TAHOE REGIONAL PLANNING AGENCY

TRPA
PO Box 5310
128 Market Street
Stateline, NV 89449

STAFF REPORT

Date: June 17, 2026

To: TRPA Governing Board

From: TRPA Staff

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

Summary and Staff Recommendation:
As of May 31, 2026, 92 percent of the fiscal year (FY) is complete. Appropriations from both states and local revenues have been received. Planning fees are tracking consistently with the budget, and grant invoicing continues to ramp. Expenses are generally tracking as expected, driven primarily by staff compensation and contracts.

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

Required Motion:
Staff requests the following motion:

1) A motion to accept the May 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
For the fiscal year to date through May, the agency recognized $22.2 million in revenue, representing 72 percent of the budget. This revenue was driven by $8.1 million in state appropriations, $4.6 million in fee revenue, $0.2 million in local revenue, $0.3 million in rent revenue, and $0.9 million in investment interest income. These revenue streams continue to track consistent with the budget. Grant revenue of $7.6 million has been invoiced through May, an increase of $1.9 million compared to April. Planning fees, which account for $2.4 million of the total $4.6 million in fee revenue, are at 94 percent of the budget, with 92 percent of the fiscal year elapsed.

The agency incurred expenses of $20.7 million, representing 66 percent of the budget, through May. Compensation is on track at 91 percent of the budget. Contracts and other costs increased by $2.6 million in May and are at 50 percent of the budget for the fiscal year to date. Other costs are at 70 percent of the budget for the fiscal year to date. The final financing interest payment for FY 2026 was made in May and is being held in escrow until it is applied in June.

Through May,, the agency received $2.1 million in mitigation fees and made $1.2 million in disbursements.

Tahoe Regional Planning Agency

Fiscal YTD May 2026

Revenue	**State & Local**	**Fees**	**Grants**	**Total**
Fees for Service	40,146	4,538,797	0	4,578,944
Grants	39,648	45,282	7,499,181	7,584,111
State Revenue	8,068,000	0	0	8,068,000
Local Revenue	150,000	0	0	150,000
Rent Revenue	0	338,558	0	338,558
Other Revenue	849,671	33,826	13,255	896,752
Revenue Total	**9,147,465**	**5,588,029**	**7,512,436**	**22,247,930**
Expenses				
Compensation	5,686,818	2,344,056	1,098,410	9,129,285
Contracts	1,573,538	1,149,775	6,664,340	9,387,653
Financing	(665)	478,894	0	478,229
Other	655,448	326,814	36,496	1,018,758
Admin & Overhead	(1,413,797)	1,003,919	409,878	0
Expenses Total	**7,146,357**	**5,330,703**	**8,210,009**	**20,687,070**
Net	**2,001,108**	**257,326**	**(697,573)**	**1,560,861**

Balance Sheet

As of May 31, 2026, the agency's net position is $27.6 million, a decrease of $1.3 million compared to the prior financial report, driven by operational activity. It is important to note that $26.4 million of cash and investments are held in trust.

