TAHOE REGIONAL PLANNING AGENCY

TRPA
PO Box 5310
128 Market Street
Stateline, NV 89449

STAFF REPORT

Date: March 18, 2026

To: TRPA Governing Board

From: TRPA Staff

Subject: February Financial Statements, Fiscal Year 2026 (FY 2026)

Summary and Staff Recommendation:
Through February, we are two-thirds through the fiscal year. Both states' appropriations and local revenues have been received. Planning fees are on track compared to the budget. Expenses are as expected, driven by staff compensation and contracts.

Staff recommends acceptance of the February 2026 Financial Statements for FY 2026.

Required Motion:
To accept the Financial Statements, the Governing Board must make the following motion based on the staff report:

1) A motion to accept the February 2026 Financial Statements

For the motion to pass, an affirmative vote of any eight Board members is required.

Fiscal Year to Date Revenues and Expenses
February fiscal year to date, the agency recognized $16.2 million in revenue, 53 percent of the budget, driven by $8.1 million in State appropriations, $3.3 million in fee revenue, $0.2 million in local revenue, $0.2 million in rent revenue, and $0.8 in investment interest income. These revenue streams continue to track to budget. $3.2 million grant revenue has been invoiced fiscal year to date. Planning fees, $1.7 million of the total $3.3 million of fee revenue, are at 66 percent of the budget, 67 percent through the year.

The agency incurred expenses of $13.7 million, 44 percent of the budget, through February. Compensation is on track at 65 percent of the budget. Contracts and other costs ramped up $0.9 million in February and are at 30% of the budget for the fiscal year to date. Other costs are at 47% of the budget for the fiscal year to date.

Through December, the agency received $1.4 million in mitigation fees with $1.2 million in disbursements.

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Tahoe Regional Planning Agency

Fiscal YTD February 2026

Revenue	State & Local	Fees	Grants	Total
Fees for Service	32,613	3,290,833	0	3,323,446
Grants	25,501	32,637	3,164,474	3,222,612
State Revenue	8,068,000	0	0	8,068,000
Local Revenue	150,000	0	0	150,000
Rent Revenue	0	235,907	0	235,907
Other Revenue	722,898	28,410	0	751,308
Revenue Total	**8,999,012**	**4,047,107**	**3,164,474**	**16,210,593**
Expenses				
Compensation	4,142,866	1,670,831	658,518	6,472,215
Contracts	1,196,163	944,747	3,465,665	5,606,576
Financing	(490)	458,368	0	457,878
Other	450,828	207,688	26,166	684,682
Admin & Overhead	(981,846)	711,760	269,423	(662)
Expenses Total	**5,276,893**	**4,013,345**	**4,420,658**	**13,710,896**
Net	**3,722,119**	**33,761**	**(1,256,184)**	**2,499,697**

Balance Sheet

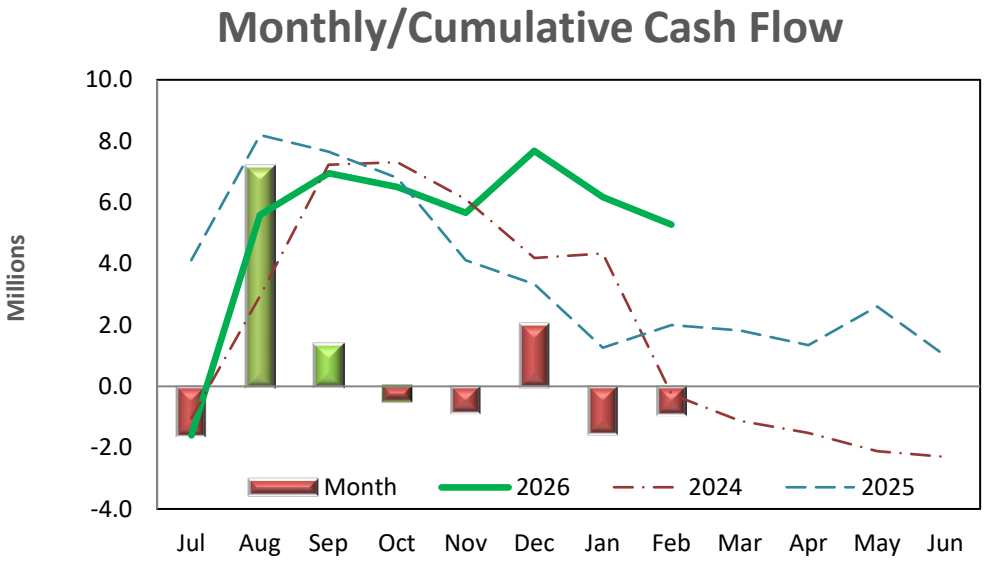
As of February 28, 2026, the agency's net position is $27.9 million, down $1.3 million compared to last month, driven by operational activity. It is important to note that $25.2 million of cash and investments are in Trust.

