	75.60%	24.40%
3 Payroll Taxes & Employee Benefits	\$632,674.56	\$951,598.00	\$318,923.44	66.49%	33.51%
<b>4 TOTAL PAYROLL</b>	<b>\$1,685,465.72</b>	<b>\$2,344,100.00</b>	<b>\$658,634.28</b>	<b>71.90%</b>	<b>28.10%</b>



MINDEN-GARDNERVILLE SANITATION DISTRICT  
 Expenses versus Annual Budget  
 For the Nine Months Ending Tuesday, March 31, 2026

	YTD Actual Fiscal 2026	Budget 2026	Remianing Budget \$ Variance	Budget Spent % Fiscal 2026	Remaining Budget % Fiscal 2026
<b>5 OPERATIONAL EXPENSES</b>					
<b>6 PLANT EXPENSES</b>					
7 Safety	\$14,812.95	\$16,500.00	\$1,687.05	89.78%	10.22%
8 Plant Supplies (Processing Chemicals)	\$141,268.52	\$162,750.00	\$21,481.48	86.80%	13.20%
9 Utilities	\$120,012.88	\$195,750.00	\$75,737.12	61.31%	38.69%
10 Repairs & Maintenance	\$268,746.89	\$300,000.00	\$31,253.11	89.58%	10.42%
11 Mosquito Abatement		\$5,000.00	\$5,000.00	0.00%	100.00%
12 Other Plant Expense	\$4,369.02	\$6,500.00	\$2,130.98	67.22%	32.78%
13 Sludge Removal	\$15,535.24	\$18,000.00	\$2,464.76	86.31%	13.69%
14 Education	\$4,641.12	\$15,000.00	\$10,358.88	30.94%	69.06%
<b>15 TOTAL O &amp; P EXPENSES</b>	<b>\$569,386.62</b>	<b>\$719,500.00</b>	<b>\$150,113.38</b>	<b>79.14%</b>	<b>20.86%</b>



MINDEN-GARDNERVILLE SANITATION DISTRICT  
 Expenses versus Annual Budget  
 For the Nine Months Ending Tuesday, March 31, 2026

	YTD Actual <b>Fiscal 2026</b>	Budget <b>2026</b>	Remianing Budget \$ <b>Variance</b>	Budget Spent % <b>Fiscal 2026</b>	Remaining Budget % <b>Fiscal 2026</b>
<b>16 COLLECTION EXPENSES</b>					
17 Collection System - Supplies	\$273.34	\$8,000.00	\$7,726.66	3.42%	96.58%
18 Collection System - Cleaning/ TV / Repair & Maintenance	\$4,816.97	\$10,000.00	\$5,183.03	48.17%	51.83%
19 Truck & Auto Expense (Fuels)	\$8,328.92	\$15,000.00	\$6,671.08	55.53%	44.47%
20 Other Collection System Expense	\$2,342.46	\$2,000.00	(\$342.46)	117.12%	(17.12%)
<b>21 TOTAL COLLECTION EXPENSES</b>	<b>\$15,761.69</b>	<b>\$35,000.00</b>	<b>\$19,238.31</b>	<b>45.03%</b>	<b>54.97%</b>



**MINDEN-GARDNERVILLE SANITATION DISTRICT**  
**Expenses versus Annual Budget**  
**For the Nine Months Ending Tuesday, March 31, 2026**

	YTD Actual <b>Fiscal 2026</b>	Budget <b>2026</b>	Remianing Budget \$ <b>Variance</b>	Budget Spent % <b>Fiscal 2026</b>	Remaining Budget % <b>Fiscal 2026</b>
<b>22 LAB EXPENSES</b>					
23 Lab Supplies	\$8,559.15	\$9,000.00	\$440.85	95.10%	4.90%
24 Lab Testing	\$12,141.33	\$22,000.00	\$9,858.67	55.19%	44.81%
25 Lab Permitting	\$1,519.06	\$3,000.00	\$1,480.94	50.64%	49.36%
26 Lab Repairs & Maintenance	\$5,467.04	\$13,500.00	\$8,032.96	40.50%	59.50%
27 Other Lab Expenses		\$1,500.00	\$1,500.00	0.00%	100.00%
28 Pretreatment Testing		\$8,000.00	\$8,000.00	0.00%	100.00%
<b>29 TOTAL LAB EXPENSES</b>	<b>\$27,686.58</b>	<b>\$57,000.00</b>	<b>\$29,313.42</b>	<b>48.57%</b>	<b>51.43%</b>



MINDEN-GARDNERVILLE SANITATION DISTRICT  
 Expenses versus Annual Budget  
 For the Nine Months Ending Tuesday, March 31, 2026

	YTD Actual Fiscal 2026	Budget 2026	Remianing Budget \$ Variance	Budget Spent % Fiscal 2026	Remaining Budget % Fiscal 2026
<b>30 RESERVOIR/EFFLUENT EXPENSES</b>					
31 Effluent Management - Repairs & Maintenance	\$8,469.95	\$18,000.00	\$9,530.05	47.06%	52.94%
32 Effluent Management - Utilities	\$26,290.20	\$50,000.00	\$23,709.80	52.58%	47.42%
<b>33 TOTAL RERVOIR/EFFLUENT EXPENSES</b>	<b>\$34,760.15</b>	<b>\$68,000.00</b>	<b>\$33,239.85</b>	<b>51.12%</b>	<b>48.88%</b>



**MINDEN-GARDNERVILLE SANITATION DISTRICT**  
**Expenses versus Annual Budget**  
**For the Nine Months Ending Tuesday, March 31, 2026**

	<u>YTD Actual Fiscal 2026</u>	<u>Budget 2026</u>	<u>Remianing Budget \$ Variance</u>	<u>Budget Spent % Fiscal 2026</u>	<u>Remaining Budget % Fiscal 2026</u>
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**34 GENERAL & ADMINISTRATIVE EXPENSES**

35 Office Supplies & Expense	\$1,788.72	\$9,000.00	\$7,211.28	19.87%	80.13%
36 Training/Education Expense	\$1,820.72	\$6,000.00	\$4,179.28	30.35%	69.65%
37 Cleaning & Kitchen Supplies	\$8,070.97	\$11,000.00	\$2,929.03	73.37%	26.63%
38 Statement Billing Supplies	\$5,236.03	\$8,000.00	\$2,763.97	65.45%	34.55%
39 Bank Charges	\$44,643.56	\$25,000.00	(\$19,643.56)	178.57%	(78.57%)
40 Telephone & Internet	\$21,406.99	\$25,000.00	\$3,593.01	85.63%	14.37%
41 Postage	\$7,867.43	\$6,000.00	(\$1,867.43)	131.12%	(31.12%)
42 Advertising & Publication	\$5,739.72	\$4,000.00	(\$1,739.72)	143.49%	(43.49%)
43 Software Services	\$61,582.29	\$80,000.00	\$18,417.71	76.98%	23.02%
44 Travel & Per Diem	\$3,446.41	\$10,000.00	\$6,553.59	34.46%	65.54%



**MINDEN-GARDNERVILLE SANITATION DISTRICT**  
**Expenses versus Annual Budget**  
**For the Nine Months Ending Tuesday, March 31, 2026**

	YTD Actual <b>Fiscal 2026</b>	Budget <b>2026</b>	Remianing Budget \$ <b>Variance</b>	Budget Spent % <b>Fiscal 2026</b>	Remaining Budget % <b>Fiscal 2026</b>
45 Bad Debts		\$1,000.00	\$1,000.00	0.00%	100.00%
46 A/R Collection Expense	\$2,147.01	\$2,000.00	(\$147.01)	107.35%	(7.35%)
47 Insurance & Bonding	\$98,876.16	\$154,318.00	\$55,441.84	64.07%	35.93%
48 Other Administration Expense	\$3,932.57	\$4,000.00	\$67.43	98.31%	1.69%
49 Filing Fees & Permits	\$11,616.71	\$12,000.00	\$383.29	96.81%	3.19%
50 Office Equipment (Hardware)	\$4,627.52	\$11,000.00	\$6,372.48	42.07%	57.93%
<b>51 TOTAL G&amp;A</b>	<b>\$282,802.81</b>	<b>\$368,318.00</b>	<b>\$85,515.19</b>	<b>76.78%</b>	<b>23.22%</b>



MINDEN-GARDNERVILLE SANITATION DISTRICT  
 Expenses versus Annual Budget  
 For the Nine Months Ending Tuesday, March 31, 2026

	YTD Actual Fiscal 2026	Budget 2026	Remianing Budget \$ Variance	Budget Spent % Fiscal 2026	Remaining Budget % Fiscal 2026
<b>52 PROFESSIONAL FEES</b>					
53 Legal	\$24,313.95	\$60,000.00	\$35,686.05	40.52%	59.48%
54 Engineering	\$70,587.50	\$75,000.00	\$4,412.50	94.12%	5.88%
55 IT/Tech Professional Services	\$14,993.08	\$30,000.00	\$15,006.92	49.98%	50.02%
56 Accounting & Audit	\$28,900.00	\$31,500.00	\$2,600.00	91.75%	8.25%
<b>57 TOTAL PROFESSIONAL FEES</b>	<b>\$138,794.53</b>	<b>\$196,500.00</b>	<b>\$57,705.47</b>	<b>70.63%</b>	<b>29.37%</b>
<b>58 TOTAL ALL OPERATIONS EXPENSES</b>	<b>\$1,069,192.38</b>	<b>\$1,444,318.00</b>	<b>\$375,125.62</b>	<b>74.03%</b>	<b>25.97%</b>

## *Agenda Item 4*

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### *District Manager's Report*

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*Items in this Section Include:*

- ✓ *May 2026 District Manager's Report*



**Minden Gardnerville Sanitation District  
District Manager's Report  
May 5, 2026**

**CAPACITY ALLOCATIONS/PURCHASES:**

- 10.10 EDU's

**VENDORS AND CONTRACTS:**

- None

**WILL SERVES LETTERS ISSUED:**

- None

**STAFF/OFFICE ITEMS:**

- The lease on our office printer has reached its end, and a new printer will be installed next Friday.