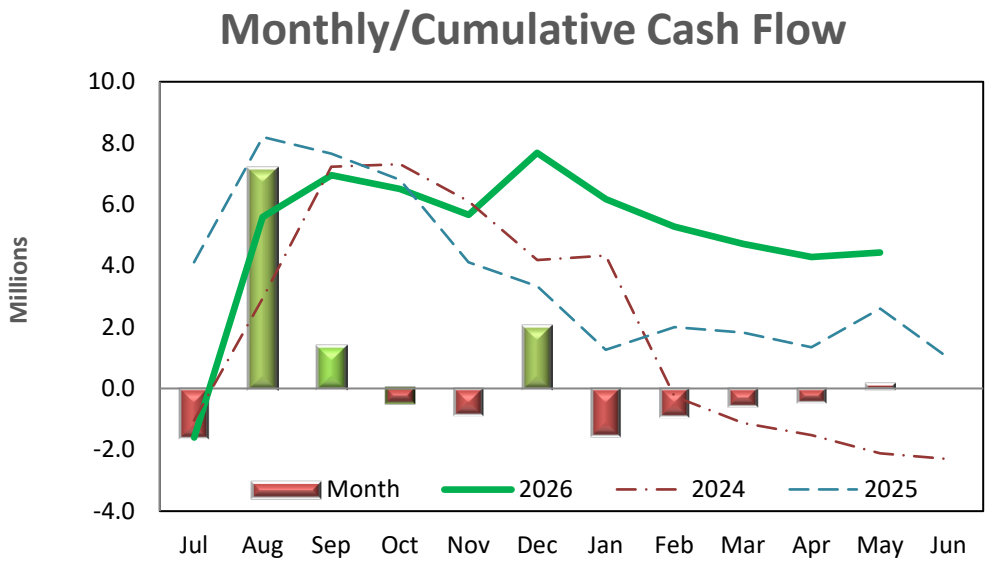
Tahoe Regional Planning Agency

Balance Sheet @ 5/31/2026

	TRPA	Grants	Trust	Total
Cash & Invest	9,715,011	11,736,827	26,405,916	47,857,754
A/R	254,744	233,728	19,242	507,714
Current Assets	232,006	14,893	0	246,899
LT Assets	8,116,423	0	0	8,116,423
Total Assets	18,318,184	11,985,449	26,425,157	56,728,790
				0
A/P	5,531	(4,001)	0	1,530
Benefits	1,257,423	0	0	1,257,423
Deferred Rev	12,452	8,797,898	0	8,810,349
Deposits	179,321	2,845	0	182,166
LT Debt	7,494,000	0	0	7,494,000
Mitigation	0	0	2,830,908	2,830,908
Securities	0	0	8,572,567	8,572,567
Total Liabilities	8,948,727	8,796,741	11,403,475	29,148,943
Net Position	9,369,457	3,188,708	15,021,682	27,579,846

Cash Flow

In May, the agency received $2.2 million in receipts, driven by grant invoice receipts and fee income. This was offset by $2.0 million in payroll and contract disbursements. Through May, the agency has generated $4.4 million in fiscal year-to-date cash, which is expected to be spent down in June as contracts are finalized and grant invoicing is completed..



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.

Contributing Public Comment:

- Written**:** Please submit comments by 3 p.m. the day before the meeting.
- Email: You may email comments to publiccomment@trpa.gov. Include meeting details and agenda item in the subject line or write "General Comment" for non-agenda items.
- You may also send by mail, fax to (775) 588-4527, or drop off in person at 128 Market Street.

Attachment:

