

Truckee Tahoe Airport District

Budget Draft
2026

9.24.2025



2026 Strategic Plan Priorities Summary

- Strategic Initiatives + Water System & Solar Studies
- Implement Rent Study Results (Airside/Landside)
- Update PI311
- Explore Mutual Support Agreements
- Maintain Reserves

-Rightsized Safety Programs to General Aviation

- Field New ASOCS Program
- STEAM Facility & Programs
- Reenvisioned Airshow
- Hangar Revitalization Program
- Facility Maintenance Focus
- Fly SAFE/Fly Quiet/Fly SAF Focus
- Decommission Old Beacons & Towers

ECONOMIC RESPONSIBILITY

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

NATURAL RESOURCE CONSERVATION

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



OPERATIONAL EFFICIENCY

Effectively and safely operate the District.

SOCIAL RESPONSIBILITY

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

Support Climate Transformation Programs
Build Upon GHG Scope 1-3 Studies & Results
Continue Electrification of Fleet Vehicles
Prioritize Lands Management Programs

-Strengthen Fly Quiet / Fly SAFE Programs
-Strengthen Community Communication for Strategic Initiatives: Fly SAFE/Fly Quiet/Fly SAF/STEAM/Wildfire Mitigation/Solar

Truckee Tahoe Airport District

2026 Budget Drivers

Net changes - 2025 Forecast to Proposed 2026 Budget

Revenues

Net change '25 Forecast to '26 Budget	\$	1,183,093
40002 - Jet A/SAF Sales	\$	137,957
Account looks low due to the 2025 change in accounting method for SAF. In 2026 only recording TTAD portion of fuel - there is no COGS		
Total - 41000 - Revenue-Hangars	\$	292,831
Increase in all hangar lease revenue estimated at 20% increase starting 3.1.26		
42004 - JSX/Surf Air Lease Revenue	\$	49,545
Revenue for JSX leased ticketing/security/waiting areas. Increaed over Surf Air		
Total - 42000 - Revenue-Other Leases	\$	27,896
Estimating 2% CPI increase all leases with exception of Lift at 5% starting 8.1.26		
43001 - Interest Income - Investments	\$	147,124
Change in management of money - sweep accounts on Wells accounts and additional funds moved to CalClass as soon as available		
43002 - Gain/Loss on Sale/Disposal of Surplus	\$	98,000
Disposal of Cat Grader - being replaced in Capital budget		
43007 - State Operating Grants	\$	100,000
Allocation of CalFire 5 year project grant		
Misc & JSX	\$	329,740
Additional revenues from landding fees, ramp fees, JSX, services, parking, 100LL		

