Truckee Tahoe Airport District
Answers to Questions and Notes on changes from Budget Workshop #2
Backup information for meeting 10.21.26

- Mary asked by the variance for JetA/SAF fuel changed from the prior version. It is because the Forecast amount changed. We had an amount estimated in the Forecast for what August would be, and it came in higher than our estimate. The budget didn't change - just the variance

- Increased Car Rental lease revenue from 15% to 20% over '26 Budget

- Separated out the Land Sale Non-Aeronautical amount on the budget summary page to show it separately

- Separated out the Land Sale Non-Aeronautical amount on the 5 year ProForma page to show it separately

- Left in $80K for Apron A4 Crack Repair and seal in the Reserve Expenses

- Took out $2.4M for Apron A4 in PMMP expense

- Took out $120K for hangar painting in 2x in the Reserve Expenses

- Took out $61K for Hangar 1 door replace/repair in Reserve Expenses

- Forklift amount for $70K taken out of Capital and only in Reserves

- Added $2M for Library contribution tp Forecast 2026

- Took away Fitness and (non-pers) Uniform reimbursements and added $1500 for a Lifestyle Café benefit for all year round employees

- Added $1000/mo for all year round employees to help offset cost of Truckee working environment

- Added $15K expense for hotel room holds for employee emergency stayovers

- Took out the amount shown in the 5 year proforma paying off one of the loans. Adjusted prinicpal portion and interest portion amounts

- Moved $60K and $15K Forestry Consultation costs to Community Benefit Lands Management

- Increased the 73007 FS/FQ to make sure the Tenant credits were correct, moved $100K NOMS to this account from IT, closed out Pilot events total

- Decreased Public Relations as cost is in NOMS amount in FS/FQ

- Decreasing Media/Ads as cost is in FS/FQ

- Increased revenues for Gain on Sale of multiple items

- Decreased Airfield signage and Lighting Operational budget

- Verified rates for AOB rents and CAM

- Adjusted JPA budget amount to match 2026

- Various small adjustments and reclassifications

Truckee Tahoe Airport District
2027 Budget Presented BOD Meeting 10.21.26 for Approval

	2026 Forecast	2026 Budget	2027 Budget	$ Increase/Decrease Forecast 2026 vs. Budget 2027	% Increase/Decrease Forecast 2026 vs. Budget 2027
Revenues - FBO	5,511,082	4,428,322	6,099,549	588,467	10.7%
Hangar Rental Revenue	2,554,746	2,553,428	3,031,822	477,076	18.7%
Other Leasing Revenue	1,050,094	1,073,435	1,118,757	68,663	6.5%
Interest and Gain on Sale Revenue	906,809	595,975	846,810	(59,999)	-6.6%
Other & Grant Revenue	171,301	112,000	160,581	(10,720)	-6.3%
Airport Operating Revenue	10,194,031	8,763,160	11,257,518	1,063,487	10.4%
Land Sale - Non-Aeronautical	-	-	4,715,654	4,715,654	#DIV/0!
Property Tax Revenue	10,546,780	10,012,997	10,773,940	227,160	2.2%
Cost of Goods Sold	598,345	599,801	651,983	53,638	9.0%
Net Revenue	**20,142,466**	**18,176,356**	**26,095,129**	**5,952,663**	**29.6%**
Payroll	5,175,029	5,149,926	5,760,609	585,580	11.3%
Operating Expenses Airport	5,317,840	5,771,699	5,427,429	109,589	2.1%
Repair & Maintenance Expenses	369,996	387,900	351,865	(18,131)	-4.9%
Grant Expense	156,716	-	150,000	(6,716)	-4.3%
Total Expenses	**11,019,581**	**11,309,525**	**11,689,903**	**670,322**	**6.1%**
OPERATIONS NET INCOME	**9,122,885**	**6,866,832**	**14,405,225**	**5,282,341**	**57.9%**
Community Benefit Expenses	4,836,575	3,040,000	3,164,000	(1,672,575)	-34.6%
EBIDTA	**4,286,310**	**3,826,832**	**11,241,225**	**6,954,916**	**162.3%**
Depreciation	2,599,997	2,600,000	2,600,000	3	0.0%
Net Income	1,686,313	1,226,832	8,641,225	6,954,912	412.4%
Reserve Expenses	**583,889**	**576,357**	**4,970,000**	**4,386,111**	**751.2%**
Net Income (Loss) Including Reserves & Depreciation	**1,102,424**	**650,475**	**3,671,225**	**2,568,801**	**233.0%**