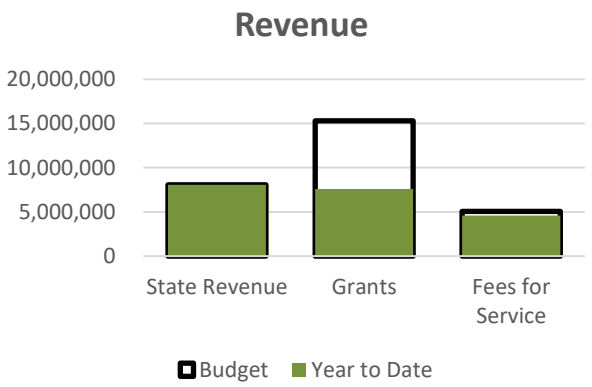
A. May Financial Statements

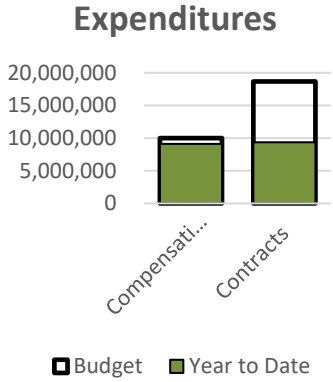
Attachment A

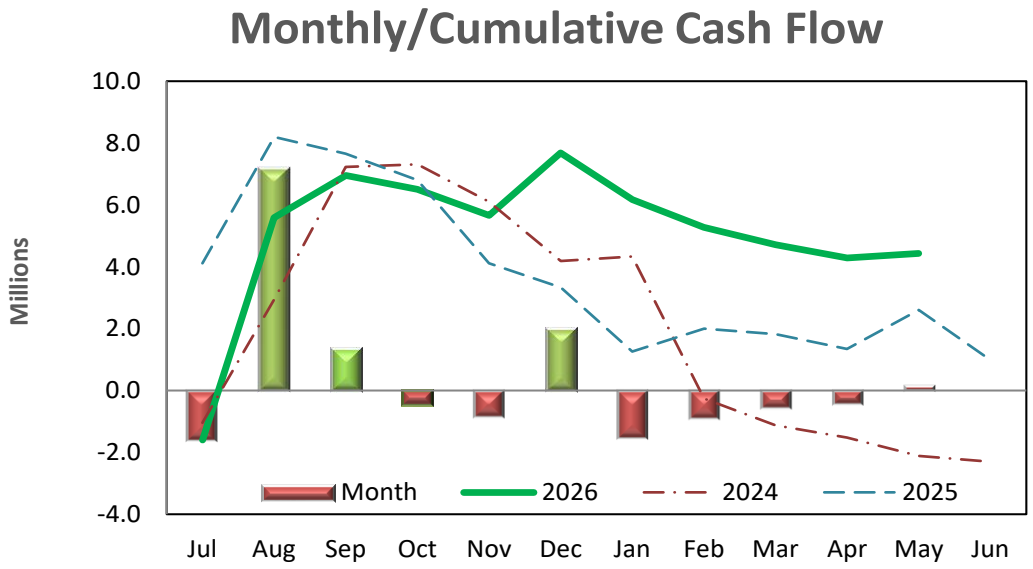
May Financial Statements

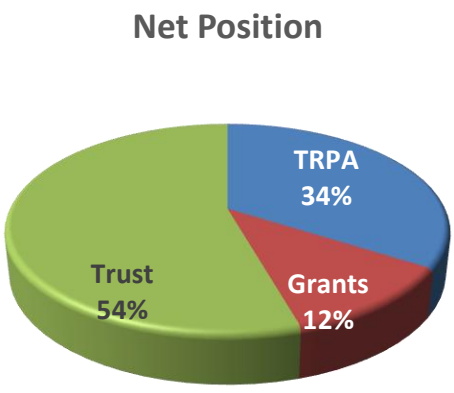
Tahoe Regional Planning Agency

Fiscal YTD May 2026









TRPA Current Planning Fees

2026 Fiscal Year-to-Date

	2023	2024	2025	2026	This year vs. Avg. Last 3
RESIDENTIAL	546,225	439,147	566,624	587,656	70,324
SHOREZONE	79,217	250,095	264,384	370,791	172,893
GENERAL	96,916	109,287	177,492	183,088	55,189
REVISIONS	103,593	171,566	191,200	178,041	22,588
OTHER_REV	279,343	278,087	330,366	163,650	(132,282)
COMMERCL_TA	110,495	98,491	71,000	107,113	13,785
ALLOCATION	85,348	108,815	100,875	101,459	3,113
RECR_PUBLIC	64,355	68,966	79,119	98,978	28,165
TREE_RMVL	66,555	83,832	89,736	88,600	8,559
ENFORCEMNT	11,273	17,806	100,052	63,430	20,386
SECURITIES	68,111	63,425	61,236	58,380	(5,877)
FULL_SITE	62,220	63,126	73,045	58,333	(7,797)
LAND_CHALL	39,426	64,451	69,138	40,350	(17,322)
SOILS_HYDRO	28,616	31,065	32,058	36,118	5,538
LLADJ_ROW	28,059	20,550	16,513	33,670	11,963
GRADE_EXCEPT	21,896	26,260	30,719	31,502	5,210
STD2	41,933	26,660	19,285	26,540	(2,752)
QUAL_EXEMPT	11,455	13,366	18,505	21,701	7,259
MOORING	23,137	22,691	16,832	20,383	(504)
LAND_CAP	18,360	33,009	14,440	18,100	(3,836)
PRE-APP	13,623	8,348	9,594	17,109	6,588
VB_COVERAGE	9,975	22,931	15,073	16,609	616
GRADING	11,981	13,415	12,042	13,773	1,293
SUBDIV_EXIST	2,285	5,521	2,457	12,672	9,251
IPES	19,153	22,592	24,578	11,787	(10,321)
TRANS_DEV	6,284	12,807	14,088	11,645	585
VB_USE	15,079	15,472	17,796	7,971	(8,144)
PARTIAL_SITE	7,841	4,009	5,387	7,846	2,100
QE SHOREZONE	4,512	5,166	7,981	5,486	(400)
CONSTR_EXT	3,427	5,491	6,258	3,781	(1,278)
NOTE_APPEAL	5,558	4,302	4,890	2,550	(2,367)
SIGNS	2,119	3,392	1,372	2,257	(37)
RES_DRIVE	886	723	498	2,040	1,338
UNDRGRD_TANK	1,360	478	3,301	1,629	(84)
CONVERSION	1,047	730	0	1,152	560
LMTD_INCENT	756	840	445	399	(281)
MIXED_USE	0	0	1,326	0	(442)
Totals	**1,914,900**	**2,132,483**	**2,454,015**	**2,405,530**	**238,398**

