TAHOE REGIONAL PLANNING AGENCY

TRPA
PO Box 5310
128 Market Street
Stateline, NV 89449

STAFF REPORT

Date: May 20, 2026

To: TRPA Governing Board

From: TRPA Staff

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

Summary and Staff Recommendation:

As of April 30, 2026, 83 percent of the fiscal year (FY) had elapsed. Appropriations from both states and local revenues have been received. Planning fees are tracking consistent with the budget, and third-quarter grant invoicing has been completed. Expenses are as expected, driven primarily by staff compensation and contracts.

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

Required Motion:

Staff requests the following motion:

1) A motion to accept the April 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

April fiscal year to date, the agency recognized $19.8 million in revenue, representing 64 percent of the budget. This revenue was driven by $8.1 million in state appropriations, $4.1 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 $5.7 million has been invoiced through the third quarter, an increase of $2.5 million compared to March. Planning fees, which account for $2.2 million of the total $4.1 million in fee revenue, are at 85 percent of the budget, with 83 percent of the fiscal year elapsed.

The agency incurred expenses of $16.8 million, representing 53 percent of the budget, through April. Compensation is on track at 80 percent of the budget. Contracts and other costs increased by $0.4 million in April and are at 36 percent of the budget for the fiscal year to date. Other costs are at 65 percent of the budget for the fiscal year to date. The final financing interest payment for FY 2026 was made in May and will be reflected in next month's reports.

Through April, the agency received $1.9 million in mitigation fees and made $1.2 million in disbursements.

Tahoe Regional Planning Agency

Fiscal YTD April 2026

Revenue	**State & Local**	**Fees**	**Grants**	**Total**
Fees for Service	39,087	4,076,026	0	4,115,113
Grants	39,648	33,787	5,631,735	5,705,170
State Revenue	8,068,000	0	0	8,068,000
Local Revenue	150,000	0	0	150,000
Rent Revenue	0	320,667	0	320,667
Other Revenue	825,582	32,844	0	858,427
Revenue Total	**9,122,317**	**5,037,475**	**5,631,735**	**19,791,526**
Expenses				
Compensation	5,046,434	2,077,413	896,281	8,020,128
Contracts	1,479,798	1,100,066	4,181,696	6,761,560
Financing	(595)	469,501	0	468,906
Other	596,362	313,645	31,790	941,797
Admin & Overhead	(1,231,044)	886,433	344,611	0
Expenses Total	**6,477,423**	**4,871,871**	**5,455,262**	**16,804,556**
Net	**2,644,894**	**165,604**	**176,472**	**2,986,971**

Balance Sheet

As of April 30, 2026, the agency's net position is $28.9 million, an increase of $1.0 million compared to last financial report, driven by quarterly investment income and grant receipts. It is important to note that $26.1 million of cash and investments are held in trust.