Truckee Tahoe Airport District
Detail Operating Budget BOD Meeting 10.21.26 for Approval
2027

		2026 Forecast	2026 Budget	2027 Budget	$ Increase/Decrease Forecast 2026 vs. Budget 2027	% Increase/Decrease Forecast 2026 vs. Budget 2027
	Revenues					
	40000 - Revenue-FBO					
40001	40001 - AvGas Sales	749,595	723,050	829,065	79,470.25	10.6%
40002	40002 - Jet A/SAF Sales	1,663,513	1,222,519	1,877,915	214,402.57	12.9%
40003	40003 - Auto Parking	133,894	178,924	147,284	13,389.43	10.0%
40004	40004 - Oil Sales	2,003	2,000	2,000	(3.09)	-0.2%
40005	40005 - Overnight Tie Downs	211,305	143,960	221,871	10,565.26	5.0%
40007	40007 - Ramp Fees	1,318,587	923,334	1,450,446	131,858.74	10.0%
40008	40008 - Landing Fees	1,272,108	1,108,075	1,399,319	127,210.78	10.0%
40009	40009 - Services	125,938	100,960	138,532	12,593.81	10.0%
40010	40010 - Miscellaneous Sales Non-Tax	4,234	5,000	5,000	765.88	18.1%
40011	40011 - Miscellaneous Sales - Taxable	4,797	500	500	(4,297.37)	-89.6%
40012	40012 - Ramp Access Revenue	25,107	20,000	27,617	2,510.65	10.0%
Total	**Total - 40000 - Revenue-FBO**	**5,511,082**	**4,428,322**	**6,099,549**	**588,466.90**	**10.7%**
41000	**41000 - Revenue-Hangars**					
41001	41001 - Hangar Waitlist Fee Revenue	14,499	15,000	15,000	501.00	3.5%
41002	41002 - T Hangar Lease Revenue	1,372,346	1,383,896	1,619,581	247,235.01	18.0%
41003	41003 - Large T Hangar Lease Revenue	68,857	72,315	89,797	20,939.84	30.4%
41004	41004 - Exec Hangar Lease Revenue	568,698	523,823	746,246	177,548.38	31.2%
41005	41005 - Super Exec Hangar Lease Revenue	425,881	436,450	468,554	42,672.71	10.0%
41006	41006 - End Cap Hangar Lease Revenue	21,543	33,845	23,460	1,916.96	8.9%
41007	41007 - Hangar Electricity	62,609	63,099	64,184	1,575.87	2.5%
41008	41008 - Hangar Nightly Rent	20,314	25,000	5,000	(15,313.54)	-75.4%
Total	**Total - 41000 - Revenue-Hangars**	**2,554,746**	**2,553,428**	**3,031,822**	**477,076.23**	**18.7%**
42000	42000 - Revenue-Other Leases					
42001	42001 - Airport Office Building CAM Revenue	119,671	138,510	104,038	(15,632.70)	-13.1%
42002	42002 - Careflight Lease Revenue	32,474	32,157	35,718	3,243.54	10.0%
42003	42003 - Sierra Aero Lease Revenue	70,309	70,538	73,332	3,023.20	4.3%
42004	42004 - Fireplace Lounge Lease Revenue	7,864	57,384	8,144	279.98	3.6%
42005	42005 - Soar Truckee Lease Revenue	14,946	8,168	28,176	13,229.51	88.5%
42006	42006 - Avis/Budget Lease Revenue	885	615	1,200	315.00	35.6%
42007	42007 - Hertz Lease Revenue	513	1,538	-	(512.52)	-100.0%
42008	42008 - Enterprise Lease Revenue	26,229	24,897	45,420	19,191.05	73.2%
42016	42016 -Airport Office Building Lease Revenue	219,010	221,084	235,407	16,396.33	7.5%
42010	42010 - Red Truck Lease Revenue	22,278	22,154	24,096	1,818.02	8.2%
42011	42011 - Vehicle Rental % of sales Revenue	175,306	144,454	172,800	(2,505.92)	-1.4%
42013	42013 - Go Rentals Lease Revenue	24,737	23,875	39,420	14,683.07	59.4%
42014	42014 - Other Lease Revenue	9,680	1,896	6,803	(2,876.87)	-29.7%