This month vs. last year	98.0%
this month vs. prior 3-year average	111.0%

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

TRPA Totals*	Ann Budget	YTD	Remaining	% Spent
Revenue				
State Revenue	8,068,000	8,068,000	0	100%
Grants	15,303,497	7,584,111	7,719,386	50%
Fees for Service	5,061,381	4,578,944	482,437	90%
Local Revenue	150,000	150,000	0	100%
Rent Revenue	357,110	338,558	18,552	95%
TRPA Rent Revenue	688,980	631,565	57,415	92%
Other Revenue	1,100,000	896,752	203,248	82%
Revenue Total	**30,728,968**	**22,247,930**	**8,481,038**	**72%**
Expenses				
Compensation	10,004,690	9,129,285	875,405	91%
Contracts	18,667,670	9,387,653	9,280,017	50%
Financing	627,156	478,229	148,927	76%
Rent	749,807	673,145	76,662	90%
Other	1,457,963	1,018,758	439,205	70%
Admin & Overhead	(30,023)	(0)	(30,023)	0%
Expenses Total	**31,477,263**	**20,687,070**	**10,790,194**	**66%**
TRPA Net	**(748,295)**	**1,560,861**	(2,309,156)	

**excluding Mitigations*

Agency Mgmt	Ann Budget	YTD	Remaining	% Spent
Revenue				
Fees for Service	0	40,146	(40,146)	
Grants	64,094	41,982	22,112	66%
State Revenue	7,194,000	7,194,000	0	100%
Other Revenue	1,100,000	848,566	251,434	77%
Local Revenue	150,000	150,000	0	100%
Revenue Total	**8,508,094**	**8,274,695**	**233,399**	**97%**
Expenses				
Compensation	3,114,644	2,950,609	164,035	95%
Contracts	293,985	140,950	153,035	48%
Financing	232	(546)	778	-235%
Rent	4,433	0	4,433	0%
Other	325,567	233,635	91,931	72%
Expenses Total	**3,738,861**	**3,324,649**	**414,212**	**89%**
Agency Mgmt Net	**4,769,233**	**4,950,046**	**(180,813)**	

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

Permitting & Compliance	Ann Budget	YTD	Remaining	% Spent
Revenue				
Fees for Service	3,789,541	3,650,457	139,084	96%
Grants	3,600	3,300	300	92%
State Revenue	124,000	124,000	0	100%
Other Revenue	0	32,854	(32,854)	
Revenue Total	**3,917,141**	**3,810,611**	**106,530**	**97%**
Expenses				
Compensation	2,451,668	2,263,539	188,129	92%
Contracts	1,226,000	646,915	579,085	53%
Financing	60,220	62,104	(1,884)	103%
Other	130,592	94,571	36,021	72%
Admin & Overhead	1,118,582	978,612	139,969	87%
Expenses Total	**4,987,062**	**4,045,742**	**941,320**	**81%**
Permitting & Compliance Net	(1,069,921)	(235,131)	(834,790)	

Envir. Imp.	Ann Budget	YTD	Remaining	% Spent
Revenue				
Fees for Service	1,271,840	888,340	383,500	70%
Grants	8,458,792	3,159,921	5,298,871	37%
State Revenue	750,000	750,000	0	100%
Revenue Total	**10,480,632**	**4,798,262**	**5,682,371**	**46%**
Expenses				
Compensation	1,266,114	1,133,231	132,883	90%
Contracts	9,795,181	4,071,415	5,723,766	42%
Financing	18,195	12,962	5,234	71%
Rent	39,676	40,695	(1,019)	103%
Other	113,948	78,816	35,132	69%
Admin & Overhead	116,838	163,474	(46,636)	140%
Expenses Total	**11,349,953**	**5,500,592**	**5,849,360**	**48%**
Envir. Improvement Net	(869,320)	(702,331)	(166,990)	

