



## MEASURE U CITIZENS OVERSIGHT COMMITTEE

### MEASURE U CITIZENS OVERSIGHT COMMITTEE REGULAR ANNUAL MEETING

**DATE:** MAY 5, 2026  
**TIME:** 9:00 A.M. – 12:00 P.M.  
**PLACE:** 900 NORTHSTAR DRIVE AND ZOOM

Members of the public may participate in this meeting by teleconference or in person. Any person interested in attending by Zoom video and/or teleconference may use the following link:

<https://us02web.zoom.us/j/83263865811?pwd=rjs9QyCIB8KrSxi3BGeZGpK49YMGAV.1>

Meeting ID: 832 6386 5811, Password 913510 or dial by telephone 1-669-900-6833 using access code #83263865811.

#### CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

#### PUBLIC COMMENT

Any member of the public on the videoconference may speak during Public Comment or may email public comments to [juliez@northstarcsd.org](mailto:juliez@northstarcsd.org) and comments will be read from each member of the public, subject to generally applicable time limitations. For members of the public in attendance via video conference, the Measure U Oversight Committee will use best efforts to swiftly resolve requests for reasonable modifications or accommodations with individuals with disabilities, consistent with the Americans with Disabilities Act, and resolving any doubt whatsoever in favor of accessibility.

#### NEW BUSINESS

1. Measure U Citizens Oversight Committee (MUOC) Member and NCSD Staff Introductions - Discussion
2. 2025 Annual Meeting Minutes Approval – Discussion - Action
3. 2026 Calendar Review – Discussion
4. Fiscal Year 2025 Annual Report Approval – Discussion – Action
5. Fiscal Year 2026 (Summer 2025) Work Review – Presentation - Discussion
6. Fiscal Year 2027 (Summer 2026) Work Plan – Presentation – Discussion
7. MUOC Members – Resignations & Potential New MUOC Member Appointments – Discussion
8. Appoint Sub-Committee Members – Discussion – Action

#### ADJOURNMENT

**Items may not be taken in the order listed above.**

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, then please contact Julie Zangara at (530) 550-6127 or (530) 562-1505 (fax). Requests must be made as early as possible and at least one full business day before the start of the meeting. NCSD will endeavor to accommodate requests made with less notice than that.



## MEASURE U CITIZENS OVERSIGHT COMMITTEE

### **AGENDA ITEM 1 – MEMBER INTRODUCTIONS**

There is no written report for this agenda item.



## MEASURE U CITIZENS OVERSIGHT COMMITTEE

**MINUTES OF THE ANNUAL MEETING  
OF MEASURE U CITIZENS OVERSIGHT COMMITTEE  
MAY 19, 2025 – 10:00 A.M.  
900 NORTHSTAR DRIVE**

General Manager Mike Geary called the meeting to order at 10:00 A.M. Monday, May 19, 2025. The Pledge of Allegiance and roll call followed.

**MEMBERS PRESENT:** Jewett, Fulton, Everton, Radanovich, Kassabian

**MEMBERS ABSENT:** Findley

**STAFF PRESENT:** Geary, Gibeaut, Barron, Johnson, Rosenthal, Swanson

**OTHERS PRESENT:** John Martin

### **PUBLIC COMMENT**

There was no public comment.

### **NEW BUSINESS**

#### **MEMBER INTRODUCTIONS**

Staff and committee members present introduced themselves, provided background information and respective associations within the community. Committee members include: John Radanovich - Director for the Northstar Community Services Board and resident, John Jewett – works for a developer and owns property in the Measure U treatment area, Tim Fulton – Northstar Property Owners General Manager, Kelsey Everton – Senior Manager of Health and Safety for Northstar California/Vail, and Daniel Kassabian – President of Northstar Village Association.

GM Geary and Fire Chief Jason Gibeaut offered their gratitude to MUOC members for their service.

#### **APPOINT MUOC CHAIR**

GM Geary stated the Chair of the committee will be responsible for conducting the annual meeting, coordination of sub committee activity, and communication with staff. Additionally, the Chair may or may not be appointed to the sub committee.

**Committee member Radanovich moved to appoint John Jewett as Chair. Committee member Fulton seconded; roll call was taken. Yes: Everton, Fulton, Radanovich, Jewett, Kassabian. Noes: None. Abstain: None. Absent: Findley. The motion carried.**

#### **MUOC BYLAWS POTENTIAL REVISION**

This item was removed from the agenda.

### **RALPH M. BROWN ACT REVIEW**

Chair Jewett inquired about the necessity of Form 700. GM Geary stated he would follow up with counsel. GM Geary provided a brief overview and summary of the Ralph M. Brown Act requirements and provided samples of potential violations, with a detailed description and cited examples of serial meetings.

### **ANNUAL 2025 MUOC CALENDAR REVIEW & HISTORY**

Chair Jewett reviewed the template for the annual calendar established between the MUOC sub-committee, Forester Joe Barron and GM Geary that will serve as the tentative schedule going forward.

Committee member Daniel Kassabian inquired about the work being performed in relation to the fiscal year operated under by the District. Specifically, Mr. Kassabian inquired if the work performed in a fiscal year concludes on June 30<sup>th</sup> of each year, or does it continue into the new fiscal year.

Forester Barron stated that work performed within a fiscal year is the only work that will be reported on to the committee when that fiscal year's report is provided to the District Board of Directors and MUOC. A new contractor and contract may be in place at the beginning of each new fiscal year beginning on July 1.

Committee members agreed the annual calendar was an appropriate schedule to adhere to for the forthcoming years of the tax measure and oversight requirement.

GM Geary stated the calendar can be refined upon request or at the direction of the MUOC.

### **MUOC FISCAL YEAR 2023 ANNUAL REPORT APPROVAL**

Chair Jewett introduced the 2023 MUOC Annual report and provided an overview of the format that will be used for MUOC annual reports. The sub-committee worked to establish the template for the report. Mr. Kassabian provided an overview of the philosophy behind the format established. The report captures a synopsis that seeks to demonstrate the oversight provided for the work performed under the tax measure.

Committee member John Radanovich stated that the committee had suggested to the Fuels Management team and management staff the District use an RFP process to acquire contractors. The MUOC was pleased to see that suggestion implemented. A brief discussion ensued about the RFP process and the potential of using multiple contractors to complete the work in any given year.

**Committee member Radanovich moved to approve the MUOC Fiscal Year 2023 Annual Report. Committee member Fulton seconded; roll call was taken. Yes: Everton, Fulton, Radanovich, Jewett, Kassabian. Noes: None. Abstain: None. Absent: Findley. The motion carried.**

### **MUOC FISCAL YEAR 2024 ANNUAL REPORT APPROVAL**

Mr. Kassabian stated the 2024 Annual Report reflects reporting that incorporates requests of the MUOC and a consideration requested due to observations within the reporting, specifically with the time and expense of staff attributable to Measure U work, will be implemented in the District's financial reporting to the MUOC for future fiscal years.

Director of Finance and Administration (DFA) Greg Rosenthal affirmed this request had been incorporated for the 2024-25 fiscal year.

**Committee member Fulton moved to approve the MUOC Fiscal Year 2024 Annual Report. Committee member Radanovich seconded; roll call was taken. Yes: Everton, Fulton, Radanovich, Jewett, Kassabian. Noes: None. Abstain: None. Absent: Findley. The motion carried.**

## **FISCAL YEAR 2025 (SUMMER 2024) – WORK REVIEW**

Forester Barron reviewed the work in progress that began in summer of 2024 and will be concluding by June 30, 2025. The presentation included a review of the Measure U treatment area, identified the areas of focus, and demonstrated how the work is performed.

The presentation incorporated video explanation of pile burning, and before and after photographs of mastication and hand crew thinning of treated areas.

Mr. Kassabian inquired about the District's future Wood Energy Facility (WEF) and the main supply of the forest fuels being sourced from the efforts of the District's Fuels Management efforts with relation to continuing the practice of pile burning after implementation of the WEF.

Director of Public Works (DPW) Eric Martin stated the District does plan to maximize use of materials from our fuels management project work to supply the WEF, however, due to the challenge of some topography within the District there would still be some pile burning necessary.

Mr. Kassabian inquired about the percentage of materials that will be addressed by pile burning.

Forester Barron stated that the percentage depends on the prioritization of acres being treated year by year.

Forestry Assistant Cooper Johnson stated that the 2024-25 fiscal year's treatment area consists of approximately 15% pile burning but echoed Forester Barron's assessment that it can vary on an annual basis.

The 2024-2025 Measure U Project work treated a total of approximately 95 project acres and addressed the enhancement of the western boundary of the Wildfire Prevention Zone (WPZ) and main evacuation route on Big Springs Drive and Highlands View Road. Project work provides a 300' buffer zone clearance to habitable structures prioritized from wildfire modeling and ground truth reconnaissance.

Forester Barron reviewed the accomplishments of the 2024-2025 Forest Fuels Reduction work in detail with the MUOC.

## **FISCAL YEAR 2026 (SUMMER 2025) – WORK PLAN**

Forester Barron provided an overview of the 2025-26 Measure U work plan. Forester Barron reviewed the status of the cost share agreement with major landowners within the WPZ.

Forester Barron presented a map identifying completed treatment within the WPZ and displaying an expanded boundary of remaining treatment area.

To date, 444 acres have been completed in the Measure U project area. There are 146 acres to be completed within 300 feet and 370 acres remaining beyond 300 feet for a total of 516 remaining acres.

Forestry Assistant Johnson provided an overview of the Fuels Management website hub and story map providing in depth information for all community members and constituents.

### **MUOC MEMBERS – RESIGNATIONS AND POTENTIAL NEW MUOC MEMBER APPOINTMENTS**

GM Geary stated staff had received a resignation from volunteer Eric Wicks. The committee could now recommend another volunteer or reduce the size of the committee to the five person minimum.

Mr. Radanovich inquired if reducing the committee to five it would mean the sub-committee would have a two member maximum should it wish to conduct business without the restrictions imposed by the Brown Act. GM Geary confirmed that in the scenario of a five-person committee, if the sub-committee had three members, they would have to adhere to the Brown Act requirements as it would constitute a quorum.

Mr. Kassabian stated it would be administratively burdensome for the sub-committee to adhere to Brown Act requirements and therefore the MUOC should maintain its seven-volunteer total for the sub-committee to remain a three-person committee.

Chair Jewett inquired if Mr. Kassabian had a recommendation for another committee member.

Mr. Kassabian stated he referred a potential candidate to volunteer for the committee and that the potential member (John Martin) was in attendance via Zoom.

Mr. Kassabian stated he would remain on the committee to maintain seven-member committee until a replacement could be appointed.

### **APPROVE SUB-COMMITTEE RESPONSIBILITIES**

GM Geary requested current sub-committee members share the experience of sub-committee members since the inception of the committee.

Mr. Radanovich identified the following responsibilities for the MUOC sub-committee:

- *Review Draft Annual Summary Report prepared by NCSD staff*
- *Review Final District Audit for Previous Fiscal Year*
- *Prepare MUOC Fiscal Year Annual Report*
- *Present MUOC Fiscal Year Annual Report to NCSD Board of Directors*
- *Assist in the preparation of the Annual Meeting Agenda*
- *Review Draft Meeting Packet*
- *Provide Northstar Property Owners Association with Final MUOC Fiscal Year Annual Report for newsletter*

**Committee member Radanovich moved to approve the MUOC Sub-Committee Responsibilities. Committee member Everton seconded; roll call was taken. Yes: Everton, Fulton, Radanovich, Jewett, Kassabian. Noes: None. Abstain: None. Absent: Findley. The motion carried.**

**APPOINT SUB-COMMITTEE MEMBERS**

Chair Jewett stated that to make the commitments of the MUOC less cumbersome while adhering to the Brown Act, it is necessary to appoint sub-committee members.

GM Geary stated that the MUOC could move forward with the assumption that the Board of Directors would approve John Martin’s application and appoint him to the MUOC at the May Regular Meeting of the Board of Directors.

**Committee Chair Jewett moved to appoint members Radanovich, Jewett and, upon approval of the Northstar Community Services District Board of Directors, John Martin to the MUOC Sub-Committee. Committee member Fulton seconded; roll call was taken. Yes: Everton, Fulton, Radanovich, Jewett, Kassabian. Noes: None. Abstain: None. Absent: Findley. The motion carried.**

**ADJOURNMENT:**

**The meeting adjourned at 12:44 P.M.**

Respectfully submitted,

\_\_\_\_\_  
John Jewett, Chairman of the Committee

\_\_\_\_\_  
Julie Zangara, Secretary of the Board  
Northstar Community Services District

## Calendar Year 2026

Target Date	Completed Date	Responsible Party	Report / Deliverable	Action
February 1, 2026	February 1, 2026	NCSA Staff	NPOA Newsletter Article	Provide article re: "FY 2026 Update".
February 1, 2026	February 1, 2026	NPOA	NPOA Newsletter Article	Publish in <i>Northstar Living</i> Magazine Spring 2026.
March 25, 2026	March 25, 2026	NCSA Staff	NCSA FY 2025 Audit - FINAL	Present to NCSA Board. Provide to Sub-Committee for their review.
March 27, 2026	March 27, 2026	NCSA Staff	FY 2027 (Summer 2026) Work Plan - DRAFT	Provide to MUOC.
March 27, 2026	March 27, 2026	Sub-Committee	MUOC FY 2025 Annual Report - DRAFT	Provide to MUOC.
March 27, 2026	March 27, 2026	Sub-Committee, MUOC, NCSA Staff	Agenda - MUOC Annual Meeting - DRAFT	Prepare for MUOC Annual Meeting – Agenda Items.
May 1, 2026		NCSA Staff	Meeting Notice & Agenda - FINAL	Notice Annual MUOC Meeting – Distribute Agenda.
May 5, 2026		MUOC, Public, NCSA Board & Staff	Agenda - MUOC Annual Meeting - FINAL	<b>MUOC Annual Meeting</b> – Complete Agenda.
May 5, 2026		MUOC, Public, NCSA Board & Staff	MUOC FY 2025 Annual Report - FINAL	<b>MUOC Annual Meeting</b> – Review & Approve.
May 5, 2026		MUOC, Public, NCSA Board & Staff	FY 2027 (Summer 2026) Work Plan - DRAFT	<b>MUOC Annual Meeting</b> – Review & provide input.
May 8, 2026		NCSA Staff	FY 2027 (Summer 2026) Work Plan - FINAL	Finalize with input from MUOC.
May 8, 2026		NCSA Staff, Sub-Committee (content review)	Measure U Webpage	Update. Publish "FY 2027 (Summer 2026) Work Plan - FINAL"
May 15, 2026		Sub-Committee	NPOA Newsletter Article	Provide article re: FINAL "MUOC FY 2025 Annual Report".
May 15, 2026		NPOA	NPOA Newsletter Article	Publish in <i>Northstar Living</i> Magazine Summer 2026.
May 20, 2026		MUOC	MUOC FY 2025 Annual Report - FINAL	Provide & present to NCSA Board.
May 20, 2026		NCSA Staff	Measure U Webpage	Update. Publish FINAL "MUOC FY 2025 Annual Report".
July 1, 2026		NCSA Staff	FY 2027 (Summer 2026) Work Plan	Start work.
July 15, 2026		MUOC, Public, NCSA Board & Staff	Site Visit - In-Person	Boots-on-Ground Inspection of WPZ.
August 17, 2026		NCSA Staff	FY 2026 Annual Summary Report (Unaudited)	Provide to NCSA Accounting.
September 2, 2026		NCSA Staff	FY 2026 Annual Summary Report (Unaudited)	Provide to Sub-Committee.
October 5, 2026		Sub-Committee	FY 2026 Annual Summary Report (Unaudited)	Review.
October 14, 2026		MUOC, Public, NCSA Board & Staff	Site Visit - In-Person	Boots-on-Ground Inspection of WPZ.
November 18, 2026		NCSA Staff	FY 2026 Annual Summary Report (Unaudited)	Present to NCSA Board. Provide to Sub-Committee for their review.
December 16, 2026		NCSA Staff	NCSA FY 2026 Audit - FINAL	Present to NCSA Board. Provide to Sub-Committee for their review.

Definitions

**Revision Date: April 27, 2026**

1. NCSA's Board of Directors Meetings are held the third Wednesday of each month; so, meeting dates fluctuate.
2. Measure U Oversight Committee (MUOC) Annual Meeting Agenda Items may include:
  - a. Agenda – review, approve
  - b. Minutes – from prior year's meeting
  - c. MUOC's Annual Report – review, modify, approve FINAL Report (will the Annual Report include the Work Plan for the forthcoming FY??).
  - d. Work Plan for forthcoming FY (presented by NCSA Forester) – review, approve?
  - e. New MUOC Members – intros, recruitment, etc.
  - f. Brown Act Training / Refresher
  - g. Annual Calendar / Schedule / Process – review, modify, improve
  - h. Website – updates, improvements, changes, etc.
  - i. Public, Sub-Committee, MUOC, NCSA Staff may request additional items

# Measure U Oversight Committee Report for Fiscal Year 2025



# N · C · S · D

Northstar Community Services District  
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The Measure U Oversight Committee consists of seven members representing the following stakeholder entities:

1. The Board of Directors of the Northstar Community Services District (“the District”);
2. Member-at-Large from Gold Bend
3. Mountainside property associations and their developer, Taylor Builders (“Mountainside”);
4. Northstar California Resort operated by Vail Resorts/Trimont Land Company (“Trimont”);
5. Northstar Property Owners Association (“NPOA”);
6. Northstar Village Association and related Village property associations (“NVA”); and
7. Member-at-Large from Basque

During the Committee’s discussion at its annual meeting on May 19, 2025, the Committee found that the Measure U tax revenues for FY2023 and FY2024 were spent consistent with the purpose of “providing wildfire prevention and mitigation actions for existing development and infrastructure within the Wildfire Prevention Zone, pursuant to the [Community Wildfire Protection Plan]” as stated in Measure U (Resolution No. 21-12 ¶ 10), that may include:

- investing more in early fire detection, emergency warning systems and fire-safe evacuation routes that would help ensure residents are notified quickly and can safely escape danger if a wildfire does occur; removing dry brush, dead trees, fuels, and other fire hazards;
- adding firebreaks where needed to help prevent or slow the spread of wildfire;
- providing matching funds to landowners for eligible fuels reduction compliance projects within fuel break areas;
- providing homeowners with easy and inexpensive disposal options for trimmings and green waste;
- updating the CWPP;
- investing in future green waste systems that reduce fire risks;
- investing in capital and equipment to help remove fire fuels and reduce the risk of wildfire;
- improving inspection systems;
- expenses related to management of these types of programs; and
- providing for any incidental expenses related to the collection of the special tax and managing exemptions.