**MEETINGS ATTENDED AND SCHEDULED:**

- 4/7 Pineview Estates meeting onsite
- 4/10 Floating digester cover meeting with HDR + OVIVO
- 4/14 Meeting with Breanna from HDR on new discharge permit
- 4/16 Pineview monthly meeting
- 4/16 Meeting with state inspector for our annual dam inspection
- 4/20 Review of interview candidates with Jessica
- 4/21 Meeting with LaVonne and Ben from Meeder regarding our investments
- 4/25 Meeting with Nevada Deferred Comp for their audit kickoff
- 4/27 IT compliance meeting with DTS
- 4/28 Meet with Liberty Pump engineers for green belt pump replacement

**ONGOING PROJECTS IN THE DISTRICT:**

- Monte Vista Townhomes has started building structures
- Pineview Estates transmission main is under construction

**LINE REHABILITATION AND PLANT IMPROVEMENT PROJECTS:**

- Digester #1 cleaning will start at the end of May
- Boiler #1 repair and control panel move is almost completed
- We are beginning the collections system cleaning and inspection

**ENGINEERING/LEGAL**

- The Department of Taxation accepted our Tentative Budget
- HDR is working on updating our O + M Manual which is required under our new permitting

**OTHER:**

- None

Respectfully Submitted,

Peter V. Baratti, District Manager



## *Agenda Item 6*

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### *April 7<sup>th</sup> & April 10<sup>th</sup> 2026 Meeting Minutes*

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*Items in this Section Include:*

- ✓ *April 7<sup>th</sup>, 2026 Regular Meeting Minutes*
- ✓ *April 10<sup>th</sup>, 2026 Special Meeting Minutes*



**Board of Trustees  
Minutes of Regular Meeting**

**Tuesday, April 7, 2026**

**5:00 P.M. | Board Room**

Minden-Gardnerville Sanitation District

1790 Hwy. 395

Minden, Nevada

---

**Board Members Present:**

Ted Thran  
Daniel Griffith  
Chris Shorten  
Michele Wagner  
Sondra Condron

**Board Members Absent:**

None

**Staff Members Present:**

Peter Baratti  
Bill Peterson  
Jessica Kneefel  
LaVonne Ghanavati  
Haley Freeman  
Erik Novak

**Staff Members Absent:**

Bruce Scott  
Cliff Simpson

**Others Present:** Greg Reed

---

**1. Meeting called to order at 5:00 p.m. by Ted Thran.**

**2. Public Comment:** There was no public comment.

**3. Chairman's Comment:** There was no chairman's comment.

**4. District Manager's Report:** Peter Baratti reviewed the manager's report with the Board. There were no further comments or discussion.

**5. Claims Review and Approval:** Vice Chair Shorten asked if everything was completed regarding the breaker failure. Peter reported that some cameras will be added to the locations of the switches for additional safety and visibility and the switchgear will be separated from the breaker.

**Motion:** To approve the claims received in February 2026 in the amount of \$134,979.77 and the payroll-related expenses paid during February 2026 in the amount of \$170,568.32.

Made by: Dan Griffith

Seconded by: Chris Shorten

**Vote: Motion carried.**

Ayes: Thran, Wagner, Shorten, Griffith, Condron

Nays: None

Abstain: None

Absent: None



**6. Minutes of March 3, 2026 Regular Board Meeting:** There were no comments or discussion regarding the minutes.

**Motion:** To approve the minutes of the March 3<sup>rd</sup>, 2026 Regular Board Meeting.

Made by: Sondra Condrón

Seconded by: Michele Wagner

**Vote: Motion carried.**

Ayes: Thran, Shorten, Wagner, Griffith, Condrón

Nays: None

Abstain: None

Absent: None

**7. Q & D Construction CMAR:** Erik Novak reported that Q & D has provided a guaranteed maximum price based on the scope of work which was discussed between RCI and MGSD. Vice Chair Shorten asked if the project would be working alongside NDOT, and Erik stated that the goal of the project was to complete the work prior to NDOT's overlay in case the District had to remove or replace any manholes that could be done beforehand. In this case, there wasn't going to be much excavation so the work shouldn't need to coincide with NDOT's work. He said the start date is beginning June 1<sup>st</sup> through October 25<sup>th</sup>.

**Motion:** Motion to approve the construction costs for the CMAR contract for Q&D Construction and to authorize the District Manager to enter into the contract.

Made by: Chris Shorten

Seconded by: Sondra Condrón

**Vote: Motion carried.**

Ayes: Thran, Wagner, Shorten, Griffith, Condrón

Nays: None

Abstain: None

Absent: None

**8. Monte Vista Townhomes:** Erik reported that this is the portion on Turin Alley which was constructed last year. RCI completed their inspections and all conditions were met.

**Motion:** Motion approve the record drawings and mains for the Monte Vista Townhomes as prepared by Wilson Engineers, subject to the conditions outlined in the letter from Resource Concepts, Inc dated March 24, 2026. All rules, regulations, and requirements of MGSD are to be met and all

Made by: Michele Wagner

Seconded by: Sondra Condrón

**Vote: Motion carried.**

Ayes: Thran, Wagner, Shorten, Griffith, Condrón

Nays: None

Abstain: None

Absent: None



**9. MGSD Compensation Survey:** Vice Chair Shorten inquired about the number of step increases that would be required to bring employees currently below midpoint up to midpoint. Haley Freeman explained that the adjustments would vary, generally ranging from one to three steps.

Vice Chair Shorten expressed concern regarding Phase 2, noting that he found it difficult to justify and that it appeared arbitrary. Haley Freeman explained that, based on standard compensation survey practices, it is customary to bring employees up to midpoint if they fall below it, but maintained that Phase 2 was optional.

Vice Chair Shorten then asked whether, if the Board did not approve Phase 2, the District Manager would have the authority to independently move employees below midpoint to midpoint. Haley confirmed that the District Manager would have that authority.

Vice Chair Shorten proposed bringing employees below midpoint up to midpoint and providing employees above midpoint with a full step increase to maintain morale and ensure fairness.

Chairman Thran acknowledged that the proposal would be costly but stated that he believed the employees deserved the increase. The Board agreed.

**Motion:** Motion to approve Phase 2 and, under Phase 3, grant a full step increase to employees not affected by Phase 2, and to approve the addition of Section 4.7.2 regarding salary surveys to the MGSD Personnel Manual.

Made by: Chris Shorten

Seconded by: Daniel Griffith

**Vote: Motion carried.**

Ayes: Thran, Wagner, Shorten, Griffith

Nays: Condon

Abstain: None

Absent: None

**11. Attorney-Client Conference:** Bill Peterson reported that he reviewed the insurance claim related to the breaker failure payout, and discussion followed regarding the details of the claims process. He also reported that the Muller Lane easement language has been finalized, including provisions that assign no liability to the District and require District engineering oversight for any construction.

Mr. Peterson further reported that the Bently contract is currently under review by Bently and includes a provision for Bently to cover a portion of the District's pumping costs. Lastly, he noted that staff prepared an amendment to the Pineview project for reimbursement of administrative costs to the District.

**12. Engineer's Report:** Erik Novak went over the plan reviews that RCI completed for the District. There were no further comments or discussion.





**Board of Trustees  
Minutes of Special Meeting**

**Friday, April 10, 2026**

**12:00 P.M. | Board Room**

Minden-Gardnerville Sanitation District

1790 Hwy. 395

Minden, Nevada

Board Members Present:

Sondra Condron  
Michele Wagner  
Chris Shorten

Board Members Absent:

Ted Thran  
Daniel Griffith

Staff Members Present:

Peter Baratti  
Haley Freeman  
Jessica Kneefel  
LaVonne Ghanavati

Staff Members Absent:

Cliff Simpson  
Bruce Scott  
Erik Novak  
Bill Peterson

Others Present: None

**1. Meeting called to order at 12:00 p.m. by Chris Shorten.**

**2. Public Comment:** There was no public comment.

**3. MGSD Salary Scale for FY 2026-2027:** Trustee Condron stated that at the March 3rd meeting, she did not vote in favor of the compensation survey agenda item due to concerns regarding administrative staff compensation. She expressed that she believes the administrative staff have not received the recognition they deserve and proposed a one-time cash bonus of \$5,000.

Discussion followed, and it was ultimately determined that the matter would be agendized for the May 5th Regular Board Meeting.

**Motion:** Motion to approve the proposed salary scale for FY 26-27 with a COLA adjustment of 2.9%.

Made by: Sondra Condron

Seconded by: Michele Wagner

**Vote:** Motion carried.

Ayes: Shorten, Wagner, Condron

Nays: None

Abstain: None

Absent: Thran, Griffith

**4. Tentative Budget for FY 2026-2027:** Peter Baratti presented the tentative budget to the Board. There was no further comments or discussion.

**Motion:** Motion to approve the tentative budget for the FY 26-27 with a tax rate of 0.1224%

Made by: Sondra Condron

Seconded by: Michele Wagner

**Vote:** Motion carried.

Ayes: Shorten, Wagner, Condron

Nays: None

Abstain: None

Absent: None



**5. Fourth Amendment to MGSD-Pine View Estates HOA Contract:** Jessica Kneefel reported that the USDA required an amendment to the Pineview Contract to provide for reimbursement to the District for staff time and services. There was no further comments or discussion.

**Motion:** Motion to approve fourth amendment as presented.

Made by: Sondra Condron

Seconded by: Michele Wagner

**Vote: Motion carried.**

Ayes: Shorten, Wagner, Condron

Nays: None

Abstain: None

Absent: Thran, Griffith

**6. Staff Comment:** There was no staff comment.

**7. Board Comment:** There was no board comment.

**8. Public Comment:** There was no public comment.

**9. Adjournment:** Meeting adjourned at 1:31pm.

Approved by the Board of Trustees as presented on:

\_\_\_\_\_

Date

By \_\_\_\_\_.