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

Regional Planning	Ann Budget	YTD	Remaining	% Spent
Revenue				
Grants	6,260,473	3,906,643	2,353,830	62%
Fees for Service	0	0	0	
Other Revenue	0	13,255	(13,255)	
Revenue Total	**6,260,473**	**3,919,897**	**2,340,575**	**63%**
Expenses				
Compensation	1,851,851	1,504,339	347,512	81%
Contracts	5,020,660	3,415,919	1,604,741	68%
Rent	3,200	885	2,315	28%
Other	75,271	50,790	24,481	67%
Admin & Overhead	406,677	271,711	134,966	67%
Expenses Total	**7,357,659**	**5,243,643**	**2,114,015**	**71%**
Regional Planning Net	(1,097,186)	(1,323,746)	226,560	

Science & Data and R&A	Ann Budget	YTD	Remaining	% Spent
Revenue				
Grants	516,538	472,265	44,273	91%
State Revenue	0	0	0	
Revenue Total	**516,538**	**472,265**	**44,273**	**91%**
Expenses				
Compensation	1,256,353	1,179,732	76,621	94%
Contracts	1,610,761	805,180	805,581	50%
Other	104,889	30,222	74,667	29%
Admin & Overhead	0	810	(810)	
Expenses Total	**2,972,003**	**2,015,944**	**956,059**	**68%**
Science & Data and R&A Net	(2,455,465)	(1,543,679)	(911,786)	

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

	Ann Budget	YTD	Remaining	
Infrastructure				
Revenue				
Other Revenue	0	1,073	(1,073)	
Rent Revenue	357,110	338,558	18,552	95%
Revenue Total	**1,046,090**	**971,196**	**74,895**	**93%**
Expenses				
Compensation	104,092	97,835	6,257	94%
Contracts	721,083	307,273	413,810	43%
Financing	548,509	403,709	144,800	74%
Other	707,697	536,267	171,430	76%
Expenses Total	**2,770,360**	**1,976,648**	**793,711**	**71%**
Infrastructure Net	(1,724,270)	(1,005,453)		
Other				
Expenses				
Admin & Overhead	(1,672,120)	(1,414,607)	(257,513)	40%
Expenses Total	(1,672,120)	(1,414,607)	(257,513)	

Tahoe Regional Planning Agency
General Fund Actuals vs. Budget by Department
Fiscal YTD May 2026

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Agency Mgmt				
GF Revenue				
Revenue				
Fees for Service	-	(40,146)	40,146	
State Revenue	(7,194,000)	(7,194,000)	0	100.0%
Local Revenue	(150,000)	(150,000)	0	100.0%
Other Revenue	(1,100,000)	(848,566)	(251,434)	77.1%
Revenue Total	(8,444,000)	(8,232,713)	(211,287)	97.5%
GF Revenue Total	**(8,444,000)**	**(8,232,713)**	**(211,287)**	**97.5%**
Gov Board				
Expenses				
Contracts	10,000	3,125	6,875	31.3%
Other	30,174	20,989	9,185	69.6%
Rent	4,286	0	4,286	0.0%
Expenses Total	44,460	24,114	20,346	54.2%
Gov Board Total	**44,460**	**24,114**	**20,346**	**54.2%**
Executive				
Expenses				
Compensation	1,171,821	1,133,605	38,216	96.7%
Contracts	15,000	0	15,000	0.0%
Other	44,535	21,011	23,524	47.2%
Expenses Total	1,231,356	1,154,615	76,740	93.8%
Executive Total	**1,231,356**	**1,154,615**	**76,740**	**93.8%**
Legal				
Expenses				
Compensation	556,368	556,214	154	100.0%
Contracts	85,000	6,269	78,731	7.4%
Other	24,737	19,037	5,700	77.0%
Expenses Total	666,105	581,519	84,585	87.3%
Legal Total	**666,105**	**581,519**	**84,585**	**87.3%**
Communications				
Expenses				

Tahoe Regional Planning Agency
General Fund Actuals vs. Budget by Department
Fiscal YTD May 2026