Moreover, consistent with the purpose of Measure U, revenues were expended to give prioritization to non-compliant areas within the 300-foot fuel break areas of the Wildfire Prevention Zone, including the providing of matching funds to landowners for fuels reduction compliance. And, the District managed all aspects of projects receiving Measure U funds, along matching funds from landowners. The landowner areas within the Wildfire Prevention Zone that were subjected to fuels reduction treatment with Measure U taxation and matching landowner funds for Fiscal Year 2025 are shown in the map attached as Exhibit A.

In addition, as part of its oversight, the Committee recommends that the District's Board accept the District's Measure U Financial Summary for the 12 Months Ending June 30, 2025 (i.e., Fiscal Year 2025 or "FY25"), attached as Exhibit B. The Committee also notes that, while performing the audit for FY25, the District's auditor did not identify any deficiencies in internal control over financial reporting that the auditor considered to be material weaknesses in the District's accounting.

Finally, the Committee notes the status of its recommendations for the prior year as follows:

1. Direct the District's Forester to meet with the Committee annually before that fiscal year's Measure U activities to review the proposed fire suppression activities and make adjustments that take into account the Committee's recommendations, if any.

*Status:* The District's Forester is now scheduled to meet with the Committee annually, to review the proposed fire suppression activities for the upcoming fiscal year, and make adjustments that take into account the Committee's recommendations, during the Committee's meeting held every Spring.

2. Accept the District's Measure U Financial Summary for the 12 Months Ending June 30, 2025 (i.e., Fiscal Year 2025 or "FY25").

*Status:* The District's Board has accepted the District's Measure U Financial Summary for Fiscal Year 2024.

3. Direct the District to continue to use the reporting structure for its annual Measure U Financial Summary, going forward.

*Status:* The District implemented a new reporting structure in FY2025, per Exhibit B.

4. Continue to separately track Measure U-specific employee labor expenditures separately for the upcoming fiscal year (i.e., Fiscal Year 2026), and have those separately-tracked labor costs reflected in the District's Measure U expense reporting, instead of having its employee labor allocated as a percentage of revenue direct along with other fire suppression activities, as was done initially for Fiscal Year 2023.

*Status:* The District agreed to separately track Measure U-specific employee labor expenditures separately starting in Fiscal Year 2025.

5. Direct the District's auditor to continue providing an opinion to the Committee as to the annual Measure U Financial Summary prior to the Committee's presentation of its report to NCSD's Board.

*Status:* The District's auditor has provided a full opinion on the District's FY25 finances (see Exhibit C) which incorporated the annual Measure U Financial Summary, opining that overall its financial reporting methodology is reasonable.

6. Direct the District to engage in a public bidding process, at least annually, for third-party contractors to perform Measure U fuel reduction activities that will be performed during the next fire season.

*Status:* The District has agreed to engage in a public bidding process for Measure U fuel reduction activities starting in Fiscal Year 2025.

7. For FY26, enhance marketing/advertising for the dumpster rebate program for those residents asking for later collections (Sept-Nov) of yard waste (beyond the current curbside pick-up dates).

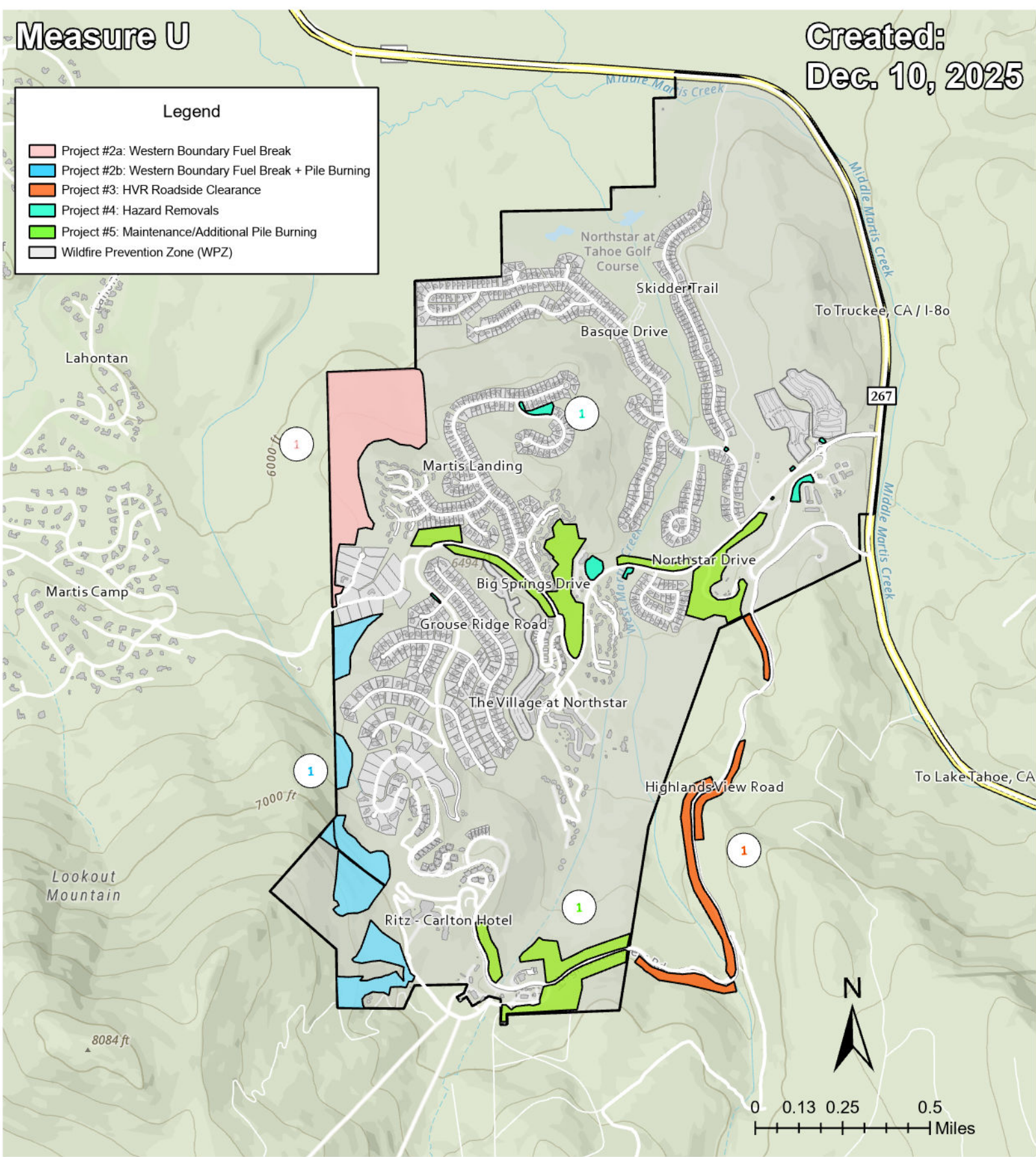
*Status:* NFD & Measure U team working with NPOA to publish more details in summer & autumn quarterly Northstar Quarterly issues.

# Measure U

Created:  
Dec. 10, 2025

**Legend**

- Project #2a: Western Boundary Fuel Break
- Project #2b: Western Boundary Fuel Break + Pile Burning
- Project #3: HVR Roadside Clearance
- Project #4: Hazard Removals
- Project #5: Maintenance/Additional Pile Burning
- Wildfire Prevention Zone (WPZ)



## FY 2025 (Summer 2024) Grant Funded Projects

July 1, 2024 - June 30, 2025

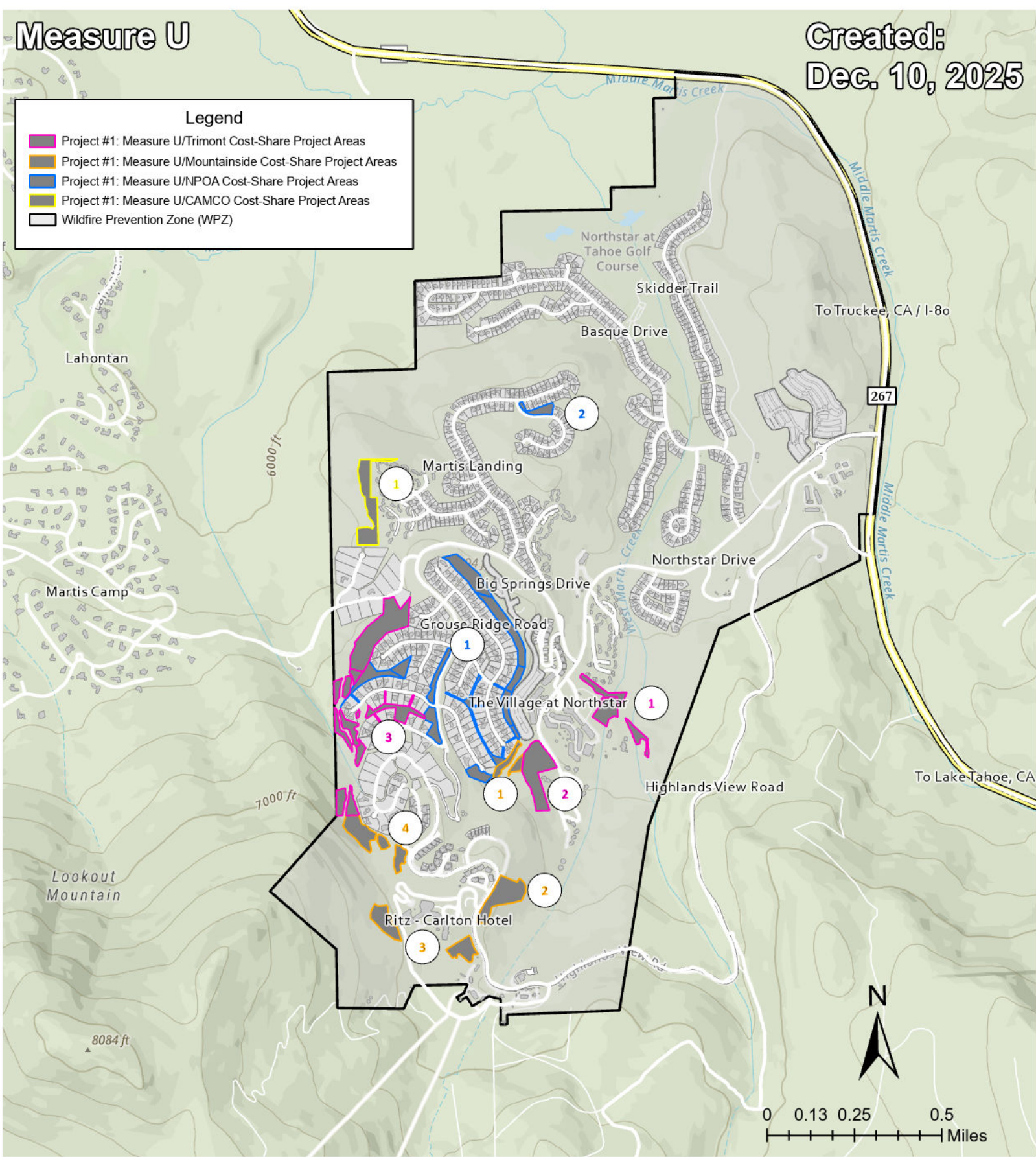
<b>Project #2a:</b>	58.30 Acres
<b>Project #2b:</b>	48.00 Acres
<b>Project #3:</b>	25.00 Acres
<b>Project #4:</b>	4.70 Acres
<b>Project #5:</b>	65.00 Acres

# Measure U

Created:  
Dec. 10, 2025

**Legend**

- Project #1: Measure U/Trimont Cost-Share Project Areas
- Project #1: Measure U/Mountainside Cost-Share Project Areas
- Project #1: Measure U/NPOA Cost-Share Project Areas
- Project #1: Measure U/CAMCO Cost-Share Project Areas
- Wildfire Prevention Zone (WPZ)



## FY 2025 (Summer 2024) Measure U Funded Projects

July 1, 2024 - June 30, 2025

**Project #1:** Trimont Property: 31.00 Acres  
Mountainside Property: 17.30 Acres  
NPOA Property: 19.00 Acres  
CAMCO Property: 5.00 Acres



# N·C·S·D

Northstar Community Services District  
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**Board of Directors**  
John Radanovich, President  
Warren "Chip" Brown  
Nancy Ives  
Marilyn Forni  
Candace Roeder

**General Manager**  
Mike Geary, PE

## Measure U FY 2025 Annual Summary Report (Unaudited)

**DATE:** December 17, 2025

**TO:** District Board Members

**FROM:** Mike Geary, General Manager; Cheryl Plexico, Accounting Manager; Cooper Johnson, Forestry Assistant

**SUBJECT:** Annual (Unaudited) Financial and Progress Summary Report for Measure U – Wildfire Prevention Parcel Tax (FY 2024-25)

**BACKGROUND:** In November 2021, voters within the Northstar Community Services District approved Measure U, a ten-year special parcel tax dedicated to wildfire prevention, forest health, and related services, such as fuels reduction and green-waste disposal. For FY 2024-25, Measure U generated \$493,682 in revenue.

Measure U requires that before January 1 of each year, the District prepare a report detailing (1) the amount of Measure U funds collected and expended, and (2) the status and progress of Measure U-funded projects. This Board Report, together with the attached Financial Report, Projects Reports, and Maps, is referred to as the "*FY 2025 Annual Summary Report (Unaudited)*" and is intended to satisfy that requirement for the period from July 1, 2024 to June 30, 2025.

Beginning this year, staff has restructured the format of the Measure U *Annual Summary Report (Unaudited)* to make it more understandable and accessible to the public. The new format reduces accounting jargon, uses plain language to explain how Measure U funds are used, highlights key revenue, expense, and project outcome information, and clarifies how Measure U interacts with other funding sources to deliver the maximum acreage of wildfire-prevention work.

It is important to note that the Fuels Management Department does *not* receive any revenue from Measure E or Ad Valorem Property Tax. Instead, Fuels Management is funded by:

- Measure U Parcel Tax Revenue;
- 50/50 Cost-Share Contributions

- Enterprise Fund Contributions from Water, Sewer, and Solid Waste (operating revenue); and
- Grant Funds from external agencies.

Several projects are delivered through 50/50 Cost-Share Agreements with big-acre property owners, including CAMCO, Mountainside Builders, Northstar Property Owners Association (NPOA), and Trimont. Under these agreements, project costs are generally split 50/50 between the District (funded with Measure U) and the partner. These cost-share agreements allow the District to design and manage larger, contiguous, and more effective treatment projects across multiple ownerships.

## DISCUSSION:

### 1. Funding Overview for FY 2024-25 – Blended Model

The Fuels Management program uses an integrated funding model in which Measure U revenues are intentionally comingled with other funding sources to treat the maximum number of acres possible with the funds available. This blended approach allows staff to plan and execute fuels-reduction projects based on risk and forest conditions, not limited by a single revenue source.

For FY 2025, total Fuels Management Revenues were \$1,577,241, made up of:

- Measure U component (including Parcel Tax and Cost-Share Contributions): \$647,482
  - Measure U Parcel Tax Revenue: \$493,682
  - Partner Cost-Share Contributions (CAMCO, Mountainside, NPOA, Trimont): \$153,800
- Non-Measure U component: \$929,760
  - Enterprise Contributions (Water, Sewer, Solid Waste): \$182,370
  - Grants (Truckee Airport District, CalFire, and TMRF): \$747,390

On the Expense side, total Fuels Management expenditures were \$1,561,547, comprised of:

- Measure U Expenses: \$674,907
- Non-Measure U Expenses: \$886,640

At the program level, and prior to final adjustments expected during the annual audit process, this yields a positive year-end balance of \$15,694 for the Fuels Management Department as a whole. At the Measure U component level, however, expenses exceed revenues.

## **2. Measure U – Revenue vs Expense**

For FY 2024-25:

- Measure U Revenue: \$647,482
- Measure U Expenses: \$674,907
- Net Measure U Position: (\$27,425) (deficit)

When comparing revenue to expense, Measure U expense exceeds Measure U revenue by \$27,425. This variance has come about because the District performed more Measure U-eligible work than Measure U funds alone would allow. Ultimately, this means that a portion(s) of other Fuels Management revenue were used to supplement Measure U activities.

This is intentional and appropriate within the District’s funding strategy. In some years, Measure U will show a surplus (when less Measure U-eligible work is billed than the parcel tax and cost-share revenue can support); in other years, it will show a deficit (when more Measure U-eligible work is delivered than can be covered by Measure U alone). The overall program remains balanced because non-Measure U funding sources cover the difference.