Balance Sheet @ 2/28/2026

	TRPA	Grants	Trust	Total
Cash & Invest	11,200,290	11,668,055	25,169,306	48,037,652
A/R	268,881	557,548	19,242	845,670
Current Assets	124,111	0	0	124,111
LT Assets	8,116,423	0	0	8,116,423
Total Assets	19,709,705	12,225,603	25,188,548	57,123,856
				0
A/P	5,531	(4,001)	0	1,530
Benefits	1,174,385	0	0	1,174,385
Deferred Rev	12,332	9,469,872	0	9,482,203
Deposits	179,082	2,845	0	181,927
LT Debt	7,494,000	0	0	7,494,000
Mitigation	0	0	2,663,692	2,663,692
Securities	0	0	8,186,689	8,186,689
Total Liabilities	8,865,331	9,468,715	10,850,380	29,184,427
Net Position	10,844,375	2,756,888	14,338,168	27,939,430

Cash Flow

In February, the agency received $1.0 million in receipts, driven by grant invoice receipts and fee income. This is offset by $1.9 million in payroll and contract disbursements. The net result is $0.9 million in cash used for the month and $5.3 million in cash generated fiscal year-to-date through February. The cash generated to date will be spent over the remaining four months, as budgeted.



Contact Information:

For questions regarding this agenda item, please contact Chad Cox, Chief Financial and Administration Officer, at (775) 589-5222 or ccox@trpa.gov.

Public Comment:

To submit a written public comment, email publiccomment@trpa.gov with the appropriate agenda item in the subject line. Written comments received by 4 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee written comments received after 4 p.m. the day before a meeting will be distributed and posted in time for the meeting.

Attachment:

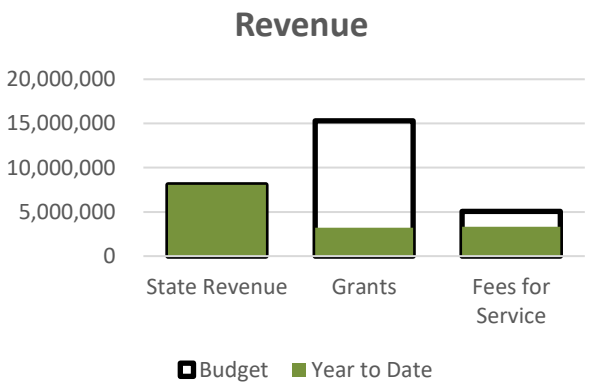
A. February Financial Statements

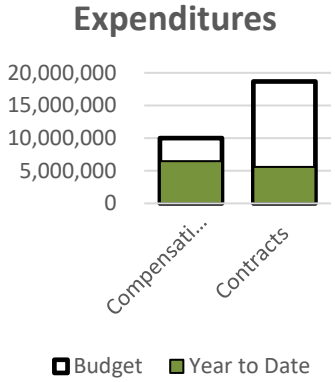
Attachment A

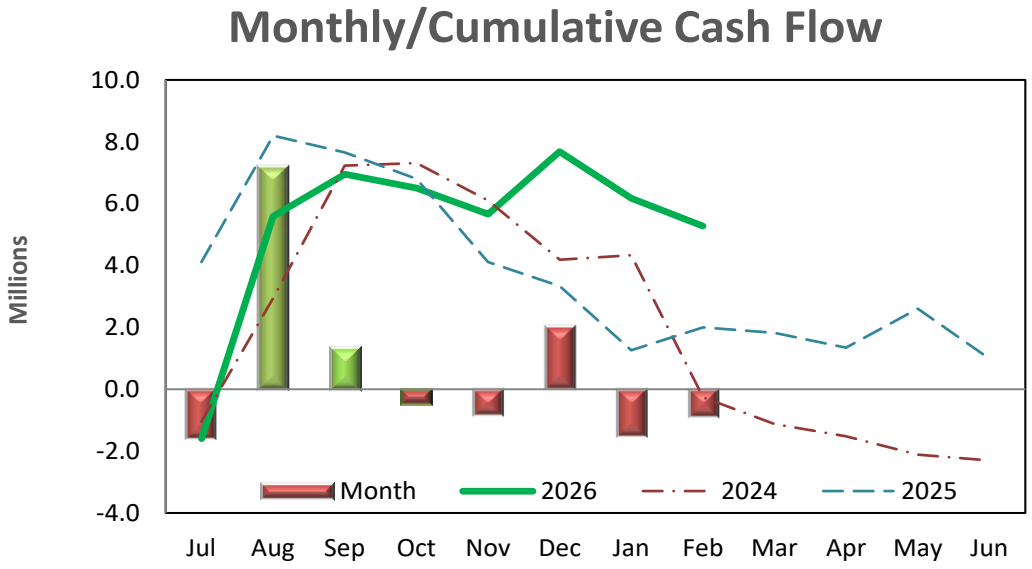
February Financial Statements

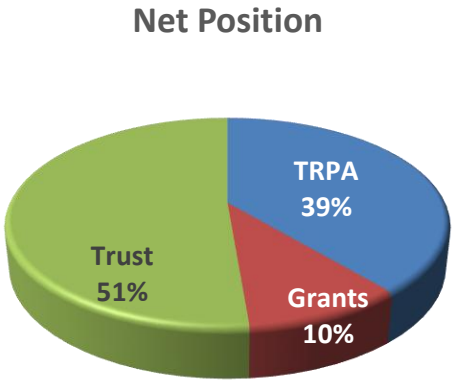
Tahoe Regional Planning Agency

Fiscal YTD February 2026









TRPA Current Planning Fees

2026 Fiscal Year-to-Date

	2023	2024	2025	2026	This year vs. Avg. Last 3
RESIDENTIAL	390,245	240,577	361,460	326,208	(4,552)
SHOREZONE	66,079	171,103	172,922	297,997	161,296
GENERAL	88,568	46,913	141,438	142,949	50,643
OTHER_REV	165,613	176,487	164,600	136,850	(32,050)
REVISIONS	78,947	115,503	144,439	117,718	4,755
COMMERCL_TA	71,297	81,237	51,325	88,206	20,254
ALLOCATION	62,086	81,192	72,408	70,613	(1,282)
TREE_RMVL	47,382	59,752	65,094	60,390	2,981
RECR_PUBLIC	39,309	55,641	69,108	53,386	(1,300)
FULL_SITE	48,812	51,774	54,352	44,389	(7,257)
SECURITIES	48,531	45,452	45,872	42,998	(3,620)
ENFORCEMNT	11,273	17,806	88,051	37,946	(1,098)
LAND_CHALL	35,150	53,916	42,834	31,462	(12,505)
GRADE_EXCEPT	21,105	24,807	27,185	27,547	3,181
SOILS_HYDRO	20,370	23,721	23,933	26,443	3,768
LLADJ_ROW	21,795	9,119	11,707	23,410	9,203
STD2	35,610	9,011	6,774	22,751	5,620
MOORING	22,559	17,240	15,365	17,006	(1,382)
QUAL_EXEMPT	7,834	8,725	13,759	15,643	5,537
VB_COVERAGE	7,951	14,361	10,401	12,926	2,021
SUBDIV_EXIST	1,119	4,211		12,672	10,007
LAND_CAP	14,478	24,945	8,952	11,706	(4,419)
PRE-APP	10,032	5,130	3,731	9,114	2,817
IPES	15,634	15,416	17,942	8,362	(7,969)
PARTIAL_SITE	4,943	3,526	3,748	7,317	3,244
TRANS_DEV	5,450	9,339	7,008	7,080	(186)
VB_USE	10,634	11,941	9,762	6,731	(4,048)
GRADING	6,454	7,717	9,386	6,508	(1,344)
QE SHOREZONE	2,697	3,281	5,278	4,295	543
SIGNS	1,731	3,392	1,372	3,187	1,022
CONSTR_EXT	2,497	3,504	3,686	3,067	(162)
NOTE_APPEAL	4,393	1,882	2,420	2,510	(388)
UNDRGRD_TANK	882	478	3,301	1,629	76
CONVERSION	689	730	0	760	287
RES_DRIVE	886	940	0	498	(111)
LMTD_INCENT	756	840	0	399	(133)
Totals	**1,395,340**	**1,418,213**	**1,658,325**	**1,681,616**	**190,101**