Haley Freeman, District Secretary

## *Agenda Item 7*

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### *Buckeye Farms Annexation*

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*Items in this Section Include:*

- ✓ *Annexation Application for Buckeye Farms*



Minden-Gardnerville Sanitation District  
1790 Hwy 395 N  
Minden NV 89423  
Phone: (775) 782-3546  
Email: Staff@MGSDistrict.org  
Website: www.MGSDistrict.org

## Petition for Annexation/Contract of Service

- *Submit this application to request annexation of property located outside of the District's boundary at least 15 days prior to a Regular Board Meeting (first Tuesday of every month).*
- *Complete the application and submit with all required attachments to the District via mail or email.*
- *The information you provide must be complete and accurate. If you have any questions please contact the District.*

### 1. PROPERTY INFORMATION:

Assessor Parcel No. of Property: 1320-28-000-051 & -052 & -053  
Total Acreage to be Annexed/Contracted: 90.67 Acres  
Address of Property (if known): \_\_\_\_\_  
Property Nearest to:  Town of Minden  Town of Gardnerville

### 2. PROPERTY OWNER:

Name(s): Park Ranch Holdings, LLC  
Address: 1300 Buckeye Road  
City: Minden State: NV Zip Code: 89423  
Phone: 775-720-5768 Email: michelle20line@gmail.com

OR:

#### Owner's Representative:

Name(s): Kimley-Horn and Associates, Inc.  
Address: 7900 Rancharrah Parkway, Suite 100  
City: Reno State: NV Zip Code: 89511  
Phone: (775) 200-1978 Email: chris.waechter@kimley-horn.com



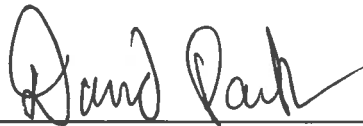
Minden-Gardnerville Sanitation District  
1790 Hwy 395 N  
Minden NV 89423  
Phone: (775) 782-3546  
Email: Staff@MGSDistrict.org  
Website: www.MGSDistrict.org

### 3. ANNEXATION REQUIREMENTS:

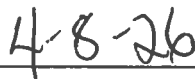
- ☑ APPLICATION FEE: \$1,316 for annexation of property, to be paid via check to the District at the time this application is submitted.
- ☑ PROOF OF OWNERSHIP: A preliminary title report concerning said property issued within the past 60 days **and** a written statement from the owners that there has not been a change since that date.
- ☑ LEGAL DESCRIPTION: An accurate legal description of the property stamped and signed by a surveyor or engineer licensed in the State of Nevada. The legal description must also include the acreage of the parcel.
- ☑ VICINITY MAP: A vicinity map showing the area to be annexed in relation to existing district boundaries. Assessor's map is acceptable.
- ☑ ACKNOWLEDGEMENTS: **Notarized** signatures of the acknowledgments of fees (see page 3).
- ☑ OWNER'S REPRESENTATIVE: An Authority to Represent form **must** be signed by the owner(s) if a representative is filing for the Petition of Annexation/Contract of Service (see page 4).
- ☑ ACREAGE FEES: After this Petition for Annexation/Contract of Service has been approved by the District Board, the applicant shall pay \$773.00 per acre for the entire area to be annexed.
- ☑ CAPACITY FEES: After this Petition for Annexation/Contract of Service has been approved by the District Board, the applicant shall pay the capacity fee of \$5,820.00 per EDU in addition to an account setup fee of \$55 within 9 months of allocation, or upon approval of the final map, whichever occurs first.

**I am the owner of the described property and hereby petition the MINDEN-GARDNERVILLE SANITATION DISTRICT for annexation to the District.**

**I certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and ability.**



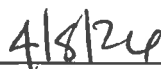
Property Owner



Date



Property Owner's Representative



Date


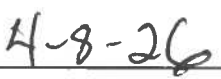
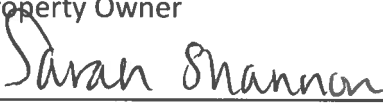



Minden-Gardnerville Sanitation District  
1790 Hwy 395 N  
Minden NV 89423  
Phone: (775) 782-3546  
Email: Staff@MGSDistrict.org  
Website: www.MGSDistrict.org

#### 4. ACKNOWLEDGEMENTS:

If it is necessary for the District to obtain professional services, including but not limited to, attorneys; engineers; planners; architects; surveyors or other consultants, and/or to incur costs related to any required notices or recordations, in connection with this Petition for Annexation/Contract of Service, then the Owner/Owner's Representative shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the District.

**BY SIGNING BELOW, THE OWNER/OWNER'S REPRESENTATIVE ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPH AND UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. THE OWNER/OWNER'S REPRESENTATIVE AGREE THAT BOTH SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF THE FEES REFERRED TO ABOVE.**

 _____	 _____
Property Owner	Date
 _____	 _____
Property Owner's Representative	Date



Minden-Gardnerville Sanitation District  
 1790 Hwy 395 N  
 Minden NV 89423  
 Phone: (775) 782-3546  
 Email: Staff@MGSDistrict.org  
 Website: www.MGSDistrict.org

**5. AUTHORITY TO REPRESENT:**

**AUTHORITY TO REPRESENT**

I, David Park, hereby authorize Kimley-Horn and Associates, Inc. to act as my representative at all Minden-Gardnerville Sanitation District (MGSD) Board Meetings related to the information contained within this Petition for Annexation/Contract of Service. This authorization grants the named representative full power and authority to speak, make decisions, and take any actions on my behalf at such meetings, as if I were personally present. This authorization is strictly limited to the above-named individual and does not extend to any other person.

This authority to represent shall commence upon the date of execution herein and shall continue up to the completion of the Petition for Annexation/Contract of Service unless otherwise revoked by written notice from me.

David Park, Manager  
 REPRESENTATIVE (Print Name)

David Park  
 REPRESENTATIVE (Signature)

STATE OF Nevada )

: SS

COUNTY OF Douglas )

On April 8, 2020, personally appeared before me, a Notary Public, Sarah Shannon, who acknowledged that they executed the above instrument.

[Signature]  
 Notary Public



All that certain real property lying within a portion of the North One-Half (N1/2) of the Southeast One-Quarter (SE1/4) of the Southeast One-Quarter (SE1/4) of Section Twenty (20), the Northeast One-Quarter (NE1/4) of Section Twenty-Nine (29), and the North One-Half (N1/2) of Section Twenty-Eight (28), Township Thirteen (13) North, Range Twenty (20) East, Mount Diablo Base Meridian, Douglas County, State of Nevada, being Parcels 1, 2, & 3, per Record of Survey to Support a Boundary Line Adjustment for Park Ranch Holdings, LLC, recorded on December 4, 2024, as Document No. 2024-1015440, filed in the official records of said county, more particularly described as follows:

**BEGINNING** at the Southeast corner of said Parcel 1, also being along the Northerly right-of-way of Buckeye Road, dedicated per Map of Division Into Large Parcels, LDA 07-035, for Edgewood Companies, recorded on June 15, 2009, as Document 2009-745140, filed in said official records, marked by a 5/8" rebar & cap, PLS 21988;

**THENCE** along said Northerly right-of-way of Buckeye Road, N 89°29'22" W, 2237.53 feet, to the Southwest Corner of said Parcel 1;

**THENCE** departing said Northerly right-of-way of Buckeye Road and along the Westerly boundary of said Parcel 1, N 00°30'38" E, 25.00 feet, to the Northwesterly corner of said Parcel 1, also being the Southwesterly corner of Parcel 4 of said Record of Survey;

**THENCE** along the Northerly boundary of said Parcel 1, S 89°29'22" E, 342.53 feet;

**THENCE** along the Westerly boundary of said Parcel 1, N 00°30'38" E, 413.40 feet to the Southwesterly corner of said Parcel 3;

**THENCE** along the Westerly boundary of said Parcel 3, N 00°30'38" E, 1127.30 feet to the Northwesterly corner of said Parcel 3, also being the beginning of a tangent curve, concave to the Southwest, having a radius of 555.00 feet;

**THENCE** along the Northerly boundary of said Parcel 3 the following four (4) courses:

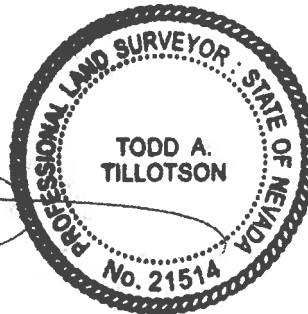
1. Easterly along said curve, through a central angle of 90°00'00", an arc distance of 871.79;
2. S 89°29'22" E, 1240.00 feet;
3. S 00°30'38" W, 113.38 feet;
4. S 89°29'22" E, 100.00 feet to the Northeasterly corner of said Parcel 3, marked by a 5/8" rebar & cap, PLS 21988;

**THENCE** along the Easterly boundary of said Parcel 1 & 3, S 00°30'38" W, 2007.31 feet, to the **POINT OF BEGINNING**;

Containing 90.68 acres, more or less.

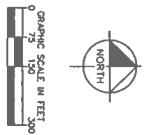
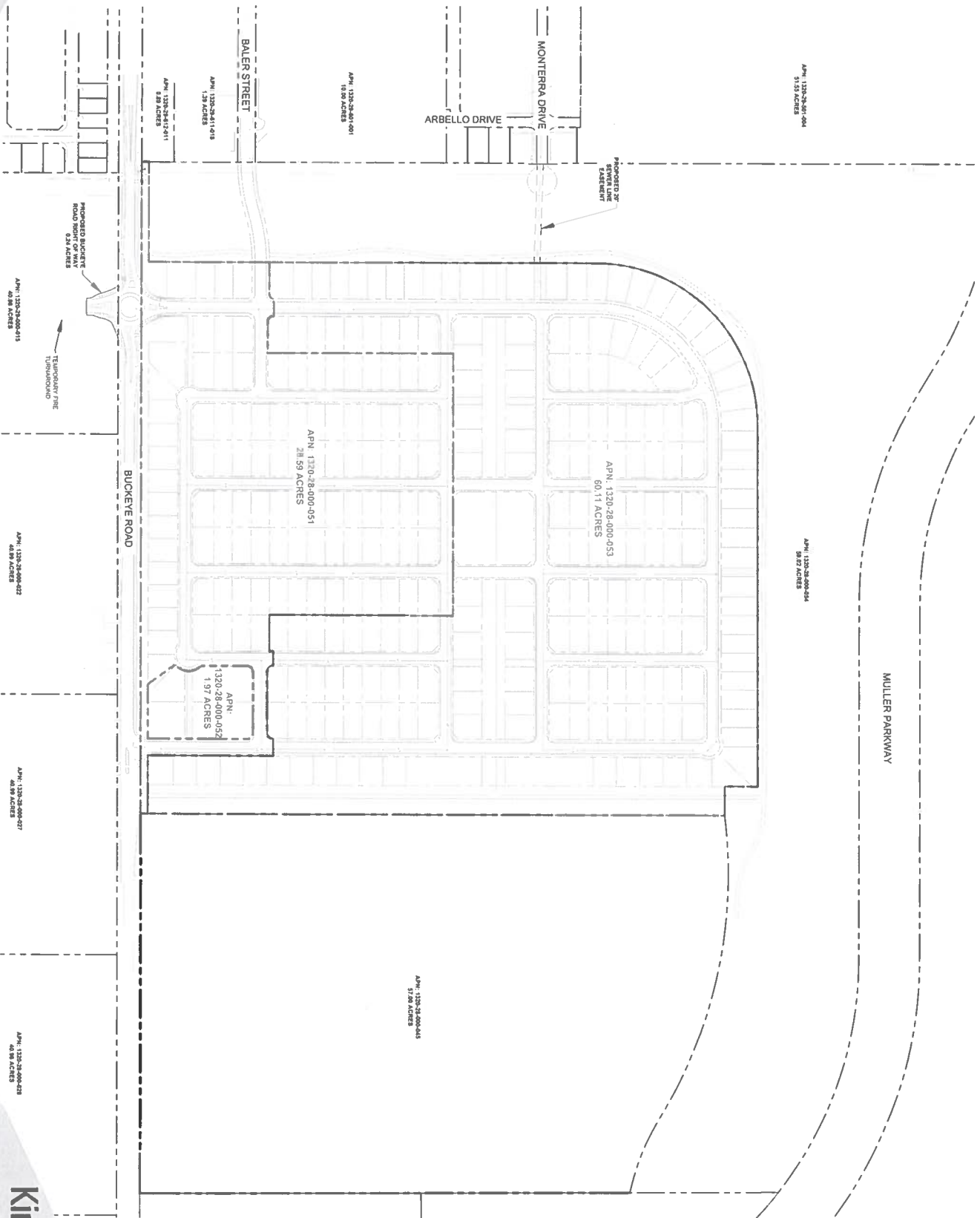
The Basis of Bearing for this legal description is identical to that as shown on said Record of Survey to Support a Boundary Line Adjustment, Document No. 2024-1015440.