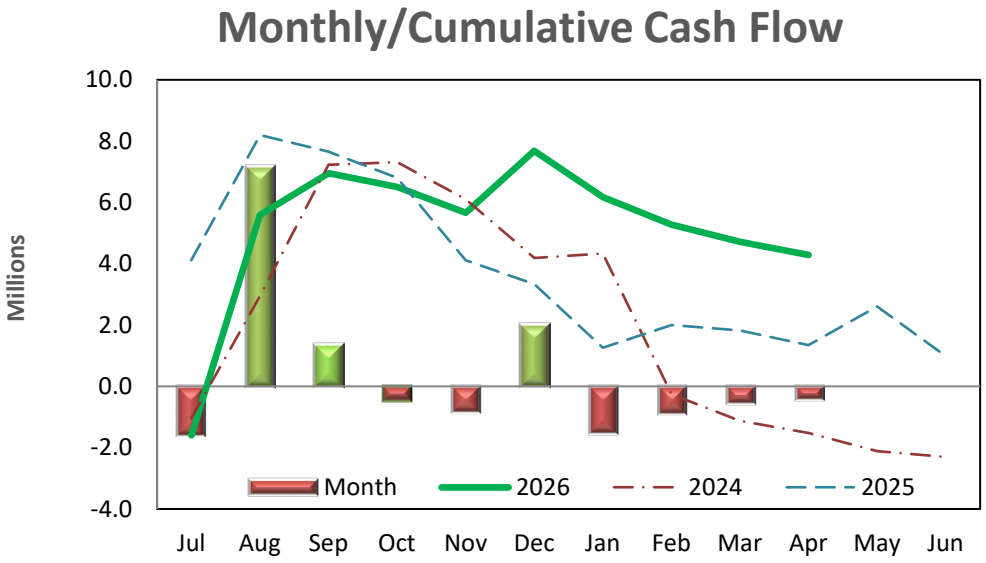
Tahoe Regional Planning Agency

Balance Sheet @ 4/30/2026

	TRPA	Grants	Trust	Total
Cash & Invest	10,027,185	11,186,168	26,056,083	47,269,436
A/R	259,890	1,702,833	19,242	1,981,964
Current Assets	229,705	17,872	0	247,577
LT Assets	8,116,423	0	0	8,116,423
Total Assets	18,633,203	12,906,873	26,075,324	57,615,400
				0
A/P	(199,535)	(4,001)	0	(203,536)
Benefits	1,135,267	0	0	1,135,267
Deferred Rev	12,332	8,832,408	0	8,844,739
Deposits	177,722	2,845	0	180,567
LT Debt	7,494,000	0	0	7,494,000
Mitigation	0	0	2,754,204	2,754,204
Securities	0	0	8,525,522	8,525,522
Total Liabilities	8,619,786	8,831,251	11,279,726	28,730,763
Net Position	10,013,417	4,075,621	14,795,598	28,884,637
Acc. Depreciation	*6,472,468*			

Cash Flow

In April, the agency received $1.2 million in receipts, driven by grant invoice receipts and fee income. This was offset by $1.6 million in payroll and contract disbursements. The net result was $0.4 million in cash used for the month and $4.2 million in cash generated fiscal year-to-date through April. The cash generated to date will be spent over the remainder of the year as planned.



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.

To submit a written public comment, email publiccomment@trpa.gov with the appropriate agenda item in the subject line.

Attachment:

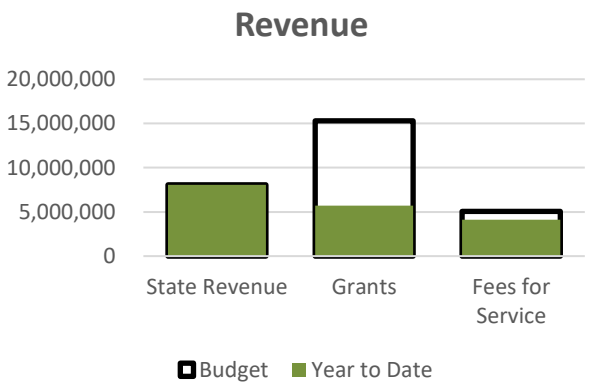
A. April Financial Statements

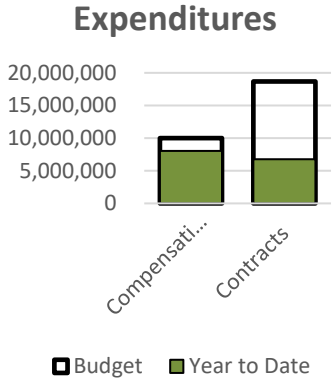
Attachment A

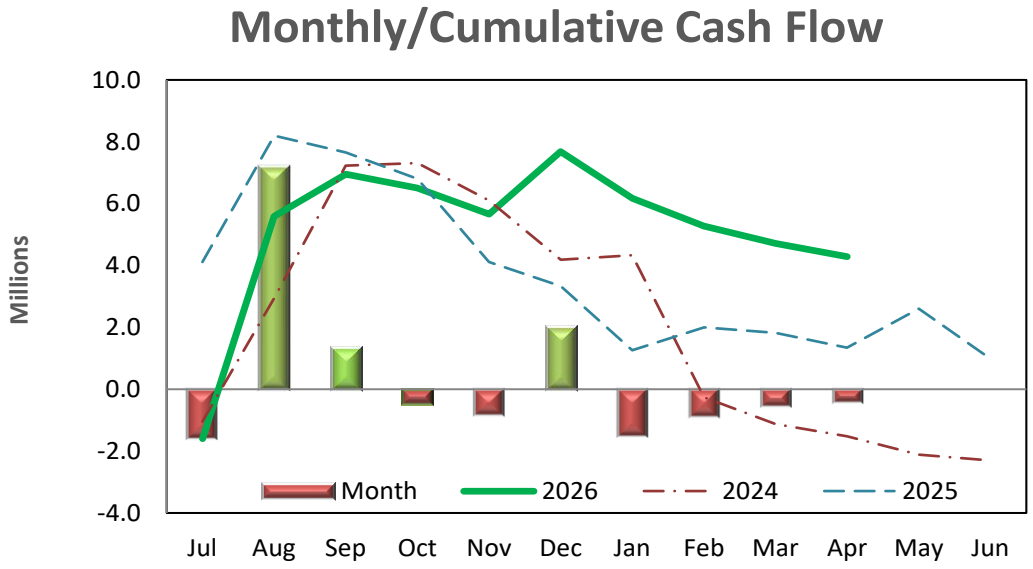
April Financial Statements

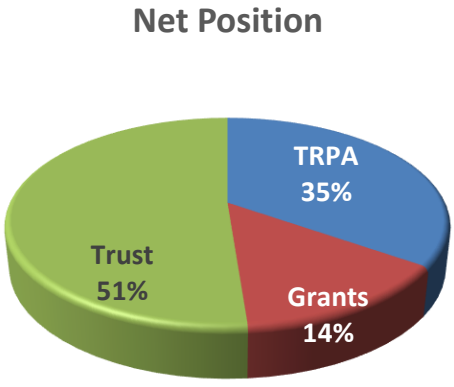
Tahoe Regional Planning Agency

Fiscal YTD April 2026









TRPA Current Planning Fees

2026 Fiscal Year-to-Date

	2023	2024	2025	2026	This year vs. Avg. Last 3
RESIDENTIAL	498,798	362,748	517,252	525,384	65,785
SHOREZONE	74,741	208,300	243,475	347,499	171,994
GENERAL	98,809	81,669	173,932	174,145	56,008
OTHER_REV	243,913	217,287	259,400	156,450	(83,750)
REVISIONS	101,455	140,684	168,898	127,007	(10,006)
COMMERCL_TA	108,197	92,961	65,441	102,796	13,930
ALLOCATION	75,518	97,642	91,519	92,550	4,324
RECR_PUBLIC	60,725	61,298	79,119	90,895	23,848
TREE_RMVL	52,777	70,760	78,560	75,496	8,130
ENFORCEMNT	11,273	17,806	99,234	58,409	15,638
SECURITIES	58,381	57,941	54,486	53,482	(3,454)
FULL_SITE	51,905	57,474	66,635	49,727	(8,944)
LAND_CHALL	35,150	62,606	55,986	35,906	(15,342)
SOILS_HYDRO	27,438	29,229	28,933	34,183	5,650
GRADE_EXCEPT	21,896	26,260	30,719	31,403	5,111
LLADJ_ROW	25,039	15,191	13,309	30,364	12,518
STD2	36,801	19,514	18,779	26,540	1,509
MOORING	22,847	18,186	16,832	20,383	1,095
QUAL_EXEMPT	11,242	10,935	16,923	20,070	7,037
LAND_CAP	16,419	30,321	13,754	18,100	(2,064)
PRE-APP	10,545	8,328	8,528	15,510	6,377
VB_COVERAGE	8,309	20,085	12,424	15,306	1,700
SUBDIV_EXIST	1,119	4,211	2,457	12,672	10,076
GRADING	10,945	13,415	10,455	12,531	926
IPES	18,371	16,499	21,260	11,073	(7,637)
TRANS_DEV	5,450	11,073	10,548	9,819	795
VB_USE	13,946	14,295	17,796	7,971	(7,374)
PARTIAL_SITE	5,909	4,009	4,874	7,317	2,386
QE SHOREZONE	3,423	4,035	7,981	4,295	(851)
CONSTR_EXT	2,869	5,152	4,428	3,475	(675)
NOTE_APPEAL	4,393	3,092	4,890	2,550	(1,575)
SIGNS	1,731	3,392	1,372	2,257	92
RES_DRIVE	886	723	0	1,783	1,247
UNDRGRD_TANK	882	478	3,301	1,629	76
CONVERSION	1,047	1,102	0	760	44
LMTD_INCENT	756	840	445	399	(281)
Totals	**1,745,915**	**1,806,145**	**2,207,975**	**2,179,079**	**259,067**