Truckee Tahoe Airport District
Detail Operating Budget BOD Meeting 10.21.26 for Approval
2027

		2026 Forecast	2026 Budget	2027 Budget	$ Increase/Decrease Forecast 2026 vs. Budget 2027	% Increase/Decrease Forecast 2026 vs. Budget 2027
42015	42015 - Land Lease Revenue	1,025	1,025	5,796	4,771.00	465.5%
42017	42017 - Design Bar WH Lease Revenue	58,205	57,830	62,256	4,051.20	7.0%
42018	42018 - Mtn Home Ctr WH Lease Revenue	168,808	168,350	179,407	10,599.54	6.3%
42019	42019 - Roundhouse WH Lease Revenue	43,431	42,882	42,036	(1,395.20)	-3.2%
42020	42020 - Food Hub WH Lease Revenue	26,620	27,060	26,400	(220.00)	-0.8%
42021	42021 - SCH WH Lease Revenue	26,620	27,060	26,400	(220.00)	-0.8%
42022	42022 - Board Room Cleaning Fee	1,483	1,956	1,908	425.01	28.7%
Total	**Total - 42000 - Revenue-Other Leases**	**1,050,094**	**1,073,435**	**1,118,757**	**68,663.24**	**6.48**
	Total - 43000 - Other Income					
43001	43001 - Interest Income - Investments	758,809	487,975	746,810	(11,999.45)	-1.6%
43002	43002 - Gain/Loss on Sale/Disposal of Surplus	148,000	108,000	100,000	(48,000.00)	-32.4%
43003	43003 - Property Tax Rev - Nevada Cty.	3,244,855	3,139,376	3,325,977	81,121.38	2.5%
43004	43004 - Property Tax Rev - Placer Cty.	7,301,925	6,873,622	7,447,963	146,038.49	2.0%
43005	43005 - Other Non-Operating Income	10,581	-	10,581	-	0.0%
43006	43006 - Land Sale Non-Aeronautical	-	-	4,715,654	4,715,654.00	#DIV/0!
43007	43007 - State Operating Grants	160,720	112,000	150,000	(10,720.00)	-6.7%
Total	**Total - 43000 - Other Income**	**11,624,890**	**10,720,972**	**16,496,984**	**4,872,094.42**	**41.9%**
50000	50000 - Cost of Goods Sold					
50001	50001 - AvGas Cost of Goods Sold	585,680	591,800	639,483	53,802.90	9.2%
50002	50002 - Jet A/SAF Cost of Goods Sold	5,764	3,000	6,500	735.96	12.8%
50003	50003 - Prist Cost of Goods Sold	3,148	3,001	3,000	(148.13)	-4.7%
50004	50004 - Oil Cost of Goods Sold	3,753	2,000	3,000	(753.10)	-20.1%
Total	**Total - 50000 - Cost of Goods Sold**	**598,345**	**599,801**	**651,983**	**53,637.63**	**9.0%**
	Gross Profit	**20,142,466**	**18,176,356**	**26,095,129**	**5,952,663.16**	**29.6%**
	Expense					
60000	**60000 - Wages**					
60001	60001 - Salaries and Wages	3,277,996	3,433,599	3,527,170	249,175	7.6%
60002	60002 - Overtime	7,137	-	-	(7,137)	-100.0%
60004	60004 - Vacation Pay	79,744	24,035	50,000	(29,744)	-37.3%
60005	60005 - Holiday Pay	112,753	10,301	50,000	(62,753)	-55.7%
60006	60006 - Sick Pay	54,239	10,301	30,000	(24,239)	-44.7%
60007	60007 - Other Pay	25,434	25,000	47,542	22,109	86.9%
60008	60008 - Cost of Working Environment	-	-	300,000	300,000	#DIV/0!
	Total - 60000 - Wages	**3,557,302**	**3,503,235**	**4,004,713**	**447,411**	**12.6%**
62000	**62000 - Employee Benefits**					
62001	62001 - CalPERS ER Match	485,689	429,816	484,843	(846)	-0.2%
62002	62002 - 457 ER Match	225,041	245,614	246,320	21,279	9.5%
62003	62003 - Medical/Dental/Vision ER Match	724,110	745,349	796,521	72,411	10.0%