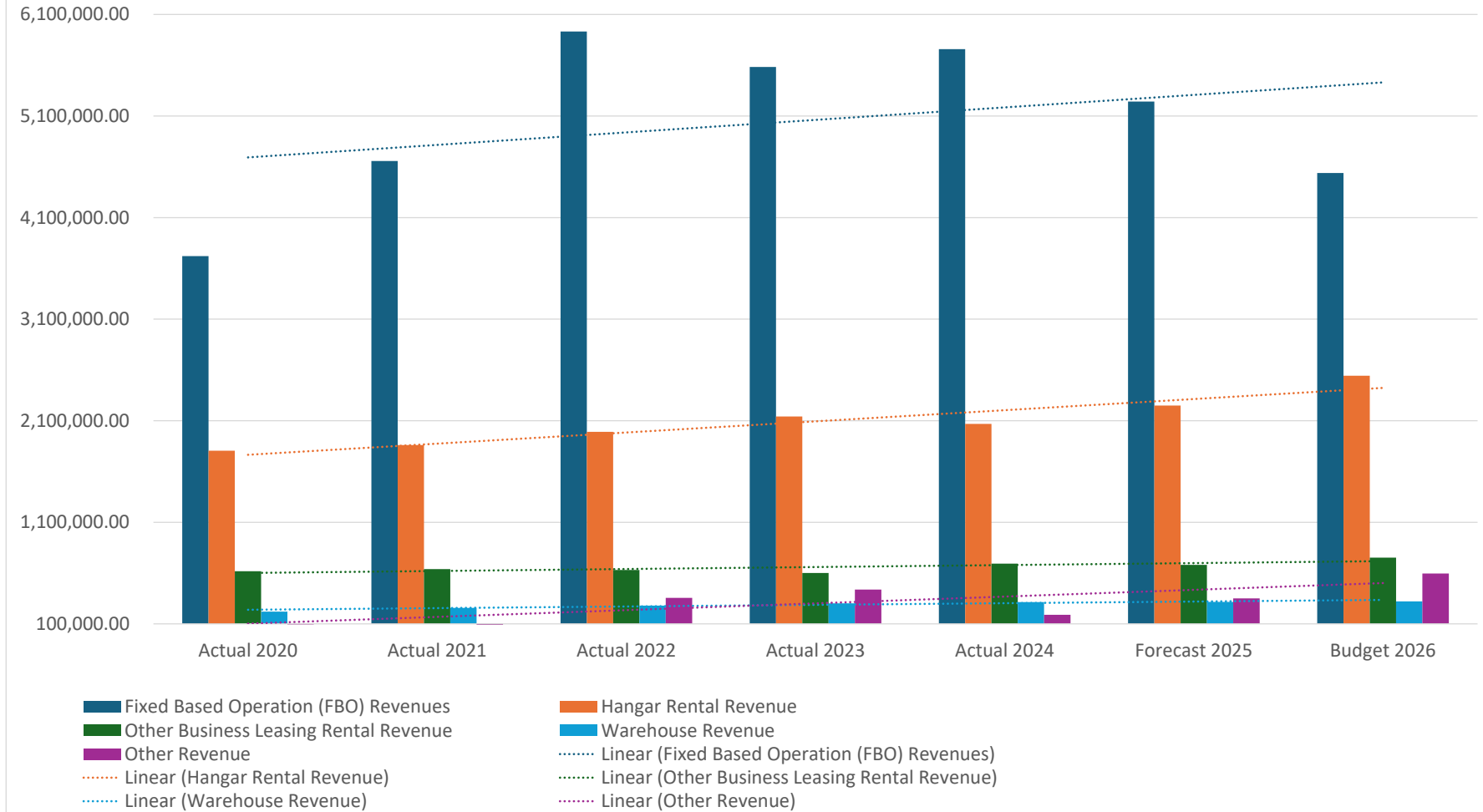
Expenses

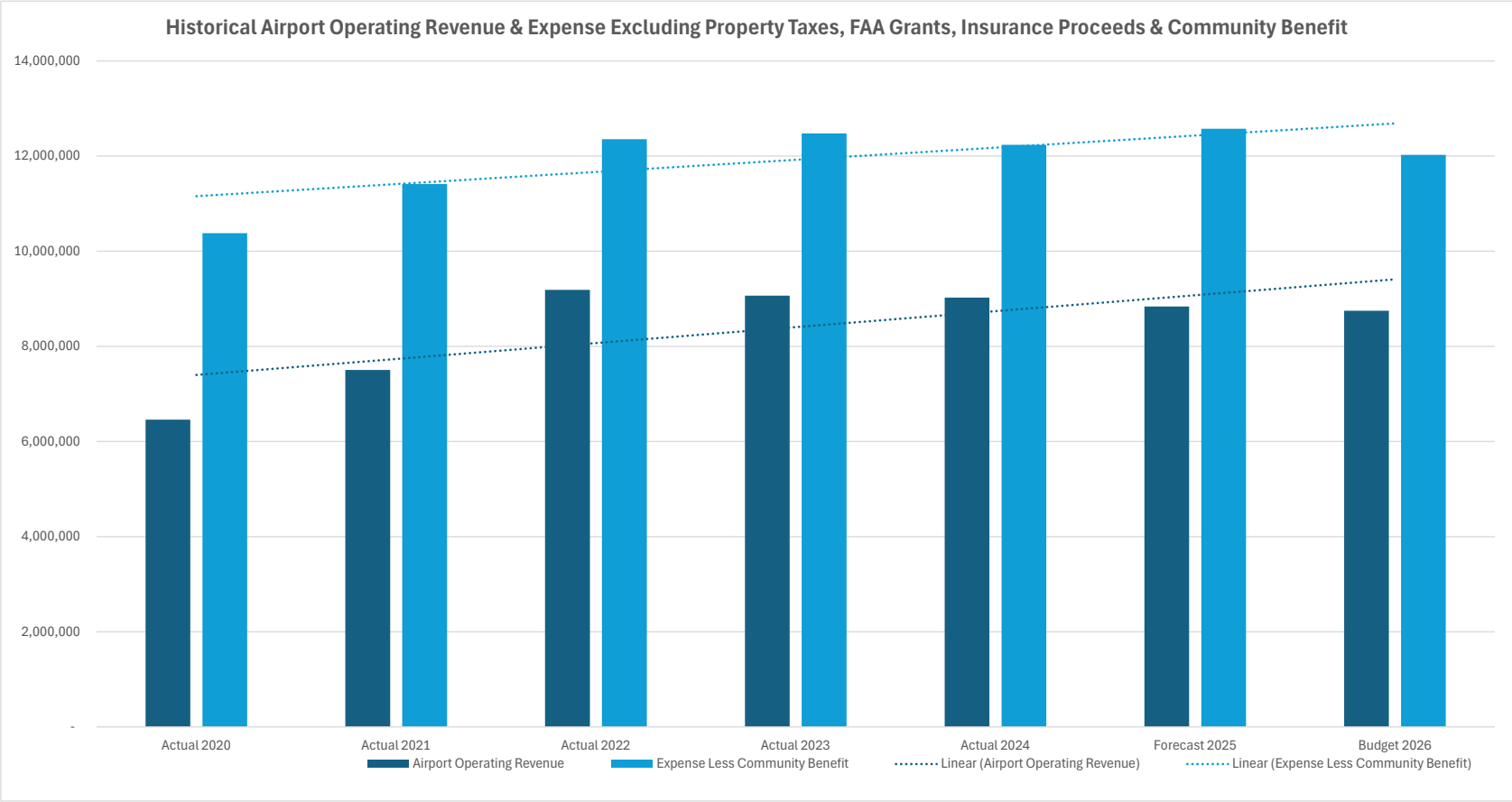
Net change '25 Forecast to '26 Budget excluding Community Benefit	\$	622,476
60000 - Wages, Tax and Employee Benefits		
CalPers, 457b and Medical benefits budgeted on full participation while forecast showing less than full	\$	177,917
Balance of increase is 2% estimated CPI adjustment, COLA adjustment, vacation, sick accrual, taxes	\$	97,704
72023 - Recruiting/Pre-Empl/Drug Screen	\$	(48,391)
Bugdgeting for very low turnover		
72028 - Property Insurance	\$	(232,475)
New policies for Liability, Property and ancillary packages will renew 7.1.26 - assuming 7% increase over '25. Lower than forecast due to mid policy needed at higher rates 24/25 due to claim		
72057 - Interest Expense	\$	266,209
Interest for Hangar loan, and new A2 loan		
Misc Balance	\$	361,512
Increases to legal, R&M, Director medical, communications, flight tracking, hardware, engineering, studies & plans, etc		
Net Change	\$	560,617
73000 - Community Benefit	\$	2,617,529
Increase due to proposed options: airshow, library, solar field, fire mitigation		
Net Change including Community Benefit	\$	(2,056,911)

