TAHOE REGIONAL PLANNING AGENCY

TRPA
PO Box 5310
128 Market Street
Stateline, NV 89449

STAFF REPORT

Date: September 16, 2026

To: TRPA Governing Board

From: TRPA Staff

Subject: August Financial Statements, Fiscal Year 2027 (FY 2027)

Summary and Staff Recommendation:
Through August 31, 2026, 2 months, or 17 percent of the fiscal year, is complete. Appropriations from both states have been invoiced and received. Planning fees are on pace with the prior year and the budget. Expenses are as expected, driven primarily by staff compensation and contracts. Staff recommends acceptance of the August 2026 Financial Statements for FY 2027.

Required Motion:
In order to accept the August 2026 Financials, the Board must make the following motion, based on the staff report:

1) A motion to accept the August 2026 Financial Statements.

In order for motion to pass, an affirmative vote of any eight Board members is required.

Fiscal Year-to-Date Revenues and Expenses
Through August, the agency recognized $9.3 million in revenue to date, representing 26 percent of the budget. Revenue was primarily driven by $8.0 million in state appropriations. All budgeted state appropriations were invoiced in July and received in August. $1.0 million in fee revenue was recognized. Fee revenue was driven by Planning fees, which account for $0.4 million and are at 15 percent of the budget. $0.2 million in other rent revenue and interest income are on plan for the fiscal year to date.

The agency incurred expenses of $2.0 million, representing 5 percent of the budget, in July and August. $1.4 million of Compensation is on track at 13 percent of the budget. Contracts and other costs of $0.5 million are slow to ramp as the Agency initiates the work plan.

Through August, the agency received $0.6 million in mitigation fees and made $0.1 million in mitigation disbursements.

Tahoe Regional Planning Agency

Fiscal YTD August 2026

Revenue	State & Local	Fees	Grants	Total
Fees for Service	6,690	986,980	0	993,669
Grants	0	2,325	20,730	23,055
State Revenue	7,968,000	0	0	7,968,000
Local Revenue	0	0	0	0
Rent Revenue	0	63,515	0	63,515
Other Revenue	155,149	7,134	0	162,283
Revenue Total	**8,129,839**	**1,174,784**	**20,730**	**9,325,353**
Expenses				
Compensation	810,970	322,858	238,281	1,372,108
Contracts	103,331	127,897	102,148	333,377
Financing	(140)	19,220	0	19,080
Other	62,685	64,164	4,729	131,577
Admin & Overhead	(221,085)	141,812	79,273	0
Expenses Total	**873,832**	**680,814**	**424,430**	**1,979,076**
Net	**7,256,007**	**493,970**	**(403,700)**	**7,346,277**

** Excludes mitigation funds*

Balance Sheet

As of August 31, 2026, the agency's net position is $37.3 million, an increase of $9.7 million compared to the last financial report, driven by state appropriation and FY 2026 Grant receipts. It is important to note that $26.4 million of cash and investments are held in trust.