Truckee Tahoe Airport District
Detail Operating Budget BOD Meeting 10.21.26 for Approval
2027

		2026 Forecast	2026 Budget	2027 Budget	$ Increase/Decrease Forecast 2026 vs. Budget 2027	% Increase/Decrease Forecast 2026 vs. Budget 2027
62004	62004 - HSA ER match	22,437	21,400	22,437	-	0.0%
62005	62005 - Life Insurance ER Match	6,049	10,703	6,351	302	5.0%
62006	62006 - Work Comp Insurance	46,748	59,400	49,553	2,805	6.0%
62007	62007 - Flight Curr-Aviation Cert Prog	4,788	13,000	8,000	3,212	67.1%
62008	62008 - Cell Phone Allowance	6,498	10,000	6,823	325	5.0%
62009	62009 - Car Allowance	19,278	21,546	22,000	2,722	14.1%
62010	62010 - Uniform Allowance-CalPERS Elig	387	500	500	112	29.0%
62011	62011 - Uniform Allowance-Non CalPERS	4,965	6,750	-	(4,965)	-100.0%
62012	62012 - Lifestyle Café Benefit	-	-	37,500	37,500	#DIV/0!
	Total - 62000 - Employee Benefits	**1,545,991**	**1,564,078**	**1,680,848**	**134,856**	**8.7%**
70000	**70000 - Employment Taxes**					
70001	70001 - Medicare - ER	50,296	51,112	51,112	816	1.6%
70002	70002 - FICA Expense - Temporary - ER	14,679	16,500	16,500	1,821	12.4%
70003	70003 - State Unemployment Insurance	6,760	15,000	7,436	676	10.0%
	Total - 70000 - Employment Taxes	**71,736**	**82,612**	**75,049**	**3,313**	**4.6%**
	72000 - Operating Expenses					
62012	62012 (OLD) - Fitness Reimbursement	20,892	19,200	-	(20,892)	-100.0%
72002	72002 - Airport Safety & Security	17,791	10,000	24,900	7,109	40.0%
72003	72003 - AvCom Safety	15,907	17,500	17,500	1,593	10.0%
72004	72004 - Publication - Legal Notices	667	2,000	2,000	1,333	200.0%
72005	72005 - Allowance for Doubtful Accounts/Bad D	4,532	5,000	5,000	468	10.3%
72006	72006 - Telephone/Internet	44,784	47,100	50,300	5,516	12.3%
72007	72007 - Radios	8,081	12,000	8,100	19	0.2%
72008	72008 - AWOS/Weather Sevice/Maintenanc	8,789	14,600	7,600	(1,189)	-13.5%
72009	72009 - Seminars/Training	79,917	75,000	75,000	(4,917)	-6.2%
72010	72010 - County Support	195,500	195,500	195,500	-	0.0%
72011	72011 - Credit Card Processing Fees	98,426	110,000	29,528	(68,898)	-70.0%
72012	72012 - External AR Commission/Fees	154,846	100,000	170,331	15,485	10.0%
72013	72013 - Directors' Fees	18,620	12,000	18,620	-	0.0%
72014	72014 - Director Technology Expense	1,993	5,000	2,500	507	25.5%
72015	72015 - Directors' Meeting Supp & Exp	31,017	43,000	31,000	(17)	-0.1%
72016	72016 - Directors' Mileage	667	2,000	750	83	12.5%
72017	72017 - Directors' Medical Insurance	133,044	128,576	139,505	6,460	4.9%
72018	72018 - Dues & Subscriptions	57,825	67,000	58,000	175	0.3%
72019	72019 - Election Expense	-	25,000	25,000	25,000	#DIV/0!
72020	72020 - Employee Relations Activities	75,237	75,500	75,500	263	0.4%
72021	72021 - Customer Relations	-	-	-	-	#DIV/0!
72022	72022 - Uniform Service	12,828	15,000	20,000	7,172	55.9%

Truckee Tahoe Airport District
Detail Operating Budget BOD Meeting 10.21.26 for Approval
2027

