



2025 DISTRICT BUDGET



VISION

Defines where we want to be in our future — Our horizon line.

A community-focused, sustainable, safe and well-run airport district, respected locally and nationwide.

MISSION

Defines what we do, where we serve and who we serve.

TTAD aims to provide safe, high-quality aviation services and facilities, reduce impact on our neighbors and the environment, invest in opportunities that increase community safety and provide sustained benefit to the entire Truckee Tahoe region.

CORE VALUES

Defines and drives the culture of our organization and what we focus on daily.

- Safety for all
- Regionally focused
- Responsible
- Innovative

GUIDING PRINCIPLES

Expands on core values and describes a set of principles that guide priorities and decision-making for the District.

- We adhere to high standards of safety, accountability, equitability and transparency.
- We care for and invest in our land, facilities, team and community.
- We maintain exclusive rights of airport land and facilities in perpetuity.
- We strive to make fair and equitable decisions with property taxes and user fees.
- We listen to and learn from all our partners, neighbors and constituencies.
- We are an industry leader in sustainable aviation innovation.

ECONOMIC VIABILITY

Operate a fiscally responsible District and contribute measurable community investments to the region.

Focus Areas

- Maintain Reserve Fund Balance
- Segregate Funds (Air/Land)
- Focus Funds; Airport Purpose
- Invest in Aviation STEAM
- Update Rent Studies
- Update Strategic Plan
- Develop Long Term Infrastructure Reinvestment Plan



OPERATIONAL EFFICIENCY

Effectively and safely operate the District.

Focus Areas

- Apron A2 Reconstruction
- Hangar Revitalization Program
- Develop Hangar Reservation System
- Fly Safe & Fly Quiet Programs
- Update PMCDs
- Team Training
- Point of Sale Software Update

NATURAL RESOURCE CONSERVATION

Commit to climate-resilient practices and act to preserve and enhance the natural environment.

Focus Areas

- Maintain Blended Sustainable Aviation Fuel (SAF) Only Jet Fuel Sales
- Transition to Unleaded Avgas
- Climate Transformation Alliance Programs
- Develop Net Zero Goals & Reporting
- Waddle Ranch Lands Management

SOCIAL RESPONSIBILITY

Work to be a good neighbor and community partner for District and community outcomes.

Focus Areas

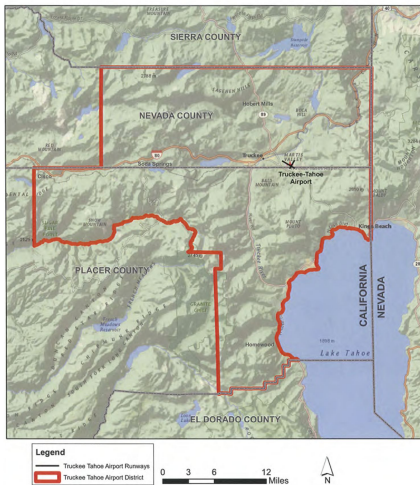
- Fly Safe/ Fly Quiet / Fly SAF Focus
- Aviation STEAM Focus
- Community Communication Engagement
- Community Wildfire Mitigation Focus
- Promote Crosswind Runway Use

HISTORY AND STATS

TTAD has operated for 65 years. Aviation in the region started in 1933 when an airstrip was cleared near the current agricultural inspection station on I-80, east of Truckee to create an emergency landing runway for the Trans-Sierra airmail route between San Francisco and Salt Lake City. TTAD was created by a vote of the District electorate in 1958 in accordance with the California Airport Districts Act. A new terminal building was built in 2012 including a pilot lounge, a pilot kitchen, a flight planning room, public meeting rooms, a customer service desk and café. The District added a contract control tower in 2017 and Automatic Dependent Surveillance–Broadcast (ADS–B) system in 2020. ADS-B is an advanced surveillance technology that combines an aircraft’s positioning source, aircraft avionics, and a ground infrastructure to create an accurate surveillance interface between aircraft and Air Traffic Control.