## **3. Leveraging Measure U to Attract and Administer Grants**

Most grant programs discourage or disallow funding for administrative staff and overhead, preferring that grant dollars go directly “on the ground.” To respond to this, the District uses Measure U to fund the administrative backbone of the Fuels Management program, including:

- Forester and Forestry Assistant salaries and wages (\$170,538 charged to Measure U, with \$63,203 charged to non-Measure U);
- Benefits and payroll taxes (\$78,563 Measure U / \$28,919 non-Measure U); and
- Intradistrict allocations for administrative support (payroll, HR, accounting, management) (\$108,386 Measure U / \$39,682 non-Measure U).

By using Measure U to support these necessary administrative and staffing costs, the District can submit more competitive grant applications that request funding primarily for direct fuels-reduction work. In FY 2024-25, this strategy helped secure these grant funds:

- Truckee Tahoe Airport District (TTAD): \$440,055
- CalFire: \$247,938
- Tahoe Mountain Resorts Foundation (TMRF): \$59,397

Together, these grants provided \$747,390 in non-Measure U funding and supported a substantial amount of fuels-reduction work.

#### **4. Cost-Share Projects with Property Owners**

Under the Measure U Cost-Share Program, the District designed and delivered the large, multi-partner Project FY 2025-1 within the Wildfire Protection Zone (WPZ) and within 300 feet of habitable structures. This work included both mechanical and hand-crew treatments, including thinning, hazard tree removal, limbing, mastication of brush, and chipping/broadcast of biomass.

##### **Project FY 2025-1:**

- Total acres treated: 72.3 acres (CAMCO, Mountainside, NPOA, Trimont combined)
- Total project cost: \$307,600
- Funding split:
  - Measure U (District share): \$153,800
  - Cost-share partners (combined): \$153,800

This project created or maintained 300-foot defensible buffers around:

- Indian Hills Condominiums (144 units),
- Aspen Grove and Ski Trails Condominiums,
- NPOA Recreation Center,
- The Village at Northstar, and
- Multiple single-family neighborhoods, including Martis Landing, Deer Path, Grouse Ridge, Silver Fox, North Summit, Overlook Place, Gray Wolf, Red Tail Court, Woods Point Way, Glades Place, and Mill Site Road.

#### **5. Grant-Funded Projects and Total Acres Treated**

The District completed several major Grant-Funded Projects in FY 2025, including:

- Project FY2025-2A: Western Boundary Fuel Break – 58.3 acres
- Project FY2025-2B: Western Boundary Fuel Break + Pile Burning – 48 acres
- Project FY2025-3: HVR Roadside Clearance – 25 acres along a primary evacuation route
- Project FY2025-4: Hazard Removals – 4.7 acres focused on isolated and grouped hazard trees
- Project FY2025-5: Maintenance / Additional Pile Burning – 65 acres of re-entry and maintenance work

These projects, combined with the Measure U cost-share work, resulted in approximately 273 acres treated across the Northstar community in FY 2024-25. Treatments included canopy thinning, limbing, masticating manzanita and bitterbrush, constructing and burning piles, and maintaining previously treated areas to keep fuel loads low.

#### **6. Green Waste Curbside Pickup Program**

In addition to forest-based work, the Green Waste Curbside Pickup Program continued to provide significant support to property owners:

- Cost: \$53,338 (funded entirely by grant revenue, not Measure U)
- Workload: 5 pickup sessions over 16 eight-hour workdays
- Volume: Approximately 856 cubic yards of material collected and delivered to Eastern Regional Landfill
- Reach: Service to over 900 single-family homes and multiple condominium complexes across the District.

This program remains a critical tool to help residents meet and maintain defensible space standards.

**ALTERNATIVES:** Not applicable. Informational item only. No action is requested.

This report is provided to satisfy Measure U's annual reporting requirement and to inform the Board and public of financial activity and program outcomes.

**FISCAL / RESOURCE IMPACTS:** There is no new fiscal action associated with this item. This report summarizes past-year activity.

From a financial and operational perspective, FY 2024-25 demonstrates that managing Measure U revenues in combination with other funding sources, rather than in isolation, produces the highest efficiency and greatest number of acres treated:

- Measure U revenues (\$647,482) and expenses (\$674,907) result in a planned Measure U deficit of about \$27,425, reflecting that more Measure U-eligible work was completed than Measure U funds alone could support.
- Non-Measure U sources (enterprise contributions and grants) generated a surplus of approximately \$43,119, yielding an overall Fuels Management program surplus of \$15,694 for FY 2024-25.
- Grants and partner cost-sharing provided over \$900,000 in additional funding for fuels-reduction and green-waste work, greatly amplifying the impact of Measure U.

**This blended-funding model:**

- Ensures stable staffing for planning, permitting, and grant administration;
- Makes the District more competitive for external grant funding;
- Allows projects to be prioritized by wildfire risk and forest conditions, instead of being restricted by a single revenue source; and
- Maximizes the number of acres treated per dollar spent, which is the core performance objective of the Fuels Management and Measure U program.

**This structure makes the best business sense and delivers the greatest wildfire-risk-reduction benefit to the community for every Measure U dollar collected.**

**RECOMENDATION:** Not applicable. Informational item only. No action is requested.

**Staff recommends that the Board receive and file the Measure U *FY 2025 Annual Summary Report (Unaudited)*.**

**ATTACHMENTS:** 1. FY 2025 Measure U Financial Report (Unaudited)  
2. FY 2025 Projects Report (Table)  
3. FY 2025 Projects Report (Descriptions)  
4. FY 2025 Fuels Management Treatment Map – Measure U  
5. FY 2025 Fuels Management Treatment Map – Grant Funding

**DATE PREPARED:** December 12, 2025

**Northstar CSD Fuels Management**  
**Measure U - Financial Report (Unaudited) - revised 12/16/25**  
**FY 2025**  
**July 1, 2024 to June 30, 2025**

	<b>Fuels Management Department</b>					
	<b>Measure U (\$)</b>	<b>Non-Measure U (\$)</b>	<b>Total (\$)</b>	<b>Measure U (%)</b>	<b>Non-Measure U (%)</b>	
<b>Revenue</b>						
Enterprise Contributions	\$ -	\$ 182,370	\$ 182,370	0%	100%	
Measure E Parcel Tax	\$ -	\$ -	\$ -	0%	0%	
Measure U Parcel Tax	\$ 493,682	\$ -	\$ 493,682	100%	0%	
Ad Valorem Property Tax	\$ -	\$ -	\$ -	0%	0%	
Partner Contribution - CAMCO	\$ 10,000	\$ -	\$ 10,000	100%	0%	
Partner Contribution - Mountainside	\$ 43,800	\$ -	\$ 43,800	100%	0%	
Partner Contribution - NPOA	\$ 38,000	\$ -	\$ 38,000	100%	0%	
Partner Contribution - Trimont	\$ 62,000	\$ -	\$ 62,000	100%	0%	
Grant - TMRF x2	\$ -	\$ 59,397	\$ 59,397	0%	100%	
Grant - Cal Fire	\$ -	\$ 247,938	\$ 247,938	0%	100%	
Grant - Truckee Tahoe Airport	\$ -	\$ 440,055	\$ 440,055	0%	100%	
<b>Revenue Total</b>	<b>\$ 647,482</b>	<b>\$ 929,760</b>	<b>\$ 1,577,241</b>	--	--	
<b>Expenses</b>						
Salaries	\$ 170,538	\$ 63,203	\$ 233,742	73%	27%	
Benefits & Payroll Taxes	\$ 78,563	28,919	\$ 107,482	73%	27%	
Outside Svcs. - Project #1 - Cost Share - Arevalo	\$ 307,600	\$ -	\$ 307,600	100%	0%	
Outside Svcs. - Legal Fees	\$ 1,295	\$ -	\$ 1,295	100%	0%	
Utilities - Mobile Connectivity	\$ 1,434	\$ 525	\$ 1,959	73%	27%	
General Supplies - uniforms, operating supplies, tools, fuel	\$ 2,768	\$ 1,511	\$ 4,279	65%	35%	
Repairs & Maintenance - vehicles & equipment	\$ 2,182	\$ 799	\$ 2,981	73%	27%	
Other Operating Expenses - training, software, dumpster rebates	\$ 2,141	\$ 4,611	\$ 6,752	32%	68%	
Intradistrict Allocations	\$ 108,386.17	\$ 39,682.37	\$ 148,069	73%	27%	
Project #2A - Grant Project - Elevated Tree	\$ -	\$ 218,128	\$ 218,128	0%	100%	
Project #2B - Grant Project - Arevalo	\$ -	\$ 166,427	\$ 166,427	0%	100%	
Project #3 - Grant Project - Elevated Tree	\$ -	\$ 130,749	\$ 130,749	0%	100%	
Project #4 - Grant Project - Arevalo	\$ -	\$ 11,148	\$ 11,148	0%	100%	
Project #5 - Grant Project - Arevalo	\$ -	\$ 220,938	\$ 220,938	0%	100%	
<b>Expenses Total</b>	<b>\$ 674,907</b>	<b>\$ 886,640</b>	<b>\$ 1,561,547</b>			
<b>Variance</b>	<b>\$ (27,425)</b>	<b>\$ 43,119</b>	<b>\$ 15,694</b>			

**Northstar CSD Fuels Management  
Measure U - Projects Report - Table  
FY 2025  
July 1, 2024 to June 30, 2025**

Project Data						
Project #	RFP#	Project Name	Acres	Location	Contractor	Project Cost
1	1	FY 2025 Measure U	72.3	WPZ. Within 300-ft. Multiple Areas.	Arevalo	\$ 307,600
2A	1	Western Boundary Fuel Break	58.3	WPZ. Beyond 300-ft. Multiple Areas.	Elevated	\$ 218,128
2B	1	Western Boundary Fuel Break + Pile Burning	48	WPZ. Beyond 300-ft. Multiple Areas.	Arevalo	\$ 166,427
3	1	HVR Roadside Clearance	25	Non-WPZ. Primary Evacuation Route. Multiple Areas.	Elevated	\$ 130,749
4	No RFP	Hazard Removals.	4.7	WPZ. Within 300-ft. Multiple Areas.	Arevalo	\$ 11,148
5	No RFP	FY 2025 Curbside Pickup, Miscellaneous Fuels Reduction Projects (re-entry/maintenance), Pile Burning.	65	WPZ. Within 300-ft. Multiple Areas.	Arevalo	\$ 220,938
<b>Total</b>						<b>\$ 1,054,989</b>

Project Data		Funding Source								
Project #	Project Cost	Measure U	CAMCO	Mountainside	NPOA	Trimont	TTAD Grant	CAL FIRE Grant	TMR Grant 1	TMR Grant 2
1	\$ 307,600	\$ 153,800	\$ 10,000	\$ 43,800	\$ 38,000	\$ 62,000	\$ -	\$ -	\$ -	\$ -
2A	\$ 218,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 191,128	\$ 27,000	\$ -	\$ -
2B	\$ 166,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166,427	\$ -	\$ -	\$ -
3	\$ 130,749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,500	\$ -	\$ 48,249	\$ -
4	\$ 11,148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,148
5	\$ 220,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,938	\$ -	\$ -
<b>Total</b>	<b>\$ 1,054,989</b>	<b>\$ 153,800</b>	<b>\$ 10,000</b>	<b>\$ 43,800</b>	<b>\$ 38,000</b>	<b>\$ 62,000</b>	<b>\$ 440,055</b>	<b>\$ 247,938</b>	<b>\$ 48,249</b>	<b>\$ 11,148</b>
	100%	14%	1%	4%	4%	6%	42%	23%	5%	1%

**Notes:**

Arevalo = Arevalo Tree & Defensible Space Services  
Elevated = Elevated Tree Experts

**Northstar CSD Fuels Management  
 Measure U - Projects Report - Project Descriptions  
 FY 2025  
 July 1, 2024 to June 30, 2025**

**Project 1**

**Measure U / CAMCO Cost-Share \$20,000**

The scope of work for FY 2025 CAMCO Project Area 1 included both mechanical and non-mechanical treatments. 75-90 foot basal area (10-20 feet in canopy spacing) was established by hand crews cutting all hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components including manzanita and bitterbrush were masticated completely. In total, a 300-foot or greater buffer was established between the 144 habitable units at Indian Hills Condominiums and open forests backing up to the Districts western boundary.

	<b>Area #1</b>					<b>Total</b>
<b>Acres Treated</b>	5					5
<b>Treatment Cost</b>	\$20,000					\$20,000
<b>Avg. Cost per Acre</b>	\$4,000					\$4,000

Measure U (District Share)	\$10,000
Cost-Share Contribution (CAMCO)	\$10,000
<b>Total</b>	<b>\$20,000</b>

Contractor: Arevalo Tree & Defensible Space Services

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**Measure U / Mountainside Builders Cost-Share \$87,600**

The scope of work for FY 2025 Mountainside Project Areas 1, 3, and 4 included both mechanical and non-mechanical treatments. 75-90 foot basal area (10-20 feet in canopy spacing) was established by hand crews cutting all hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. 1-3 contours

of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components including manzanita and bitterbrush were masticated completely. In total, a 300-foot or greater buffer was established between habitable structures on Martis 25, at the Ritz-Carlton Hotel, and Trailside Townhomes. Due to 35% slopes or greater, heavy equipment could not be used in Project Area 2. Instead hand crews were instructed to cut and stack material into burn piles since other disposal methods were not practical nor feasible. In total, 175 burn piles were constructed. Placer County Air Pollution Control District approved the burn plan submitted by the Fuels Management Department in October of 2024. With the burn permit in hand, Fuels Management burned from November 2024-April 2025. Due to the sheer number of piles that had to be ignited, Fuels Management required the help from a paid contractor and crew. The extra burning in addition to the fuels reduction work that occurred over the summer is what led to the higher cost per acre for Project Area 2.

	Area #1	Area #2	Area #3	Area #4		Total
<b>Acres Treated</b>	1.8	5.2	5.1	5.2		17.3
<b>Treatment Cost</b>	\$7,200	\$39,200	\$20,400	\$20,800		\$87,600
<b>Avg. Cost per Acre</b>	\$4,000	\$7,538	\$4,000	\$4,000		\$4,885

Measure U (District Share)	\$43,800
Cost-Share Contribution (Mountainside)	\$43,800
<b>Total</b>	<b>\$87,600</b>

Contractor: Arevalo Tree & Defensible Space Services

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**Measure U / Northstar Property Owners Association (NPOA) Cost-Share \$76,000**

The scope of work for FY 2025 NPOA Project Areas 1 and 2 included both mechanical and non-mechanical treatments. 75-90 foot basal area (10-20 feet in canopy spacing) was established by hand crews cutting all hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components including manzanita and bitterbrush were masticated completely. In total, a 300-foot or greater buffer was established between single family homes on Grouse Ridge, Silver Fox, North Summit, Overlook Place, Gray Wolf, Red Tail Court, Woods Point Way, Martis Landing, and Deer Path.

	Area #1	Area #2				Total
<b>Acres Treated</b>	17.8	1.2				19
<b>Treatment Cost</b>	\$71,200	\$4,800				\$76,000
<b>Avg. Cost per Acre</b>	\$4,000	\$4,000				\$4,000

Measure U (District Share)	\$38,000
Cost-Share Contribution (NPOA)	\$38,000
<b>Total</b>	<b>\$76,000</b>

Contractor: Arevalo Tree & Defensible Space Services

**Measure U / Trimont Cost-Share**

**\$124,000**

The scope of work for FY 2025 Trimont Project Areas 1 and 2 included both mechanical and non-mechanical treatments. 75-90 foot basal area (10-20 feet in canopy spacing) was established by hand crews cutting all hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components including manzanita and bitterbrush were masticated completely. In total, a 300-foot or greater buffer was established between 180 habitable units at Aspen Grove Condos, 144 units at Ski Trails Condos, the NPOA Recreation Center, the Village at Northstar, single family homes on Glades Place, North Summit, Overlook Place, Gray Wolf, Woods Point Way, and Mill Site Road.

	Area #1	Area #2	Area #3			Total
<b>Acres Treated</b>	5.52	6.73	18.75			31.00
<b>Treatment Cost</b>	\$22,080	\$26,920	\$75,000			\$124,000
<b>Avg. Cost per Acre</b>	\$4,000	\$4,000	\$4,000			\$4,000

Measure U (District Share)	\$62,000
Cost-Share Contribution (Trimont)	\$ 62,000
<b>Total</b>	<b>\$124,000</b>

Contractor: Arevalo Tree & Defensible Space Services

## Project 2A

### Western Boundary Fuel Break

**\$218,128**

The scope of work for FY 2025 Western Boundary Fuel Break Project Area 1 included both mechanical and non-mechanical treatments. 75-90 foot basal area (10-20 feet in canopy spacing) was established by hand crews cutting all hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components including manzanita and bitterbrush were masticated completely. In total, a 300-foot or greater buffer was established along the western boundary between Indian Hills Condominiums and open common spaces.

	Area #1					Total
<b>Acres Treated</b>	58.3					58.3
<b>Treatment Cost</b>	\$218,128					\$218,128
<b>Avg. Cost per Acre</b>	\$3,741					\$3,741

Grant - Truckee Tahoe Airport	\$191,128
Grant - CalFire	\$ 27,000
<b>Total</b>	<b>\$218,128</b>

Contractor: Elevated Tree Experts

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## Project 2B

### Western Boundary Fuel Break + Pile Burning

**\$166,427**

The scope of work for FY 2025 Western Boundary Fuel Break + Pile Burning Project Area 1 included both mechanical and non-mechanical initial entry treatments. 120-180 foot basal area (30-40 feet in canopy spacing) was established by hand crews cutting hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. Biomass was also stacked into 8'x8' burn piles and burned over the 2024-2025 winter. In total, 621 piles were established. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush

components including manzanita and bitterbrush were masticated completely. Reduced overall fuel load by up to 35,000 tons per acre.