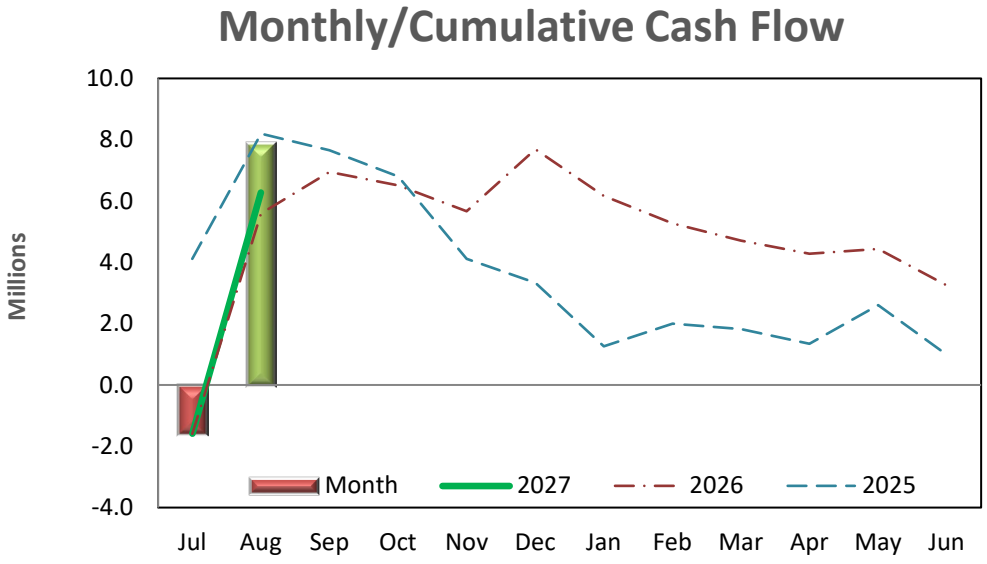
Tahoe Regional Planning Agency

Balance Sheet @ 8/31/2026

	TRPA	Grants	Trust	Total
Cash & Invest	16,510,790	11,926,588	26,404,708	54,842,085
A/R	273,589	1,213,984	19,457	1,507,031
Current Assets	430,326	11,815	0	442,141
LT Assets	8,116,423	0	0	8,116,423
Total Assets	25,331,128	13,152,387	26,424,165	64,907,680
				0
A/P	(157,803)	(4,001)	0	(161,804)
Benefits	87,869	0	0	87,869
Deferred Rev	12,902	8,285,723	0	8,298,625
Deposits	177,722	2,845	0	180,567
LT Debt	7,494,000	0	0	7,494,000
Mitigation	0	0	2,856,902	2,856,902
Securities	0	0	8,847,608	8,847,608
Total Liabilities	7,614,690	8,284,567	11,704,509	27,603,766
Net Position	17,716,439	4,867,820	14,719,656	37,303,914

Cash Flow

In August, the agency received $10.7 million in receipts, driven by state appropriations and grant invoice receipts. This was offset by $2.8 million in payroll and contract disbursement, including disbursement to finalize FY 2026. $346,500 in appropriations from the State of Nevada were passed along to TTD as budgeted. $6.3 million in cash has been generated fiscal year-to-date through August, which will be spent throughout the remainder of the fiscal year.



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.

Submitting Public Comment:

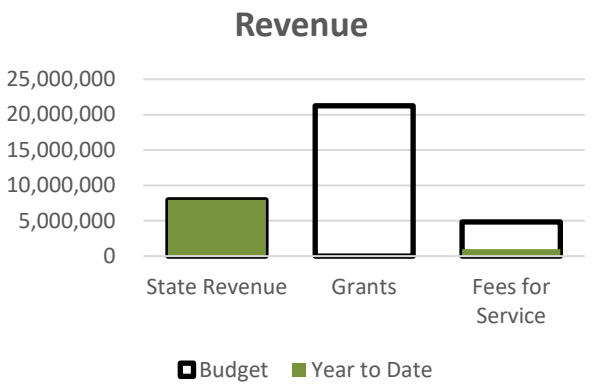
- Please submit written comments by 3 p.m. the day before the meeting.
- You may email comments to publiccomment@trpa.gov. Include meeting details and agenda item in the subject line or write "General Comment" for non-agenda items.
- You may also send by mail, fax to (775) 588-4527, or drop off in person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

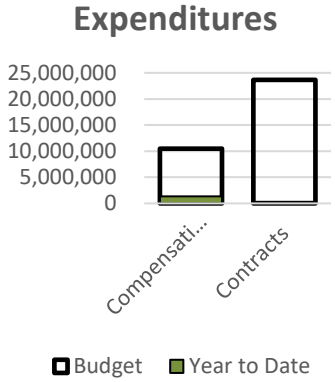
Attachment:
A. August 2026 Financial Statements