CALIFORNIA SPECIAL DISTRICT



Location and Operational Structure

Truckee Tahoe Airport, nestled in the Sierra Nevada mountains, is a public airport designated by the Federal Aviation Administration (FAA) and governed by the Truckee Tahoe Airport District (TTAD). The District, spanning parts of Nevada and Placer Counties, manages the airport with oversight from a publicly elected five-member Board of Directors. Located about two miles southeast of Truckee, California, and seven miles north of Lake Tahoe, the airport serves as a vital hub for general aviation.

Safety and Services

The elevation of the airport is 5,900 feet and is surrounded by mountainous terrain. Safety is the top priority! The District plays a vital role in providing weather information, navigation assistance, emergency landing facilities, as well as support facilities for emergency medical, fire, and search-and-rescue services. The airport FAA identifier code is “TRK” or “KTRK.”

Aviation Infrastructure

Aviation infrastructure at the airport includes two asphalt runways – 11/29 which is 7,000 by 100 feet and 2/20 which is 4,650 by 75 feet – a Non-Federal Contract Air Traffic Control Tower, and an ADS-B ground station network. TTAD manages just over 200 hangars for a range of airplanes.



Fly Safe

We are the only airport in the US to partner with the FAA WINGS flying safety program. This program incentivizes pilots to participate in a continuing education and pilot proficiency approach to flying.



Fly Quiet

Along with a commitment to safety, we work to be a good neighbor, implementing strategies to minimize impacts of flight operations. We work with neighbors, pilots, and flight departments to find the best solutions for all of our community members.



Fly SAF

Sustainable Aviation Fuel (SAF) is a mix of bio-based fuel and petroleum jet fuel. It results in a 23% reduction in life cycle green house gas emissions, and a substantial decrease in particulate matter when burned. Truckee Tahoe Airport is pioneering this sector for general aviation as the only airport in the US to offer only SAF.

ABOUT THE TRUCKEE TAHOE AIRPORT

Governance

TTAD is a bi-county Independent Special District (one of nine Special Airport Districts in California). The District is operated by a professional staff of approximately 25 with oversight by a Board of five publicly elected members from Nevada and Placer Counties.

Under the auspices of the California Airport District Act, the District is bound by the provisions of the Brown Act. The Ralph M. Brown Act is a California law that guarantees the public's right to attend and participate in meetings of local legislative bodies. TTAD's Board of Directors typically holds public meetings in the Airport Terminal building, Board Room-A on the 4th Wednesday of each month at 4:30 p.m.

Funding

As a Special District, the District receives revenues from three distinct sources:

- 1) Fees: The District operates as an 'enterprise district,' meaning that it provides services and has the ability to charge fees for those services. Operating revenues received by the District include receipts for fuel sales, landing fees, hangar rentals, concessions, and revenues from other business leases.
- 2) Property Taxes: The District receives a portion of the property taxes collected from parcels within the District's boundaries, which includes portions of both Nevada and Placer Counties.
- 3) Grants: The District applies for grant funding from the FAA for airport related capital projects and pavement maintenance expenses. To a lesser degree, grant funding is also available from the California Department of Transportation's Division of Aeronautics.

Financial Management and Grant Assurance Requirements

The District Board of Directors typically approves the annual budget before the end of the calendar year. The District's fiscal year runs from January 1 through December 31. Each year the District's financial records are subject to an audit by an independent auditor. In addition to the financial statements for each year, the reports contain the auditor's opinion letter and a "management's discussion and analysis" section that contains financial highlights, operational highlights, financial analysis and a discussion of economic factors and budgeting. As a FAA designated General Aviation public airport, the District has routinely applied for and accepted airport infrastructure program (AIP) funding grants from the FAA, which also creates obligations or Grant Assurances for the District. There are approximately 2,800 federally obligated airports in the United States.

Community Giving

The District is unique in many ways. One of which is the continuous commitment to providing community benefits. Serving the community has taken many forms over the years, such as:

- Funding wildfire mitigation and fuels reduction with local fire districts.
- Offering meeting rooms.
- Implementing a robust open space and forest health program.
- Providing Aviation related Science, Technology, Engineering, Art and Mathematics (STEAM) resources for local non-profit organizations and schools.
- Supporting Young Eagles and Civil Air Patrol programs.
- Allocating funds for regional workforce housing programs.