		2026 Forecast	2026 Budget	2027 Budget	$ Increase/Decrease Forecast 2026 vs. Budget 2027	% Increase/Decrease Forecast 2026 vs. Budget 2027
72023	72023 - Recruiting/Pre-Empl/Drug Screen	3,000	5,000	105,000	102,000	3399.8%
72024	72024 - Equipment Rental	8,618	10,299	11,000	2,382	27.6%
72025	72025 - Office Space Lease	61,976	67,115	-	(61,976)	-100.0%
72026	72026 - Geographic Info System	9,480	27,000	13,710	4,230	44.6%
72027	72027 - Liability Insurance	116,474	115,000	128,122	11,647	10.0%
72028	72028 - Property Insurance	303,035	342,400	454,552	151,517	50.0%
72029	72029 - IT Hardware	106,531	110,500	110,500	3,969	3.7%
72030	72030 - IT & Finance Software Subscriptions	141,181	38,850	174,504	33,323	23.6%
72031	72031 - Office Supplies	10,942	16,000	10,000	(942)	-8.6%
72032	72032 - Breakroom Supplies	9,546	8,500	10,000	454	4.8%
72033	72033 - Operating Sup/Sm Tool/Shop Sup	21,702	22,500	25,000	3,298	15.2%
72034	72034 - Grounds Maintenance	34,548	36,000	36,000	1,452	4.2%
72035	72035 - Janitor/Cleaning	124,550	130,000	124,000	(550)	-0.4%
72036	72036 - Airport Office Building CAM	123,686	120,000	136,054	12,369	10.0%
72037	72037 - Permits, Licenses & Fees	20,129	25,000	25,000	4,872	24.2%
72038	72038 - Postage, Freight and Delivery	2,926	4,000	4,000	1,074	36.7%
72039	72039 - Printing & Copying	2,713	8,000	5,000	2,287	84.3%
72040	72040 - Accounting & Audit	27,995	26,000	29,000	1,005	3.6%
72041	72041 - Legal	136,561	120,000	120,000	(16,561)	-12.1%
72042	72042 - Computer Support	26,818	205,200	25,200	(1,618)	-6.0%
72043	72043 - Studies & Plans	104,690	150,000	200,000	95,310	91.0%
72044	72044 - Engineering Expense	29,162	50,000	30,000	838	2.9%
72045	72045 - Control Tower	1,007,074	1,010,000	1,025,000	17,926	1.8%
72046	72046 - Public Relations	78,170	80,000	80,000	1,830	2.3%
72047	72047 - Media/ Ads	11,083	80,000	20,000	8,917	80.5%
72048	72048 - Promotional Items	1,667	5,000	5,000	3,333	200.0%
72049	72049 - Events and Programs	1,667	5,000	5,000	3,333	200.0%
72050	72050 - Website	22,696	25,000	14,200	(8,496)	-37.4%
72051	72051 - Fuel,Transportation & Mileage	3,336	2,600	2,600	(736)	-22.1%
72052	72052 - Meals	1,392	3,500	3,500	2,108	151.4%
72053	72053 - Flight Track Maint & Data Services	538,861	597,500	301,500	(237,361)	-44.0%
72054	72054 - Utilities	290,292	315,000	315,000	24,708	8.5%
72056	72056 - Bank Service Chgs&Vendor Chgs	26,724	10,000	25,000	(1,724)	-6.5%
72057	72057 - Interest Expense	427,123	464,459	403,254	(23,869)	-5.6%
72058	72058 - ACT Program	-	1,000	-	-	#DIV/0!
72059	72059 - Fleet Diesel/Gas	39,738	69,000	46,000	6,262	15.8%
72060	72060 - Airfield Signage & Lighting	69,137	115,000	60,000	(9,137)	-13.2%
72061	72061 - Safety & PPE Equipment	33,358	32,950	32,950	(408)	-1.2%

Truckee Tahoe Airport District
Detail Operating Budget BOD Meeting 10.21.26 for Approval
2027