	<b>Area #1</b>					<b>Total</b>
<b>Acres Treated</b>	48					48
<b>Treatment Cost</b>	\$166,427					\$166,427
<b>Avg. Cost per Acre</b>	\$3,467					\$3,467

Grant - Truckee Tahoe Airport	\$166,427
<b>Total</b>	\$166,427

Contractor: Arevalo Tree & Defensible Space Services

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### Project 3

**Highlands View Road (HVR) Roadside Clearance \$130,749**

The scope of work for FY 2025 HVR Roadside Clearance Project Area 1 included both mechanical and non-mechanical treatments. 75-90 foot basal area (10-20 feet in canopy spacing) was established by hand crews cutting all hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. Biomass was also stacked into 8'x8' burn piles and burned over the 2024-2025 winter. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components including manzanita and bitterbrush were masticated completely. Reduced overall fuel load by up to 12,000 tons per acre.

	<b>Area #1</b>					<b>Total</b>
<b>Acres Treated</b>	25					25
<b>Treatment Cost</b>	\$130,749					\$130,749
<b>Avg. Cost per Acre</b>	\$5,230					\$5,230

Grant – Truckee Tahoe Airport	\$82,500
Grant 1 – Tahoe Mountain Resort Foundation (TMRF)	\$48,249
<b>Total</b>	\$130,749

Contractor: Elevated Tree Experts

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## Project 4

### Hazard Removals

**\$11,148**

The scope of work for FY 2025 Hazard Removals Project Area 1 included both mechanical and non-mechanical treatments. Prescription focused on mitigating isolated and groups of hazards. Hazards consisted of dead, dying, and diseased trees, as well as understory brush components. In total, 48 trees ranging between 12"-32" DBH (Diameter Breast Height) were cut, processed, and removed from the premises.

	Area #1					Total
Acres Treated	4.7					4.7
Treatment Cost	\$11,148					\$11,148
Avg. Cost per Acre	\$2,372					\$2,372

Grant 2 – Tahoe Mountain Resort Foundation (TMRF)	\$11,148
<b>Total</b>	<b>\$11,148</b>

Contractor: Arevalo Tree & Defensible Space Services

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## Project 5

### Maintenance / Additional Pile Burning

**\$167,600**

The scope of work for FY 2025 Maintenance/Additional Pile Burning Project Area 1 included both mechanical and non-mechanical re-entry/maintenance treatments. 75-90 foot basal area (10-20 feet in canopy spacing) was established by hand crews cutting all hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary.

Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. Biomass was also stacked into 8'x8' burn piles and burned over the 2024-2025 winter. Piles were located east of Trailside Townhomes and east of Station 32. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components including manzanita and bitterbrush were masticated completely.

	<b>Area #1</b>					<b>Total</b>
<b>Acres Treated</b>	65					65
<b>Treatment Cost</b>	\$167,600					\$167,600
<b>Avg. Cost per Acre</b>	\$2,578					\$2,578

Grant – CalFire	\$167,600
<b>Total</b>	\$167,600

Contractor: Arevalo Tree & Defensible Space Services

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**Green Waste Curbside Pickup Program**

**\$53,338**

In FY 2025, the Green Waste Curbside Pickup Program took sixteen 8-hour work days to complete five total sessions. In total, 856 cubic yards of material was picked up from Northstar property owners and transported to the Eastern Regional Landfill where it could be disposed of properly. This program continues to serve over 900 single family homes and multiple condominium's across the District and plays an integral part in assisting community members with meeting and maintaining defensible space requirements.

**Total Cost**

<b>Pickup #</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>Total</b>
<b>Dump Disposal Costs</b>	\$2,015	\$1,300	\$1,089	\$5,582	\$2,072	\$12,058
<b>Labor &amp; Equipment Costs</b>	\$6,888	\$4,305	\$3,020	\$15,743	\$11,325	\$41,281
<b>Total</b>	\$8,903	\$5,605	\$4,109	\$21,324	\$13,397	\$53,338

**Funding**

<b>Pickup #</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>Total</b>
Measure U	\$0	\$0	\$0	\$0	\$0	\$0
Grant – CalFire	\$8,903	\$5,605	\$4,109	\$21,324	\$13,397	\$53,338
<b>Total</b>	\$8,903	\$5,605	\$4,109	\$21,324	\$13,397	\$53,338

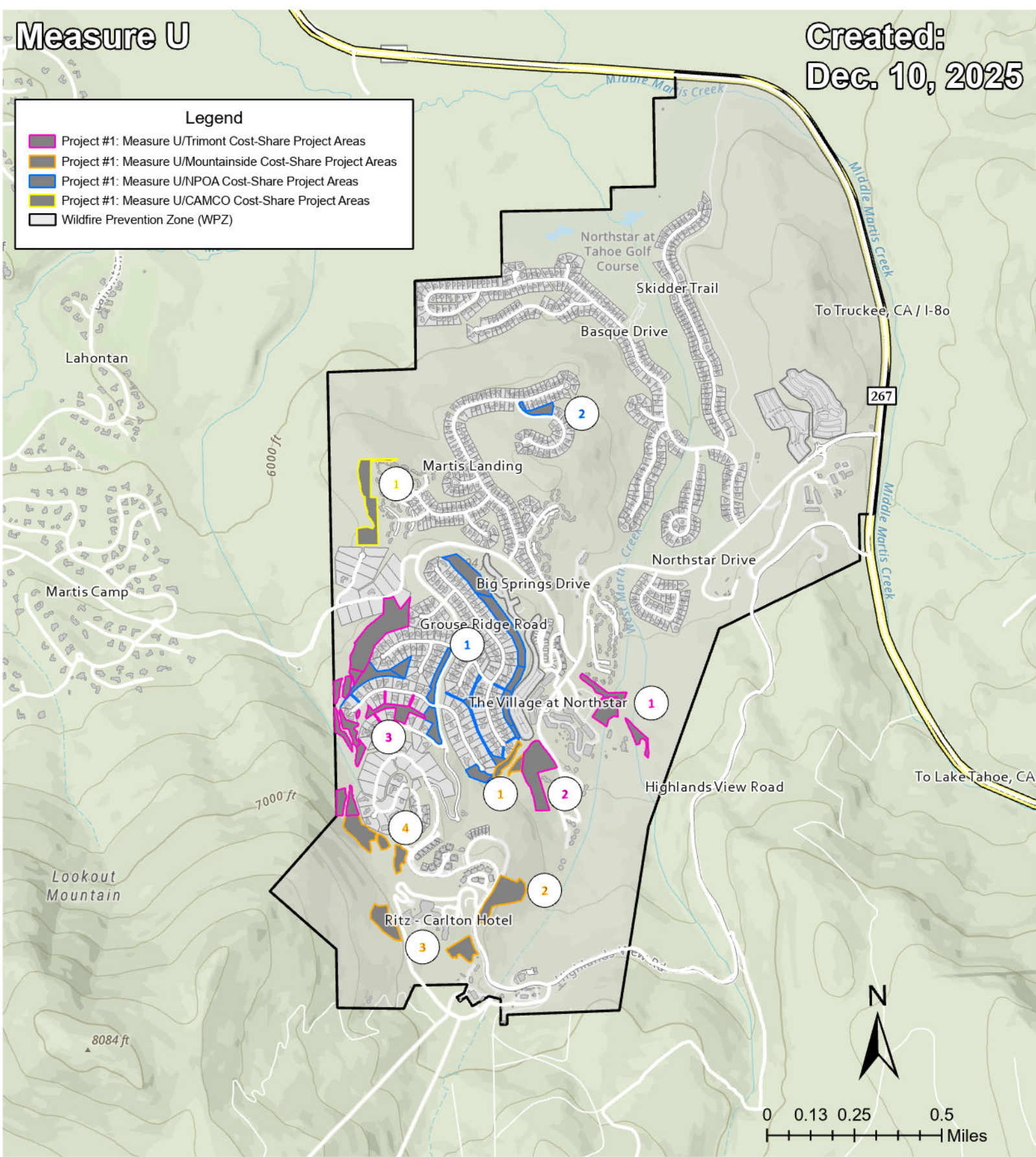
Contractor: Arevalo Tree & Defensible Space Services

# Measure U

Created:  
Dec. 10, 2025

**Legend**

- Project #1: Measure U/Trimont Cost-Share Project Areas
- Project #1: Measure U/Mountainside Cost-Share Project Areas
- Project #1: Measure U/NPOA Cost-Share Project Areas
- Project #1: Measure U/CAMCO Cost-Share Project Areas
- Wildfire Prevention Zone (WPZ)



## FY 2025 (Summer 2024) Measure U Funded Projects

July 1, 2024 - June 30, 2025

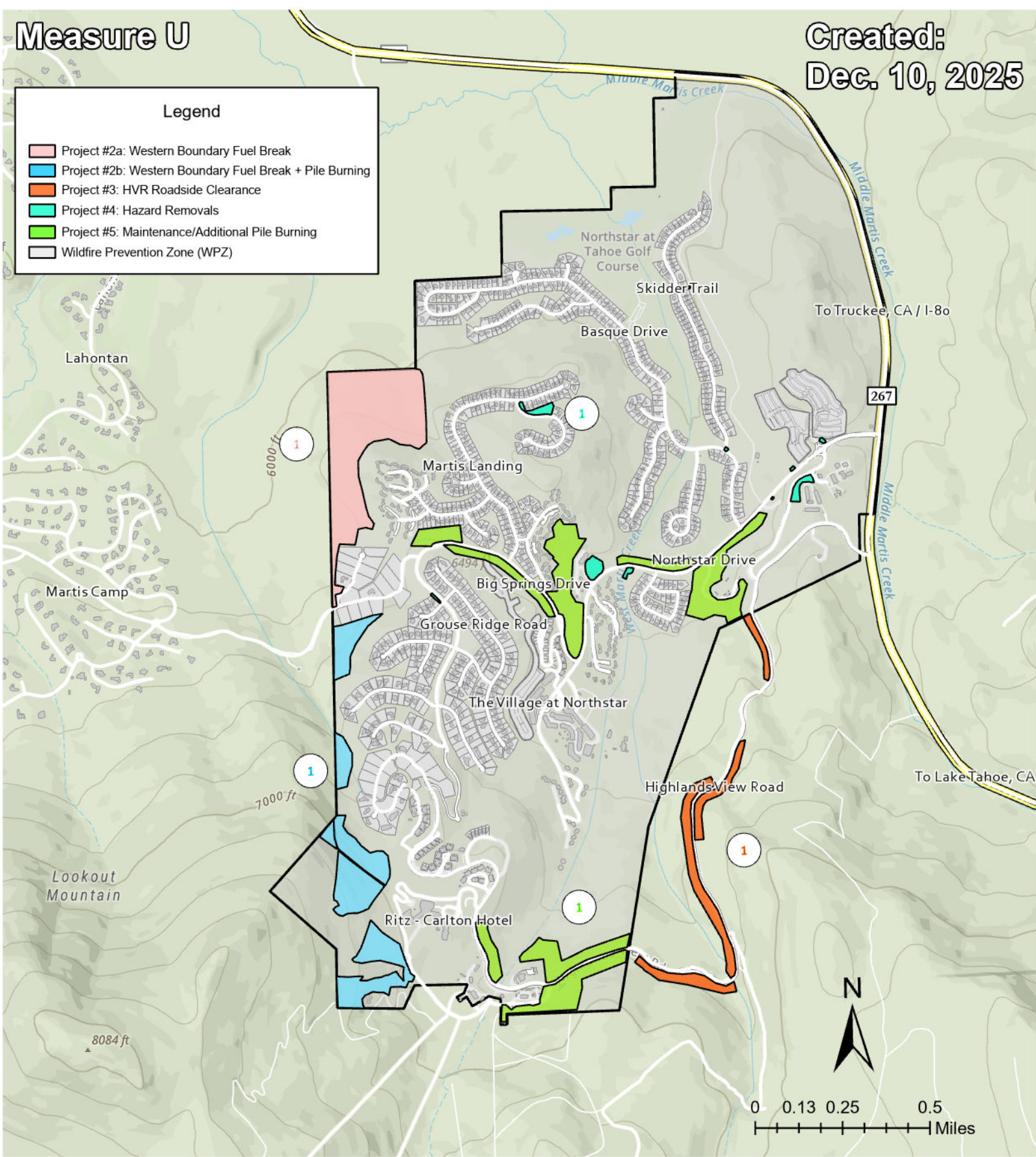
**Project #1:** Trimont Property: 31.00 Acres  
Mountainside Property: 17.30 Acres  
NPOA Property: 19.00 Acres  
CAMCO Property: 5.00 Acres

# Measure U

Created:  
Dec. 10, 2025

**Legend**

- Project #2a: Western Boundary Fuel Break
- Project #2b: Western Boundary Fuel Break + Pile Burning
- Project #3: HVR Roadside Clearance
- Project #4: Hazard Removals
- Project #5: Maintenance/Additional Pile Burning
- Wildfire Prevention Zone (WPZ)



## FY 2025 (Summer 2024) Grant Funded Projects

July 1, 2024 - June 30, 2025

<b>Project #2a:</b>	58.30 Acres
<b>Project #2b:</b>	48.00 Acres
<b>Project #3:</b>	25.00 Acres
<b>Project #4:</b>	4.70 Acres
<b>Project #5:</b>	65.00 Acres



**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**FINANCIAL STATEMENTS  
WITH  
INDEPENDENT AUDITOR'S REPORT**

**FOR THE FISCAL YEAR ENDED**

**JUNE 30, 2025**

**JAMES MARTA & COMPANY LLP  
CERTIFIED PUBLIC ACCOUNTANTS**

**701 HOWE AVENUE, E3  
SACRAMENTO, CA**

**(916) 993-9494  
(916) 993-9489 FAX  
WWW.JMCPA.COM**

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**JUNE 30, 2025**

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**BOARD OF DIRECTORS**

Warren Brown - President

Mike Witherspoon – Financial Representative

Nancy Ives – Director

Marilyn Forni - Director

John Radanovich – Director

\* \* \* \*

General Manager  
Mike Geary

# NORTHSTAR COMMUNITY SERVICES DISTRICT

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JUNE 30, 2025

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**James Marta & Company LLP**

*Certified Public Accountants*

*Accounting, Auditing, Consulting, and Tax*

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## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Northstar Community Services District  
Truckee, California

### **Report on the Audit of the Financial Statements**

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Northstar Community Services District (the District), as of and for the year ended June 30, 2025, cash flows and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Northstar Community Services District, as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America, as well as accounting systems prescribed by the State Controller's Office and state regulations governing special districts.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and the State Controller's *Minimum Audit Requirements for California Special Districts*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Northstar Community Services District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### ***Responsibilities of Management for the Financial Statements***

Northstar Community Services District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Northstar Community Services District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and Government Auditing Standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Northstar Community Services District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Northstar Community Services District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund, Schedule of Changes in Net OPEB Liability and Related Ratios, Schedule of Proportionate Share of the Net Pension Liability, and the Schedule of Pension Contributions be presented to

supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

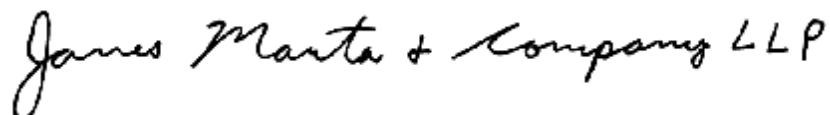
### ***Other Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information as listed in the table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information as listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated April 1, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



James Marta & Company LLP  
Certified Public Accountants  
Sacramento, California  
April 1, 2026

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2025

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This Management's Discussion and Analysis (MD&A) of the Northstar Community Services District (the District or NCSD) provides an overview and analysis of the District's financial activities for the fiscal year ended June 30, 2025. The MD&A is intended to help readers (including property owners, ratepayers, bondholders, and other interested parties) understand the District's financial position, results of operations, and key conditions that may affect future financial performance.

This section is supplementary information required by the Governmental Accounting Standards Board (GASB). It does not replace the financial statements, notes, or required supplementary information. Readers should consider the MD&A in conjunction with those materials to gain a complete understanding of the District's financial condition and the accounting policies that affect reported results.

### How to Read This MD&A

The District's financial reporting is organized to provide multiple perspectives. Some statements emphasize the District as a whole, while others emphasize individual funds and near-term financial resources. Each perspective answers a different question:

- Government-wide statements: What is the District's overall financial position and how did it change during FY 2025?
- Governmental fund statements: What financial resources were available for spending during FY 2025 and what is the year-end balance of spendable resources?
- Enterprise fund statements: Are utility and solid waste operations generating sufficient revenues to cover operating costs and the ongoing replacement of capital assets?
- Notes and RSI: What additional information is necessary to understand the financial statements and how do pension/OPEB-related obligations affect long-term financial position? Because governmental funds and government-wide statements use different measurement focuses and bases of accounting, the District provides reconciliations to explain key differences (for example, the capitalization of infrastructure and recognition of long-term liabilities at the government-wide level).