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Compensation	398,041	401,751	(3,710)	100.9%
Contracts	65,000	11,143	53,857	17.1%
Other	59,011	47,565	11,447	80.6%
Rent	147	0	147	
Expenses Total	522,200	460,458	61,742	88.2%
Communications Total	**522,200**	**460,458**	**61,742**	**88.2%**
Finance				
Revenue				
Financing	-	(665)	665	
Revenue Total	-	(665)	665	
Expenses				
Compensation	686,063	596,485	89,578	86.9%
Contracts	67,135	55,426	11,709	82.6%
Other	8,087	472	7,615	5.8%
Expenses Total	761,284	652,382	108,902	85.7%
Finance Total	**761,284**	**651,717**	**109,567**	**85.6%**
HR				
Expenses				
Compensation	302,352	262,555	39,797	86.8%
Contracts	51,850	56,288	(4,438)	108.6%
Other	80,028	49,192	30,836	61.5%
Expenses Total	434,230	368,035	66,195	84.8%
HR Total	**434,230**	**368,035**	**66,195**	**84.8%**
Agency Mgmt Total	**(4,784,366)**	**(4,992,253)**	**207,888**	**104.3%**
Permitting & Compliance				
Current Planning				
Revenue				
Fees for Service	(2,715,000)	(2,418,747)	(296,253)	89.1%
Other Revenue	-	(1,034)	1,034	
Revenue Total	(2,715,000)	(2,419,781)	(295,219)	89.1%
Expenses				

Tahoe Regional Planning Agency
General Fund Actuals vs. Budget by Department
Fiscal YTD May 2026

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Compensation	1,771,838	1,655,059	116,779	93.4%
Financing	49,087	54,603	(5,517)	111.2%
Contracts	431,000	227,722	203,278	52.8%
Other	13,445	4,806	8,639	35.7%
Admin & Overhead	834,713	737,825	96,888	88.4%
Expenses Total	3,100,082	2,680,015	420,066	86.4%
Current Planning Total	**385,082**	**260,234**	**124,848**	**67.6%**
Current Planning Reimbursed				
Revenue				
Fees for Service	(550,000)	(709,957)	159,957	129.1%
Revenue Total	(550,000)	(709,957)	159,957	129.1%
Expenses				
Contracts	550,000	261,485	288,515	47.5%
Expenses Total	550,000	261,485	288,515	47.5%
Current Planning Reimbursed Total	**-**	**(448,472)**	**448,472**	**#DIV/0!**
Code Enforcement				
Expenses				
Compensation	470,126	480,774	(10,647)	102.3%
Other	14,728	3,516	11,212	23.9%
Admin & Overhead	221,477	214,329	7,148	96.8%
Expenses Total	706,331	698,619	7,712	98.9%
Code Enforcement Total	**706,331**	**698,619**	**7,712**	**98.9%**
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	68,357	8,907	88.5%
Other	66,555	63,206	3,349	95.0%
Rent	4,823	0	4,823	0.0%
Expenses Total	148,642	131,564	17,079	88.5%

Tahoe Regional Planning Agency
General Fund Actuals vs. Budget by Department
Fiscal YTD May 2026

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Boat Crew Total	**24,642**	**7,564**	**17,079**	**30.7%**
Settlements				
Revenue				
Fees for Service	(150,000)	(133,334)	(16,666)	88.9%
Grants	(3,600)	(3,300)	(300)	91.7%
Revenue Total	(153,600)	(136,634)	(16,966)	89.0%
Expenses				
Contracts	120,000	123,750	(3,750)	103.1%
Other	20,600	12,877	7,723	62.5%
Expenses Total	140,600	136,627	3,973	97.2%
Settlements Total	**(13,000)**	**(7)**	**(12,993)**	**0.1%**
Legal - Direct or Disallowed				
Revenue				
Fees for Service	-	(57,315)	57,315	
Revenue Total	-	(57,315)	57,315	
Expenses				
Fees for Service	-	20,374	(20,374)	
Expenses Total	-	20,374	(20,374)	
Legal - Direct or Disallowed Total	**-**	**(36,942)**	**36,942**	
Shorezone				
Revenue				
Fees for Service	(374,541)	(351,477)	(23,064)	93.8%
Other Revenue	-	(31,819)	31,819	
Revenue Total	(374,541)	(383,296)	8,755	102.3%
Expenses				
Compensation	132,440	59,350	73,090	44.8%
Financing	11,133	7,501	3,633	67.4%
Contracts	125,000	33,958	91,042	27.2%
Other	15,264	10,165	5,100	66.6%
Rent	8,695	0	8,695	0.0%
Admin & Overhead	62,392	26,458	35,934	42.4%
Expenses Total	354,925	137,432	217,493	38.7%