Prepared by:  
F3 & Associates, Inc.  
145 Isidor Court, Suite B  
Sparks, NV, 89441



---

Todd Tillotson, PLS  
Nevada Certificate No. 21514



# BUCKEYE FARMS - NEIGHBORHOOD 1 MGSD ANNEXATION EXHIBIT

APNs are subject to change. This map is for informational purposes only. It is not intended to be used as a legal document. For more information, please contact the Planning Department at 775.734.1979.

# PRELIMINARY REPORT

Issued By:



Prelim Number:

**TTR2601496-TO-SS  
PROFORMA**

In response to the application for a policy of title insurance referenced herein, **Chicago Title Insurance Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of a defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Exclusions from Coverage, and Conditions of said policy forms.

With respect to any contemplated owner's policy, the printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA/ALTA Homeowner's Policy of Title Insurance, which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.

**Chicago Title Insurance Company**

By:

A handwritten signature in black ink, appearing to read 'Michael J. Nolan'.

Michael J. Nolan, President

Attest:

A handwritten signature in black ink, appearing to read 'Marjorie Nemzura'.

Marjorie Nemzura, Secretary

Countersigned By:

**PROFORMA**

Authorized Officer or Agent

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

SCHEDULE A

ORDER NO.: TTR2601496

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Shelly Saltz Ticor Title of Nevada, Inc. 5340 Kietzke Lane, Suite 101 Reno, NV 89511 Phone: 775-824-3240 Fax: 775-324-7402 Main Phone: 775-324-7400 Email: ssaltz@ticortitle.com	Ticor Title of Nevada, Inc. 5340 Kietzke Lane, Suite 101 Reno, NV 89511 Main Phone: (775)324-7400 Main Fax: (775)324-7402

**Proposed Buyer(s):**  
**Short Term Rate:** No

Property Address(es): Multiple APN's - Douglas County, Minden, NV 89423

**Effective date:** PROFORMA

The form of Policy or Policies of Title Insurance contemplated by this Report is:

1. The estate or interest in the Land hereinafter described or referred to covered by this Report is:  
 A Fee
2. Title to said estate or interest at the date hereof is vested in:  
 Park Ranch Holdings, LLC, a Nevada limited liability company
3. The Land referred to in this Report is situated in the State of Nevada, County of Douglas, and is described as follows:  
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

**EXHIBIT "A"**  
Legal Description

Order No.: TTR2601496

**For APN/Parcel ID(s): 1320-28-000-051, 1320-28-000-052 and 1320-28-000-053**

---

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

All that real property located within the Northwest One-Quarter (NW 1/4) of Section 28 and the Northeast One-Quarter (NE 1/4) OF Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian (T.13N., R.20E., M.D.M.), Douglas County, Nevada, being a portion of Parcel 20 as shown on the Map of Division into Large Parcels for Edgewood Companies, filed for record June 15, 2009 in the office of Recorder, Douglas County, Nevada as Document No. 745140 and a portion of Adjusted Parcel 19 as shown on the Record Of Survey to Support a Boundary Line Adjustment for Park Ranch Holdings, LLC, filed for record June 13, 2022 in the office of Recorder, Douglas County, Nevada as Document No. 986230, more particularly described as follows:

Parcel 1 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Ranch Holdings, LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 4, 2024, as File No. 2024-1015440, Official Records, being more particularly described as follows:

BEGINNING at the Southwest corner of Adjusted Parcel 17 as shown on said Document No. 986230, marked by a 5/8-inch rebar with a plastic cap stamped "PLS 21988", said point also being the north right-of-way of Buckeye Road;

THENCE continue along said north right-of-way of Buckeye Road, North 89°29'22" West, 2,237.53 feet to the Southwest Corner of said Parcel 20;

THENCE leaving said north right-of-way of Buckeye Road and along the west boundary of said Parcel 20, North 00°30'38" East, 25.00 feet;

THENCE leaving said west boundary the following twenty one (21) courses:

1. South 89°29'22" East, 342.53 feet.
2. North 00°30'38" East, 413.40 feet to the beginning of a non-tangential curve.
3. Easterly, along said curve to the right through a central angle of 03°41' 50", length of 40.65 feet, a radius of 630.00 feet, and chord bears North 88°39'43" East, 40.65 feet.
4. South 89°29'22" East, 69.38 feet to the beginning of a curve.
5. Northeasterly, along said curve to the left through a central angle of 90°00'00", length of 23.56 feet, a radius of 15.00 feet, and chord bears North 45°30'38" East, 21.21 feet.
6. South 89°29'22" East, 60.00 feet.
7. South 00°30'38" West, 5.00 feet to the beginning of a curve.
8. Southeasterly, along said curve to the left through a central angle of 90°00'00", length of 23.56 feet, radius of 15.00 feet, and chord bears South 44°29'22" East, 21.21 feet.
9. South 89°29'22" East, 110.00 feet.
10. North 00°30'38" East, 640.00 feet.

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

**EXHIBIT "A"**  
Legal Description

11. South 89°29'22" East, 900.00 feet.
12. South 00°30'38" West, 633.00 feet.
13. South 89°29'22" East, 125.00 feet.
14. North 00°30'38" East, 13.00 feet.
15. South 89°29'22" East, 50.00 feet to the beginning of a non-tangential curve.
16. Southeasterly, along said curve to the left through a central angle of 90°00'00", length of 31.42 feet, a radius of 20.00 feet, and chord bears South 44°29'22" East, 28.28 feet.
17. South 89°29'22" East, 215.00 feet to the beginning of a curve.
18. Northeasterly, along said curve to the left through a central angle of 90.000'00", length of 23.56 feet, a radius of 15.00 feet, and chord bears North 45°30'38" East, 21.21 feet.
19. North 00°30'38" East, 5.00 feet.
20. South 89°29'22" East, 60.00 feet.
21. South 00°30'38" West, 429.71 feet.

THENCE South 89°29'22" East, 200.00 feet to a point on the west boundary of said Adjusted Parcel 17;

THENCE along said west boundary of Adjusted Parcel 17, South 00°30'38" West, 25.00 feet to the POINT OF BEGINNING.

EXCEPTING FROM PARCEL 1

COMMENCING at the Southwest corner of said Adjusted Parcel 17, marked by a 5/8-inch rebar with a plastic cap stamped "PLS 21988", point also being the north right-of-way of Buckeye Road;

THENCE along a fly-tie, North 82°21'52" West, 201.56 feet to the POINT OF BEGINNING.

THENCE the following nine (9) courses:

1. North 89°29'22" West, 185.89 feet.
2. North 35°28'06" West, along a radial line, 117.66 feet to the beginning of a curve.
3. Northerly, along said curve to the left through a central angle 94°25'24", length of 94.22 feet, having a radius of 57.17 feet, and chord bears North 07°19'12" East, 83.91 feet to the beginning of a reverse curve.
4. Northerly, along said curve to the right through a central angle of 40°24'09", length of 14.10 feet, having a radius of 20.00 feet, and chord bears North 19°41'26" West, 13.81 feet.
5. North 00°30'38" East, 148.22 feet to the beginning of a curve.
6. Northeasterly, along said curve to the right through a central angle of 90°00'00", length of 31.42 feet, having a radius of 20.00 feet, and chord bears North 45°30'38" East, 28.28 feet.

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**EXHIBIT "A"**  
Legal Description

7. South 89°29'22" East, 215.00 feet to the beginning of a curve.

8. Southeasterly, along said curve to the right through a central angle of 90°00'00", length of 23.56, having a radius of 15.00 feet, and chord bears South 44°29'22" East, 21.21 feet.

9. South 00°30'38" West, 341.71 feet to the beginning of a curve.

THENCE southerly, along said curve to the right through a central angle of 06°09'02", length of 3.01 feet, having a radius of 28.00 feet, and chord bears South 03°35'09" West, 3.00 feet to the POINT OF BEGINNING.

The basis of bearing for this description is Nevada State Plane coordinate system, West Zone (2703), North American datum of 1983(2011). All dimensions shown are ground distances.

APN: 1320-28-000-051

Document No. 2025-1016359 is provided pursuant to the requirements of Section 6.NRS 111.312.

**PARCEL 2:**

All that real property located within the Northwest One-Quarter (NW 1/4) of Section 28, Township 13 North, Range 20 East, Mount Diablo Meridian (T.13N., R.20E., M.D.M.), Douglas County, Nevada, being a portion of Adjusted Parcel 17 as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Ranch Holdings, LLC, filed for record June 13, 2022 in the office of Recorder, Douglas County, Nevada as Document No. 986230, more particularly described as follows:

Parcel 2 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Ranch Holdings, LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 4, 2024, as File No. 2024-1015440, Official Records, being more particularly described as follows:

COMMENCING at the Southwest corner of said Adjusted Parcel 17, marked by a 5/8-inch rebar with a plastic cap stamped "PLS 21988", point also being the north right-of-way of Buckeye Road;

THENCE along a fly-tie, North 82°21'52" West, 201.56 feet to the POINT OF BEGINNING;

THENCE the following nine (9) courses:

1. North 89°29'22" West, 185.89 feet.

2. North 35°28'06" West, along a radial line, 117.66 feet to the beginning of a curve.

3. Northerly, along said curve to the left through a central angle 94°25'24", length of 94.22 feet, having a radius of 57.17 feet, and chord bears North 07°19'12" East, 83.91 feet to the beginning of a reverse curve.

