



# STAFF REPORT

**Report To:** Board of Supervisors **Meeting Date:** February 18, 2021

**Staff Contact:** Sheri Russell, Chief Financial Officer (srussell@carson.org)

**Agenda Title:** For Possible Action: Discussion and possible action regarding staff-recommended assumptions to be used in preparation of the Carson City Budget for Fiscal Year ("FY") 2022 (July 1, 2021 through June 30, 2022). (Sheri Russell, srussell@carson.org)

Staff Summary: Staff will present the recommended property tax rate and assumptions for preparation of the Carson City FY 2022 Budget. The City's governing body, the Board of Supervisors, is required to approve a property tax rate to be levied for FY 2022. The Department of Taxation requires all local governments to inform them of the rate they intend to use by February 22, 2021.

**Agenda Action:** Formal Action / Motion **Time Requested:** 20 Minutes

**Proposed Motion**

I move to direct staff to use \$3.57 as the property tax rate in preparing the FY 2022 Carson City Budget.

**Board's Strategic Goal**

Efficient Government

**Previous Action**

N/A

**Background/Issues & Analysis**

N/A

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

NRS Chapter 354

**Financial Information**

**Is there a fiscal impact?** Yes

**If yes, account name/number:** Direction for preparation of the FY 2022 Budget.

**Is it currently budgeted?** No

**Explanation of Fiscal Impact:**

**Alternatives**

Property Tax Rate alternatives

**Attachments:**

[FY 22 budget assumptions.pdf](#)

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

# Carson City

## FY 22 Budget Projections



Sheri Russell, CPA  
Chief Financial Officer

# General Fund Assessed Valuation & Property Tax Revenues

Projected  
3.5%  
Increase

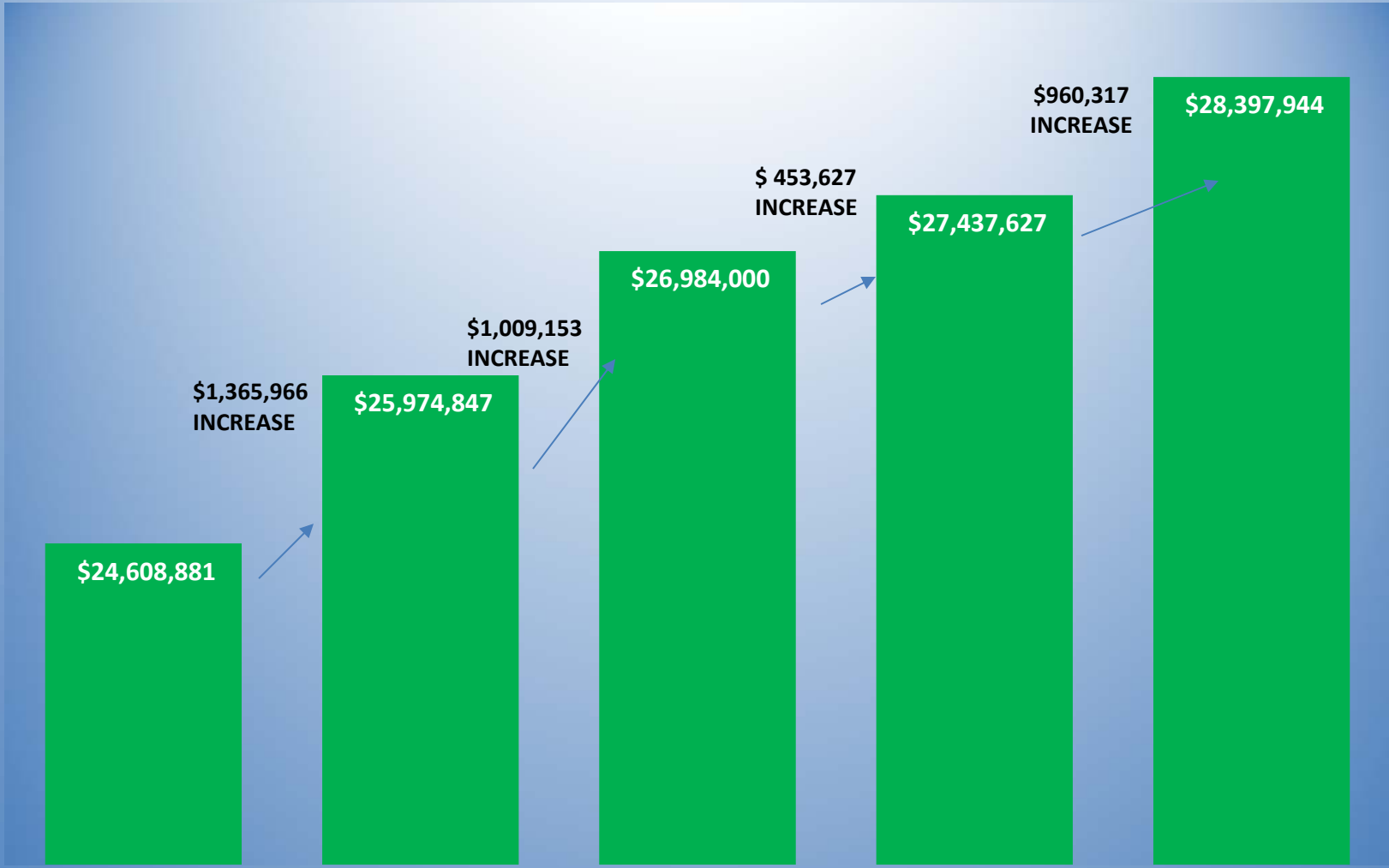


- Projected AV Increase 3.3%
- FY 22 cap 2.6% for residential & for commercial property