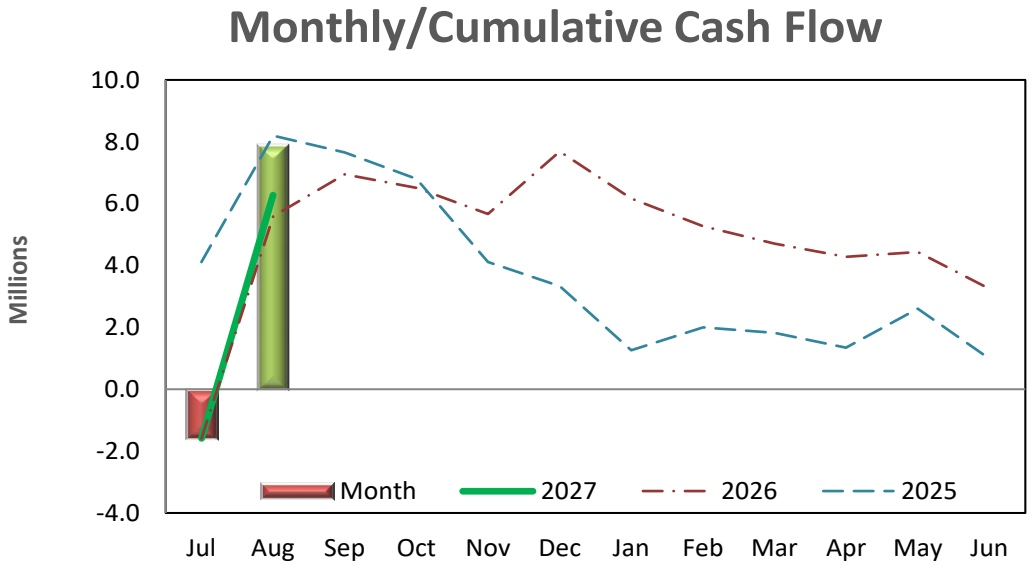
Attachment A

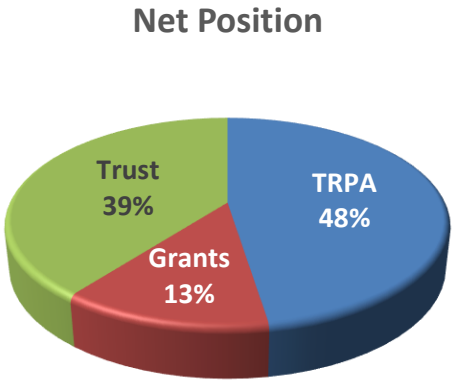
Tahoe Regional Planning Agency

Fiscal YTD August 2026









TRPA Current Planning Fees

2027 Fiscal Year-to-Date

	FY 2024	FY 2025	FY 2026	FY 2027	This year vs. Avg. Last 3
RESIDENTIAL	43,026	91,149	67,186	87,974	20,854
ENFORCEMNT	1,001	63,328	3,496	43,384	20,776
SHOREZONE	21,725	40,147	39,766	37,312	3,433
REVISIONS	21,113	72,819	27,868	26,671	(13,929)
OTHER_REV	70,510	30,000	71,200	25,100	(32,137)
TREE_RMVL	26,384	26,832	27,282	24,843	(1,990)
GENERAL	11,322	44,394	12,297	19,050	(3,621)
LAND_CHALL	8,552	13,035	10,652	17,776	7,030
FULL_SITE	23,737	20,724	11,538	17,233	(1,433)
SECURITIES	20,345	16,135	22,461	16,550	(3,097)
ALLOCATION	24,445	23,047	17,657	16,011	(5,705)
RECR_PUBLIC	23,132	21,747	5,825	8,341	(8,560)
COMMERCL_TA	16,522	14,704	18,291	7,863	(8,643)
QUAL_EXEMPT	1,576	4,199	6,328	5,592	1,558
IPES	4,432	9,344	2,212	5,420	91
SOILS_HYDRO	5,301	8,568	7,513	5,160	(1,967)
SUBDIV_EXIST	2,999		1,687	3,987	1,644
LAND_CAP	8,540	2,755	4,116	2,832	(2,305)
PRE-APP	1,539	2,132	2,665	2,805	693
MOORING	1,854	6,976	4,129	2,787	(1,533)
STD2	2,361	408	2,354	2,719	1,011
TRANS_DEV	1,668	867	3,540	2,711	686
VB_COVERAGE	6,272	1,525	1,643	2,606	(541)
LLADJ_ROW	1,510	6,602	3,536	1,653	(2,230)
HISTORIC	0	0	0	1,420	1,420
QE SHOREZONE	1,452	1,131	385	1,191	202
GRADING	1,123	5,310	3,185	1,092	(2,114)
CONSTR_EXT	1,117	2,182	891	612	(785)
PARTIAL_SITE	1,594	0	2,052	582	(633)
VB_USE	3,626	5,644	3,606	329	(3,963)
Totals	**363,481**	**537,235**	**386,059**	**391,118**	**(38,034)**