4. Northerly, along said curve to the right through a central angle of 40°24'09", length of 14.10 feet, having a radius of 20.00 feet, and chord bears North 19°41'26" West, 13.81 feet.

5. North 00°30'38" East, 148.22 feet to the beginning of a curve.

6. Northeasterly, along said curve to the right through a central angle of 90°00'00", length of 31.42 feet, having a radius of 20.00 feet, and chord bears North 45°30'38" East, 28.28 feet.

7. South 89°29'22" East, 215.00 feet to the beginning of a curve.

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

**EXHIBIT "A"**  
Legal Description

8. Southeasterly, along said curve to the right through a central angle of 90°00'00", length of 23.56, having a radius of 15.00 feet, and chord bears South 44°29'22" East, 21.21 feet.

9. South 00°30'38" West, 341.71 feet to the beginning of a curve.

THENCE southerly, along said curve to the right through a central angle of 06°09'02", length of 3.01 feet, having a radius of 28.00 feet, and chord bears South 03°35'09" West, 3.00 feet to the POINT OF BEGINNING.

The basis of bearing for this description is Nevada State Plane coordinate system, West Zone (2703), North American datum of 1983(2011). All dimensions shown are ground distances.

APN: 1320-28-000-052

Document No. 2025-1016359 is provided pursuant to the requirements of Section 6.NRS 111.312.

**PARCEL 3:**

All that real property located within the Northwest One-Quarter (NW 1/4) of Section 28 and the Northeast One-Quarter (NE 1/4) of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian (T.13N., R.20E., M.D.M.), Douglas County, Nevada, being a portion of Parcels 20 and 21 as shown on the Map of Division into Large Parcels for Edgewood Companies, filed for record June 15, 2009 in the office of Recorder, Douglas County, Nevada as Document No. 745140, and a portion of Adjusted Parcels 17, 18 and 19 as shown on the Record Of Survey to Support a Boundary Line Adjustment for Park Ranch Holdings, LLC, filed for record June 13, 2022 in the office of Recorder, Douglas County, Nevada as Document No. 986230, more particularly described as follows:

Parcel 3 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Ranch Holdings, LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 4, 2024, as File No. 2024-1015440, Official Records, being more particularly described as follows:

COMMENCING at the Southwest corner of said Adjusted Parcel 17, marked by a 5/8-inch rebar with a plastic cap stamped "PLS 21988", point also being the north right-of-way of Buckeye Road;

THENCE leaving said Southwest corner and along the west boundary of said Adjusted Parcel 17, North 00°30'38" East, 25.00 feet to the POINT OF BEGINNING;

THENCE leaving said west boundary of Adjusted Parcel 17, North 89°29'22" West, 200.00 feet;

THENCE the following twenty-four (24) courses:

1. North 00°30'38" East, 429.71 feet.
2. North 89°29'22" West, 60.00 feet.
3. South 00°30'38" West, 5.00 feet to the beginning of a curve.
4. Along said curve to the right through a central angle of 90°00'00", length of 23.56 feet, having a radius of 15.00 feet, and chord bears South 45°30'38" West, 21.21 feet.
5. North 89°29'22" West, 215.00 feet to the beginning of a curve.
6. Along said curve to the right through a central angle of 90°00'00", length of 31.42 feet, having a radius of 20.00 feet, and chord bears North 44°29'22" West, 28.28 feet.

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

**EXHIBIT "A"**  
Legal Description

7. North 89°29'22" West, 50.00 feet.
8. South 00°30'38" West, 13.00 feet.
9. North 89°29'22" West, 125.00 feet
10. North 00°30'38" East, 633.00 feet.
11. North 89°29'22" West, 900.00 feet.
12. South 00°30,38" West, 640.00 feet.
13. North 89°29'22" West, 110.00 feet to the beginning of a curve.
14. Along said curve to the right through a central angle of 90°00'00", length of 23.56 feet, having a radius of 15.00 feet, and chord bears North 44°29'22" West, 21.21 feet.
15. North 00°30'38" East, 5.00 feet.
16. North 89°29'22" West, 60.00 feet to the beginning of a non-tangential curve.
17. Along said curve to the right through a central angle of 90°00'00", length of 23.56 feet, having a radius of 15.00 feet, and chord bears South 45°30'38" West, 21.21 feet.
18. North 89°29'22" West, 69.38 feet to the beginning of a curve.
19. Along said curve to the left through a central angle of 03°41'50", length of 40.65 feet, having a radius of 630.00 feet, and chord bears South 88°39'43" West, 40.65 feet.
20. North 00°30'38" East, 1,127.30 feet to the beginning of a curve.
21. Along said curve to the right through a central angle of 90°00'00", length of 871.79 feet, having a radius of 555.00 feet, and chord bears North 45°30'38" East, 784.88 feet.
22. South 89°29'22" East, 1,240.00 feet.
23. South 00°30'38" West, 113.38 feet.
24. South 89°29'22" East, 100.00 feet to the Northwest corner of said Adjusted Parcel 17.

THENCE along said west boundary of Adjusted Parcel 17, South 00°30'38" West, 1,982.31 feet to the POINT OF BEGINNING.

The basis of bearing for this description is Nevada State Plane coordinate system, West Zone (2703), North American datum of 1983(2011). All dimensions shown are ground distances.

APN: 1320-28-000-053

Document No. 2025-1016359 is provided pursuant to the requirements of Section 6.NRS 111.312.

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

**SCHEDULE B – Section A**

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

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**SCHEDULE B – Section B**

At the date hereof, exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2026-2027.  
Tax Identification No.: 1320-28-000-051, 1320-28-000-052 and 1320-28-000-053
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.
3. Any liens, charges or assessments levied by the Town of Minden and Minden/Gardnerville Sanitation District by reason that the Land is located within said district.
4. Water rights, claims or title to water, whether or not disclosed by the Public Records.
5. Easement(s) and rights incidental thereto as delineated or as offered for dedication on the Land Division Map H. F. Dangberg Land & Livestock Co. No. 3  
Recording Date: May 15, 1978  
Recording No: Book 578, Page 1058, as Document No. 20657, Official Records
6. Easement(s) and rights incidental thereto as delineated or as offered for dedication on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Co.  
Recording Date: September 28, 2004  
Recording No: Book 904, Page 11278, as Document No. 625243, Official Records
7. Terms, provisions and conditions as contained in an instrument  
Entitled: Deed Restriction  
Executed by: Edgewood Companies  
Recording Date: May 20, 2009  
Recording No.: Book 509, Page 5306, as Document No. 743582, Official Records
8. Terms, provisions and conditions as contained in an instrument  
Entitled: 2019 Development Agreement Park Ranch Holdings & Douglas County  
Executed by: Douglas County, a political subdivision of the State of Nevada and Park Ranch Holding, LLC, a Nevada limited liability company  
Recording Date: August 15, 2019  
Recording No.: 2019-933727, Official Records  
  
Recording Date: December 16, 2019  
Recording No: 2019-939704, Official Records  
Reason: rescinded by BOCC action and subsequently the attached development agreement was approved and adopted on December 3, 2019, via Ordinance Number 2019-1556-A

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**SCHEDULE B – Section B  
(continued)**

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Park Ranch  
Purpose: a temporary, non-exclusive easement for pedestrian and vehicular access, ingress and egress; and a perpetual, non-exclusive easement for the installation and maintenance of a utility service system  
Recording Date: November 22, 2024  
Recording No.: 2024-1015172, Official Records
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on  
Map/Plat: Record of Survey  
Recording Date: December 4, 2024  
Recording No: 1015440, Official Records
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on  
Map/Plat: TO BE DETERMINED  
Recording Date: TO BE DETERMINED  
Recording No: TO BE DETERMINED
12. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: TO BE DETERMINED  
Recording No: TO BE DETERMINED

**END OF EXCEPTIONS**

**PLEASE REFER TO THE "NOTES" WHICH FOLLOWS FOR  
INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION**

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NOTES

1. The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.
2. Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.
3. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
4. Due to the Nevada Supreme Court's interpretation of N.R.S. §116.3116 (2)(c) in SFR Investments Pool 1, LLC v. U.S. Bank, N.A. 334 P. 3d 408 (2014), the Company is unwilling to issue the ALTA 9-06 Endorsement, but instead will issue the ALTA 9.10-06 Endorsement. This does not apply to common interest communities that are not subject to N.R.S. §116.3116 (i.e. apartment complexes, commercial condominiums that are exempt or other commercial properties).
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Note: The following information is provided strictly as an accommodation. According to the Assessor, the address of the Land is as follows:  
  
Type of Dwelling: Vacant Land  
Address: Multiple APN's - Douglas County, Minden, NV 89423
7. Property taxes for the fiscal year shown below are PAID.  
  
Assessor's Parcel No.: 1320-28-000-051  
District Number: 500  
Fiscal Year: 2025-2025  
Total Taxes: \$94.36
8. Property taxes for the fiscal year shown below are PAID.  
  
Assessor's Parcel No.: 1320-28-000-051  
District Number: 500  
Fiscal Year: 2025-2026  
Total Taxes: \$13.12

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

**NOTES  
(continued)**

- 9. Property taxes for the fiscal year shown below are PAID.  
Assessor's Parcel No.: 1320-28-000-051  
District Number: 500  
Fiscal Year: 2025-2026  
Total Taxes: \$216.33

**END OF NOTES**

This is a PROFORMA Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

## **Note: Notice of Available Title Insurance and Escrow Discounts**

Your transaction may qualify for one of the discounts shown below. In order to receive these discounts, you will need to contact your escrow officer or a company representative to determine if you qualify and to request the discount. Your escrow officer or company representative will provide a full description of the terms, conditions and requirements associated with each discount.