### Financial Highlights

- Total net position at June 30, 2025 was \$105,934,836.
- Total revenues for FY 2025 were \$24,367,579 and total expenses were \$21,496,148.
- Governmental activities reported total expenses of \$12,238,543 and a change in net position of \$1,950,768.
- Business-type activities (Water, Sewer, and Solid Waste) reported total expenses of \$9,257,605 and a change in net position of \$920,662.
- Governmental funds ended the year with total fund balance of \$7,791,691, of which the General Fund ended with \$6,068,566.
- Total capital assets, net at June 30, 2025 were \$74,284,383.

District-wide results reflect the combined effect of (1) user charges supporting enterprise operations; (2) property taxes and special assessments supporting governmental services; (3) intergovernmental revenues and reimbursements related to District programs; and (4) investment earnings on cash and pooled investments. As with most special districts, reported results can be influenced by the timing of grant reimbursements, capital purchases, and one-time program activities.

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2025

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### **Overview of the Financial Statements**

The District's basic financial statements include (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the basic financial statements. In addition, the District presents required supplementary information (RSI) including a budgetary comparison for the General Fund and schedules related to pensions and other postemployment benefits (OPEB).

### **Government-wide Financial Statements**

Government-wide financial statements provide a broad overview of the District's finances in a manner similar to a private-sector business. They are reported using the economic resources measurement focus and accrual basis of accounting. This approach captures long-term assets (such as infrastructure) and long-term obligations (such as bonds, compensated absences, pensions, and OPEB).

The Statement of Net Position presents information about the District's assets, liabilities, and deferred outflows/inflows of resources, with the difference reported as net position. Net position is reported in three components: net investment in capital assets, restricted, and unrestricted. Restricted net position represents constraints on the use of resources, while unrestricted net position represents resources available to support ongoing operations, subject to policy and operational needs.

The Statement of Activities presents information showing how the District's net position changed during FY 2025. It reports program expenses and program revenues for each function and the extent to which each program relies on general revenues. The statement also captures nonoperating items such as investment earnings and capital contributions.

### **Fund Financial Statements**

Fund financial statements provide detailed information about the District's most significant funds. A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives.

Governmental funds are used to account for activities primarily supported by property taxes, special assessments, intergovernmental revenues, and reimbursements. Governmental fund statements focus on near-term inflows and outflows of spendable resources and on balances of spendable resources available at year-end. Because they emphasize near-term resources, governmental fund statements do not report capital assets or long-term liabilities.

Proprietary funds (enterprise funds) are used to account for activities that are intended to be self supporting through user charges. Enterprise fund statements focus on long-term financial position, including capital assets and depreciation. The District's enterprise funds include Water, Sewer, and Solid Waste operations.

### **Internal Service Funds and Fiduciary Funds**

Internal service funds account for goods and services provided on a cost-reimbursement basis by one department to another within the District. The District uses internal service funds to account for Engineering & Utility Operations, Fleet, and Administrative Operations.

Fiduciary funds are used to account for resources held for the benefit of parties outside the District. Fiduciary funds are not reflected in the government-wide financial statements because the resources of these funds are not available to support the District's own programs.

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**MANAGEMENT’S DISCUSSION AND ANALYSIS**

**JUNE 30, 2025**

**Notes and Required Supplementary Information**

The notes to the basic financial statements provide additional information that is essential for a full understanding of the data presented. Required supplementary information includes a budgetary comparison schedule for the General Fund and multi-year schedules related to the District’s CalPERS pension plans and OPEB obligations. These schedules provide context on long-term cost drivers and funding status.

**Financial Analysis of the District**

One of the most important questions to ask about the District’s finances is whether the District as a whole is better off or worse off as a result of the year’s activities. The Statement of Activities (Table A-2) helps answer this question by presenting the cost of the District’s services and the extent to which those services are supported by program revenues versus general revenues.

**Statement of Net Position**

Table A-1 presents a condensed summary of the District’s Statement of Net Position at June 30, 2025. Total assets of \$113,215,817 consist primarily of capital assets and cash and investments. Deferred outflows of resources of \$4,330,511 relate to pension and OPEB accounting. Total liabilities of \$10,141,282 include both current payables and long-term obligations. Deferred inflows of resources of \$1,470,210 also relate to pension and OPEB accounting.

**Table A-1: Condensed Statement of Net Position (June 30, 2025)**

	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
<b>Current and other assets</b>	\$9,094,932	\$29,836,502	\$38,931,434
<b>Capital assets, net</b>	\$27,228,265	\$47,056,118	\$74,284,383
<b>Total assets</b>	\$36,323,197	\$76,892,620	\$113,215,817
<b>Deferred outflows of resources</b>	\$4,330,511	\$0	\$4,330,511
<b>Total liabilities</b>	\$9,678,858	\$462,424	\$10,141,282
<b>Deferred inflows of resources</b>	\$1,470,210	\$0	\$1,470,210
<b>Net investment in capital assets</b>	\$23,603,265	\$47,056,118	\$70,659,383
<b>Restricted</b>	\$7,341,709	\$17,198,989	\$24,540,698
<b>Unrestricted</b>	(\$1,440,334)	\$12,175,089	\$10,734,755
<b>Total net position</b>	\$29,504,640	\$76,430,196	\$105,934,836

*Note: Amounts are taken from the District’s government-wide Statement of Net Position for FY 2025.*

At June 30, 2025, the District reported total net position of \$105,934,836. The District’s net investment in capital assets of \$70,659,383 represents the long-term infrastructure and capital assets used to provide public services. Because capital assets are not liquid resources, they are not available for spending; however, they are essential to the District’s ability to provide core services. Restricted net position of \$24,540,698 reflects legal

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**MANAGEMENT’S DISCUSSION AND ANALYSIS**

**JUNE 30, 2025**

or externally imposed constraints. Unrestricted net position of \$10,734,755 represents the portion available to support ongoing operations, meet contingencies, and fund strategic priorities.

Governmental activities reported unrestricted net position of (\$1,440,334), reflecting the recognition of long-term obligations and deferred outflows/inflows related to pensions and OPEB at the governmentwide level. Business-type activities reported unrestricted net position of \$12,175,089.

**Statement of Activities**

Table A-2 summarizes the District’s Statement of Activities for FY 2025. Program revenues are directly associated with specific functions and include charges for services and operating grants and contributions. General revenues include property taxes, special assessments, investment earnings, and other revenues that support overall District operations.

**Table A-2: Condensed Statement of Activities (Year Ended June 30, 2025)**

	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
<b>Program revenues – charges for services</b>	\$956,261	\$9,314,905	\$10,271,166
<b>Program revenues – operating grants &amp; contributions</b>	\$4,353,043	\$0	\$4,353,043
<b>Total program revenues</b>	\$5,309,304	\$9,314,905	\$14,624,209
<b>General revenues (taxes, assessments, interest, misc.)</b>	\$8,880,007	\$863,363	\$9,743,370
<b>Total revenues</b>	\$14,189,311	\$10,178,268	\$24,367,579
<b>Total expenses</b>	\$12,238,543	\$9,257,605	\$21,496,148
<b>Change in net position</b>	\$1,950,768	\$920,662	\$2,871,430
<b>Net position, beginning of year</b>	\$27,553,872	\$75,509,534	\$103,063,406
<b>Net position, end of year</b>	\$29,504,640	\$76,430,196	\$105,934,836

*Note: Amounts are taken from the District’s government-wide Statement of Activities for FY 2025.*

Total revenues of \$24,367,579 exceeded total expenses of \$21,496,148, resulting in a total change in net position of \$2,871,430. Governmental activities’ net program expenses of (\$6,929,239) (expenses in excess of program revenues) were funded primarily by property taxes, special assessments, and investment earnings. Business-type activities reported net program revenue of \$57,300 (charges for services exceeding related expenses) before considering nonoperating revenues and capital contributions.

**Governmental Activities**

Governmental activities include general government, public safety (fire and emergency services and related programs), streets (road maintenance and snow removal), and trails. These activities are primarily financed through property taxes and special assessments, intergovernmental revenues, reimbursements, and investment earnings.

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**MANAGEMENT’S DISCUSSION AND ANALYSIS**

**JUNE 30, 2025**

**Table A-2a: Governmental Activities – Expenses and Program Revenues (FY 2025)**

<b>Function</b>	<b>Expenses</b>	<b>Charges for Services</b>	<b>Operating Grants &amp; Contributions</b>	<b>Net (Expense) Revenue</b>
<b>General government</b>	\$118,436	\$0	\$0	(\$118,436)
<b>Public safety</b>	\$7,757,594	\$956,261	\$3,097,219	(\$3,704,114)
<b>Streets</b>	\$2,270,053	\$0	\$86,127	(\$2,183,926)
<b>Trails</b>	\$1,468,768	\$0	\$1,169,697	(\$299,071)
<b>Unallocated depreciation</b>	\$623,692	\$0	\$0	(\$623,692)
<b>Total governmental activities</b>	<b>\$12,238,543</b>	<b>\$956,261</b>	<b>\$4,353,043</b>	<b>(\$6,929,239)</b>

Public safety is the District’s largest governmental function and includes fire and emergency services as well as related prevention, readiness, and training activities. Streets and trails functions include routine operations, seasonal work (including snow operations where applicable), and contract services. The District also recognizes unallocated depreciation on governmental capital assets in the government-wide presentation.

**Business-type Activities (Enterprise Funds)**

Business-type activities include Water, Sewer, and Solid Waste operations. These services are intended to be financed primarily through user charges. Enterprise funds report operating revenues and expenses (including depreciation), nonoperating items such as investment earnings, and capital contributions.

**Table A-2b: Business-type Activities – Expenses and Charges for Services (FY 2025)**

<b>Enterprise</b>	<b>Expenses</b>	<b>Charges for Services</b>	<b>Net (Expense) Revenue</b>
<b>Water</b>	\$5,591,829	\$5,117,920	(\$473,909)
<b>Sewer</b>	\$2,865,158	\$3,460,860	\$595,702
<b>Solid waste</b>	\$800,618	\$736,125	(\$64,493)
<b>Total business-type activities</b>	<b>\$9,257,605</b>	<b>\$9,314,905</b>	<b>\$57,300</b>

Rates and fees for enterprise services are established through Board action and are intended to recover the costs of service, including operations, maintenance, and capital replacement over time. Financial results can be affected by the timing of significant maintenance activities, contract services, and capital replacements.

In FY 2025, the Water operation reported net program expense of (\$473,909). The Sewer operation reported net program revenue of \$595,702 and Solid Waste reported net program expense of (\$64,493). Combined business-type activities generated net program revenue of \$57,300.

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**MANAGEMENT’S DISCUSSION AND ANALYSIS**

**JUNE 30, 2025**

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**Enterprise Funds – Cash Flow and Liquidity Highlights**

Cash flow information provides additional context regarding liquidity, working capital, and the timing of cash receipts and disbursements. Enterprise fund cash flows are influenced by customer billing and collection cycles, timing of vendor payments, seasonal work patterns, and capital project schedules.

During FY 2025, enterprise funds received cash from customers of \$9,376,758. Net cash used by operating activities was (\$12,117). Enterprise funds invested \$566,721 in capital acquisitions and construction. Net cash used by investing activities was (\$708,503), primarily due to net purchases of investments, partially offset by interest received.

Management monitors enterprise liquidity to ensure that operations can be sustained, emergency repairs can be addressed, and planned capital replacements can be funded. The District also evaluates long-term rate sufficiency and reserve targets as part of the budget and rate-setting process.

**Financial Analysis of the District’s Funds**

Fund financial statements provide information about the District’s funds in more detail than government-wide statements. The District’s governmental funds provide insight into near-term financial resources, while enterprise funds provide insight into long-term sustainability of utility and solid waste operations.

**Governmental Funds**

At June 30, 2025, the District’s governmental funds reported combined ending fund balance of \$7,791,691. Governmental fund balances represent spendable resources available to support ongoing services, fulfill commitments, and manage volatility in revenues and expenditures.

The General Fund is the primary operating fund for governmental services and ended the year with fund balance of \$6,068,566. The Capital Projects Fund ended the year with fund balance of \$1,722,591. The Building Fund ended the year with a small remaining fund balance of \$534.

**Table A-3: Governmental Funds – Revenues, Expenditures, and Fund Balances (FY 2025)**

<b>Fund</b>	<b>Total Revenues</b>	<b>Total Expenditures</b>	<b>Excess (Deficiency)</b>	<b>Fund Balance (End of Year)</b>
<b>General Fund</b>	\$13,790,674	\$13,893,979	(\$103,305)	\$6,068,566
<b>Capital Projects Fund</b>	\$68,977	\$0	\$68,977	\$1,722,591
<b>Building Fund</b>	\$264,996	\$265,100	(\$104)	\$534
<b>Total governmental funds</b>	\$14,124,647	\$14,159,079	(\$34,432)	\$7,791,691

The General Fund reported an excess (deficiency) of revenues over expenditures of (\$103,305) before other financing uses. Governmental fund revenues consisted primarily of taxes and assessments, intergovernmental and reimbursable revenues, and interest earnings. Expenditures were concentrated in public safety, streets, and trails.

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2025

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Management uses fund balance to address cash flow needs, respond to emergencies, and fund planned maintenance and capital replacement where appropriate. The District also uses restricted resources where legally or contractually required and maintains internal controls to ensure that restricted resources are used in accordance with applicable requirements.

### **Proprietary Funds (Enterprise Funds)**

The District's enterprise funds ended FY 2025 with combined net position of \$76,430,196. Enterprise net position reflects capital infrastructure and working capital necessary to provide reliable services. The District evaluates enterprise fund performance by considering operating results, cash flow, reserve levels, and the condition of infrastructure systems.

In FY 2025, combined business-type activities reported charges for services of \$9,314,905 and expenses of \$9,257,605. In addition to operating results, enterprise funds recognized nonoperating interest revenue and capital contributions that contributed to the overall change in net position.

### **Internal Service Funds**

Internal service funds are used to allocate certain centralized costs across District programs on a cost reimbursement basis. These funds support operational transparency and can help align internal cost drivers (such as fleet and shared administrative services) with the programs that benefit from those services.

For FY 2025, internal service funds reported charges for services of \$5,275,245 and other revenue of \$4,105. Total operating expenses were \$5,279,350. Internal service funds also reported net investment income of \$329,764, resulting in a change in net position of \$329,764. Internal service funds ended FY 2025 with net position of \$1,056,495.

Because internal service funds primarily serve governmental activities, their assets and liabilities are generally reported within governmental activities in the government-wide statements. However, the detailed internal service fund statements provide important information regarding the District's internal support functions and cost allocation practices.

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**MANAGEMENT’S DISCUSSION AND ANALYSIS**

**JUNE 30, 2025**

Table A-4: General Fund – Budget and Actual (FY 2025)

<b>Line Item</b>	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance</b>
<b>Taxes and assessments</b>	\$7,814,500	\$7,814,500	\$7,829,147	\$14,647
<b>Fees and other non-tax revenue</b>	\$318,800	\$318,800	\$936,717	\$617,917
<b>Interest</b>	\$150,610	\$150,610	\$357,414	\$206,804
<b>Fire mitigation fees</b>	\$0	\$0	\$19,544	\$19,544
<b>Reimbursable/Grant revenues</b>	\$9,458,337	\$9,458,337	\$4,353,043	(\$5,105,294)
<b>Other</b>	\$285,290	\$285,290	\$294,809	\$9,519
<b>Total revenue</b>	\$18,027,537	\$18,027,537	\$13,790,674	(\$4,236,863)
<b>General government</b>	\$137,335	\$137,335	\$118,436	\$18,899
<b>Public safety</b>	\$19,241,850	\$19,285,050	\$10,036,722	\$9,248,328
<b>Streets</b>	\$3,281,323	\$3,281,323	\$2,270,053	\$1,011,270
<b>Trails</b>	\$2,937,133	\$2,937,133	\$1,468,768	\$1,468,365
<b>Total expenditures</b>	\$25,597,641	\$25,640,841	\$13,893,979	\$11,746,862
<b>Net change in fund balance</b>	(\$7,570,104)	(\$7,613,304)	(\$204,290)	\$7,509,999
<b>Fund balance, end of year</b>	(\$1,297,248)	(\$1,340,448)	\$6,068,566	\$7,509,999

*Note: Variances shown are relative to final budget. Favorable variances are positive amounts; unfavorable variances are negative amounts.*

Actual General Fund revenues were less than the final budget by \$4,236,863. The most notable favorable variances were in taxes and assessments, fees and other non-tax revenue, and interest earnings. Reimbursable and grant revenues were below budget, which can occur when eligible cost timing and reimbursement processing do not align perfectly with budget assumptions.

Total expenditures were less than the final budget by \$11,746,862. Streets and trails variances were significant, reflecting program activity levels, project timing, and the execution of work plans. Public safety expenditures were below the final budget, reflecting expenditure controls and/or timing of certain program costs.

Management uses budget-to-actual reporting throughout the year to support fiscal discipline and ensure that resources are aligned with service levels and strategic priorities. Budget variances are evaluated to distinguish between timing differences and structural differences that may require policy or rate/assessment adjustments.

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2025

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### **Capital Assets and Debt Administration**

The District's investment in capital assets is reported as capital assets, net of accumulated depreciation. Capital assets include land, buildings, infrastructure, vehicles, equipment, and construction in progress. Capital asset investment supports long-term service capacity for roads, trails, fire protection, fuels management programs, water and sewer systems, and solid waste operations.

At June 30, 2025, the District's capital assets, net totaled \$74,284,383. Net investment in capital assets reported in net position totaled \$70,659,383. Differences between these values reflect related debt and the classification of certain obligations.

During FY 2025, governmental funds reported capital outlay expenditures of \$2,671,748. Enterprise funds reported capital acquisitions and construction totaling \$566,721. Capital additions and replacements are planned and prioritized through the District's capital planning process, which considers asset condition, regulatory requirements, risk management, and service reliability.