# Taxable Value Example

	2020	2021	2022
Taxable Value Increase	New Build	7.5%	1.0%
New Residence Taxable Value	\$ 250,000	\$ 268,750	\$ 271,438
Assessed Value @ 35%	\$ 87,500	\$ 94,063	\$ 95,003
Tax Bill - Tax Rate \$3.57 / \$100 of AV	\$ 3,124	\$ 3,358	\$ 3,392
Tax Cap 3%		\$ 3,217	\$ 3,314
Abatement		\$ 141	\$ 78
Running Abatement			\$ 218
Tax Bill - Tax Rate \$3.66 / \$100 of AV			3,477
Abatement			163
Running Abatement			\$ 304

# General Fund Projected Property Tax Revenue



FY 19 Actual

FY 20 Actual

FY 21 Budgeted

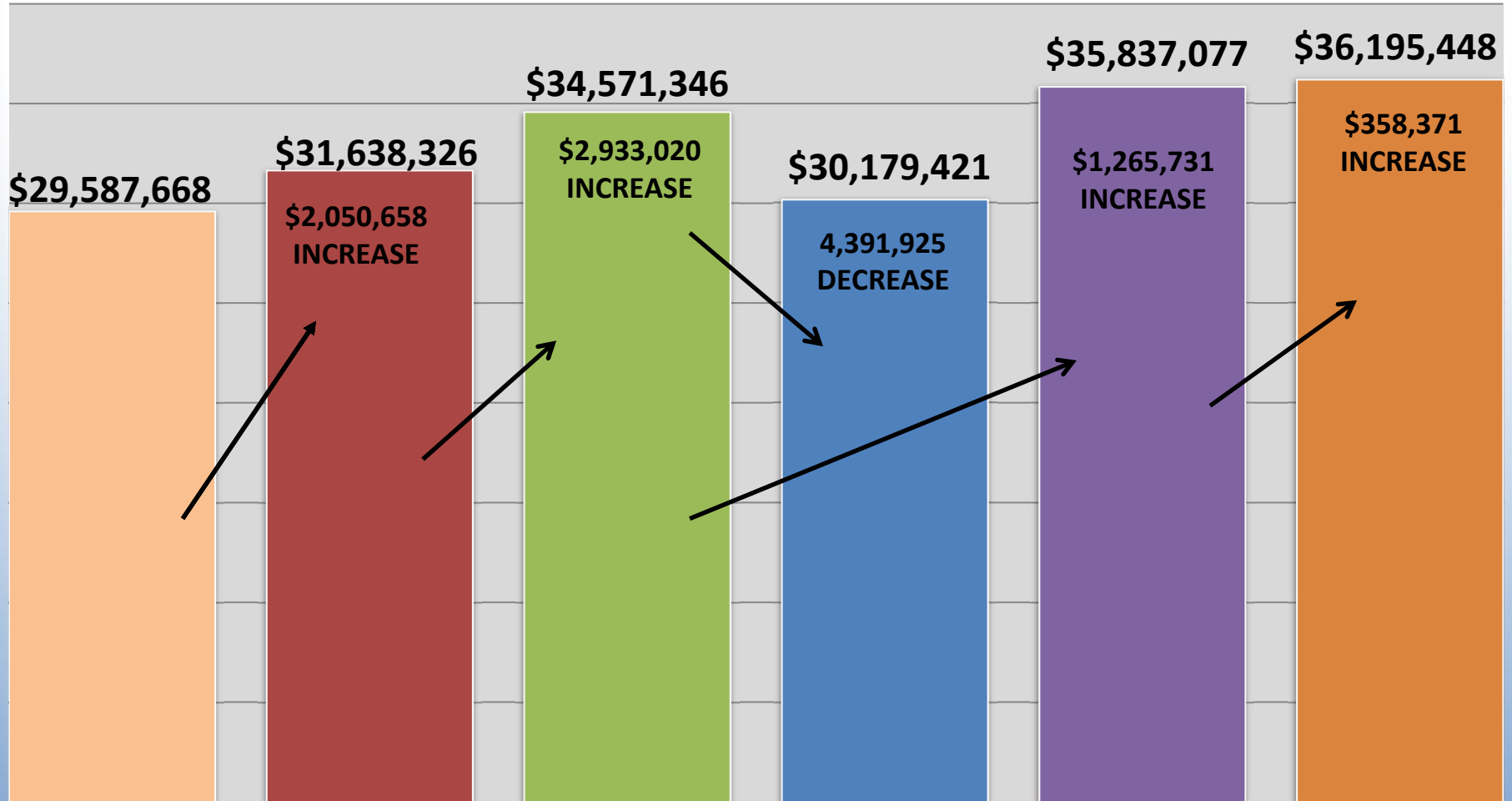
FY 21 Estimated

FY 22 Projected

# FY 2021 & 2022 Consolidated Tax - Projections

CARSON CITY-ALL ENTITIES							
						FY 20-21 Budget:	30,179,421
	FY17-18	FY18-19	FY19-20	FY20-21	Monthly Change		State
July	2,389,340	2,659,486	2,929,916	3,288,345	12.23%		-4.4%
August	2,494,420	2,693,048	2,817,943	3,215,457	14.11%		-9.9%
September	2,487,813	2,652,764	2,931,198	3,371,387	15.02%		-4.0%
October	2,393,589	2,618,117	2,887,342	3,398,155	17.69%		-2.8%
November	2,382,199	2,677,783	2,805,589	3,146,365	12.15%		-4.7%
December	2,848,358	2,823,435	3,189,905	3,285,602	3.00%		-5.16% *
January	2,158,148	2,301,393	2,546,754	2,415,341	-5.16%		
February	2,055,654	2,008,149	2,388,216	2,264,984	-5.16%		
March	2,552,084	2,753,965	2,440,204	2,314,289	-5.16%		
April	2,459,486	2,749,760	2,529,849	2,399,309	-5.16%		
May	2,585,022	2,796,812	3,428,748	3,251,824	-5.16%		
June	2,781,555	2,903,614	3,675,685	3,486,019	-5.16%		
	29,587,668	31,638,326	34,571,346	35,837,077			
<b>% Increase</b>	7.88%	6.93%	9.27%	3.66%	<b>FY22 1%</b>		<b>Total Year</b>
					358,371		36,195,448
*Average State Decreases 1st 5 months							

## GENERAL FUND PROJECTED CONSOLIDATED TAX



■ FY 18 ACTUAL

■ FY 20 ACTUAL

■ FY 21 RE-ESTIMATED (3.66% Increase over FY 20)

■ FY 19 ACTUAL

■ FY 21 BUDGET

■ FY 22 BUDGET (1.0% Increase over FY 21 Est)



# General Fund Options

<b>Year</b>	<b>Available For Expenditure</b>	<b>Landfill Transfer to Capital</b>	<b>1% GF Expenditures for Fleet Replacement</b>	<b>Extraordinary Maintenance Fund Transfer .05 Prop Tax Rate</b>	<b>Remaining for Capital</b>	<b>Estimated Ending Fund Balance %</b>