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

TRPA Totals*	Ann Budget	YTD	Remaining	% Spent
Revenue				
State Revenue	8,068,000	8,068,000	0	100%
Grants	15,303,497	5,705,170	9,598,328	37%
Fees for Service	5,061,381	4,115,113	946,268	81%
Local Revenue	150,000	150,000	0	100%
Rent Revenue	357,110	320,667	36,443	90%
TRPA Rent Revenue	688,980	574,150	114,830	83%
Other Revenue	1,100,000	858,427	241,573	78%
Revenue Total	**30,728,968**	**19,791,526**	**10,937,442**	**64%**
Expenses				
Compensation	10,004,690	8,020,128	1,984,562	80%
Contracts	18,667,670	6,761,560	11,906,110	36%
Financing	627,156	468,906	158,250	75%
Rent	749,807	612,166	137,641	82%
Other	1,457,963	941,797	516,166	65%
Admin & Overhead	(30,023)	(0)	(30,023)	0%
Expenses Total	**31,477,263**	**16,804,556**	**14,672,707**	**53%**
TRPA Net	**(748,295)**	**2,986,971**	(3,735,266)	

**excluding Mitigations*

Agency Mgmt	Ann Budget	YTD	Remaining	% Spent
Revenue				
Fees for Service	0	39,087	(39,087)	
Grants	64,094	30,787	33,307	48%
State Revenue	7,194,000	7,194,000	0	100%
Other Revenue	1,100,000	824,477	275,523	75%
Local Revenue	150,000	150,000	0	100%
Revenue Total	**8,508,094**	**8,238,352**	**269,742**	**97%**
Expenses				
Compensation	3,114,644	2,595,187	519,457	83%
Contracts	293,985	134,265	159,720	46%
Financing	232	(476)	708	-205%
Rent	4,433	0	4,433	0%
Other	325,567	213,768	111,799	66%
Expenses Total	**3,738,861**	**2,942,745**	**796,116**	**79%**
Agency Mgmt Net	**4,769,233**	**5,295,607**	**(526,374)**	

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

Permitting & Compliance	Ann Budget	YTD	Remaining	% Spent
Revenue				
Fees for Service	3,789,541	3,300,107	489,434	87%
Grants	3,600	3,000	600	83%
State Revenue	124,000	124,000	0	100%
Other Revenue	0	31,874	(31,874)	
Revenue Total	**3,917,141**	**3,458,981**	**458,160**	**88%**
Expenses				
Compensation	2,451,668	2,001,397	450,272	82%
Contracts	1,226,000	603,733	622,267	49%
Financing	60,220	53,148	7,072	88%
Other	130,592	92,585	38,007	71%
Admin & Overhead	1,118,582	864,082	254,499	77%
Expenses Total	**4,987,062**	**3,614,946**	**1,372,117**	**72%**
Permitting & Compliance Net	(1,069,921)	(155,965)	(913,956)	