Long-term liabilities include obligations such as compensated absences, retiree termination benefits, OPEB liabilities, and lease revenue bonds. The District evaluates long-term liabilities in the context of debt service capacity, reserve policies, and long-range financial planning.

At June 30, 2025, lease revenue bonds payable related to governmental activities were \$3,625,000. The District's long-term obligations are disclosed in the notes to the basic financial statements, along with any related covenants and repayment terms.

### **Pensions and Other Postemployment Benefits (OPEB)**

The District participates in the California Public Employees' Retirement System (CalPERS) for pension benefits and provides other postemployment benefits (OPEB) primarily related to retiree health benefits. Government-wide financial statements include the District's net pension liability/(asset) and net OPEB liability, along with related deferred outflows and deferred inflows of resources, as required by GASB accounting standards.

Pension and OPEB accounting recognizes certain changes over time, including differences between expected and actual experience, changes in actuarial assumptions, and differences between projected and actual investment earnings. These items are recorded as deferred outflows and deferred inflows and amortized over future periods.

As of June 30, 2025, the District reported total net pension liability for its proportionate share of the CalPERS plans of \$5,148,735 and funds held in the CEPPT trust of \$5,201,614, resulting in a net pension liability/(asset) of (\$52,879). Deferred outflows related to pensions totaled \$3,066,196 and deferred inflows totaled \$473,952. Deferred outflows related to OPEB totaled \$1,264,315 and deferred inflows totaled \$996,258.

The District will continue to monitor pension and OPEB obligations through annual actuarial updates, contribution rate changes, and long-term funding strategies. These obligations are important long-term cost drivers and are evaluated alongside other operating and capital priorities.

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2025

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### **Financial Policies, Reserves, and Risk Management**

The District maintains financial policies to support stability, transparency, and long-term sustainability. These policies may address topics such as reserve targets, investment practices, debt issuance, and budget development. Reserves and fund balance provide critical flexibility to respond to emergencies, manage revenue volatility, address unanticipated costs, and fund planned capital replacement.

Risk management considerations include exposure to severe weather events, wildfire conditions, infrastructure failures, regulatory changes, and liability risks associated with public services. The District uses a combination of operational controls, insurance, contracts, and reserve planning to manage these risks. The District also maintains internal controls to safeguard assets and promote reliable financial reporting.

### **Economic Factors and Next Year's Budgets**

The District's financial outlook is influenced by local economic conditions and District-specific operational factors. Key considerations include assessed valuation trends and the stability of property tax and assessment revenues; the timing and availability of grant and reimbursable revenues; custom demand patterns for enterprise services; and broader cost drivers such as labor market conditions, fuel and utility costs, insurance markets, regulatory requirements, and wildfire conditions.

Investment earnings are influenced by interest-rate conditions and the District's investment policy and liquidity needs. The District maintains cash and investment balances to support operating cash flow, capital replacement, and emergency response readiness. Liquidity planning is particularly important for managing seasonality and the timing of large contract payments and capital purchases.

Looking forward, the District's annual budget process will continue to emphasize long-range capital planning, maintenance of adequate reserves, and alignment of revenues and expenditures to sustain core services and infrastructure needs. Management also evaluates opportunities to improve administrative efficiency, optimize capital delivery, and strengthen resiliency of core systems.

### **Requests for Information**

This financial report is designed to provide a general overview of the District's finances for all interested parties. Questions concerning any of the information provided in this report or requests for additional financial information should be directed to the District's administrative offices.

## **BASIC FINANCIAL STATEMENTS**

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**STATEMENT OF NET POSITION**

**AS OF JUNE 30, 2025**

	Governmental Activities	Business-type Activities	Total
<b>ASSETS</b>			
Cash and cash equivalents	\$ 6,320,580	\$ 13,184,927	\$ 19,505,507
Investments	2,256,872	13,034,817	15,291,689
Accounts receivable	2,416,631	1,048,652	3,465,283
Inventory	17,998	-	17,998
Due from other governments	398,807	154,739	553,546
Due from/(to) other funds	(2,318,571)	2,318,571	-
Prepaid expenses	2,615	94,796	97,411
Long-Term Assets			
Capital assets, net	<u>27,228,265</u>	<u>47,056,118</u>	<u>74,284,383</u>
Total assets	<u>36,323,197</u>	<u>76,892,620</u>	<u>113,215,817</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred outflows on OPEB	1,264,315	-	1,264,315
Deferred outflows on pensions	<u>3,066,196</u>	<u>-</u>	<u>3,066,196</u>
Total deferred outflows of resources	4,330,511	-	4,330,511
<b>LIABILITIES</b>			
Accounts payable	716,265	432,548	1,148,813
Accrued wages and related items			
Accrued liabilities	129,296	26,876	156,172
Unearned revenue	592,566	3,000	595,566
Long-Term Liabilities:			
Due within one year	1,580,773	-	1,580,773
Due in longer than one year	<u>6,659,958</u>	<u>-</u>	<u>6,659,958</u>
Total liabilities	<u>9,678,858</u>	<u>462,424</u>	<u>10,141,282</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred inflows on OPEB	996,258	-	996,258
Deferred inflows on pensions	<u>473,952</u>	<u>-</u>	<u>473,952</u>
Total deferred inflows of resources	1,470,210	-	1,470,210
<b>NET POSITION</b>			
Net investment in capital assets	23,603,265	47,056,118	70,659,383
Restricted	7,341,709	17,198,989	24,540,698
Unrestricted	<u>(1,440,334)</u>	<u>12,175,089</u>	<u>10,734,755</u>
Total net position	<u>\$ 29,504,640</u>	<u>\$ 76,430,196</u>	<u>\$ 105,934,836</u>

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**STATEMENT OF ACTIVITIES**

**FOR THE YEAR ENDED JUNE 30, 2025**

Functions	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Governmental Activities	Business Type Activities	Total
<b>Governmental activities:</b>						
General government	\$ 118,436	\$ -	\$ -	\$ (118,436)	\$ -	\$ (118,436)
Public safety	7,757,594	956,261	3,097,219	(3,704,114)	-	(3,704,114)
Streets	2,270,053	-	86,127	(2,183,926)	-	(2,183,926)
Trails	1,468,768	-	1,169,697	(299,071)	-	(299,071)
Unallocated depreciation	623,692	-	-	(623,692)	-	(623,692)
Total governmental activities	<u>\$ 12,238,543</u>	<u>\$ 956,261</u>	<u>\$ 4,353,043</u>	<u>(6,929,239)</u>	<u>-</u>	<u>(6,929,239)</u>
<b>Business-type activities:</b>						
Water	\$ 5,591,829	\$ 5,117,920	\$ -		(473,909)	(473,909)
Sewer	2,865,158	3,460,860	-		595,702	595,702
Solid waste	800,618	736,125	-		(64,493)	(64,493)
Total business-type activities	<u>\$ 9,257,605</u>	<u>\$ 9,314,905</u>	<u>\$ -</u>		<u>57,300</u>	<u>57,300</u>
<b>General revenues:</b>						
Property taxes				6,456,045	-	6,456,045
Fuels management and streets assessments				1,373,102	-	1,373,102
Capital contributions				-	20,890	20,890
Interest earnings (losses)				756,986	709,350	1,466,336
Gain on disposal of fixed asset				-	-	-
Miscellaneous revenue				293,874	133,123	426,997
Total general revenue				<u>8,880,007</u>	<u>863,363</u>	<u>9,743,370</u>
Change in net position				1,950,768	920,662	2,871,430
Net position, beginning				27,553,872	75,509,534	103,063,406
Net position, end of year				<u>\$ 29,504,640</u>	<u>\$ 76,430,196</u>	<u>\$ 105,934,836</u>

The accompanying notes are an integral part of these financial statements.

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**BALANCE SHEET - GOVERNMENTAL FUNDS**

**AS OF JUNE 30, 2025**

<b>ASSETS</b>	<b>General Fund</b>	<b>Capital Projects Fund</b>	<b>Building Fund</b>	<b>Total Governmental Funds</b>
<b>Assets</b>				
Cash and cash equivalents	\$ 5,023,880	\$ 1,722,591	\$ 534	\$ 6,747,005
Investments	2,256,872	-	-	2,256,872
Accounts receivables	2,131,886	-	-	2,131,886
Due from other governments	398,807	-	-	398,807
Total Assets	<u>\$ 9,811,445</u>	<u>\$ 1,722,591</u>	<u>\$ 534</u>	<u>\$ 11,534,570</u>
 <b>LIABILITIES AND FUND BALANCE</b>				
<b>Liabilities</b>				
Accounts payable	\$ 557,111	\$ -	\$ -	\$ 557,111
Payable to sewer fund	2,316,849	-	-	2,316,849
Due to other funds	210,621	-	-	210,621
Other accrued expenses	65,732	-	-	65,732
Unearned revenue	592,566	-	-	592,566
Total Liabilities	<u>3,742,879</u>	<u>-</u>	<u>-</u>	<u>3,742,879</u>
 <b>Fund Balance</b>				
Committed	2,126,642	-	-	2,126,642
Restricted	5,201,614	1,722,591	534	6,924,739
Unassigned	(1,259,690)	-	-	(1,259,690)
Total Fund Balance	<u>6,068,566</u>	<u>1,722,591</u>	<u>534</u>	<u>7,791,691</u>
 Total Liabilities and Fund Balance	 <u>\$ 9,811,445</u>	 <u>\$ 1,722,591</u>	 <u>\$ 534</u>	 <u>\$ 11,534,570</u>

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET  
TO THE STATEMENT OF NET POSITION**

**JUNE 30, 2025**

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Total Fund Balance - Governmental Funds	\$	7,791,691
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets: in governmental funds, only current assets are reported. In the statement of net position, all assets are reported, including capital assets and accumulated depreciation.

Capital assets at cost	37,686,143
Accumulated depreciation	(10,457,878)

Long-term liabilities: In governmental funds, only current liabilities are reported. In the statement of net position, all liabilities, including long-term liabilities, are reported. Long-term liabilities relating to governmental activities consist of:

Compensated absences	(1,440,773)
Retiree termination benefits	(36,825)
Other postemployment benefits	(3,191,012)
Lease revenue bonds payable	(3,625,000)
Net pension (liability)/asset	52,879

Internal service funds: Internal service funds are used to conduct certain activities for which costs are charged to other funds on a full cost-recovery basis. Because internal service funds are presumed to operate for the benefit of governmental activities, assets and liabilities of internal service funds are reported with governmental activities in the statement of net position. Net position for internal service funds is:

Internal service funds	1,056,495
Long-term liabilities already recognized in internal service funds	160,868

Deferred outflows and inflows of resources relating to pensions: In governmental funds, deferred outflows and inflows of resources relating to pensions are not reported because they are applicable to future periods. In the statement of net position, deferred outflows and inflows of resources relating to pension are reported.

Deferred outflows of resources relating to pensions	3,066,196
Deferred outflows of resources relating to OPEB	1,264,315
Deferred inflows of resources relating to pensions	(473,952)
Deferred inflows of resources relating to OPEB	(996,258)
Net deferred outflows and inflows of resources already recognized in internal service funds	<u>(1,352,249)</u>

Total net position - Governmental Activities:	<u>\$</u>	<u>29,504,640</u>
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**NORTHSTAR COMMUNITY SERVICES DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

	Capital Projects			Total
	General Fund	Fund	Building Fund	
<b>REVENUE</b>				
Taxes and assessments	\$ 7,829,147	\$ -	\$ -	\$ 7,829,147
Fees and other non-tax revenue	936,717	-	-	936,717
Interest	357,414	68,977	831	427,222
Fire mitigation fees	19,544	-	-	19,544
Grant revenue	2,190,534	-	-	2,190,534
Reimbursable revenue	2,162,509	-	-	2,162,509
Other	294,809	-	264,165	558,974
Total revenue	<u>13,790,674</u>	<u>68,977</u>	<u>264,996</u>	<u>14,124,647</u>
<b>EXPENDITURES</b>				
General government	118,436	-	-	118,436
Public safety	10,036,722	-	-	10,036,722
Streets	2,270,053	-	-	2,270,053
Trails	1,468,768	-	-	1,468,768
Building expenses	-	-	265,100	265,100
Total expenditures	<u>13,893,979</u>	<u>-</u>	<u>265,100</u>	<u>14,159,079</u>
Excess (deficiency) of revenue over expenditures	<u>(103,305)</u>	<u>68,977</u>	<u>(104)</u>	<u>(34,432)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Other financing uses	<u>(100,985)</u>	<u>-</u>	<u>-</u>	<u>(100,985)</u>
Net change in fund balances	(204,290)	68,977	(104)	(135,417)
FUND BALANCE, beginning of year	<u>6,272,856</u>	<u>1,653,614</u>	<u>638</u>	<u>7,927,108</u>
FUND BALANCE, end of year	<u>\$ 6,068,566</u>	<u>\$ 1,722,591</u>	<u>\$ 534</u>	<u>\$ 7,791,691</u>

**NORTHSTAR COMMUNITY SERVICES DISTRICT**  
**RECONCILIATION OF THE STATEMENT OF REVENUES,**  
**EXPENDITURES AND CHANGES IN FUND BALANCES**  
**TO THE STATEMENT OF ACTIVITIES**

**JUNE 30, 2025**

Net Change in Fund Balances - Governmental Funds \$ (135,417)

Amounts reported for governmental activities in the Statement of Activities are different because:

Capital outlay: In governmental funds, the costs of capital assets are reported as expenditures in the period when the assets are acquired. In the statement of activities, costs of capital assets are allocated over their estimated useful lives as depreciation expense. The difference between capital outlay expenditures and depreciation expense for the period is:

Expenditures for capital outlay	2,671,748
Depreciation expense	(623,692)

Debt service: In governmental funds, repayments of long-term debt are reported as expenditures. In the government-wide statements, repayments of long-term debt are reported as reductions of liabilities. Expenditures for repayment of the principal portion of long-term debt were:

120,000

Compensated absences: In governmental funds, compensated absences are measured by the amounts paid during the period. In the statement of activities, compensated absences are measured by the amounts earned. The difference between compensated absences paid and earned was:

52,597

Pensions: In government funds, pension costs are recognized when employer contributions are made, in the statement of activities pension costs are recognized on the accrual basis. This year, the difference between accrual-basis pension costs and actual employer contributions was:

(191,697)

Postemployment benefits other than pensions (OPEB): In governmental funds, OPEB costs are recognized when employer contributions are made. In the statement of activities, OPEB costs are recognized on the accrual basis. The difference between OPEB costs paid and earned was:

(272,535)

Internal service funds: Internal service funds are used to conduct certain activities for which costs are charged to other funds on a full cost-recovery basis. Because internal service funds are presumed to benefit governmental activities, internal service activities are reported as governmental in the statement of activities. The net increase or decrease in internal service funds was:

329,764

Change in net position of governmental activities:

\$ 1,950,768

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**STATEMENT OF NET POSITION**

**PROPRIETARY – ENTERPRISE FUNDS**

**AS OF JUNE 30, 2025**

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**ASSETS**

Current assets:

Cash and cash equivalents	\$ 13,184,927
Accounts receivable	1,048,652
Due from general fund, current portion	260,234
Due from other governments	154,739
Due from other funds	219,271
Investments	13,034,817
Prepaid expenses	94,796
Total current assets	<u>27,997,436</u>

Noncurrent assets:

Due from general fund, net of current portion	2,056,615
Property, land and equipment	80,282,684
Less: accumulated depreciation	<u>(33,226,566)</u>
Total noncurrent assets	<u>49,112,733</u>
Total assets	<u>77,110,169</u>

**LIABILITIES**

Current liabilities:

Accounts payable	432,548
Accrued wages and related items	26,876
Unearned revenue	3,000
Due to other funds	217,549
Total current liabilities	<u>679,973</u>
Total liabilities	<u>679,973</u>

**NET POSITION**

Net investment in capital assets	47,056,118
Restricted for capital projects	17,198,989
Unrestricted	12,175,089
Total net position	<u>\$ 76,430,196</u>

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN NET POSITION**

**PROPRIETARY – ENTERPRISE FUNDS**

**FOR THE YEAR ENDED JUNE 30, 2025**

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**OPERATING REVENUE**

Service charges	\$ 9,314,905
Other	<u>133,123</u>
Total operating revenue	<u>9,448,028</u>

**OPERATING EXPENSES**

Wages	644,422
Employee benefits	31,731
Insurance	130,820
Maintenance	136,379
Purchased services	1,427,881
Professional services	555,707
Utilities	461,657
Internal service fund reimbursement	3,719,603
Communications	6,885
Dues and memberships	120
Office and shop expense	463,325
Miscellaneous	315,519
Depreciation	<u>1,363,556</u>
Total operating expenses	<u>9,257,605</u>

Operating income (loss) 190,423

**NONOPERATING REVENUE (EXPENSE)**

Interest revenue	<u>709,350</u>
Total nonoperating revenue (expense)	<u>709,350</u>