**Available Title Insurance Discounts (These discounts will apply to all transactions where the company is issuing a policy of title insurance, including such transactions where the company is not providing escrow closing services.)**

### **CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENT CANCELLATION CHARGES ON SUBSEQUENT POLICIES**

Where an order was cancelled and no major change in the title has occurred since the issuance of the original report or commitment, and the order is reopened within twenty-four (24) – thirty-six (36) months, all or a portion of the charge previously paid upon the cancellation of the report or commitment may be credited on a subsequent policy charge.

### **SHORT TERM RATE**

The Short Term Rate is a reduction of the applicable insurance rate which is allowable only when the current order is placed within (sixty) 60 months from the date of issuance of a prior policy of title insurance to the vested owner or an assignee of the interest insured. The short term rate is 80% of the Basic Rate. Unless otherwise stated, the reduction only applies to policies priced at Eighty Percent (80%) or greater of the basic rate. This reduction does not apply to Short Sale transactions or to any surcharge calculated on the basic rate.

### **PRIOR POLICY DISCOUNT (APPLICABLE TO ZONE 2, DIRECT OPERATIONS ONLY)**

The Prior Policy Discount will apply when a seller or borrower provides a copy of their owner's policy upon opening escrow. The prior policy rate is Seventy Percent (70%) of the applicable owner's title premium. This discount may not be used in combination with any other discount and can only be used in transactions involving property located in Zone 2 (Zone 2 includes all Nevada counties except Clark, Lincoln and Nye) that are handled by a direct operation of the FNF Family of Companies.

### **CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS**

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities the charge for a policy shall be Fifty Percent (50%) to Seventy Percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. This discount shall not apply to charges for loan policies issued concurrently with an owner's policy.

### **EMPLOYEE RATE**

No charge shall be made to employees of the Company, its subsidiary or affiliated companies (including employees on approved retirement) for policies issued in connection with financing, refinancing, sale or purchase of the employee's bonafide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

### **INVESTOR RATE**

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate investments. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties in the State of Nevada within the past twelve (12) months to qualify for this rate. On a sale transaction, the investor rate is Seventy Percent (70%) of the basic rate. This reduction does not apply to any surcharge calculated on the basic rate. On a refinance transaction or where the investor is obtaining a loan subsequent to a purchase, the rate shall be Eighty-Five Percent (85%) of the applicable rate with a minimum charge of Three Hundred Eighty-Five and No/100 Dollars (\$385.00). The loan discount shall only apply to transactions priced under Section 5.1 B (1b) of the title insurance rate manual. This rate is available upon request only.

**Available Escrow Discounts These discounts will apply only to the escrow fee portion of your settlement charges, and the discounts will apply only if the company is issuing a policy of title insurance in conjunction with providing escrow services.**

### **SENIOR CITIZEN RATE**

If a valid identification is provided, principals to a given transaction who qualify as Senior Citizens (55 year of age and over) shall be Seventy-Five Percent (75%) of their portion of the escrow fee wherein a valid identification is provided. This discount shall only apply on residential resale transactions wherein the principal resides in the subject property. This discount may not be used in combination with any other escrow rate discount. This rate is available upon request only.

**MILITARY DISCOUNT**

Any person on active military duty or a Veteran of the U.S. Armed Forces shall be charged Seventy-Five Percent (75%) of their portion of the escrow fee. A copy of a current military identification card or a copy of the DD-214 (Certificate of Release or Discharge from Active Duty) must be provided. This discount may not be used in combination with any other discount. This rate is for sale transaction and it is available upon request only.

**FIRST RESPONDER RATE**

Any person in a given transaction who is a First Responder shall be charged Seventy-Five Percent (75%) of their portion of the escrow fee, wherein the principle provides a signed statement that indicates he or she is currently employed as one of the following emergency professionals:

- Firefighter
- Law enforcement officer who is sworn to uphold and make arrests for violations of federal, state, county or municipal laws.
- EMT
- Paramedic
- Search & Rescue team member

The discount shall be applicable on residential resale transactions wherein the principal resides in, or plans to reside in, the subject property. This discount may not be used with any other discount and is available upon request only.

**EMPLOYEE RATES**

An employee will not be charged an escrow fee for the purchase, sale or refinance of the employee's primary residence. The employee must be a principal to the transaction and the request for waiver of fees must be submitted to Management prior to approval.

**INVESTOR RATE**

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate transactions. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties within the State of Nevada within the past twelve (12) months to qualify for this rate. The charge is 70% of their portion of the escrow fee. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request, only.



Inquire before you wire!

## WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.  
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

***Federal Bureau of Investigation:***

<http://www.fbi.gov>

***Internet Crime Complaint Center:***

<http://www.ic3.gov>

## FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2026

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

### **Collection of Personal Information**

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

### **Collection of Device and Browsing Information**

FNF automatically collects the following categories of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser information, such as version, language, and type;
- device type and operating system;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

### **Other Online Specifics**

**Website Analytics.** We use Google Analytics to understand how visitors interact with FNF Websites. Google Analytics may collect information such as your IP address, device type, and pages visited to help us analyze site traffic and to personalize your browsing experience on our site. If you don't want Google Analytics to be used in your browser, you can install the Google Analytics browser add-on, which Google makes available online.

**Cookies.** When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

### **Use of Personal Information**

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, and our affiliates' services, jointly or independently;
- To provide reviews and testimonials about our services, with your consent.

### **When Information Is Disclosed**

We may disclose the categories of Personal Information and Browsing Information listed above for the following purposes:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

### **State-Specific Consumer Privacy Information:**

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link [Privacy Request](#), or email [privacy@fnf.com](mailto:privacy@fnf.com), or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website ([fnf.com/california-privacy](https://fnf.com/california-privacy)) or call (888) 413-1748.

**For Nevada Residents:** We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: [aginquiries@ag.state.nv.us](mailto:aginquiries@ag.state.nv.us).

**For Oregon Residents:** We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email [privacy@fnf.com](mailto:privacy@fnf.com) or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon:

Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Ticor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Ticor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

**For Vermont Residents:** We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

#### **Information From Children**

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

#### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

#### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

#### **Your Consent to this Privacy Notice; Notice Changes**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

**Accessing and Correcting Information; Contact Us**

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Request](#) website or contact us by phone at (888) 714-2710, by email at [privacy@fnf.com](mailto:privacy@fnf.com), or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue,  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

# ATTACHMENT ONE

## ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21) EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
    - i. the occupancy, use, or enjoyment of the Land;
    - ii. the character, dimensions, or location of any improvement on the Land;
    - iii. the subdivision of land; or
    - iv. environmental remediation or protection.
  - b. any governmental forfeiture, police, or regulatory, or national security power.
  - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
  3. Any defect, lien, encumbrance, adverse claim, or other matter:
    - a. created, suffered, assumed, or agreed to by You;
    - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
    - c. resulting in no loss or damage to You;
    - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
    - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
  4. Lack of a right:
    - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
    - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
  5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
  6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
    - a. fraudulent conveyance or fraudulent transfer;
    - b. voidable transfer under the Uniform Voidable Transactions Act; or
    - c. preferential transfer:
      - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      - ii. for any other reason not stated in Covered Risk 30.
  7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
  8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
  9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
  10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

## LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

**ATTACHMENT ONE  
(CONTINUED)**

**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)  
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

## ATTACHMENT ONE (CONTINUED)

### ALTA OWNER'S POLICY (07-01-2021) EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement on the Land;
  - iii. the subdivision of land; or
  - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.  
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
  - a. created, suffered, assumed, or agreed to by the Insured Claimant;
  - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - c. resulting in no loss or damage to the Insured Claimant;
  - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
  - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
  - a. fraudulent conveyance or fraudulent transfer;
  - b. voidable transfer under the Uniform Voidable Transactions Act; or
  - c. preferential transfer:
    - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
    - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

### EXCEPTIONS FROM COVERAGE

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.**

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

*NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:*

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

**ATTACHMENT ONE  
(CONTINUED)**

**2006 ALTA OWNER'S POLICY (06-17-06)**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

*NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:*

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.]
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.



## *Agenda Item 8*

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### *MGSD Investment Approval*

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*Items in this Section Include:*

- ✓ *Meeder Public Funds – Client Investment Strategy Update*



APRIL 2026

# Client Investment Strategy Update

PRESENTED BY:

BEN SEHY, DIRECTOR ADVISORY SERVICES





**M E E D E R**  
PUBLIC FUNDS

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# Economic Update

# “FIGEY” Model of Interest Rates

Fed, Inflation, Growth, Employment, Yields

Fed Policy



Inflation



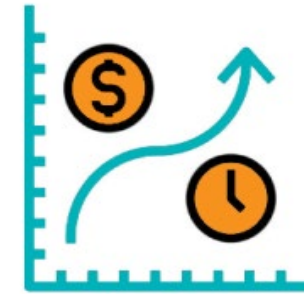
Growth (GDP)