Envir. Imp.	Ann Budget	YTD	Remaining	% Spent
Revenue				
Fees for Service	1,271,840	775,920	495,920	61%
Grants	8,458,792	3,148,209	5,310,583	37%
State Revenue	750,000	750,000	0	100%
Revenue Total	**10,480,632**	**4,674,128**	**5,806,504**	**45%**
Expenses				
Compensation	1,266,114	993,367	272,747	78%
Contracts	9,795,181	3,680,100	6,115,081	38%
Financing	18,195	12,525	5,670	69%
Rent	39,676	37,131	2,545	94%
Other	113,948	83,680	30,269	73%
Admin & Overhead	116,838	142,439	(25,601)	122%
Expenses Total	**11,349,953**	**4,949,241**	**6,400,712**	**44%**
Envir. Improvement Net	(869,320)	(275,112)	(594,208)	

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

Regional Planning	Ann Budget	YTD	Remaining	% Spent
Revenue				
Grants	6,260,473	2,050,908	4,209,564	33%
Fees for Service	0	0	0	
Other Revenue	0	0	0	
Revenue Total	**6,260,473**	**2,050,908**	**4,209,564**	**33%**
Expenses				
Compensation	1,851,851	1,308,905	542,946	71%
Contracts	5,020,660	1,404,724	3,615,936	28%
Rent	3,200	885	2,315	28%
Other	75,271	50,338	24,933	67%
Admin & Overhead	406,677	224,522	182,155	55%
Expenses Total	**7,357,659**	**2,989,374**	**4,368,285**	**41%**
Regional Planning Net	(1,097,186)	(938,466)	(158,720)	

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	1,035,505	220,848	82%
Contracts	1,610,761	656,446	954,315	41%
Other	104,889	28,134	76,755	27%
Admin & Overhead	0	575	(575)	
Expenses Total	**2,972,003**	**1,720,659**	**1,251,344**	**58%**
Science & Data and R&A Net	(2,455,465)	(1,248,394)	(1,207,071)	

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

	Ann Budget	YTD	Remaining	
Infrastructure				
Revenue				
Other Revenue	0	1,070	(1,070)	
Rent Revenue	357,110	320,667	36,443	90%
Revenue Total	**1,046,090**	**895,887**	**150,203**	**86%**
Expenses				
Compensation	104,092	85,768	18,324	82%
Contracts	721,083	282,292	438,791	39%
Financing	548,509	403,709	144,800	74%
Other	707,697	478,835	228,862	68%
Expenses Total	**2,770,360**	**1,824,753**	**945,607**	**66%**
Infrastructure Net	(1,724,270)	(928,865)		
Other				
Expenses				
Admin & Overhead	(1,672,120)	(1,231,619)	(440,501)	40%
Expenses Total	(1,672,120)	(1,231,619)	(440,501)	

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

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Agency Mgmt				
GF Revenue				
Revenue				
Fees for Service	-	(39,087)	39,087	
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)	(824,477)	(275,523)	75.0%
Revenue Total	(8,444,000)	(8,207,565)	(236,435)	97.2%
GF Revenue Total	**(8,444,000)**	**(8,207,565)**	**(236,435)**	**97.2%**
Gov Board				
Expenses				
Contracts	10,000	2,825	7,175	28.3%
Other	30,174	20,815	9,359	69.0%
Rent	4,286	0	4,286	0.0%
Expenses Total	44,460	23,640	20,820	53.2%
Gov Board Total	**44,460**	**23,640**	**20,820**	**53.2%**
Executive				
Expenses				
Compensation	1,171,821	993,639	178,181	84.8%
Contracts	15,000	0	15,000	0.0%
Other	44,535	21,011	23,524	47.2%
Expenses Total	1,231,356	1,014,650	216,706	82.4%
Executive Total	**1,231,356**	**1,014,650**	**216,706**	**82.4%**
Legal				
Expenses				
Compensation	556,368	488,304	68,064	87.8%
Contracts	85,000	6,174	78,826	7.3%
Other	24,737	17,235	7,502	69.7%
Expenses Total	666,105	511,713	154,392	76.8%
Legal Total	**666,105**	**511,713**	**154,392**	**76.8%**
Communications				
Expenses				