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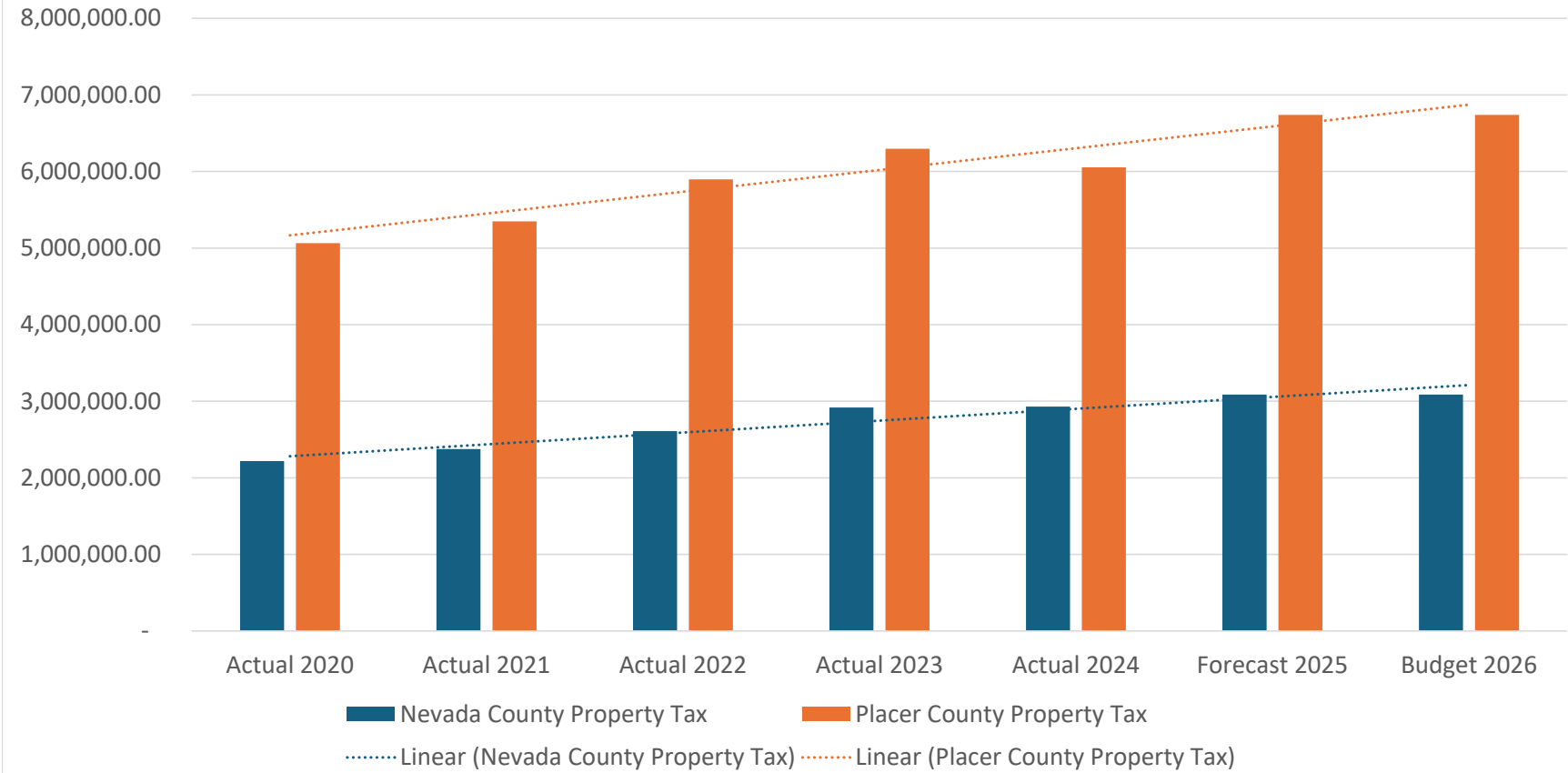
	2025 Forecast	2025 Budget	2026 Budget	Increase/Decrease Actual 2025 vs. Budget 2026	Increase/Decrease Actual 2025 vs. Budget 2026
Revenues - FBO	5,241,900	6,100,523	4,538,463	(703,437)	-13.4%
Hangar Rental Revenue	2,249,956	2,291,275	2,542,788	292,831	13.0%
Other Leasing Revenue	995,715	1,000,667	1,073,157	77,441	7.8%
Other Revenue	350,851	400,000	595,975	245,124	69.9%
Grant Revenue	12,000	1,400,000	112,000	100,000	833.3%
Airport Operating Revenue	8,850,423	11,192,464	8,862,382	11,959	0.1%
 Property Tax Revenue	 9,824,549	 9,775,000	 9,824,549	 -	 0.0%
 Cost of Goods Sold	 1,770,934	 3,065,935	 599,800	 (1,171,134)	 -66.1%
 Net Revenue	 16,904,038	 17,901,530	 18,087,131	 1,183,093	 7.0%
 Payroll	 4,989,057	 5,226,880	 5,264,678	 275,620	 5.5%
Operating Expenses Airport	5,440,872	5,793,247	5,771,699	330,827	6.1%
Repair & Maintenance Expenses	359,872	393,000	387,900	28,029	7.8%
Grant Expense	12,000	-	-	(12,000)	-100.0%
 Total Expenses	 10,801,801	 11,413,127	 11,424,277	 622,476	 5.8%
 Operations Net Income	 6,102,236	 6,488,402	 6,662,854	 560,617	 9.2%
 Community Benefit Expenses	 2,420,471	 2,868,000	 5,038,000	 2,617,529	 108.1%
 EBITDA	 3,681,765	 3,620,402	 1,624,854	 (2,056,911)	 -55.9%
 Depreciation	2,600,000	2,600,000	2,600,000	-	0.0%
 Operating Net Income	1,081,765	1,020,402	(975,146)	(2,056,911)	-190.1%
 Reserve Expenses	-	-	576,357	576,357	#DIV/0!
 Net Income (Loss) Including Reserves & Depreciation	 1,081,765	 1,020,402	 (1,551,504)	 (2,633,269)	 -243.4%