SUMMARY
OPERATING
BUDGET
FINAL



The Truckee Tahoe Airport District is a proud member of the Climate Transformation Alliance and works collectively with other regional partners to promote climate change.

[LEAN MORE](#)

	Forecasted 2024 Budget	Original 2024 Budget	\$ +/- Forecast 2024	% +/- to Forecast 2024	Budget 2025
Fixed Based Operation (FBO) Revenues	6,103,651.03	6,665,010.54	(8,128.12)	-0.3%	6,085,522.91
Hangar Rental Revenue	2,098,101.46	2,068,065.01	208,173.29	9.9%	2,306,274.75
Other Business Leasing Rental Revenue	665,414.30	620,571.82	18,184.09	2.7%	683,598.39
Warehouse Revenue	315,949.92	314,141.28	1,118.42	0.4%	317,068.34
Other Revenue	2,888,087.27	170,000.00	(2,488,087.27)	-86.2%	400,000.00
FAA AIP Grant Revenue	66,186.00	-	1,333,814.00	2015.3%	1,400,000.00
Airport Operating Revenue	12,137,389.98	9,837,788.65	(944,925.58)	-7.8%	11,192,464.40
Nevada County Property Tax	2,929,009.00	2,779,921.00	145,991.00	5.0%	3,075,000.00
Placer County Property Tax	6,505,132.98	5,922,717.08	194,867.02	3.0%	6,700,000.00
Property Tax Revenue	9,434,141.98	8,702,638.08	340,858.02	3.6%	9,775,000.00
Total Revenue	21,571,531.96	18,540,426.73	(604,067.56)	-2.8%	20,967,464.40
Payroll	4,562,549.24	4,916,660.73	664,330.07	14.6%	5,226,879.31
Cost of Goods Sold	3,166,476.53	3,412,287.82	(100,541.95)	-3.2%	3,065,934.59
Operating Expenses - Airport	4,709,175.46	4,861,679.48	572,072.69	12.1%	5,281,248.15
Operating Expenses - Community Benefit	3,778,477.84	5,027,336.00	(910,477.84)	-24.1%	2,868,000.00
Repair & Maintenance Expenses	3,069,223.76	980,000.00	(2,164,223.76)	-70.5%	905,000.00
Total Expenses	19,285,902.83	19,197,964.02	(1,938,840.78)	-10.1%	17,347,062.04
*EBITDA	2,285,629.13	(657,537.29)	1,334,773.22	58.4%	3,620,402.35
Depreciation	2,558,332.33	2,500,000.00	41,667.67	1.6%	2,600,000.00
Net Income from Operating Activities	(5,928,367.34)	(6,832,839.37)	41,769.69	0.7%	(5,886,597.65)
Net Income from Property Tax	5,655,664.14	3,675,302.08	1,251,335.86	22.1%	6,907,000.00
Total Net Income	(272,703.20)	(3,157,537.29)	1,293,105.55	474.2%	1,020,402.35
*Earnings Before Interest, Taxes, Depreciation & Amortization					
12/31/23 Ending Cash	11,949,151.00				10,446,238.51
Operating cash (Rev - Exp, no Prop Tax \$ or Comm Bene)	(5,994,553.34)				(7,286,597.65)
Capital & Replacement Reserve Expenses	(1,230,209.29)				(4,065,500.00)
AIP Grant Revenue	66,186.00				1,400,000.00
2024 Property Tax Revenue	9,434,141.98				9,775,000.00
2024 Comm Benefit Expenses	(3,778,477.84)				(2,868,000.00)
12/31/24 Estimated Ending Cash	10,446,238.51				7,401,140.86
			1/1/25 Estimated Beginning Cash		
			Operating cash (Rev - Exp, no Prop Tax \$ or Comm Bene)		
			Capital & Replacement Reserve Expenses		
			AIP/AIG Grant Revenue		
			2025 Property Tax Revenue		
			2025 Comm Benefit Expenses		
			12/31/25 Estimated Ending Cash		