<b>2022</b>	<b>\$10,776,466</b>	<b>\$2,004,424</b>	<b>\$792,555</b>	<b>\$729,488</b>	<b>\$7,250,000</b>	<b>8.55%</b>
<b>2023</b>	<b>6,647,539</b>	<b>2,074,983</b>	<b>810,240</b>	<b>762,317</b>	<b>3,000,000</b>	<b>9.00%</b>
<b>2024</b>	<b>6,034,695</b>	<b>2,145,603</b>	<b>837,481</b>	<b>796,611</b>	<b>2,255,000</b>	<b>9.38%</b>
<b>2025</b>	<b>5,516,000</b>	<b>2,216,821</b>	<b>866,733</b>	<b>832,445</b>	<b>1,600,000</b>	<b>9.63%</b>
<b>2026</b>	<b>4,754,146</b>	<b>2,287,530</b>	<b>896,718</b>	<b>869,898</b>	<b>700,000</b>	<b>10.08%</b>

# February 2021

MONTH VIEW						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8 CIP Requests due from Departments	9	10	11	12	13
14	15	16	17	18 BOS Assumptions, City's Proposed Tax Rate due to DOT Back-up - Cost Allocation Approved by BOS	19 Base Budget Projections sent to Departments	20
21	22 Tax Rate due to State	23	24	25	26	27
28						

# March 2021

MONTH VIEW						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8	9	10 CIP Discussion with departments - Rank list of CIP Needs Citywide	11	12 Budget Revisions and Supplemental Requests due to Finance	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31 Internal Finance Committee Meetings on Supplemental Requests			

# April 2021

MONTH VIEW						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15 BOS Meeting - Presentation of FY22 Tentative Budget, Supp. Requests & Capital Improv. Prog - FY22 Tentative Budget due to Dept of Taxation	16	17
18	19	20 Add CIP and Supplemental Requests approved by the board to the final budget	21	22	23	24
25	26	27	28	29	30	

# May 2021

MONTH VIEW						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5 Advertisement of Public Hearing on FY 2022 Budget	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20 Board of Supervisors adopts the Final FY 22 Budget (Special Meeting not required)*	21	22
23	24	25	26	27	28	29
30	31 Budget due to taxation on June 1st					

\* NRS Requires that final budget be adopted within the last 10 working days of May. If 2nd Board meeting does not fall within this timeframe a special meeting may be required.