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

TRPA Totals*	Ann Budget	YTD	Remaining	% Spent
Revenue				
State Revenue	7,968,000	7,968,000	0	100%
Grants	21,256,345	23,055	21,233,289	0%
Fees for Service	4,816,719	993,669	3,823,049	21%
Local Revenue	150,000	0	150,000	0%
Rent Revenue	365,629	63,515	302,114	17%
TRPA Rent Revenue	688,980	114,830	574,150	17%
Other Revenue	1,082,691	162,283	920,408	15%
Revenue Total	**36,328,363**	**9,325,353**	**27,003,010**	**26%**
Expenses				
Compensation	10,510,679	1,372,108	9,138,572	13%
Contracts	23,652,992	333,377	23,319,615	1%
Financing	639,269	19,080	620,189	3%
Rent	759,381	122,934	636,448	16%
Other	1,348,775	131,577	1,217,197	10%
Admin & Overhead	(27,428)	(0)	(27,428)	0%
Expenses Total	**36,883,668**	**1,979,076**	**34,904,592**	**5%**
TRPA Net	**(555,305)**	**7,346,277**	(7,901,582)	

**excluding Mitigations*

Agency Mgmt	Ann Budget	YTD	Remaining	% Spent
Revenue				
Fees for Service	0	6,690	(6,690)	
Grants	64,000	2,325	61,675	4%
State Revenue	7,094,000	7,094,000	0	100%
Other Revenue	1,082,691	155,149	927,542	14%
Local Revenue	150,000	0	150,000	0%
Revenue Total	**8,390,691**	**7,258,164**	**1,132,527**	**87%**
Expenses				
Compensation	3,150,512	433,637	2,716,876	14%
Contracts	270,478	18,661	251,817	7%
Financing	232	(140)	372	-60%
Rent	4,433	975	3,458	22%
Other	393,920	49,303	344,617	13%
Expenses Total	**3,819,575**	**502,436**	**3,317,139**	**13%**
Agency Mgmt Net	**4,571,116**	**6,755,728**	**(2,184,612)**	

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

Permitting & Compliance	Ann Budget	YTD	Remaining	% Spent
Revenue				
Fees for Service	4,062,927	611,416	3,451,511	15%
Grants	3,600	0	3,600	0%
State Revenue	124,000	124,000	0	100%
Other Revenue	0	7,132	(7,132)	
Revenue Total	**4,190,527**	**742,548**	**3,447,979**	**18%**
Expenses				
Compensation	2,568,816	351,427	2,217,389	14%
Contracts	1,260,000	124,814	1,135,186	10%
Financing	71,529	11,163	60,366	16%
Other	118,699	11,424	107,275	10%
Admin & Overhead	1,168,512	138,789	1,029,723	12%
Expenses Total	**5,187,556**	**637,617**	**4,549,939**	**12%**
Permitting & Compliance Net	(997,029)	104,931	(1,101,960)	