Employment

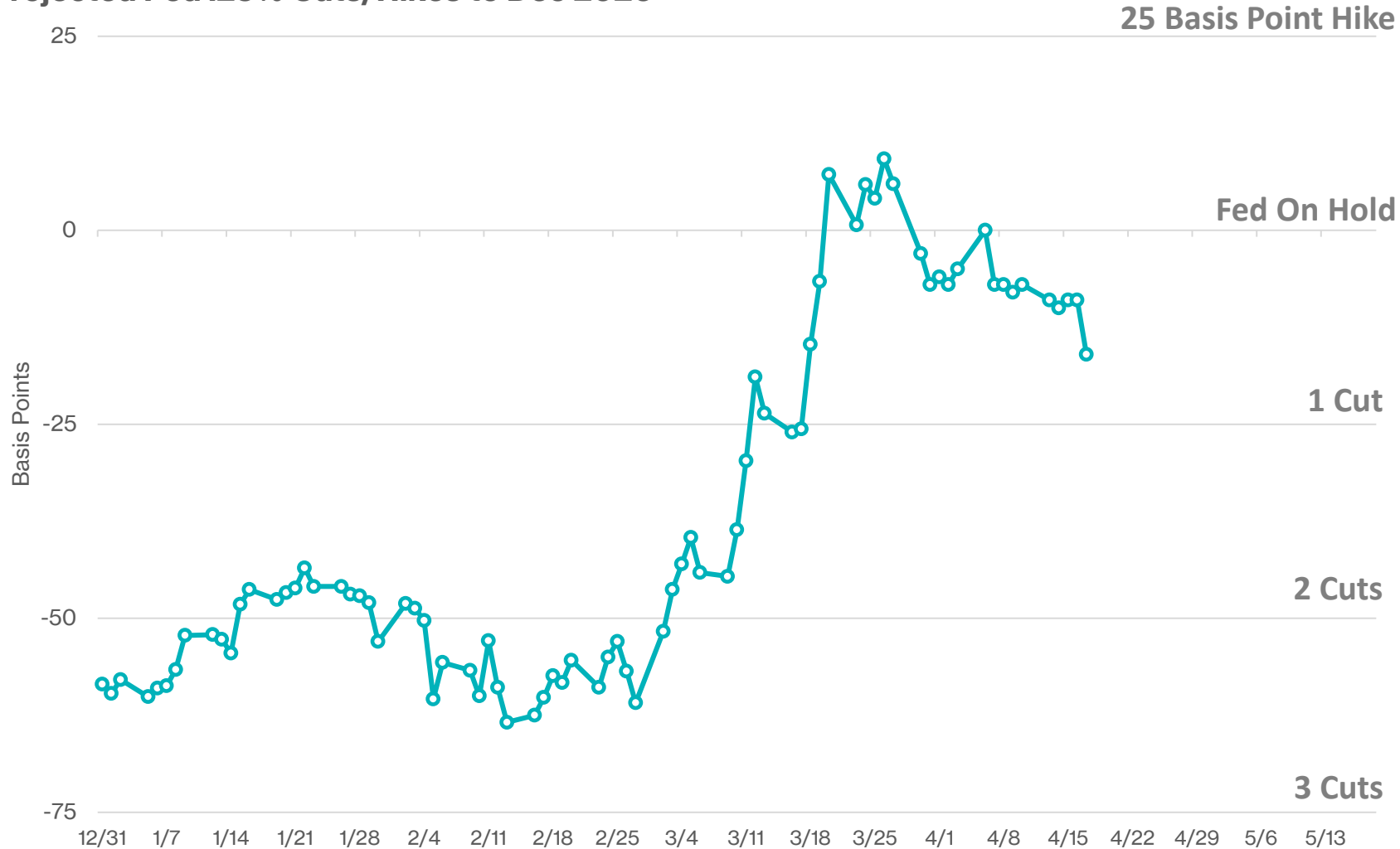


Yields



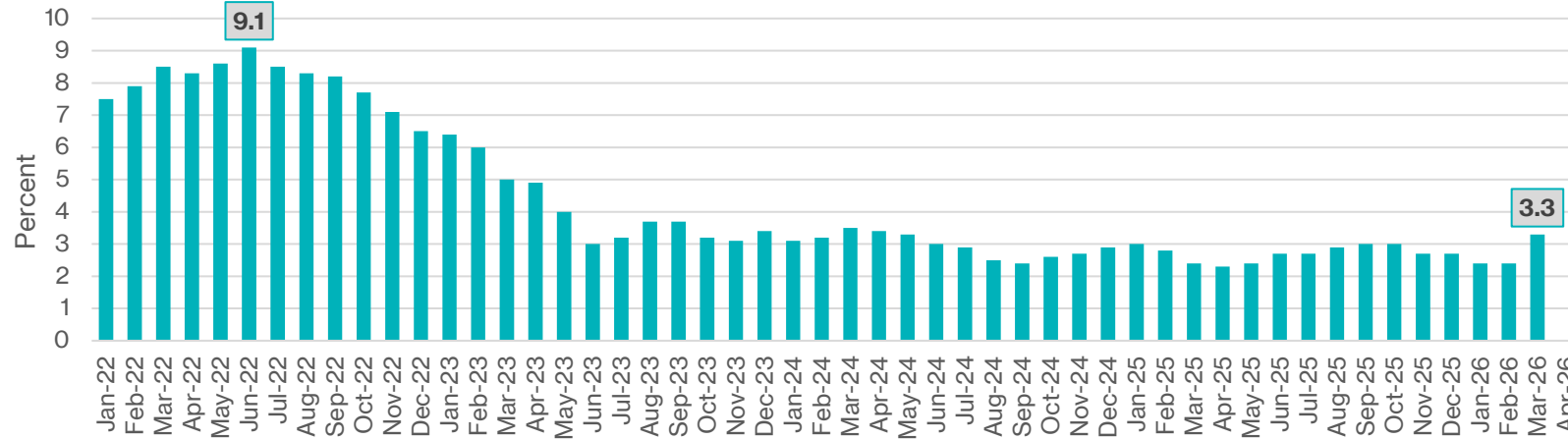
- **U.S. Treasury yields/rates are primarily a function of Federal Reserve policy, inflation, economic growth, and employment.**
- **Shorter-term yields are highly correlated with the Fed Funds rate set by the Fed’s Federal Open Market Committee (FOMC).**
- **Intermediate-term and longer-term yields are more correlated to the expected future rates of inflation, economic growth, and the unemployment rate.**

## Projected Fed .25% Cuts/Hikes to Dec 2026

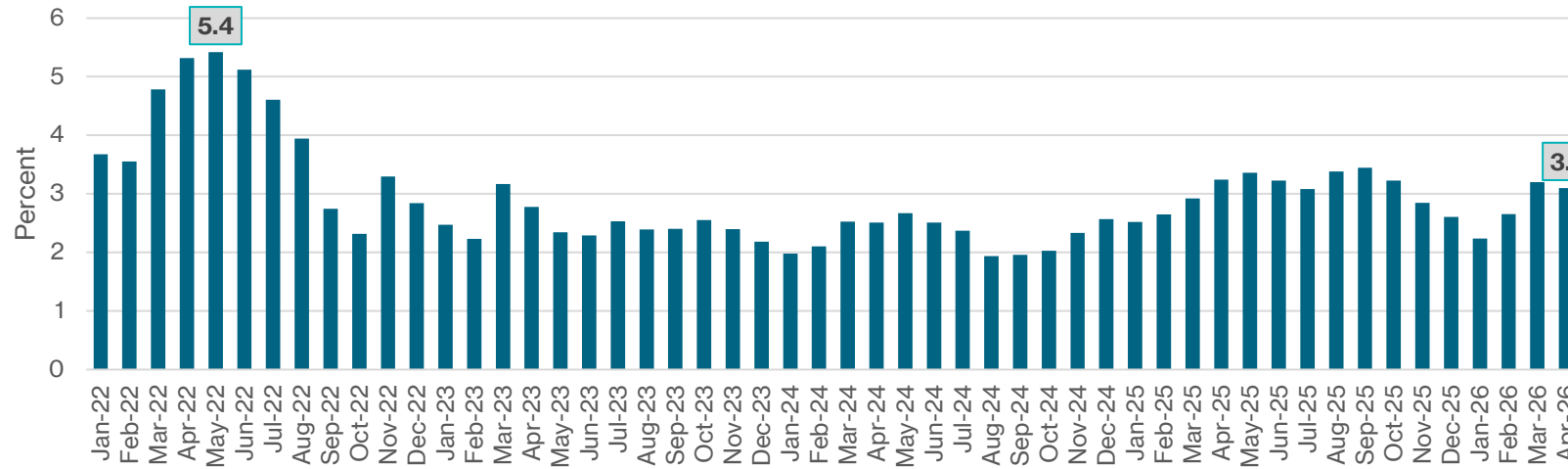


- With the Iran conflict, Fed Funds futures are bouncing between a slight chance of a hike later this year to a slight chance of a cut.
- The Federal Reserve last lowered the Fed Funds rate at the December 2025 meeting by .25% and held the rate steady at the January and March 2026 meetings.
- The Fed's "Dots" project one .25% cut this year, as of the March 2026 FOMC meeting.

### CPI YOY

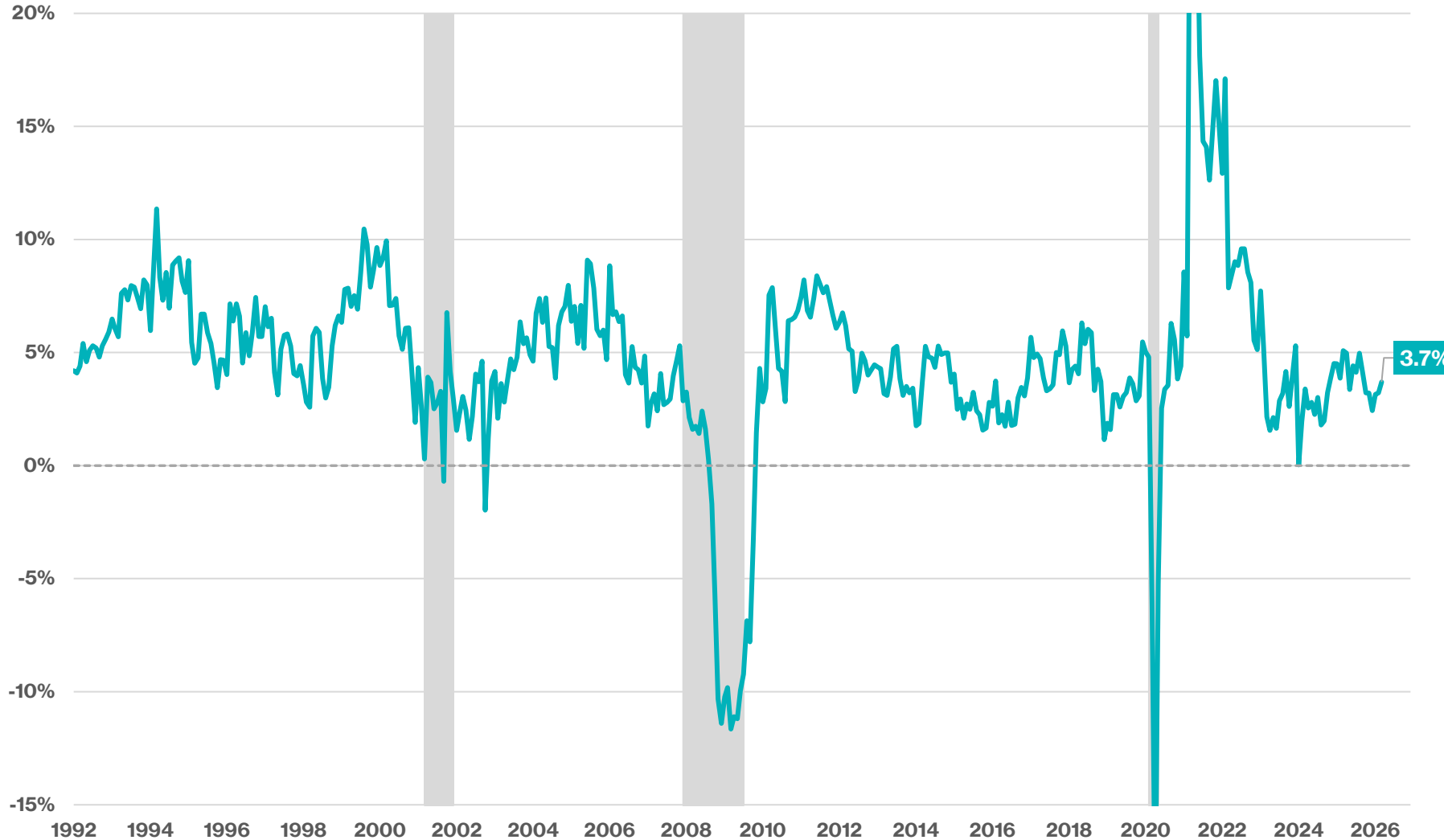


### 1-Year Forward Expected CPI



- Inflation declined considerably from the pandemic highs of 2022 (CPI YoY 9.1%).
- However, inflation remains above the Federal Reserve’s target 2% target and has increased due to the sharp rise of gasoline prices.
- Inflation expectations one year ahead have increased materially due to the Iran conflict pushing energy prices higher.