Tahoe Regional Planning Agency
General Fund Actuals vs. Budget by Department
Fiscal YTD May 2026

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Shorezone Total	**(19,616)**	**(245,864)**	**226,249**	**1253.4%**
Permitting & Compliance Total	**1,083,439**	**235,131**	**848,308**	**21.7%**
Envir. Imp.				
Env. Improv.				
Expenses				
Compensation	755,711	512,886	242,824	67.9%
Contracts	165,000	36,874	128,126	22.3%
Other	17,950	8,912	9,039	49.6%
Rent	2,500	988	1,512	39.5%
Expenses Total	941,161	559,660	381,501	59.5%
Env. Improv. Total	**941,161**	**559,660**	**381,501**	**59.5%**
Stormwater Planning Support				
Revenue				
Fees for Service	(71,840)	(63,653)	(8,187)	88.6%
Revenue Total	(71,840)	(63,653)	(8,187)	88.6%
Expenses				
Compensation	-	56,768	(56,768)	
Admin & Overhead	-	25,307	(25,307)	
Expenses Total	-	82,075	(82,075)	
Stormwater Planning Support Total	**(71,840)**	**18,422**	**(90,262)**	**-25.6%**
Envir. Imp. Total	**869,321**	**578,082**	**291,239**	
Regional Planning				
TMPO				
Expenses				
Compensation	275,194	127,702	147,492	46.4%
Contracts	94,686	26,560	68,126	28.1%
Other	15,672	20,742	(5,070)	132.4%
Expenses Total	385,551	175,004	210,547	45.4%
TMPO Total	**385,551**	**175,004**	**210,547**	**45.4%**

Tahoe Regional Planning Agency
General Fund Actuals vs. Budget by Department
Fiscal YTD May 2026

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Long Range Planning				
Expenses				
Compensation	549,694	639,389	(89,695)	116.3%
Contracts	148,500	64,274	84,227	43.3%
Other	13,241	4,301	8,940	32.5%
Rent	200	0	200	0.0%
Expenses Total	711,635	707,964	3,671	99.5%
Long Range Planning Total	**711,635**	**707,964**	**3,671**	**99.5%**
Regional Planning Total	**1,097,186**	**882,968**	**214,219**	**80.5%**
Science & Data and R&A				
Data Science and R&A				
Expenses				
Compensation	1,239,067	1,174,857	64,210	94.8%
Contracts	1,113,297	338,407	774,890	30.4%
Other	103,101	30,079	73,023	29.2%
Expenses Total	2,455,465	1,543,342	912,123	62.9%
Data Science and R&A Total	**2,455,465**	**1,543,342**	**912,123**	**62.9%**
Science & Data and R&A Total	**2,455,465**	**1,543,342**	**912,123**	**62.9%**
Infrastructure				
General Services				
Revenue				
Other Revenue	-	(100)	100	
Revenue Total	-	(100)	100	
Expenses				
Compensation	104,092	97,835	6,257	94.0%
Contracts	7,958	1,739	6,219	21.9%
Other	230,374	88,323	142,052	38.3%
Rent	688,980	631,565	57,415	91.7%
Expenses Total	1,031,404	819,462	211,942	79.5%
General Services Total	**1,031,404**	**819,362**	**212,042**	**79.4%**
IT				

Tahoe Regional Planning Agency
General Fund Actuals vs. Budget by Department
Fiscal YTD May 2026

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Expenses				
Contracts	322,515	237,871	84,645	73.8%
Other	285,000	284,699	301	99.9%
Expenses Total	607,515	522,569	84,946	86.0%
IT Total	**607,515**	**522,569**	**84,946**	**86.0%**
Infrastructure Total	**1,638,920**	**1,341,931**	**296,988**	**81.9%**
Other	**(1,712,152)**	**(1,421,154)**	**(290,997)**	**83.0%**