Income (loss) before capital contributions 899,773

**CAPITAL CONTRIBUTIONS**

20,890

**CHANGE IN NET POSITION**

920,662

**NET POSITION, beginning**

75,509,534

**NET POSITION, end of year**

\$ 76,430,196

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## STATEMENT OF CASH FLOWS

### PROPRIETARY – ENTERPRISE FUNDS

FOR THE YEAR ENDED JUNE 30, 2025

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CASH FLOWS FROM OPERATING ACTIVITIES	
Cash received from customers	\$ 9,376,758
Payments for services and supplies	(6,947,593)
Payments of employee salaries	(642,713)
Payments of employee benefits	(31,731)
Interfund reimbursements	<u>(1,766,838)</u>
Net cash provided (used) by operating activities	<u>(12,117)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition and construction of capital assets	<u>(566,721)</u>
Net cash provided (used) by capital and related financing activities	<u>(566,721)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Sale (purchase) of investments	(1,239,302)
Interest received	<u>509,909</u>
Net cash provided (used) by investing activities	<u>(708,503)</u>
NET INCREASE (DECREASE) IN CASH	(1,287,341)
CASH AND CASH EQUIVALENTS, beginning of year	<u>14,472,268</u>
CASH AND CASH EQUIVALENTS, end of year	<u>\$ 13,184,927</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating income (loss)	\$ 190,423
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	1,363,556
(Increase) decrease in:	
Accounts receivable	(31,609)
Due from other governments	(10,507)
Prepaid expenses	-
Increase (decrease) in:	
Accounts payable	270,303
Accrued wages	1,709
Deferred revenue	1,961
Due to/from	<u>(1,797,953)</u>
Net cash provided (used) by operating activities	<u>\$ (12,117)</u>
<b>Supplemental Disclosures</b>	
Noncash Investing and Financing Activities	
Increase (decrease) in Fair Market Value of Investments	<u>\$ 143,631</u>

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**STATEMENT OF NET POSITION**

**INTERNAL SERVICE FUNDS**

**AS OF JUNE 30, 2025**

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<b><u>ASSETS</u></b>	
Current assets:	
Cash and cash equivalents	\$ -
Accounts receivable	284,745
Due from other funds	208,899
Inventory	17,998
Prepaid expenses	2,615
Total current assets	<u>514,257</u>
Noncurrent assets:	
Net pension asset	<u>1,721,413</u>
Total assets	<u>2,235,670</u>
<b><u>DEFERRED OUTFLOWS OF RESOURCES</u></b>	
Deferred outflows on pensions	<u>1,925,703</u>
<b><u>LIABILITIES</u></b>	
Current liabilities:	
Negative cash balance	426,425
Accounts payable	159,154
Accrued wages and related items	63,564
Total current liabilities	<u>649,143</u>
Noncurrent liabilities:	
Compensated absences	634,035
Retiree termination benefits	36,825
Other postemployment benefits liabilities	1,211,421
Total noncurrent liabilities	<u>1,882,281</u>
Total liabilities	<u>2,531,424</u>
<b><u>DEFERRED INFLOWS OF RESOURCES</u></b>	
Deferred inflows on pensions	<u>573,454</u>
<b><u>NET POSITION</u></b>	
Restricted	3,491,942
Unrestricted	(2,435,447)
Total Net Position	<u>\$ 1,056,495</u>

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**STATEMENT OF REVENUES, EXPENSES AND  
CHANGES IN NET POSITION**

**INTERNAL SERVICE FUNDS**

**FOR THE YEAR ENDED JUNE 30, 2025**

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OPERATING REVENUE	
Charges for services	\$ 5,275,245
Other	<u>4,105</u>
Total operating revenue	<u>5,279,350</u>
OPERATING EXPENSES	
Engineering & Utility Operations	2,346,970
Fleet operations & maintenance	187,703
Administrative Operations	<u>2,744,677</u>
Total operating expenses	<u>5,279,350</u>
Operating income (loss)	-
NONOPERATING REVENUE (EXPENSE)	
Investment income	337,385
Investment fees	<u>(7,621)</u>
Total nonoperating expenses	<u>329,764</u>
CHANGE IN NET POSITION	<u>329,764</u>
NET POSITION, beginning	<u>726,731</u>
NET POSITION, end of year	<u>\$ 1,056,495</u>

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**STATEMENT OF CASH FLOWS**

**INTERNAL SERVICE FUNDS**

**FOR THE YEAR ENDED JUNE 30, 2025**

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**CASH FLOWS FROM OPERATING ACTIVITIES**

Cash received from internal charges	\$ 5,175,923
Cash received from other sources	4,105
Payments for employee salaries & benefits	(4,656,983)
Payments for services and supplies	<u>(2,089,447)</u>
Net cash provided (used) by operating activities	<u>(1,566,402)</u>

**CASH FLOWS FROM NONCAPITAL ACTIVITIES**

**FINANCING ACTIVITIES**

Interfund transfers	1,766,894
Interest income	337,385
Interest fees	(7,621)
Net cash provided (used) by capital and related financing activities	<u>2,096,658</u>

**NET INCREASE (DECREASE) IN CASH**

530,256

**CASH AND CASH EQUIVALENTS, beginning of year**

(956,681)

**CASH AND CASH EQUIVALENTS, end of year**

\$ (426,425)

**RECONCILIATION OF OPERATING INCOME (LOSS)  
TO NET CASH PROVIDED (USED) BY OPERATING  
ACTIVITIES**

Operating income (loss)	\$ -
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:	
(Increase) decrease in:	
Accounts receivable	(99,322)
Prepaid expenses	(2,158)
Inventory	(943)
Deferred outflows	289,113
Increase (decrease) in:	
Accounts payable	(1,304,266)
Accrued wages and related items	(4,168)
Compensated absences	(207,798)
Other postemployment benefits liabilities	209,186
Net pension liability	(433,403)
Deferred inflows	<u>(12,643)</u>
Net cash provided by operating activities	<u>\$ (1,566,402)</u>

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**STATEMENT OF NET POSITION**

**FIDUCIARY FUNDS**

**FOR THE YEAR ENDED JUNE 30, 2025**

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	Series 2005	Series 2006	2014 Special		
<b><u>ASSETS</u></b>	<u>Bonds</u>	<u>Bonds</u>	<u>Refunding</u>	<u>Bonds</u>	<u>Total</u>
Cash and cash equivalents	<u>\$ 1,738,265</u>	<u>\$ 740,953</u>	<u>\$ 42,780</u>		<u>\$ 2,521,998</u>
<b><u>LIABILITIES</u></b>					
Due to others	<u>\$ 1,738,265</u>	<u>\$ 740,953</u>	<u>\$ 42,780</u>		<u>\$ 2,521,998</u>

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

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### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### A. ORGANIZATION

Northstar Community Services District (the "District") was founded on November 20, 1990 and is an unincorporated political subdivision of the State of California. The District's operations are governed by an elected board of directors consisting of five members. The District provides fire protection services, fuels management services, water, sewer and solid waste services, snow removal and roads maintenance services to the citizens residing within District boundaries. In addition, the District is responsible for maintaining a multi-use recreational trail network.

The financial statements of the District are prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The District's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements.

#### Reporting Entity

The Board of Directors is the level of government which has governance responsibilities over all activities related to operations of the District. The Board is not included in any other governmental "reporting entity" as defined by the Governmental Accounting Standards Board, since Board members have decision-making authority, the power to designate management, the responsibility to significantly influence operations and primary accountability for fiscal matters.

The District's Board of Directors formed a non-profit public benefit corporation known as the Northstar Community Services District Financing Authority (Financing Authority). The District and the Financing Authority have a financial and operational relationship which meets the reporting entity definition criteria of Codification of Governmental Accounting and Financial Reporting Standards, Section 2100, for inclusion of the Financing Authority as a blended component unit of the District. Therefore, the financial activities of Financing Authority have been included in the financial statements of the District.

The following are those aspects of the relationship between the District and Financing Authority which satisfy Codification of Governmental Accounting and Financial Reporting Standards, Section 2100:

#### Manifestations of Oversight

The Financing Authority's Board of Directors is the District's Board of Directors.

The Financing Authority has no employees. The District's general manager functions as an agent of the Financing Authority. The individuals did not receive additional compensation for work performed in this capacity.

The District exercises significant influence over operations of the Financing Authority as it is anticipated that the District will be the sole lessee of all facilities owned by the Financing Authority.

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

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### Accounting for Fiscal Matters

All major financing arrangements, contracts, and other transactions of the Financing Authority must have the consent of the District.

Any deficits incurred by the Financing Authority will be reflected in the lease payments of the District. Any surpluses of the Financing Authority revert to the District at the end of the lease period.

It is anticipated that the District's lease payments will be the sole revenue source of the Financing Authority.

### Scope of Public Service and Financial Presentation

The Financing Authority was created for the sole purpose of financially assisting the District.

The Financing Authority is a nonprofit, public benefit corporation incorporated under the laws of the State of California and recorded by the Secretary of State. The Financing Authority was formed to provide financing assistance to the District for construction and acquisition of a new administrative building. Upon completion, the District intends to occupy all Financing Authority facilities. When the Financing Authority's Lease Revenue Bonds have been paid, title to all Financing Authority property will pass to the District for no additional consideration.

The Financing Authority's financial activity is presented in the financial statements in the Building Fund. Lease Revenue Bonds issued by the Financing Authority are included in the long-term liabilities.

## **B. BASIS OF PRESENTATION**

### Government-wide Financial Statements

The statement of net position and the statement of activities display financial information about the District. These statements include the financial activities of the overall government. Eliminations have been made to minimize the double counting of internal activities.

The government-wide statement of net position presents information on all of the District's assets and liabilities, with the difference between the two presented as net position. Net position is reported as three categories as applicable: net investment in capital assets, restricted and unrestricted. Restricted net position is further classified as either net position restricted by enabling legislation or net position that is otherwise restricted.

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

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### **B. BASIS OF PRESENTATION (CONTINUED)**

The government-wide statement of activities presents a comparison between direct expenses and program revenues for each function or program of the District's governmental activities. Direct expenses are those that are specifically associated with a service, program or department and are, therefore, clearly identifiable to a particular function. The District does not allocate indirect expenses to functions in the statement of activities. Program revenues include charges paid by the recipients of goods or services offered by a program, as well as grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues, which are not classified as program revenues, are presented as general revenues of the District, with certain exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental function is self-financing or draws from the general revenues of the District.

The District reports all direct expenses by function in the Statement of Activities. Direct expenses are those that are clearly identifiable with a function. Depreciation expense is not allocated by function. Interest on long-term liabilities is considered an indirect expense and is reported separately in the Statement of Activities.

#### Fund Financial Statements

Fund financial statements report detailed information about the District. The focus of governmental fund financial statements is on major funds rather than reporting funds by type. Each major governmental fund is presented in a separate column.

### **C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING**

#### Government-Wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements are met. Expenses are recorded when liabilities are incurred.

#### Governmental Fund Financial Statements

Governmental fund financial statements (i.e. balance sheet and statement of revenues, expenditures and changes in fund balances) are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded under the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. "Available" means the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the District, "available" means collectible within the current period or within 60 days after year-end.

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

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### C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING (CONTINUED)

Non-exchange transactions, in which the District receives value without directly giving equal value in return, include property taxes, grants, and entitlements. Under the accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and entitlements is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are to be used, or the fiscal year when use is first permitted; matching requirements, in which the District must provide local resources to be used for a specified purpose; and expenditure requirements, in which the resources are provided to the District on a reimbursement basis. Under the modified accrual basis, revenue from non-exchange transactions must also be available before it can be recognized.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

### D. FUND ACCOUNTING

The accounts of the District are organized on the basis of funds or account groups, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses, as appropriate. District resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled. The District funds are as follows:

#### Governmental Funds:

*General Fund* is the general operating fund of the District. It is used to account for all transactions except those required or permitted by law to be accounted for in another fund.

*Capital Projects Fund* is used to account for the acquisition and construction of major capital facilities funded by special taxes levied by the Community Facilities District (CFD) for the benefit of CFD properties.

*Building Fund* is used to account for the construction of the new administration building.

#### Proprietary – Enterprise Funds:

*Northstar Water Fund* is used to account for the delivery of Northstar water services.

*Martis Valley Water Fund* is used to account for the delivery of Martis Valley water services.

*Sewer Fund* is used to account for the delivery of sewer services.

*Solid Waste Fund* is used to account for the delivery of solid waste services.

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

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### Internal Service Funds

The Northstar Community Services District employs the use of several Internal Service Funds. The District is the primary recipient of the goods and services provided by the Internal Service Funds and those funds recover their full cost of providing services, including the cost of capital assets (depreciation, related debt service, or estimated replacement cost) by charging the other District funds in which they support. The three Internal Service Funds utilized by the District are shown below:

**Engineering & Utility Operations.** This fund consists of the activities of the engineering and utility operations staff required in support of overall District operations.

**Fleet Operations & Maintenance.** This fund consists of the fiscal activities required to purchase, maintain, and repair the vehicle and small equipment fleet that belong to the District, with the exception of vehicles and equipment specifically dedicated to Fire, Snow (blowers, sweeper, and grader), and PRD (Kodiak).

**Administrative Operations.** This department includes the operational areas of General Management, Human Resources, Information Technology (IT)/Geographic Information System (GIS), Accounting functions, and the Board of Directors.

### Fiduciary Funds:

*The Agency Funds are* used to account for assets held by the District as an agent for the bondholders. The financial activities of these funds are excluded from the government-wide financial statements but are presented in separate fiduciary fund financial statements.

## **E. CASH AND CASH EQUIVALENTS**

For purposes of the statement of net position/balance sheet, the District considers all short-term highly liquid investments, including restricted assets, and amounts held with the fiscal agent to be cash and cash equivalents. Amounts held with the fiscal agent are available on demand to the District.

## **F. PREPAID EXPENSES**

The District entered into a barter truncation with Northstar Community Housing Corporation during the fiscal year ended June 30, 2008 in which water and sewer connection and user fees were exchanged for employee housing services. Employee housing services will end once the credit has been exhausted or in thirty years, whichever comes first. Any credit not used by the end of the 30-year period will be paid to the District.

## **G. INVENTORY**

Inventory consists of fuel kept on hand and is stated at average cost per gallon. This fuel is for equipment used by the District.

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

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**H. INVESTMENTS**

The District records its investments at fair market value. Changes in fair market value are reported as revenue in the Statement of Revenues, Expenses, and Changes in Net Position. The effect of recording investments at fair market value is reflected as a net increase in the fair value of investments on the Statement of Revenues, Expenses, and Changes in Net Position and on the Statement of Net Position. Fair market values of investments have been determined based on quoted market prices.

**I. ACCOUNTS RECEIVABLE**

All receivables are reported at their gross value, and where appropriate, are reduced by the estimated portion that is expected to be uncollectible. As of June 30, 2025, the total accounts receivable portfolio was considered collectible. Interest on investments is recorded in the year the interest is earned.

**J. CAPITAL ASSETS**

Capital assets purchased or acquired with an original cost of \$5,000 or more are reported at historical cost. Depreciation is recorded on all depreciable capital assets on a straight-line basis over the following estimated useful lives:

Buildings and Improvements	15 – 50	Years
Water and Sewer System	10 – 100	Years
Vehicles and Equipment	5 – 25	Years
Software	7	Years

**K. UNEARNED REVENUE**

Unearned revenue includes payments received for future use by fuels management and trails. The balance decreases as this amount is used.

**L. DUE FROM OTHER GOVERNMENTS**

The District's receivables include amounts due from other governmental agencies and consist mostly of tax revenues and user fees. Management has determined that the District's receivables are fully collectible. Accordingly, no allowance for doubtful accounts has been made.

**M. COMPENSATED ABSENCES**

District employees are entitled to certain compensated absences based on the length of their employment, which will be paid to them upon separation from the District. Compensated absences accumulate and are accrued when they are earned and reported as a liability in the government-wide financial statements.

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

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### N. DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets, the statement of net position includes a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s), and as such will not be recognized as an outflow of resources (expense/expenditures) until then.

In addition to liabilities, the statement of net position includes a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and as such, will not be recognized as an inflow of resources (revenue) until that time.

### O. FUND BALANCE

In accordance with Governmental Accounting Standards Board (GASB) Statement No. 54, "*Fund Balance Reporting and Governmental Fund Type Definitions*", the District is required to report fund balances in the following categories: Nonspendable, Restricted, Committed, Assigned and/or Unassigned.

*Nonspendable Fund Balance* reflects assets not in spendable form, either because they will never convert to cash (prepaid expense) or must remain intact pursuant to legal or contractual requirements.

*Restricted Fund Balance* reflects amounts that can be spent only for the *specific purposes* stipulated by constitution, external resource providers, or through enabling legislation.

*Committed Fund Balance* reflects amounts that can be used only for the *specific purposes* determined by a formal action of the government's highest level of decision-making authority: the Board of Directors. Commitments may be established, modified, or rescinded only through resolutions approved by the Board of Directors.

*Assigned Fund Balance* reflects amounts intended to be used by the government for *specific purposes* but do not meet the criteria to be classified as restricted or committed. Under the District's adopted policy, only the Board of Directors is authorized to assign amounts for specific purposes.

*Unassigned Fund Balance* represents the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications.

When expenditures are incurred for purposes of which restricted, committed, assigned and unassigned fund balances are available, the District considers restricted funds to have been spent first, followed by committed, assigned and unassigned, respectively.

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

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**P. USE OF ESTIMATES**

The financial statements have been prepared in conformity with generally accepted accounting principles and, as such, include amounts based on managements' informed estimates and judgments, with consideration given to materiality. Actual results could differ from those amounts.

**Q. PROPERTY TAX**

The District receives property taxes to support its operations. Secured property taxes are levied as an enforceable lien on property as of March 1. Taxes are payable in two installments, on December 10 and April 10. Unsecured property taxes are payable in one installment on or before August 31. The County of Placer bills and collects the taxes for the District. Tax revenues are accrued monthly based on an annual budgeted expectation of property tax revenue.