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

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Compensation	398,041	354,606	43,436	89.1%
Contracts	65,000	11,143	53,857	17.1%
Other	59,011	40,054	18,957	67.9%
Rent	147	0	147	
Expenses Total	522,200	405,802	116,397	77.7%
Communications Total	**522,200**	**405,802**	**116,397**	**77.7%**
Finance				
Revenue				
Financing	-	(595)	595	
Revenue Total	-	(595)	595	
Expenses				
Compensation	686,063	527,213	158,850	76.8%
Contracts	67,135	55,426	11,709	82.6%
Other	8,087	472	7,615	5.8%
Expenses Total	761,284	583,111	178,173	76.6%
Finance Total	**761,284**	**582,516**	**178,768**	**76.5%**
HR				
Expenses				
Compensation	302,352	231,425	70,927	76.5%
Contracts	51,850	53,898	(2,048)	103.9%
Other	80,028	49,154	30,874	61.4%
Expenses Total	434,230	334,477	99,753	77.0%
HR Total	**434,230**	**334,477**	**99,753**	**77.0%**
Agency Mgmt Total	**(4,784,366)**	**(5,334,767)**	**550,402**	**111.5%**
Permitting & Compliance				
Current Planning				
Revenue				
Fees for Service	(2,715,000)	(2,189,565)	(525,435)	80.6%
Other Revenue	-	(1,034)	1,034	
Revenue Total	(2,715,000)	(2,190,599)	(524,401)	80.7%
Expenses				

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

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Compensation	1,771,838	1,467,737	304,100	82.8%
Financing	49,087	48,354	733	98.5%
Contracts	431,000	220,084	210,916	51.1%
Other	13,445	4,806	8,639	35.7%
Admin & Overhead	834,713	654,317	180,395	78.4%
Expenses Total	3,100,082	2,395,298	704,783	77.3%
Current Planning Total	**385,082**	**204,699**	**180,382**	**53.2%**
Current Planning Reimbursed				
Revenue				
Fees for Service	(550,000)	(670,082)	120,082	121.8%
Revenue Total	(550,000)	(670,082)	120,082	121.8%
Expenses				
Contracts	550,000	255,692	294,308	46.5%
Expenses Total	550,000	255,692	294,308	46.5%
Current Planning Reimbursed Total	**-**	**(414,390)**	**414,390**	**#DIV/0!**
Code Enforcement				
Expenses				
Compensation	470,126	417,861	52,266	88.9%
Other	14,728	3,209	11,519	21.8%
Admin & Overhead	221,477	186,282	35,194	84.1%
Expenses Total	706,331	607,352	98,979	86.0%
Code Enforcement Total	**706,331**	**607,352**	**98,979**	**86.0%**
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	61,653	4,902	92.6%
Rent	4,823	0	4,823	0.0%
Expenses Total	148,642	124,776	23,866	83.9%

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

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Boat Crew Total	**24,642**	**776**	**23,866**	**3.2%**
Settlements				
Revenue				
Fees for Service	(150,000)	(133,334)	(16,666)	88.9%
Grants	(3,600)	(3,000)	(600)	83.3%
Revenue Total	(153,600)	(136,334)	(17,266)	88.8%
Expenses				
Contracts	120,000	94,000	26,000	78.3%
Other	20,600	12,877	7,723	62.5%
Expenses Total	140,600	106,877	33,723	76.0%
Settlements Total	**(13,000)**	**(29,457)**	**16,457**	**226.6%**
Legal - Direct or Disallowed				
Revenue				
Fees for Service	-	(55,740)	55,740	
Revenue Total	-	(55,740)	55,740	
Expenses				
Fees for Service	-	20,284	(20,284)	
Expenses Total	-	20,284	(20,284)	
Legal - Direct or Disallowed Total	**-**	**(35,457)**	**35,457**	
Shorezone				
Revenue				
Fees for Service	(374,541)	(271,669)	(102,872)	72.5%
Other Revenue	-	(30,840)	30,840	
Revenue Total	(374,541)	(302,509)	(72,032)	80.8%
Expenses				
Compensation	132,440	52,675	79,765	39.8%
Financing	11,133	4,794	6,340	43.1%
Contracts	125,000	33,958	91,042	27.2%
Other	15,264	10,040	5,225	65.8%
Rent	8,695	0	8,695	0.0%
Admin & Overhead	62,392	23,483	38,910	37.6%
Expenses Total	354,925	124,950	229,976	35.2%