		2026 Forecast	2026 Budget	2027 Budget	$ Increase/Decrease Forecast 2026 vs. Budget 2027	% Increase/Decrease Forecast 2026 vs. Budget 2027
72062	72062 - Ground Service Equipment	11,657	15,450	10,000	(1,657)	-14.2%
72063	72063 - Fire Extinguishers	12,547	25,750	25,750	13,203	105.2%
72064	72064 - Fire Supression	4,157	5,700	6,000	1,843	44.3%
72065	72065 - Fire Alarm Monitoring	10,773	5,150	5,400	(5,373)	-49.9%
72066	72066 - Non AIP Airfield Maintenance	36,262	154,500	-	(36,262)	-100.0%
72067	72067 - Keys and Locks	8,101	3,100	6,000	(2,101)	-25.9%
72068	72068 - Haz Mat Disposal	6,978	6,700	7,000	22	0.3%
72069	72069 - Airfield Lands Management	111,120	120,000	120,000	8,880	8.0%
72071	72071 - Commercial Snow Removal Landside	47,910	1,000	65,000	17,090	35.7%
72072	72072 - Airfield Striping	108,393	-	110,000	1,607	1.5%
	72000 - Total Operating Expenses	**5,317,840**	**5,771,699**	**5,427,429**	**109,589**	**2.1%**
	73000 - Community Benefit					
73001	73001 - Community Benefit - Airshow	310,922	300,000	15,000	(295,922)	-95.2%
73002	73002 - Community Benefit - Lands Mgmt	205,823	300,000	525,000	319,177	155.1%
73003	73003 - Community Benefit - TTCF Award	2,996	40,000	60,000	57,004	1902.8%
73004	73004 - Community Benefit - Library	2,000,000	-	-		
73005	73005 - Community Benefit - Housing	19,410	50,000	20,000	590	3.0%
73007	73007 - Community Benefit - FQ/FS	149,877	150,000	318,000	168,123	112.2%
73008	73008 - Community Benefit - Contracts	(4,360)	100,000	226,000	230,360	-5283.8%
73009	73009 - Community Benefit - Strat Init	2,054,450	2,000,000	2,000,000	(54,450)	-2.7%
73010	73010 - Community Benefit-Pilot Events	97,456	100,000	-	(97,456)	-100.0%
	Total - 73000 - Community Benefit	**4,836,575**	**3,040,000**	**3,164,000**	**(1,672,575)**	**-34.6%**
	74000 - Repair & Maintenance					
74001	74001 - Vehicle - R & M	37,587	40,000	40,000	2,413	6.4%
74002	74002 - Equipment - R & M	84,102	80,000	80,000	(4,102)	-4.9%
74003	74003 - Fuel Dispensing R&M	17,234	23,000	23,000	5,766	33.5%
74004	74004 - Hangar R & M	111,435	120,000	20,000	(91,435)	-82.1%
74005	74005 - OBL Building R & M	5,813	15,000	15,600	9,787	168.3%
74006	74006 - Airport Office Building R & M	25,742	20,000	21,000	(4,742)	-18.4%
74007	74007 - Hangar 1 R & M	1,211	2,000	2,100	889	73.5%
74008	74008 - Deli R & M	1,107	2,000	2,100	993	89.8%
74009	74009 - Warehouse R & M	8,423	10,000	10,400	1,977	23.5%
74010	74010 - Admin Terminal Bldg R & M	50,229	40,000	41,600	(8,629)	-17.2%
74011	74011 - Maintenance Bldg R & M	5,697	8,240	8,000	2,303	40.4%
74012	74012 - Fuel Farm R & M	3,353	10,000	5,665	2,312	69.0%
74013	74013 - Standby Power R & M	2,538	5,150	5,000	2,462	97.0%
74014	74014 - ATC Tower R & M	837	2,510	2,000	1,163	139.0%
74016	74016 - Utilities R & M	5,104	10,000	10,400	5,296	103.7%

Truckee Tahoe Airport District
Detail Operating Budget BOD Meeting 10.21.26 for Approval
2027