TTAD Airport Historical Revenues

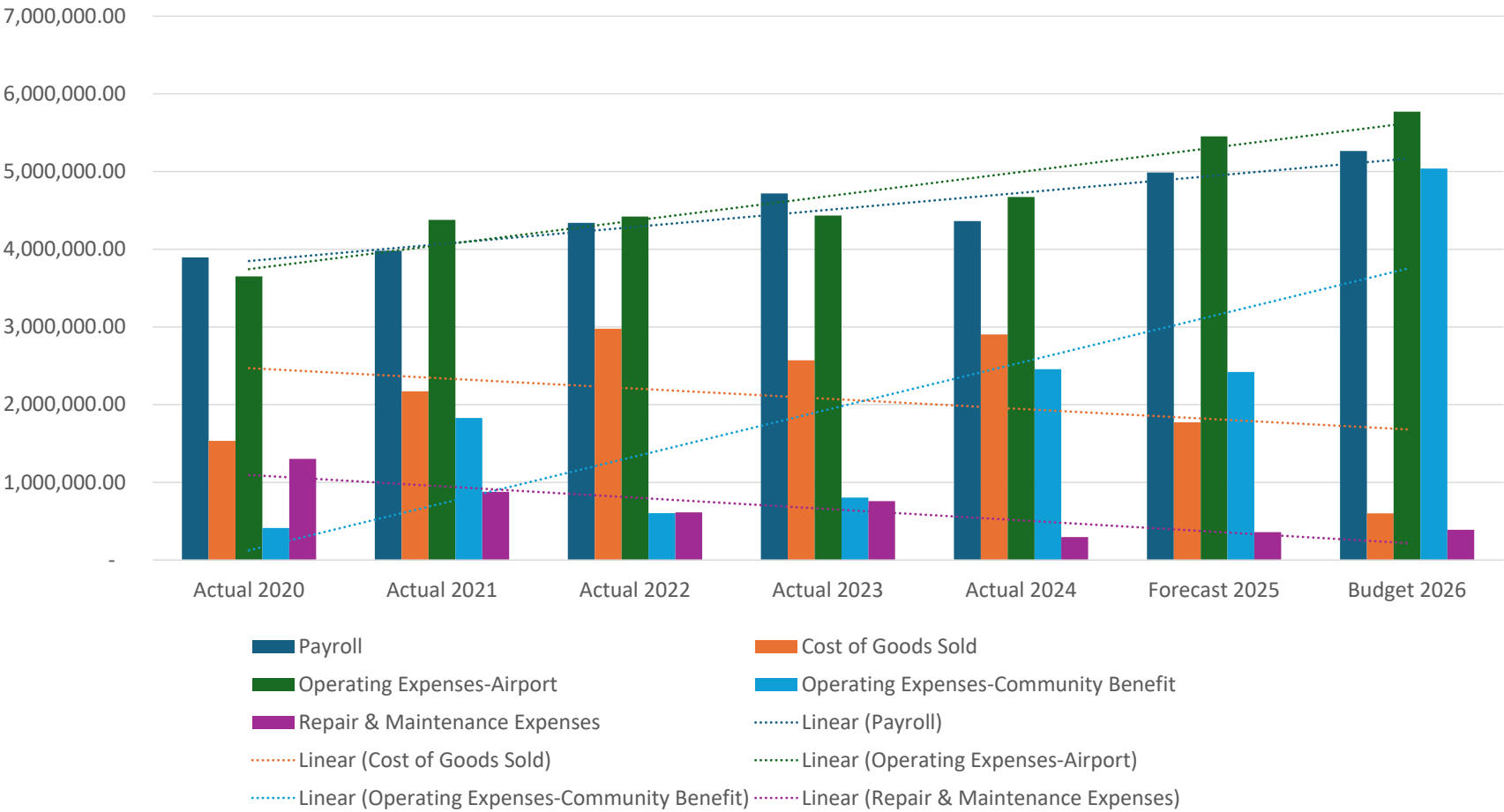




Historical Property Tax Revenue



TTAD Historical Expenses



Truckee Tahoe Airport District												
	Property Tax Revenue	% Increase Year to Year	Operating Grants		All Other Revenue	Total Revenue	Agency Partnership Expense	Community Sponsorship Expense	Strategic Initiatives	% of Property Tax Revenue	Total Airport Operating Expense	Total Expense
2026	9,824,548	0.0%	112,000	CalFire	8,750,382	18,686,930			5,038,000.00	51.3%	12,024,076.00	17,062,076.00
2025	9,824,548	9.4%	12,000.00		8,838,422	18,674,970			2,420,471.00	24.6%	12,572,735.00	14,993,206.00
2024	8,982,402	-2.5%	66,186.00		9,024,085	18,072,673			2,454,819.00	27.3%	12,235,468.00	14,690,287.00
2023	9,213,945	8.3%	5,890,479.49	AIP 046 Runway 2/20 Reconstruction	11,389,319	26,493,744			803,764.89	8.7%	12,477,217.32	13,280,982.21
2022	8,507,022	10.1%	973,529.62	AIP 042 Runway 2/20 Design	9,188,593	18,669,145	757,942.00	60,237.96	818,179.96	9.6%	12,136,645.79	12,954,825.75