Tahoe Regional Planning Agency
Actuals vs. Budget by Program
Fiscal YTD February 2026

TRPA Totals*	Ann Budget	YTD	Remaining	% Spent
Revenue				
State Revenue	8,068,000	8,068,000	0	100%
Grants	15,303,497	3,222,612	12,080,885	21%
Fees for Service	5,061,381	3,323,446	1,737,935	66%
Local Revenue	150,000	150,000	0	100%
Rent Revenue	357,110	235,907	121,204	66%
TRPA Rent Revenue	688,980	459,320	229,660	67%
Other Revenue	1,100,000	751,308	348,692	68%
Revenue Total	**30,728,968**	**16,210,593**	**14,518,376**	**53%**
Expenses				
Compensation	10,004,690	6,473,531	3,531,160	65%
Contracts	18,667,670	5,606,988	13,060,682	30%
Financing	627,156	457,878	169,278	73%
Rent	749,807	490,207	259,600	65%
Other	1,457,963	684,743	773,220	47%
Admin & Overhead	(30,023)	(0)	(30,023)	0%
Expenses Total	**31,477,263**	**13,713,347**	**17,763,916**	**44%**
TRPA Net	**(748,295)**	**2,497,245**	(3,245,540)	

**excluding Mitigations*

Agency Mgmt	Ann Budget	YTD	Remaining	% Spent
Revenue				
Fees for Service	0	32,613	(32,613)	
Grants	64,094	30,237	33,857	47%
State Revenue	7,194,000	7,194,000	0	100%
Other Revenue	1,100,000	721,793	378,207	66%
Local Revenue	150,000	150,000	0	100%
Revenue Total	**8,508,094**	**8,128,643**	**379,451**	**96%**
Expenses				
Compensation	3,114,644	2,097,779	1,016,865	67%
Contracts	293,985	120,080	173,905	41%
Financing	232	(371)	603	-160%
Rent	4,433	0	4,433	0%
Other	325,567	234,191	91,376	72%
Expenses Total	**3,738,861**	**2,451,678**	**1,287,182**	**66%**
Agency Mgmt Net	**4,769,233**	**5,676,965**	**(907,731)**	

Tahoe Regional Planning Agency
Actuals vs. Budget by Program
Fiscal YTD February 2026