## Monthly Nominal Retail Sales - YoY % Change



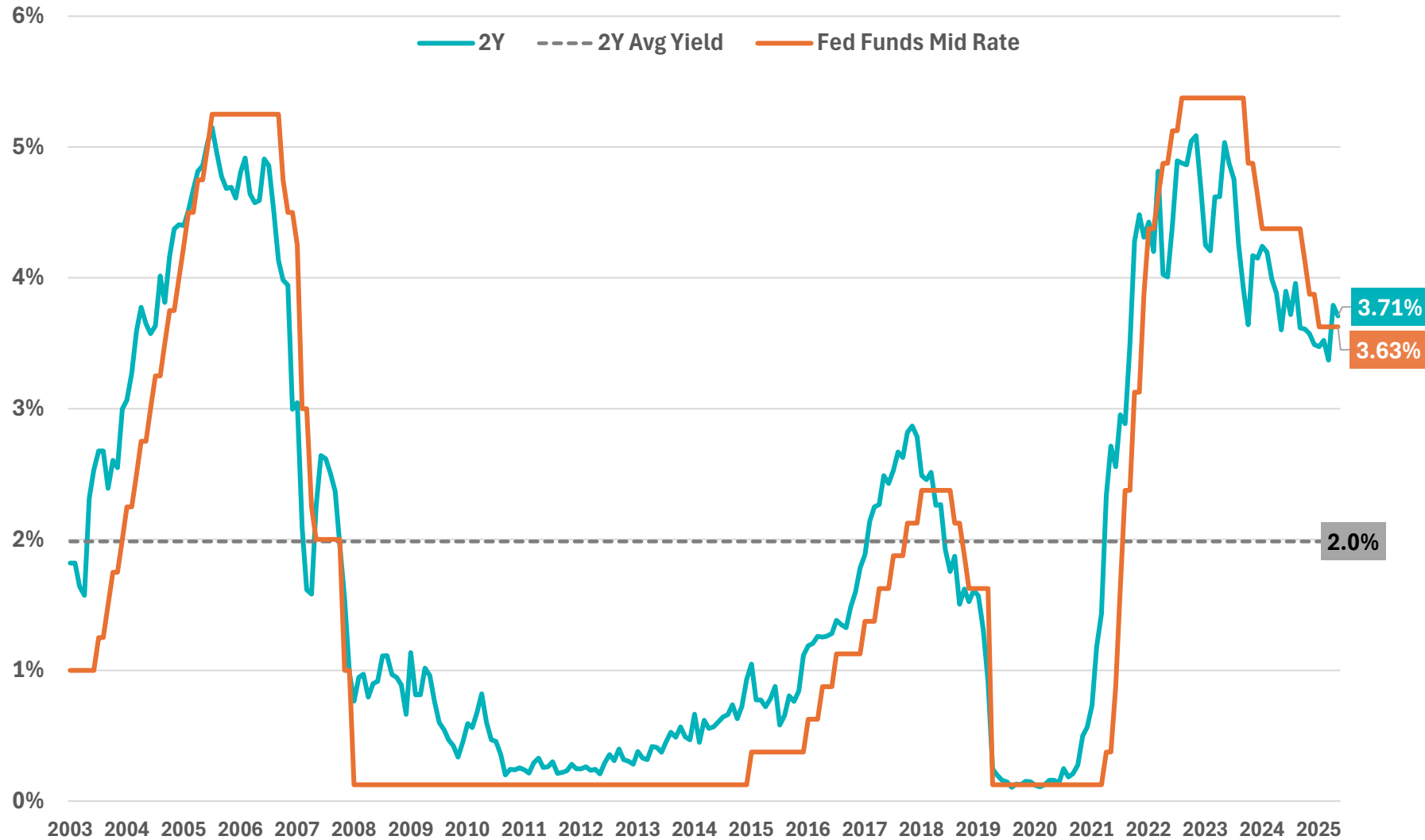
- Consumer spending comprises about 70% of GDP.
- The Retail Sales metric is one of the most comprehensive looks at consumer spending.
- The data through March 2026 shows that consumers continue to spend at a fairly robust pace, especially the upper-income households.

## Weekly Initial Jobless Claims - 4 Week Average



- Many economists consider the range of full employment between 4.5% and 5.5%.
- The unemployment rate has climbed from the cycle low of 3.4% (Apr 2023) to 4.3% as of March 2026.
- Jobless claims are extremely low and show the “no hire, no fire” aspect of the current labor market.

### Fed Funds and 2 Year Treasury Yields Past +20 Years



- Intermediate-term interest rates peaked in October of 2023, with the 2-year Treasury hitting a cycle high of 5.22%.
- Even though interest rates have declined with lower job growth, they are still materially higher than the average the past +20 years.
- Meeder believes it's still an opportune time to lock in interest income stability with purchases of intermediate-term to longer-term securities.



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# Portfolio Review

# Current Portfolio

MGSD portfolio as of 04.20.2026

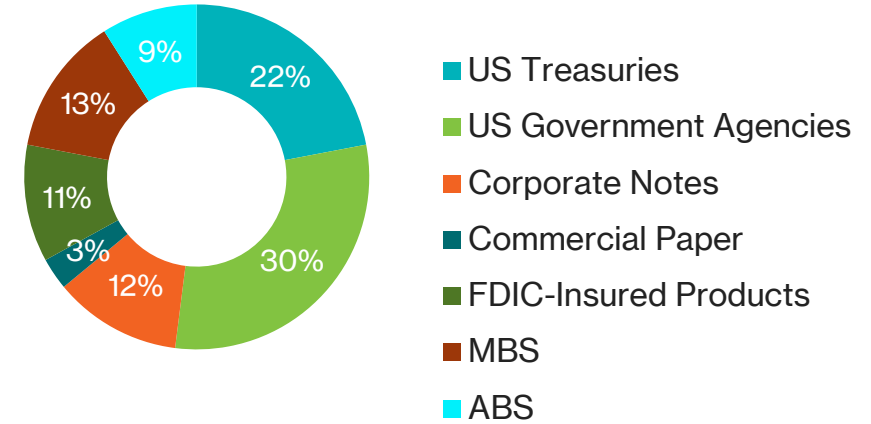
## Your Portfolio – Book Value + Accrued

Cash	\$110,397
Securities	\$5,516,990
<b>Total Portfolio</b>	<b>\$5,627,387</b>

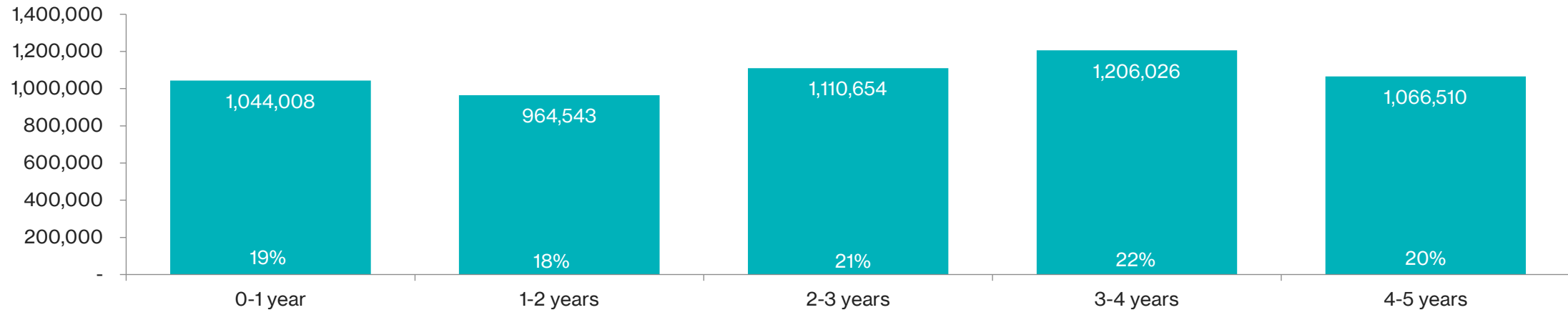
## Your Securities

Weighted Average Maturity	2.478 years
Yield At Cost	4.49%

## Your Asset Allocation



## Your Maturity Distribution – Principal Cost



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## *Agenda Item 12*

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### *Administrative Report*

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*Items in this Section Include:*

- ✓ *Administrative Report for May 2026*



**Minden Gardnerville Sanitation District  
Administrative Report  
May 5, 2026**

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**STAFF ITEMS:**

- We are interviewing Operator candidates this week.
- Jessica and Haley will be attending the annual Tri State Conference with the Operators this year in Las Vegas.

**FOR YOUR INFORMATION:**

- Douglas County BOCC will meet on May 5<sup>th</sup> to continue discussions regarding the Stormwater Utility.
- Nevada Association of Counties will be hosting its annual meeting at the Tahoe Blue event center September 22-24.

**THINGS KEEPING US BUSY RIGHT NOW:**

- We are continuing to review the personnel manual.
- Admin staff will be using the rest of this quarter to prepare for the upcoming rate increase in July.

**UPCOMING ITEMS:**

- Final Budget Hearing (May 18, 2026 @ 5:00pm)
- Plant Insurance Pool Package Presentation (June 2, 2026 @ 5:00pm)