2021	7,723,805	6.0%	3,981,441.95	AIP 040 Taxiway Alpha	7,503,954	19,209,202	1,887,318.27	77,213.00	1,964,531.27	25.4%	11,274,357.38	13,238,888.65
2020	7,283,915	5.4%	1,297,045.47	AIP 038 Washrack/Blastpads/EMS Apron	6,458,692	15,039,653	350,483.84	60,875.00	411,358.84	5.6%	10,379,428.63	10,790,787.47
2019	6,909,481	4.2%	1,506,349.00	AIP 037 Taxiway Romeo/AIP 039 Taxiway J&K Reconstruction	6,473,282	14,889,112	1,403,455.84	75,315.00	1,478,770.84	21.4%	11,141,198.12	12,619,968.96
2018	6,630,649	10.7%	219,812.00	AIP 036 Saw & Seal Runway 11-29 East	6,240,245	13,090,706	570,450.00	59,100.00	629,550.00	9.5%	9,890,818.62	10,520,368.62
2017	5,990,335		612,643.00	AIP 035 Apron A2 Expansion, Remove T/W E/Reconstruction	6,130,097	12,733,075	528,372.50	35,090.00	563,462.50	9.4%	9,927,665.90	10,491,128.40
Total	80,890,651		14,671,487		79,997,070	175,559,207	5,498,022	367,831	16,582,908	20.5%	114,059,611	130,642,519