		2026 Forecast	2026 Budget	2027 Budget	$ Increase/Decrease Forecast 2026 vs. Budget 2027	% Increase/Decrease Forecast 2026 vs. Budget 2027
74017	74017 - General Airside Repairs & Maintenance	2,630	-	15,000	12,370	470.3%
74018	74018 - General Landside Repairs & Maintenanc	6,953	-	50,000	43,047	619.1%
	Total - 74000 - Repair & Maintenance	**369,996**	**387,900**	**351,865**	**(18,131)**	**-4.9%**
	Total - Expense	**15,699,440**	**14,349,525**	**14,703,903**	**(995,537)**	**-6.3%**
	74018 - General Landside Repairs & Maintenance					
75001	75001 - Grant Expense	156,716	-	150,000	(6,716)	**-4.3%**
	75000 - Grant Expenses	**156,716**	**-**	**150,000**	**(6,716)**	**-4.3%**
	Net Income Before Reserves & Depreciation	**4,286,309.84**	**3,826,831.60**	**11,241,225.48**	**6,954,916**	**162.3%**
	77000 - Replacement Reserve Expense					
78001	78001 - RESERVE - Asphalt Pavement	16,225	7,030	400,000	383,775	2365.3%
78003	78003 - RESERVE - Hangars	57,793	-	1,194,000	1,136,207	1966.0%
78004	78004 - RESERVE - Administration Building	10,150	-	163,000	152,850	1505.9%
78005	78005 - RESERVE - Generator Building and Shed	3,942	4,326	9,000	5,058	128.3%
78008	78008 - RESERVE - Warehouse (WOB)	17,983	-	-	(17,983)	-100.0%
78012	78012 - RESERVE - Fuel Farm	255,000	329,888	-	(255,000)	-100.0%
78013	78013 - RESERVE - Warehouse	7,537	-	1,622,000	1,614,463	21420.5%
78017	78017 - RESERVE - Golf Course	50,000	54,080	-	(50,000)	-100.0%
78018	78018 - RESERVE - IT Systems	40,000	40,000	210,000	170,000	425.0%
78019	78019 - RESERVE - Equipment	125,258	141,033	310,000	184,742	147.5%
78002	78002 - RESERVE - PMMP Land	-	-	420,000	420,000	#DIV/0!
78021	78021 - RESERVE - Land Management - Landsid	-	-	342,000	342,000	#DIV/0!
78022	78022 - RESERVE - Community Land Manageme	-	-	20,000	20,000	#DIV/0!
78023	78023 - RESERVE - Fleet	-	-	280,000	280,000	#DIV/0!
	77000 - Replacement Reserve Expense	**583,889**	**576,357**	**4,970,000**	**4,386,111**	**751.2%**
76000	**76000 - Depreciation**					
76001	76001 - Depreciation Expense	2,599,997	2,600,000	2,600,000	3	0.0%
	Total - 76000 - Depreciation	**2,599,997**	**2,600,000**	**2,600,000**	**3**	**0.0%**
	Net Income (Loss) Including Reserves & Depreciation	**1,102,424.49**	**650,474.56**	**3,671,225.44**	**2,568,800.95**	

Equity Allocation 5 year Proforma

2027 Presented BOD Meeting 10.21.26 for Approval

	2026	2027	2028	2029	2030
Forecasted Equity Balance prior year	**10,247,187**	**12,157,197**	**17,242,872**	**18,518,100**	**20,390,733**
***Reserve Equity**	**2,254,381**	**2,674,583**	**3,793,432**	**4,073,982**	**4,485,961**
***Other Equity**	**7,992,806**	**9,482,614**	**13,449,440**	**14,444,118**	**15,904,772**
Forecasted Net Income					
Prior to Reserves and Depreciation	4,286,310	6,525,571	5,503,381	5,533,152	5,500,000
Land Sale - Non-Aeronautical	-	4,715,654	-	-	-
Reserve Expense	(583,889)	(4,970,000)	(2,574,000)	(1,980,000)	(1,400,000)
Hangar Retirement/Replacement	-	-	-	-	-
PMMP	-	-	-	-	(5,280,000)
Debt Service - Principal Portion *	(617,461)	(600,550)	(654,153)	(680,519)	(707,973)
Pension Contribution	-	-	-	-	-
Capital Expense 2026	(1,174,950)	(585,000)	(1,000,000)	(1,000,000)	(1,500,000)
2026 Net Effect to Equity Increase (Decrease)	**1,910,010**	**5,085,675**	**1,275,228**	**1,872,633**	**(3,387,973)**
Forecasted Ending Equity Balance	**12,157,197**	**17,242,872**	**18,518,100**	**20,390,733**	**17,002,760**
Designated Net Positions Year end (Historical Breakdown)					
***Reserve Equity**	**2,674,583**	**3,793,432**	**4,073,982**	**4,485,961**	**3,740,607**
***Other Equity**	**9,482,614**	**13,449,440**	**14,444,118**	**15,904,772**	**13,262,153**