Current Planning	Ann Budget	YTD	Remaining	% Spent
Revenue				
Fees for Service	3,789,541	2,656,473	1,133,068	70%
Grants	3,600	2,400	1,200	67%
State Revenue	124,000	124,000	0	100%
Other Revenue	0	27,444	(27,444)	
Revenue Total	**3,917,141**	**2,810,317**	**1,106,824**	**72%**
Expenses				
Compensation	2,451,668	1,618,566	833,102	66%
Contracts	1,226,000	526,849	699,151	43%
Financing	60,220	42,579	17,641	71%
Other	130,592	64,622	65,970	49%
Admin & Overhead	1,118,582	693,416	425,165	62%
Expenses Total	**4,987,062**	**2,946,032**	**2,041,030**	**59%**
Current Planning Net	(1,069,921)	(135,715)	(934,206)	

Envir. Imp.	Ann Budget	YTD	Remaining	% Spent
Revenue				
Fees for Service	1,271,840	634,361	637,479	50%
Grants	8,458,792	2,202,805	6,255,987	26%
State Revenue	750,000	750,000	0	100%
Revenue Total	**10,480,632**	**3,587,166**	**6,893,466**	**34%**
Expenses				
Compensation	1,266,114	801,883	464,230	63%
Contracts	9,795,181	3,303,254	6,491,927	34%
Financing	18,195	11,961	6,235	66%
Rent	39,676	30,002	9,674	76%
Other	113,948	44,907	69,042	39%
Admin & Overhead	116,838	113,901	2,937	97%
Expenses Total	**11,349,953**	**4,305,908**	**7,044,045**	**38%**
Envir. Improvement Net	(869,320)	(718,742)	(150,578)	

Tahoe Regional Planning Agency
Actuals vs. Budget by Program
Fiscal YTD February 2026

LRTP	Ann Budget	YTD	Remaining	% Spent
Revenue				
Grants	6,260,473	734,914	5,525,559	12%
Fees for Service	0	0	0	
Other Revenue	0	0	0	
Revenue Total	**6,260,473**	**734,914**	**5,525,559**	**12%**
Expenses				
Compensation	1,851,851	1,049,349	802,502	57%
Contracts	5,020,660	983,857	4,036,803	20%
Rent	3,200	885	2,315	28%
Other	75,271	44,093	31,178	59%
Admin & Overhead	406,677	174,529	232,149	43%
Expenses Total	**7,357,659**	**2,252,712**	**5,104,946**	**31%**
Long Range & Trans Net	(1,097,186)	(1,517,799)	420,613	

Research & Analysis	Ann Budget	YTD	Remaining	% Spent
Revenue				
Grants	516,538	252,256	264,282	49%
State Revenue	0	0	0	
Revenue Total	**516,538**	**252,256**	**264,282**	**49%**
Expenses				
Compensation	1,256,353	836,919	419,435	67%
Contracts	1,610,761	447,887	1,162,874	28%
Other	104,889	15,913	88,976	15%
Admin & Overhead	0	277	(277)	
Expenses Total	**2,972,003**	**1,300,996**	**1,671,007**	**44%**
Research & Analysis Net	(2,455,465)	(1,048,740)	(1,406,725)	

Tahoe Regional Planning Agency
Actuals vs. Budget by Program
Fiscal YTD February 2026

	Ann Budget	YTD	Remaining	
Infrastructure				
Revenue				
Other Revenue	0	1,066	(1,066)	
Rent Revenue	357,110	235,907	121,204	66%
Revenue Total	**1,046,090**	**696,292**	**349,798**	**67%**
Expenses				
Compensation	104,092	69,035	35,057	66%
Contracts	721,083	225,061	496,022	31%
Financing	548,509	403,709	144,800	74%
Other	707,697	286,499	421,198	40%
Expenses Total	**2,770,360**	**1,443,624**	**1,326,736**	**52%**
Infrastructure Net	(1,724,270)	(747,332)		
Other				
Expenses				
Admin & Overhead	(1,672,120)	(982,123)	(689,997)	40%
Expenses Total	(1,672,120)	(982,123)	(689,997)	

Tahoe Regional Planning Agency
Actuals vs. Budget by Department
Fiscal YTD February 2026