2026

Truckee Tahoe Airport

Budget Reference Guide

1-Airside Operating Revenue

- 100LL Fuel-budgeted 105,000 gallons at average retail price of \$6.89/gallon
- Jet A/SAF Fuel-budgeted 551,000 gallons at average retail price of \$7.63/gallon
 - The only revenue showing for SAF is the Into Wing price – increased from \$2.25/gallon to \$2.50/gallon
 - SAF Fuel Retail gallons estimated 101,944
 - SAF Fuel Contract gallons estimated 392,287
 - SAF Fuel Local gallons estimated 57,090
- 100% Sustainable Aviation Jet Fuel (SAF) Blended 70%/30%

2-Hangar Lease Revenue

- Estimated 20% increase effective 3/1/2026
- T Hangars - 197
- Executive Hangars - 20
- Super Exec Hangars - 10
- End Caps- 4 rented for aero use, 1 vacant (Sept 25), 3 TTAD Use, 3 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
- Discussing possible additional CAM snow removal charge

3-Other Business Lease Revenue

- Airport Office Building Leases-2.0% CPI effective 1/1/26
 - Lift, Avis/Budget, Enterprise & Go Rentals
 - Lift lease term ends 7.31.2026
- Other Business Leases/Commercial Operating Permits-2.0% CPI effective 1/1/26
 - Careflight, Sierra Aero, Surf Air, Red Truck, Container Farm, Mountain Lion
- Common Area Maintenance Revenue from leaseholders

4-Other Revenue

- Interest income from LAIF, CalClass and Wells Fargo Long Term Investments (CD's) as well as Wells Fargo sweep accounts on operating funds
- Gain/Loss on Sale/Disposal of equipment – CAT Grader 2026
- Property Tax Nevada County-estimated static from 2025
- Property Tax Placer County-estimated static from 2025
- \$112,000 estimated CalFire grant revenue

5-Warehouse Lease Revenue

- 6 Warehouse Leases
 - Design Bar-2.0% CPI effective 1/1/26
 - Mountain Home Center-2.0% CPI effective 1/1/26
 - Truckee Roundhouse (has two units)- 2.0% CPI effective 1/1/26
 - Tahoe Food Hub-2.0% CPI effective 1/1/26
 - Sierra Community House-2.0% CPI effective 1/1/26

6-Cost of Goods Sold

- 100 LL Cost 82%
- Jet A/SAF Cost 0%

7-Payroll & Employee Benefits

- Full Time Equivalent Employees (26) and seasonal winter (2), summer (4) O&M employees and on call O&M (2)
- 2% COLA & 2% Merit salary increases, average budgeted
- PERS employer rate 14% and 457 Employer match 8%
- Employer Medicare & state unemployment payroll taxes
- Employee health insurance estimated increase of 11% with a Policy Renewal date 1/1/2026, open enrollment early December. Dental insurance increase of 4%, Vision static and Life 9% increase.
- Workers Compensation coverage. 2025 includes \$35K audit adjustment for 24/25 year. Talking to alternate brokers for 4.1.2026 renewal
- Flight currency Certification, cell phone allowance, car allowance & CalPERS eligible uniforms (Classic members only)

8-Operating, General & Administrative Expense

- AvCom Safety
- Insurance (assuming similar property insurance rates to 2026, 11% increase to Director CalPers insurance rates)
- Operations Monitoring
- Control Tower
- PR, Media/Ads, website admin
- Community Benefit- \$5,488,000
 - Airshow-\$300,000
 - Tahoe Truckee Comm Foundation Scholarships-\$40,000

- Housing-Housing Joint Power Authority (JPA)-\$50,000
- Contract for Services (Boys & Girls Club) -\$98,000
- Strategic Initiatives -\$4,000,000
- Fly Quiet/Fly Safe Initiatives -\$100,000
- Non-Airport Expenses (Lands Management, etc.)-\$300,000
- Pilot Events-\$100,000
- Utilities
- Interest Expense-\$182,315 Exec Hangar Loan Interest & \$282,145 Apron A2 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