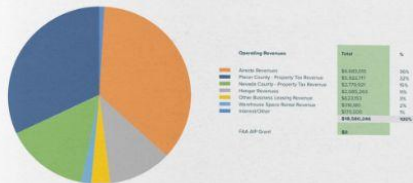
2025

CAPITAL OUTLAY

Asset Request Description	Asset Category	2025
North East Quadrant Facility	Development Fund	50,000.00
Aviation/STEAM Classroom	Development Fund	75,000.00
Apron A2 Project	Development Fund	3,326,500.00
Ponderosa Golf Course Irrigation	Development Fund	50,000.00
Warehouse Trash Receptacle	Development Fund	100,000.00
CAT 950 Loader EPA Tier 4	Replacement Reserve	84,000.00
New ADA Compliant Truckee Tahoe Airport Website	Replacement Reserve	150,000.00
Hangar Revitalization Annual Capital	Replacement Reserve	200,000.00
Density Altitude Sign	Replacement Reserve	30,000.00
Total		\$4,065,500.00



TRUCKEE TAHOE AIRPORT



ABOUT THE TRUCKEE TAHOE AIRPORT

The district plays a vital role in providing weather information, navigational assistance, emergency landing facilities, as well as emergency medical, fire, search and rescue services as well as disaster relief recovery programs for our guests. We are also the base for firefighting aircraft and Caribair's EMS flights, to which many lives and property have been saved because the airport facilities support emergency response times.



COMMUNITY PARTNERSHIPS

- Community Relationships: 2020-2022
- Community Relationships: 2023-2025
- Working Relationships & Contact by Service Area - 2023-2025

SIERRA COUNTY PROPERTY TAX ALLOCATION

As shown by the allocation to PFD.

PLACER COUNTY PROPERTY TAX ALLOCATION

As shown by the allocation to PFD.

	2024 Actual	2024 Budget	2024 Variance	2025 Budget	2025 Variance
Operating Revenues					
Aircraft Revenue	\$4,082,370	\$4,082,370	\$0	\$4,082,370	\$0
Placer County - Property Tax Revenue	\$2,822,211	\$2,822,211	\$0	\$2,822,211	\$0
Sierra County - Property Tax Revenue	\$2,770,120	\$2,770,120	\$0	\$2,770,120	\$0
Household Services	\$2,000,000	\$2,000,000	\$0	\$2,000,000	\$0
Other (Aircraft, Landing, Board)	\$1,212,175	\$1,212,175	\$0	\$1,212,175	\$0
Statewide Airport Rental Revenue	\$300,000	\$300,000	\$0	\$300,000	\$0
Interest/Other	\$175,000	\$175,000	\$0	\$175,000	\$0
Total	\$11,362,076	\$11,362,076	\$0	\$11,362,076	\$0
Operating Expenses					
Personnel	\$5,500,000	\$5,500,000	\$0	\$5,500,000	\$0
Travel	\$1,000,000	\$1,000,000	\$0	\$1,000,000	\$0
Repairs	\$1,500,000	\$1,500,000	\$0	\$1,500,000	\$0
Utilities	\$1,200,000	\$1,200,000	\$0	\$1,200,000	\$0
Depreciation	\$1,000,000	\$1,000,000	\$0	\$1,000,000	\$0
Insurance	\$1,000,000	\$1,000,000	\$0	\$1,000,000	\$0
Professional Fees	\$1,000,000	\$1,000,000	\$0	\$1,000,000	\$0
Other	\$1,000,000	\$1,000,000	\$0	\$1,000,000	\$0
Total	\$11,362,076	\$11,362,076	\$0	\$11,362,076	\$0