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Agency Mgmt	(4,784,366)	(5,692,675)	908,309	119.0%
Other	103,101	15,770	87,331	15.3%
Expenses Total	2,455,465	1,045,207	1,410,258	42.6%
Research & Analysis Total	**2,455,465**	**1,045,207**	**1,410,258**	**42.6%**
Research & Analysis Total	**2,455,465**	**1,045,207**	**1,410,258**	**42.6%**
Current Planning				
Current Planning				
Revenue				
Fees for Service	(2,715,000)	(1,703,005)	(1,011,995)	62.7%
Other Revenue	-	(1,034)	1,034	#DIV/0!
Revenue Total	(2,715,000)	(1,704,039)	(1,010,961)	62.8%
Expenses				
Compensation	1,771,838	1,174,388	597,450	66.3%
Contracts	431,000	193,178	237,823	44.8%
Financing	49,087	40,264	8,823	82.0%
Other	13,445	4,164	9,281	31.0%
Admin & Overhead	834,713	523,542	311,171	62.7%
Expenses Total	3,100,082	1,935,535	1,164,547	62.4%
Current Planning Total	**385,082**	**231,496**	**153,586**	**60.1%**
Current Planning Reimbursed				
Revenue				
Fees for Service	(550,000)	(632,843)	82,843	115.1%
Revenue Total	(550,000)	(632,843)	82,843	115.1%
Expenses				
Contracts	550,000	218,453	331,547	39.7%
Expenses Total	550,000	218,453	331,547	39.7%
Current Planning Reimbursed Total	**-**	**(414,390)**	**414,390**	
Code Enforcement				
Expenses				
Compensation	470,126	336,949	133,178	71.7%
Other	14,728	1,831	12,897	12.4%

Tahoe Regional Planning Agency
Actuals vs. Budget by Department
Fiscal YTD February 2026

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Admin & Overhead	221,477	150,212	71,265	67.8%
Expenses Total	706,331	488,991	217,339	69.2%
Code Enforcement Total	**706,331**	**488,991**	**217,339**	**69.2%**
Boat Crew				
Revenue				
State Revenue	(124,000)	(124,000)	0	100.0%
Revenue Total	(124,000)	(124,000)	0	100.0%
Expenses				
Compensation	77,264	63,123	14,141	81.7%
Other	66,555	46,069	20,486	69.2%
Rent	4,823	0	4,823	
Expenses Total	148,642	109,193	39,450	73.5%
Boat Crew Total	**24,642**	**(14,807)**	**39,450**	
Settlements				
Revenue				
Fees for Service	(150,000)	(121,668)	(28,332)	81.1%
Grants	(3,600)	(2,400)	(1,200)	
Revenue Total	(153,600)	(124,068)	(29,532)	80.8%
Expenses				
Contracts	120,000	87,500	32,500	72.9%
Other	20,600	2,877	17,723	14.0%
Expenses Total	140,600	90,377	50,223	64.3%
Settlements Total	**(13,000)**	**(33,690)**	**20,690**	**259.2%**
Legal - Direct or Disallowed				
Revenue				
Fees for Service	-	(49,845)	49,845	
Revenue Total	-	(49,845)	49,845	
Expenses				
Fees for Service	-	(1,026)	1,026	
Expenses Total	-	(1,026)	1,026	

Tahoe Regional Planning Agency
Actuals vs. Budget by Department
Fiscal YTD February 2026