Envir. Imp.	Ann Budget	YTD	Remaining	% Spent
Revenue				
Fees for Service	753,792	375,563	378,228	50%
Grants	12,688,095	0	12,688,095	0%
State Revenue	750,000	750,000	0	100%
Revenue Total	**14,191,887**	**1,125,563**	**13,066,324**	**8%**
Expenses				
Compensation	1,365,152	180,318	1,184,834	13%
Contracts	13,209,686	67,526	13,142,161	1%
Financing	19,000	8,057	10,943	42%
Rent	49,250	7,129	42,122	14%
Other	70,441	26,078	44,363	37%
Admin & Overhead	183,922	24,444	159,478	13%
Expenses Total	**14,897,451**	**313,552**	**14,583,899**	**2%**
Envir. Improvement Net	(705,564)	812,012	(1,517,576)	

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

Regional Planning	Ann Budget	YTD	Remaining	% Spent
Revenue				
Grants	8,048,585	20,730	8,027,855	0%
Fees for Service	0	0	0	
Other Revenue	0	0	0	
Revenue Total	**8,048,585**	**20,730**	**8,027,855**	**0%**
Expenses				
Compensation	2,084,316	236,708	1,847,608	11%
Contracts	6,674,166	37,805	6,636,361	1%
Rent	3,200	0	3,200	0%
Other	90,429	11,206	79,223	12%
Admin & Overhead	467,464	57,852	409,611	12%
Expenses Total	**9,319,574**	**343,571**	**8,976,003**	**4%**
Regional Planning Net	(1,270,989)	(322,841)	(948,148)	

Science & Data and R&A	Ann Budget	YTD	Remaining	% Spent
Revenue				
Grants	452,064	0	452,064	0%
State Revenue	0	0	0	
Revenue Total	**452,064**	**0**	**452,064**	**0%**
Expenses				
Compensation	1,183,554	155,805	1,027,749	13%
Contracts	1,838,946	53,165	1,785,781	3%
Other	54,655	1,051	53,604	2%
Admin & Overhead	4,323	525	3,798	
Expenses Total	**3,081,477**	**210,546**	**2,870,931**	**7%**
Science & Data and R&A Net	(2,629,413)	(210,546)	(2,418,867)	

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

	Ann Budget	YTD	Remaining	
Infrastructure				
Revenue				
Other Revenue	0	2	(2)	
Rent Revenue	365,629	63,515	302,114	17%
Revenue Total	**1,054,609**	**178,347**	**876,262**	**17%**
Expenses				
Compensation	107,879	14,213	93,666	13%
Contracts	399,715	31,406	368,309	8%
Financing	548,509	0	548,509	0%
Other	620,631	32,515	588,117	5%
Expenses Total	**2,365,714**	**192,964**	**2,172,750**	**8%**
Infrastructure Net	(1,311,106)	(14,617)		
Other				
Expenses				
Admin & Overhead	(1,851,649)	(221,610)	(1,630,039)	40%
Expenses Total	(1,851,649)	(221,610)	(1,630,039)	

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

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Agency Mgmt				
GF Revenue				
Revenue				
Fees for Service	-	(6,690)	6,690	
State Revenue	(7,094,000)	(7,094,000)	0	100.0%
Local Revenue	(150,000)	0	(150,000)	0.0%
Other Revenue	(1,082,691)	(155,149)	(927,542)	14.3%
Revenue Total	(8,326,691)	(7,255,839)	(1,070,852)	87.1%
GF Revenue Total	**(8,326,691)**	**(7,255,839)**	**(1,070,852)**	**87.1%**
Gov Board				
Expenses				
Contracts	-	715	(715)	
Other	39,510	3,713	35,797	9.4%
Rent	4,286	0	4,286	0.0%
Expenses Total	43,795	4,428	39,367	10.1%
Gov Board Total	**43,795**	**4,428**	**39,367**	**10.1%**
Executive				
Expenses				
Compensation	1,232,020	178,995	1,053,025	14.5%
Other	48,164	2,283	45,881	4.7%
Expenses Total	1,280,184	181,278	1,098,906	14.2%
Executive Total	**1,280,184**	**181,278**	**1,098,906**	**14.2%**
Legal				
Expenses				
Compensation	598,961	78,292	520,669	13.1%
Contracts	85,000	375	84,625	0.4%
Other	35,066	1,268	33,798	3.6%
Expenses Total	719,027	79,935	639,092	11.1%
Legal Total	**719,027**	**79,935**	**639,092**	**11.1%**
Communications				
Expenses				
Compensation	419,020	57,658	361,362	13.8%