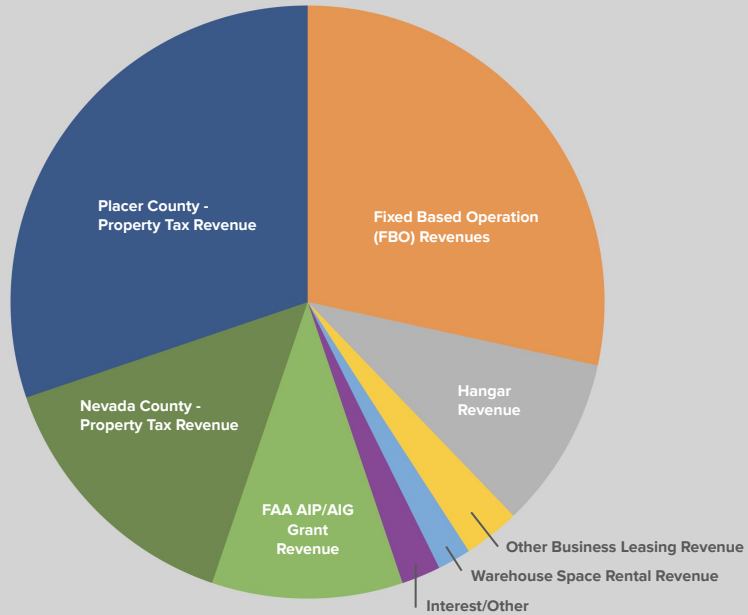
TRUCKEE TAHOE AIRPORT DISTRICT DETAIL OPERATING BUDGET

2025

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2025 OPERATING REVENUE

\$20,967,464

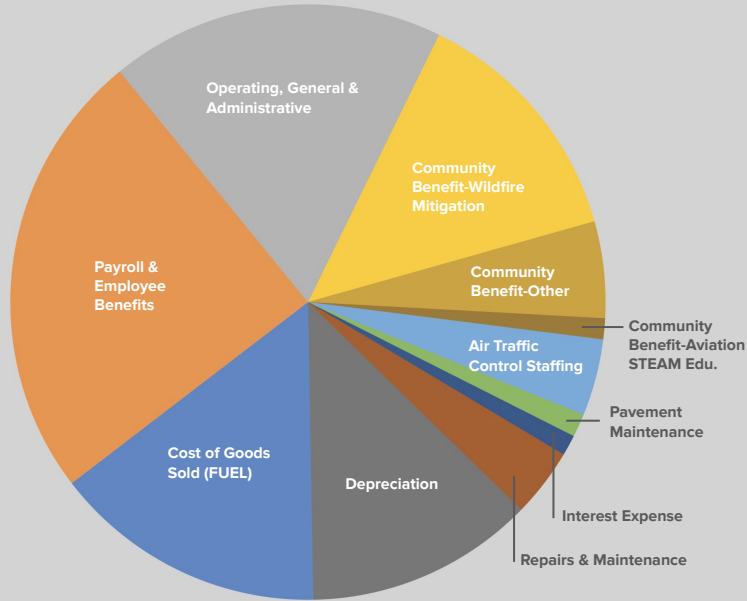


Operating Revenues

	Total	%
Fixed Based Operation (FBO) Revenues	\$6,085,522.91	29%
Hangar Rental Revenue	\$2,306,274.75	11%
Other Business Leasing Rental Revenue	\$683,598.39	2%
Warehouse Revenue	\$317,068.34	2%
Other Revenue	\$400,000.00	2%
FAA AIP/AIG Grant Revenue	\$1,400,000.00	7%
Nevada County Property Tax	\$3,075,000.00	15%
Placer County Property Tax	\$6,700,000.00	32%
Total Revenue	\$20,967,464.40	100%

2025 BUDGETED OPERATING EXPENSES

\$ 19,947,062



Operating Expense	Total	%
Cost of Goods Sold (Fuel)	\$ 3,065,934.59	15%
Payroll & Employee Benefits	\$ 5,226,879.31	26%
Operating, General & Administrative	\$ 4,086,870.00	20%
Community Benefit-Wildfire Mitigation	\$ 2,000,000.00	10%
Community Benefit-Aviation STEAM Edu.	\$ 100,000.00	1%
Community Benefit-Other	\$ 768,000.00	4%
Air Traffic Control Staffing	\$ 1,000,000.00	5%
Pavement Maintenance	\$ 150,000.00	1%
Interest Expense	\$ 194,378.15	1%
Repairs & Maintenance	\$ 755,000.00	4%
Depreciation	\$ 2,600,000.00	13%
Total	\$ 19,947,062.04	100%