* Allocation of starting Equity is based on % of equity designated to Reserves via board decision

AeroNautical	22%
Non-Aeronautical	78%

Replacement Reserve Info 2027
2027 Presented BOD Meeting 10.21.26 for Approval

	Category	Component	2027 Scheduled	Total
78001	**78001 - PMMP Air**			400,000
		Hanar J+K [102-105] Reseal Joints+Cracks (2024)	100,000	
		Apron A4 [068] Crack Repair+Seal (2025)	80,000	
		Hangars D,E,F [90, 93-95] J+S Annual Rehab (2026)	220,000	
78002	**78002 - PMMP Land**			420,000
		Aviation Way [129] Joints +Seal Coat (2023)	60,000	
		Chandelle [128] East Side R+R 3"AC Recompact (2025)	100,000	
		Seal Chandelle [126, 127] (2023)	60,000	
		East Terminal Parking Lot 3" R+R	200,000	
78003	**78003 - Hangars**			1,194,000
		Hangar G Siding/Door Recoat / Paint	50,000	
		Hangar H Siding/Door Recoat / Paint	50,000	
		Hangar End of Life Mitigations	60,000	
		Hangar E Metal Roof - Replace	1,034,000	
78004	**78004 - Buildings**			163,000
		Terminal Remaining Carpet Replace	20,000	
		ATCT Metal Surface Recoat	20,000	
		CareFlight Wood Surfaces - Recoat/Paint (2029)	20,000	
		Airport Beacon Surface Recoat/Paint (2025)	15,000	
		Airport Beacon Metal Structure Repair (2025)	6,000	
		Hangar 1 Water Heater Replace (2026)	7,000	
		Hangar 1 Metal Surface Recoat/Paint (2026)	75,000	
78021	**78021 - Land Management**			342,000
		Airfield Land Mastication	80,000	
		Park Lawn Renovation/Landscape	250,000	
		Airfield Weed Supression	12,000	
78022	**78022 - Community Land Management**			20,000
		Tahoe City Helipad	20,000	
78018	**78018 - IT Systems**			210,000
		WiFi System update	30,000	
		Extend Comms to AWOS	40,000	
		AWOS power backup	20,000	

Replacement Reserve Info 2027
2027 Presented BOD Meeting 10.21.26 for Approval

	Category	Component	2027 Scheduled	Total
		Global UPS for ATC	80,000	
		Alternative/Failover ISP	40,000	
78023	**78023 - Fleet**			280,000
		Back Hoe R+R -CARB mandate. Also 30 years old	200,000	
		Flat Bed 1 R+R - PI403 "Vehicles replaced 5-8 years old. Current is 14 years	80,000	
78005	**78005 - RESERVE - Generator Building and Shed**			9,000
		Terminal Generator Bldg Surface Recoat/Paint (2026)	9,000	
78008	**78008 - RESERVE - Warehouse (WOB)**		-	
78012	**78012 - RESERVE - Fuel Farm**			
78013	**78013 - RESERVE - Warehouse**			1,622,000
		Warehouse Metal Surface Recoat/Paint Exterior Walls (2025)	202,000	
		Warehouse Roof Replacement	1,400,000	
		Warehouse Ste B Heaters Replace	20,000	
78017	**78017 - RESERVE - Golf Course**			
78019	**78019 - RESERVE - Equipment**			310,000
		Self Serve Tank Recoat/Paint	60,000	
		High Lift R+R. Served 15 of it's expected 15 year life	80,000	
		Forklift (Electric) - CARB Requirement	70,000	
		Shop Generator R+R. Served 35 years of expected 30 year life	100,000	
			$ 4,970,000	**$ 4,970,000**

	2027 Capital Projections Directed from TTAD Strategic Plan			
	Budgeted Capital Projects 2027	**Asset Category**	**2027 Budget Amount**	
14007	Metal Pless Blade	Airfield Operations Equipment	$95,000.00	
14004	Gate for long term Lot	Landside Buidling & Structures	$100,000.00	
14005	Tower Bathroom Facilty	Airside Building & Structures	$115,000.00	
14006	Airport Office Building Option A TI	Building Improvements	$75,000.00	
14006	Hangar Revitalization Program	Building Improvements	$200,000.00	
	Total Capital 2027		**$ 585,000.00**	

Total for Consideration		**585,000.00**