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

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Contracts	65,000	0	65,000	0.0%
Other	85,640	5,202	80,438	6.1%
Rent	147	975	(828)	661.3%
Expenses Total	569,808	63,835	505,973	11.2%
Communications Total	**569,808**	**63,835**	**505,973**	**11.2%**
Finance				
Revenue				
Financing	-	(140)	140	
Revenue Total	-	(140)	140	
Expenses				
Compensation	588,770	82,503	506,267	14.0%
Contracts	68,478	8,735	59,743	12.8%
Other	8,201	350	7,851	4.3%
Expenses Total	665,448	91,588	573,860	13.8%
Finance Total	**665,448**	**91,448**	**574,000**	**13.7%**
HR				
Expenses				
Compensation	311,742	36,189	275,553	11.6%
Contracts	52,000	7,736	44,264	14.9%
Other	72,340	4,985	67,355	6.9%
Expenses Total	436,082	48,910	387,172	11.2%
HR Total	**436,082**	**48,910**	**387,172**	**11.2%**
Agency Mgmt Total	**(4,612,348)**	**(6,786,006)**	**2,173,657**	**147.1%**
Permitting & Compliance				
Current Planning				
Revenue				
Fees for Service	(2,958,871)	(468,486)	(2,490,385)	15.8%
Other Revenue	-	(0)	0	
Revenue Total	(2,958,871)	(468,486)	(2,490,385)	15.8%
Expenses				
Compensation	1,847,914	235,425	1,612,489	12.7%

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

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Financing	60,396	11,042	49,353	18.3%
Contracts	420,000	0	420,000	0.0%
Other	11,286	1,396	9,890	12.4%
Admin & Overhead	870,552	104,952	765,600	12.1%
Expenses Total	3,210,148	352,815	2,857,333	11.0%
Current Planning Total	**251,277**	**(115,671)**	**366,948**	**-46.0%**
Current Planning Reimbursed				
Revenue				
Fees for Service	(550,000)	(133,570)	(416,430)	24.3%
Revenue Total	(550,000)	(133,570)	(416,430)	24.3%
Expenses				
Contracts	550,000	103,314	446,686	18.8%
Expenses Total	550,000	103,314	446,686	18.8%
Current Planning Reimbursed Total	**-**	**(30,256)**	**30,256**	**#DIV/0!**
Code Enforcement				
Expenses				
Compensation	480,803	69,789	411,014	14.5%
Other	3,371	173	3,198	5.1%
Admin & Overhead	226,506	31,112	195,394	13.7%
Expenses Total	710,680	101,074	609,606	14.2%
Code Enforcement Total	**710,680**	**101,074**	**609,606**	**14.2%**
Boat Crew				
Revenue				
State Revenue	(124,000)	(124,000)	0	100.0%
Revenue Total	(124,000)	(124,000)	0	100.0%
Expenses				
Compensation	88,424	40,102	48,323	45.4%
Contracts	10,000	0	10,000	0.0%
Other	74,867	5,981	68,886	8.0%
Rent	4,823	0	4,823	0.0%
Expenses Total	178,114	46,083	132,032	25.9%