BUDGET REFERENCE

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Airside Operating Revenue

- 100LL Fuel-budgeted 100,000 gallons at average retail price of \$6.64/gallon
- Jet A/SAF Fuel-budgeted 500,000 gallons at average retail price of \$7.60/gallon
- 100% Sustainable Aviation Jet Fuel (SAF) Blended 70%/30%

2

Hangar Lease Revenue

- 1.6% CPI effective 1/1/2025
- T Hangars @ \$0.474/sq ft
- Executive Hangars @ \$0.5718/sq ft
- Super Exec Hangars @ \$3404.00/month
- End Caps- 1 rented for aero use, 5 vacant (Sept 24), 2 TTAD Use, 2 non aero use
- 5% turnover rate built into revenues
- Electricity charge for those who are not individually metered @ \$35/month Executive & \$25/month T Hangar

3

Other Business Lease Revenue

- Warehouse Office Building (WOB) Leases-1.6% CPI effective 1/1/25
 - Clear Capital/Lift, Avis/Budget, Enterprise & Go Rentals
- Other Business Leases/Commercial Operating Permits-1.6% CPI effective 1/1/25
 - Careflight, Sierra Aero, Surf Air, Red Truck, Container Farm, Mountain Lion
- Common Area Maintenance Revenue from leaseholders

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Other Revenue

- Interest income from Local Agency Investment Fund and Wells Fargo Long Term Investments (CD's)
- Gain/Loss on Sale/Disposal of equipment
- Property Tax Nevada County-estimated 5% increase from 2024
- Property Tax Placer County-estimated 5% increase from 2024
- Notation: \$300,000.00 in AIP Grant Funding FY 2025, \$1,175,000 for AIG Grant Funding for Apron A2 Project (parking circles/ramp in front of Unicorn)

BUDGET REFERENCE

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Warehouse Lease Revenue

- 6 Warehouse Leases
 - Design Bar-1.6% CPI effective 1/1/25
 - Mountain Home Center-1.6% CPI effective 1/1/25
 - Truckee Roundhouse (has two units)
 - Tahoe Food Hub
 - Sierra Community House

6

Cost of Goods Sold

- 100 LL Cost 83%
- Jet A/SAF Cost 72%

7

Payroll & Employee Benefits

- Full Time Equivalent Employees (27) and seasonal winter (2), summer (4) O&M employees and on call O&M (2)
3% COLA & 3% Merit salary increases, average budgeted
- Increased PERS employer rate (7/1) and increased 457 Employer match from 7% to 8% = additional \$32k annually
- Employer Medicare & Social Security payroll taxes
- Unemployment fees from seasonal workers
- Employee health insurance proposed increase of 15% (possibly as low as 10%) with a Policy Renewal date 1/1/2025, open enrollment early December. Dental insurance increase of 4%, Vision static and Life 12.1% increase.
- Workers Compensation coverage
- Training & Education – flight currencies, cell phone allowance, car allowance & CalPERS eligible uniforms (Classic members only)

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Operating, General & Administrative Expense

- AvCom Safety
- Insurance (assuming similar property insurance rates to 2024)
- Operations Monitoring
- Control Tower
- PR, Media/Ads, website admin
- Community Benefit- \$2,868,000
 - Airshow-\$20,000
 - Aviation/STEAM Partnerships-\$100,000
 - Housing-Housing Joint Power Authority (JPA)-\$100,000
 - Transportation-\$100,000
 - Contract for Services (Boys & Girls Club) -\$98,000
 - Wildfire Mitigation -\$2,000,000
 - Fly Quiet/Fly Safe Initiatives -\$150,000
 - Non-Airport Expenses (Lands Management, etc.)-\$200,000
 - Pilot Events-\$100,000
- Utilities
- Interest Expense (included with Other Expense)-\$194,378 Exec Hangar Loan Interest

9

Repairs & Maintenance Expense

- Vehicle & Equipment R&M
- Facilities Maintenance (Non-Capital)
 - Pavement
 - Hangars
 - OBL
 - Warehouse
 - Terminal
 - Maintenance Buildings
 - Tower/Standby Equip/Fuel Farm
- Fire Suppression & Prevention, Haz Mat
- Lands Management (airfield only)
- Airfield Lighting & Signage

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