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Legal - Direct or Disallowed Total	**-**	**(50,871)**	**50,871**	
Shorezone				
Revenue				
Fees for Service	(374,541)	(148,086)	(226,455)	39.5%
Other Revenue	-	(26,410)	26,410	
Revenue Total	(374,541)	(174,496)	(200,045)	46.6%
Expenses				
Compensation	132,440	44,106	88,334	33.3%
Contracts	125,000	27,718	97,282	22.2%
Financing	11,133	2,316	8,818	20.8%
Other	15,264	9,681	5,584	63.4%
Rent	8,695	0	8,695	
Admin & Overhead	62,392	19,663	42,730	31.5%
Expenses Total	354,925	103,483	251,442	29.2%
Shorezone Total	**(19,616)**	**(71,013)**	**51,397**	**362.0%**
Current Planning Total	**1,083,439**	**135,715**	**947,724**	**12.5%**
Envir. Imp.				
Env. Improv.				
Expenses				
Compensation	755,711	375,988	379,722	49.8%
Contracts	165,000	26,730	138,270	16.2%
Other	17,950	7,511	10,439	41.8%
Rent	2,500	988	1,512	39.5%
Expenses Total	941,161	411,218	529,943	43.7%
Env. Improv. Total	**941,161**	**411,218**	**529,943**	**43.7%**
Stormwater Planning Support				
Revenue				
Fees for Service	(71,840)	(46,540)	(25,300)	64.8%
Revenue Total	(71,840)	(46,540)	(25,300)	64.8%
Expenses				
Compensation	-	41,148	(41,148)	
Admin & Overhead	-	18,344	(18,344)	#DIV/0!

Tahoe Regional Planning Agency
Actuals vs. Budget by Department
Fiscal YTD February 2026

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Expenses Total	-	59,492	(59,492)	
Stormwater Planning Support Total	**(71,840)**	**12,952**	**(84,792)**	**-18.0%**
Envir. Imp. Total	**869,321**	**424,170**	**445,151**	
LRTP				
Long Range & Transp. Planning				
Expenses				
Compensation	549,694	538,131	11,563	97.9%
Contracts	148,500	54,486	94,014	36.7%
Other	13,241	2,763	10,479	20.9%
Rent	200	0	200	0.0%
Expenses Total	711,635	595,380	116,255	83.7%
Long Range & Transp. Planning Total	**711,635**	**595,380**	**116,255**	**83.7%**
TMPO				
Expenses				
Compensation	275,194	88,645	186,549	32.2%
Contracts	94,686	9,185	85,500	9.7%
Other	15,672	18,564	(2,892)	118.5%
Expenses Total	385,551	116,394	269,157	30.2%
TMPO Total	**385,551**	**116,394**	**269,157**	**30.2%**
LRTP Total	**1,097,186**	**711,774**	**385,413**	
Infrastructure				
General Services				
Revenue				
Other Revenue	-	(100)	100	#DIV/0!
Revenue Total	-	(100)	100	#DIV/0!
Expenses				
Compensation	104,092	69,035	35,057	66.3%
Contracts	7,958	1,567	6,391	19.7%
Other	230,374	63,466	166,908	27.5%
Rent	688,980	459,320	229,660	66.7%
Expenses Total	1,031,404	593,389	438,015	57.5%

Tahoe Regional Planning Agency
Actuals vs. Budget by Department
Fiscal YTD February 2026

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
General Services Total	**1,031,404**	**593,289**	**438,115**	**57.5%**
IT				
Expenses				
Contracts	322,515	174,915	147,600	54.2%
Other	285,000	107,014	177,986	37.5%
Expenses Total	607,515	281,929	325,586	46.4%
IT Total	**607,515**	**281,929**	**325,586**	**46.4%**
Building				
Expenses				
Contracts	390,609	48,578	342,031	12.4%
Financing	548,509	403,709	144,800	73.6%
Other	48,215	17,239	30,976	35.8%
Expenses Total	987,332	469,526	517,806	47.6%
Building Total	**987,332**	**469,526**	**517,806**	
Infrastructure Total	**2,626,252**	**1,344,744**	**1,281,508**	**51.2%**
Other				
Other				
Revenue				
Other Revenue	-	(1,005)	1,005	#DIV/0!
Revenue Total	-	(1,005)	1,005	
Expenses				
Compensation	(40,032)	0	(40,032)	0.0%
Other	-	(5,480)	5,480	
Admin & Overhead	(1,672,120)	(982,123)	(689,997)	58.7%
Expenses Total	(1,712,152)	(987,603)	(724,548)	57.7%
Other Total	**(1,712,152)**	**(988,608)**	**(723,543)**	**57.7%**
Other Total	**(1,712,152)**	**(988,608)**	**(723,543)**	**57.7%**