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

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Shorezone Total	**(19,616)**	**(177,559)**	**157,944**	**905.2%**
Permitting & Compliance Total	**1,083,439**	**155,965**	**927,474**	**14.4%**
Envir. Imp.				
Env. Improv.				
Expenses				
Compensation	755,711	458,214	297,497	60.6%
Contracts	165,000	33,370	131,630	20.2%
Other	17,950	7,654	10,296	42.6%
Rent	2,500	988	1,512	39.5%
Expenses Total	941,161	500,226	440,935	53.1%
Env. Improv. Total	**941,161**	**500,226**	**440,935**	**53.1%**
Stormwater Planning Support				
Revenue				
Fees for Service	(71,840)	(59,337)	(12,503)	82.6%
Revenue Total	(71,840)	(59,337)	(12,503)	82.6%
Expenses				
Compensation	-	50,136	(50,136)	
Admin & Overhead	-	22,351	(22,351)	
Expenses Total	-	72,487	(72,487)	
Stormwater Planning Support Total	**(71,840)**	**13,150**	**(84,989)**	**-18.3%**
Envir. Imp. Total	**869,321**	**513,375**	**355,945**	
Regional Planning				
TMPO				
Expenses				
Compensation	275,194	117,923	157,271	42.9%
Contracts	94,686	12,408	82,278	13.1%
Other	15,672	20,538	(4,866)	131.1%
Expenses Total	385,551	150,869	234,682	39.1%
TMPO Total	**385,551**	**150,869**	**234,682**	**39.1%**

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

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Long Range Planning				
Expenses				
Compensation	549,694	599,231	(49,537)	109.0%
Contracts	148,500	62,524	85,977	42.1%
Other	13,241	4,053	9,188	30.6%
Rent	200	0	200	0.0%
Expenses Total	711,635	665,808	45,827	93.6%
Long Range Planning Total	**711,635**	**665,808**	**45,827**	**93.6%**
Regional Planning Total	**1,097,186**	**816,677**	**280,509**	**74.4%**
Science & Data and R&A				
Data Science and R&A				
Expenses				
Compensation	1,239,067	1,031,156	207,911	83.2%
Contracts	1,113,297	291,692	821,605	26.2%
Other	103,101	27,991	75,111	27.1%
Expenses Total	2,455,465	1,350,838	1,104,627	55.0%
Data Science and R&A Total	**2,455,465**	**1,350,838**	**1,104,627**	**55.0%**
Science & Data and R&A Total	**2,455,465**	**1,350,838**	**1,104,627**	**55.0%**
Infrastructure				
General Services				
Revenue				
Other Revenue	-	(100)	100	
Revenue Total	-	(100)	100	
Expenses				
Compensation	104,092	85,768	18,324	82.4%
Contracts	7,958	1,567	6,391	19.7%
Other	230,374	85,775	144,599	37.2%
Rent	688,980	574,150	114,830	83.3%
Expenses Total	1,031,404	747,261	284,144	72.5%
General Services Total	**1,031,404**	**747,161**	**284,244**	**72.4%**
IT				

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

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Expenses				
Contracts	322,515	215,689	106,827	66.9%
Other	285,000	243,511	41,489	85.4%
Expenses Total	607,515	459,199	148,316	75.6%
IT Total	**607,515**	**459,199**	**148,316**	**75.6%**
Infrastructure Total	**1,638,920**	**1,206,360**	**432,560**	**73.6%**
Other	**(1,712,152)**	**(1,238,166)**	**(473,986)**	**72.3%**