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

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Boat Crew Total	**54,114**	**(77,917)**	**132,032**	**-144.0%**
Legal - Direct or Disallowed				
Revenue				
Fees for Service	-	(2,565)	2,565	
Revenue Total	-	(2,565)	2,565	
Legal - Direct or Disallowed Total	**-**	**(2,565)**	**2,565**	**#DIV/0!**
Permitting & Compliance Total	**1,016,071**	**(125,335)**	**1,141,407**	**-12.3%**
Envir. Imp.				
Env. Improv.				
Revenue				
State Revenue	-	(375,000)	375,000	
Revenue Total	-	(375,000)	375,000	
Expenses				
Compensation	684,466	75,132	609,333	11.0%
Contracts	92,343	0	92,343	0.0%
Other	17,950	4,930	13,020	27.5%
Rent	2,500	0	2,500	0.0%
Expenses Total	797,259	80,062	717,197	10.0%
Env. Improv. Total	**797,259**	**(294,938)**	**1,092,197**	**-37.0%**
Envir. Imp. Total	**797,259**	**(294,938)**	**1,092,197**	
Regional Planning				
TMPO				
Expenses				
Compensation	124,407	7,221	117,186	5.8%
Contracts	87,311	8,823	78,488	10.1%
Other	31,362	10,477	20,884	33.4%
Expenses Total	243,079	26,521	216,559	10.9%
TMPO Total	**243,079**	**26,521**	**216,559**	**10.9%**
Long Range Planning				
Expenses				

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

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Compensation	531,593	50,407	481,186	9.5%
Contracts	482,449	0	482,449	0.0%
Other	13,668	356	13,311	2.6%
Rent	200	0	200	0.0%
Expenses Total	1,027,910	50,764	977,146	4.9%
Long Range Planning Total	**1,027,910**	**50,764**	**977,146**	**4.9%**
Regional Planning Total	**1,270,989**	**77,285**	**1,193,705**	**6.1%**
Science & Data and R&A				
Data Science and R&A				
Expenses				
Compensation	1,174,377	154,627	1,019,751	13.2%
Contracts	1,403,824	43,415	1,360,409	3.1%
Other	51,212	1,051	50,161	2.1%
Expenses Total	2,629,413	199,092	2,430,321	7.6%
Data Science and R&A Total	**2,629,413**	**199,092**	**2,430,321**	**7.6%**
Science & Data and R&A Total	**2,629,413**	**199,092**	**2,430,321**	**7.6%**
Infrastructure				
General Services				
Expenses				
Compensation	107,879	14,213	93,666	13.2%
Contracts	7,900	183	7,717	2.3%
Other	144,023	9,802	134,222	6.8%
Rent	688,980	114,830	574,150	16.7%
Expenses Total	948,782	139,028	809,755	14.7%
General Services Total	**948,782**	**139,028**	**809,755**	**14.7%**
IT				
Expenses				
Contracts	262,515	29,240	233,275	11.1%
Other	238,254	12,136	226,118	5.1%
Expenses Total	500,770	41,376	459,393	8.3%
IT Total	**500,770**	**41,376**	**459,393**	**8.3%**

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

Row Labels	Ann Budget	YTD	Remaining	Percent Spent
Building				
Revenue				
Other Revenue	-	(2)	2	
Rent Revenue	(365,629)	(63,515)	(302,114)	17.4%
TRPA Rent Revenue	(688,980)	(114,830)	(574,150)	16.7%
Revenue Total	(1,054,609)	(178,347)	(876,262)	16.9%
Expenses				
Financing	548,509	0	548,509	0.0%
Contracts	129,300	1,984	127,317	1.5%
Other	48,071	2,320	45,751	4.8%
Expenses Total	725,880	4,303	721,576	0.6%
Building Total	**(328,729)**	**(174,044)**	**(154,686)**	**52.9%**
Infrastructure Total	**1,120,823**	**6,360**	**1,114,463**	**0.6%**
Other	**(1,801,198)**	**(221,610)**	**(1,579,588)**	**12.3%**