**2. CASH AND INVESTMENTS**

**A. CASH AND EQUIVALENTS**

The District's cash balances at June 30, 2025 are:

	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Fiduciary Activities</u>	<u>Total</u>
<b>Deposits:</b>				
US Bank	\$ 2,491,772	\$ 8,023,172	\$ -	\$ 10,514,944
Charles Schwab Money Market	2,105,284	4,149,543	-	6,254,827
<b>Cash on Hand:</b>				
Petty Cash	400	-	-	400
<b>Cash with Fiscal Agent:</b>				
UMB Bank Mello Roos Funds	1,723,124	-	2,521,998	4,245,122
<b>Pooled Funds:</b>				
Local Agency Investment Fund	-	1,012,212	-	1,012,212
<b>Total Cash and Equivalents</b>	<u>\$ 6,320,580</u>	<u>\$ 13,184,927</u>	<u>\$ 2,521,998</u>	<u>\$ 22,027,505</u>

Pooled Funds:

The District is a voluntary participant in the Local Agency Investment Fund (LAIF), which is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the state of California and the Pooled Money Investment Board. The State Treasurer's Office pools these funds with those of other governmental agencies in the state and invests the cash. The fair value of the District's investment in this pool, which approximates cost, is reported in the accompanying financial statements based upon the District's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. Funds are accessible and transferable to the master account with twenty-four hours' notice. The Pooled Money Investment Board has established policies, goals, and objectives to make certain that their goal of safety, liquidity, and yield are not jeopardized.

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## NOTES TO THE BASIC FINANCIAL STATEMENTS

**JUNE 30, 2025**

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Included in LAIF's investment portfolio are collateralized mortgage obligations, mortgage-backed securities, other asset backed securities, and floating rate securities issued by Federal Agencies, government-sponsored enterprises and corporations. The monies held in the LAIF are not subject to categorization by risk category. It is also not rated as to credit risk by a nationally recognized statistical rating organization.

LAIF is administered by the State Treasurer and audited annually by the Pooled Money Investment Board and the State Controller's Office. Copies of this audit may be obtained from the State Treasurer's Office: 915 Capitol Mall, Sacramento, California 95814.

### Deposits - Custodial Credit Risk

Deposits held in banks are insured up to \$250,000 by the Federal Depository Insurance Corporation. Should deposits exceed the insured limits, the balance is covered by collateral held by the bank in accordance with California law requiring the depository bank to hold collateral equal to 110% of the excess government funds on deposit. This collateral must be in the form of government-backed securities. All cash held by financial institutions at June 30, 2025 was fully insured or collateralized.

### Cash with Fiscal Agent

At June 30, 2025, funds totaling \$4,244,590 were held at UMB Bank in various accounts related to the Special Tax Bonds issued in 2005 and 2006 and the Refunding Bonds issued in 2014 for the construction of facilities and payment of the Special Tax Bonds. Funds totaling \$533 were held at Computershare in various accounts related to the Lease Revenue Bonds issued in 2015 for the purpose of funding the construction of a new administration building.

### Negative Cash Balance

At June 30, 2025, the Internal Service Fund had a reported negative cash balance of \$426,425. This is not due to an overdraft of a bank account; however, is the result of the allocation between funds that all share one US Bank account, which is not overdrawn.

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

**B. INVESTMENTS**

Authorized Deposits/Investments

Under provisions of the District’s investment policy, and in accordance with Section 53601 of the California Government Code, The District may invest in the following types of investments:

<u>Authorized Investment Type</u>	<u>Investment Rating (S&amp;P)</u>	<u>Maximum % of Portfolio</u>	<u>Limit Per Issuer</u>	<u>Maximum Maturity</u>
US Treasury bills, notes and bonds	AAA	70	None	5 Years
Government Agencies Securities	AAA	70	50%	5 Years
Local Agency Investment Fund (LAIF)	N/A	50	None	3 Years
Bonds, notes or other indebtedness of the State of California	AA	10	None	5 Years
Bankers Acceptances	N/A	20	10%	180 days
Commercial Paper	A1	15	10%	270 days
	Top 25% of peer group			
Time Deposits		20	\$500,000	2 Years
Repurchase Agreements	N/A	20	10%	N/A
Corporate Obligations	A	30	10%	5 Years
Mutual Funds	AAA	15	10%	3 Years
Other Government Sponsored Pools	AAAf	20	10%	3 Years

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The mutual funds are considered short term.

As of June 30, 2025, The District had the following investments:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Investment Maturities</u>		
		<u>&lt;1 yrs</u>	<u>1-3 yrs</u>	<u>&gt;3yrs</u>
Corporate Notes	\$ 12,834,305	\$ 3,391,545	\$ 6,325,545	\$ 3,117,215
US Treasury	2,460,344	1,354,535	926,011	179,798
	<u>\$ 15,294,649</u>	<u>\$ 4,746,080</u>	<u>\$ 7,251,556</u>	<u>\$ 3,297,013</u>

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

### Credit Risk

The District's investment philosophy sets the tone for its policies, practices, procedures and objectives that control the investment function. The investment of funds will be guided by the primary goals of safety, liquidity, diversification, and reasonable market rate of return. The investment function will have additional goals of: assuring ongoing compliance with Federal, State, and local laws governing the investment of funds kept by the District, maintaining reserves for long term projects and contingencies, and establishing quality standards and limits to the type of investments made and with which institutions investments are placed. Goals will be carried out in the context of the "Prudent Investment Rule" which states that "investments shall be made with judgment and care under circumstances then prevailing which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived."

Credit Rating (S&P)	Corporate Notes	US Treasury	Totals
NR	\$ 25,258	\$ -	\$ 25,258
AA+	99,272	2,457,384	2,556,656
AA-	128,876	-	128,876
AA	198,851	-	198,851
A+	1,287,007	-	1,287,007
A	961,679	-	961,679
A-	2,286,282	-	2,286,282
BBB+	4,161,615	-	4,161,615
BBB	3,372,988	-	3,372,988
BBB-	312,477	-	312,477
Totals	<u>\$ 12,834,305</u>	<u>\$ 2,457,384</u>	<u>\$ 15,291,689</u>

### Concentration of Credit Risk

The District places limits on the amount it may invest in anyone issuer. At June 30, 2025, the District had no concentration of credit risk.

There were no investments in securities of any one issuer consisting of 5% or more of total investments.

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

Investment Fund Valuation

Investments, including derivative instruments that are not hedging derivatives, are measured at fair value on a recurring basis. Recurring fair value measurements are those that Governmental Accounting Standards Board (GASB) Statements require or permit in the statement of net position at the end of each reporting period. Fair value measurements are categorized based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments' fair value measurements are as follows at June 30, 2025:

<u>Description</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
US Agency, Treasury & Municipal Notes (USATM):				
US Treasury Notes:	\$ 2,457,384	\$ -	\$ -	\$ 2,457,384
Corporate Notes	-	12,834,305	-	12,834,305
Total	<u>\$ 2,457,384</u>	<u>\$ 12,834,305</u>	<u>\$ -</u>	<u>\$ 15,291,689</u>

**3. PROPERTY AND EQUIPMENT**

Capital assets activity for the year ended June 30, 2025, was as follows:

**Governmental Activities:**

	Balance <u>June 30, 2024</u>	<u>Additions</u>	<u>Deletions</u>	Balance <u>June 30, 2025</u>
Not subject to depreciation				
Land	\$ 7,598,216	\$ -	\$ -	\$ 7,598,216
Construction In Progress				
General Fund	793,775	2,206,887	-	3,000,662
Total Not subject to Depreciation	8,391,991	2,206,887	-	10,598,878
Subject to Depreciation				
Buildings and Improvements	21,374,625	-	-	21,374,625
Equipment	1,674,212	16,312	-	1,690,524
Vehicles and Equipment	3,494,980	448,549	-	3,943,529
Software	78,587	-	-	78,587
Total depreciable	26,622,404	464,861	-	27,087,265
Less accumulated depreciation	(9,834,186)	(623,692)	-	(10,457,878)
Total capital assets, net	<u>\$ 25,180,209</u>	<u>\$ 2,048,056</u>	<u>\$ -</u>	<u>\$ 27,228,265</u>

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

**Business-Type Activities:**

	Balance June 30, 2024	Additions	Deletions	Balance June 30, 2025
Not subject to depreciation				
Land	\$ 748,907	\$ -	\$ -	\$ 748,907
Construction In Progress	6,610	2,553	-	9,163
Total Not subject to Depreciation	755,517	2,553	-	758,070
Subject to Depreciation				
Buildings and Improvements	22,955,503	141,779	-	23,097,282
Equipment	1,608,177	326,865	-	1,935,042
Vehicles and Equipment	949,333	-	-	949,333
Software	258,370	-	-	258,370
Water /Sewer System	53,186,650	97,937	-	53,284,587
Total depreciable	78,958,033	566,581	-	79,524,614
Less accumulated depreciation	(31,863,013)	(1,363,553)	-	(33,226,566)
Total capital assets, net	<u>\$ 47,850,537</u>	<u>\$ (794,419)</u>	<u>\$ -</u>	<u>\$ 47,056,118</u>

**4. INTERFUND TRANSACTIONS**

As of June 30, 2025, the interfund receivable and payable balances were as follows:

	Interfund Receivables	Interfund Payables
Enterprise Funds:		
Northstar Water Fund	\$ -	\$ 152,077
Martis Valley Water Fund	-	47,983
Sewer Fund	217,549	-
Solid Waste Fund	-	17,489
Enterprise Funds Total	217,549	217,549
Government/Enterprise Funds:		
General Fund*	\$ -	\$ -
Sewer Fund	1,722	-
Internal Service Fund*	-	1,722
Interfund receivable/payable**	(2,316,849)	2,316,849
Due from/(to) other funds	<u>\$ (2,318,571)</u>	<u>\$ 2,318,571</u>

\*Due to/from these funds of \$210,621 have been eliminated as they are combined on the Gov't Wide Financial Statements

\*\*Interfund receivable/payable as described below is netted out on the Statement of Net Position

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

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**Interfund Receivable/Payable**

In January 2020, the Board of Directors approved a loan from the Enterprise Fund to the General Fund in the amount of up to \$2,321,577 for the purpose of funding the District's CalPERS Safety Unfunded Accrued Liability. The loan carries an annual fluctuating interest rate and is to be paid off in 13 years with the final payment being due in 2034.

In July 2022, the Board of Directors approved a loan from the Enterprise Fund to the General Fund in the amount of up to \$2,351,077 for the purpose of funding the 2022 Road Reconstruction Project. The loan carries an annual fluctuating interest rate and is to be paid off in 8 years with the final payment being due in 2029.

The annual requirements of the General Fund to pay the Enterprise Fund as of June 30, 2025, are as follows:

Year Ended June 30	Principal	Interest	Total
2026	\$ 260,234	\$ 91,135	\$ 351,369
2027	270,471	80,899	351,370
2028	281,110	70,260	351,370
2029	292,168	59,202	351,370
2030	303,660	47,709	351,370
2031-2035	909,206	110,052	1,019,258
2036	-	-	-
	<u>\$ 2,316,849</u>	<u>\$ 459,257</u>	<u>\$ 2,776,107</u>

**Interfund Transfers**

There were no interfund transfers between funds.

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

**5. EMPLOYEE RETIREMENT PLAN**

**A. PLAN DESCRIPTION**

Northstar Community Services District participates in the California Public Employees' Retirement System (CalPERS), a cost-sharing multiple-employer public employee retirement system defined benefit pension plan administered by CalPERS. The plan provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefit provisions are established by state statutes, as legislatively amended, within the Public Employees' Retirement Law. CalPERS issues a separate comprehensive annual financial report that includes financial statements and required supplementary information. Copies of the CalPERS annual financial report may be obtained from the CalPERS Executive Office, 400 P Street, Sacramento, California 95814.

The Plan's provisions and benefits in effect at June 30, 2025, are summarized as follows:

	<b>Miscellaneous</b>	
	Prior to	On or after
	January 1, 2013	January 1, 2013
Hire date		
Benefit formula	2.7% @ 55	2.0% @ 62
Benefit vesting schedule	5 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	55	62
Monthly benefits, as a % of eligible compensation	2.70%	2.00%
Required employee contribution rates	8.000%	6.250%
Required employer contribution rates	17.420%	7.870%
	<b>Safety</b>	
	Prior to	On or after
	January 1, 2013	January 1, 2013
Hire date		
Benefit formula	3.0% @ 50	2.7% @ 57
Benefit vesting schedule	5 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	50	57
Monthly benefits, as a % of eligible compensation	3.0%	3.0%
Required employee contribution rates	9.000%	12.000%
Required employer contribution rates	27.110%	13.540%
Required employer contribution rates (Second Tier)	27.320%	13.760%

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

Deferred Outflows/Inflows of Resources

Section 20814(c) of the California Public Employees’ Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for the Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. Northstar Community Services District is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

For the year ended June 30, 2025, the contributions recognized as part of pension expense for the Plan were:

	<b>Miscellaneous</b>	<b>Safety</b>
Contributions -employer	\$ 622,917	\$ 669,894

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2025, Northstar Community Services District reported net pension liabilities for its proportionate share of the net pension liability of the Plans’ of:

	<b>Proportionate Share of Net Pension Liability</b>
Miscellaneous	\$ 1,882,534
Safety	3,266,201
Total Net Pension Liability	\$ 5,148,735
Funds Held in CEPPT Trust	5,201,614
Net Pension Liability/(Asset)	\$ (52,879)

Northstar Community Services District’s net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2023, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2023 rolled forward to June 30, 2024 using standard update procedures. Northstar Community Services District’s proportion of the net pension liability was based on a projection of the District’s long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. The District’s proportionate share of the net pension liability for the Plan as of June 30, 2025 and 2024 was as follows:

	<b>Miscellaneous</b>	<b>Safety</b>
Proportion - June 30, 2023	0.035300%	0.040400%
Proportion - June 30, 2024	0.039900%	0.045530%
Change - Increase (Decrease)	0.00460%	0.00513%

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

For the year ended June 30, 2025, the District recognized pension expense of \$2,144,541 for Miscellaneous and Safety. At June 30, 2025, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<b>Total</b>	
	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Pension contributions subsequent to measurement date	\$ 1,292,811	\$ -
Difference between projected and actual experience	429,313	15,018
Difference in actual vs. projected contributions	13,180	458,934
Change in employer's proportion	935,785	-
Changes in assumptions	128,857	-
Net differences between projected and actual earnings on plan investments	266,250	-
<b>Total</b>	<b>\$ 3,066,196</b>	<b>\$ 473,952</b>

The amounts reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2026. Other amounts reported as deferred inflows of resources related to pensions will be recognized as pension expense as follows:

<b>Period Ended</b>	<b>Miscellaneous</b>	<b>Safety</b>	<b>Total</b>
<b>June 30</b>			
2026	\$ 348,348	\$ 362,749	\$ 711,097
2027	292,298	367,397	659,695
2028	18,011	1,785	19,796
2029	(37,139)	(54,016)	(91,155)
2030	-	-	-
<b>Thereafter</b>	-	-	-
	<b>\$ 621,518</b>	<b>\$ 677,915</b>	<b>\$ 1,299,433</b>

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## NOTES TO THE BASIC FINANCIAL STATEMENTS

**JUNE 30, 2025**

### Actuarial Assumptions

The total pension liabilities in the June 30, 2023 actuarial valuations were determined using the following actuarial assumptions for both plans:

	<b>Miscellaneous</b>	<b>Safety</b>
Valuation Date	June 30, 2023	June 30, 2023
Measurement Date	June 30, 2024	June 30, 2024
Actuarial Cost Method	Entry-Age Normal Cost	Entry-Age Normal Cost
Actuarial Assumptions		
Discount Rate	6.90%	6.90%
Inflation	2.75%	2.75%
Payroll Growth Rate	3.00%	3.00%
Projected Salary Increase	Varies by Entry Age and Service	Varies by Entry Age and Service
Investment Rate of Return (1)	6.80%	6.80%
Mortality	Based on the 2010 CalPERS Experience Study for the period from 1997 to 2007	Based on the 2010 CalPERS Experience Study for the period from 1997 to 2007

(1) Net of pension plan investment expenses, including inflation

All other actuarial assumptions used in the June 30, 2024 valuation were based on the results of an actuarial experience study for the fiscal years 1997 to 2015, including updates to salary increase, mortality and retirement rates. The Experience Study report can be obtained at CalPERS' website under Forms and Publications.

**Discount Rate** - The discount rate used to measure the total pension liability was 6.90% for the plan. To determine whether the municipal bond rate should be used in the calculation of a discount rate for the Plan, CalPERS stress tested employer rate plans within the Plan that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested employer rate plans run out of assets. Therefore, the current 6.90 percent discount rate is appropriate and the use of the municipal bond rate calculation is not deemed necessary. The stress test results are presented in a detailed report called "GASB Crossover Testing Report" that can be obtained from the CalPERS website under the GASB 68 section.

According to Paragraph 30 of GASB 68, the long-term discount rate should be determined without reduction for pension plan administrative expense. For the CalPERS Plan, the 6.80% investment return assumption used in this accounting valuation is net of administrative expenses. Administrative expenses are assumed 10 basis points. An investment return excluding administrative expenses would have been 6.90%. Using this lower discount rate has resulted in a slightly higher total pension liability and net pension liability. CalPERS checked the materiality threshold for the difference in calculation and did not find it to be a material difference.

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## NOTES TO THE BASIC FINANCIAL STATEMENTS

**JUNE 30, 2025**

In the December 2016 and April 2017 meetings, the Board voted to lower the funding discount rates used for the PERF. In making its decision, the Board reviewed recommendations from CalPERS team members, external pension and investment consultants, and input from employer and employee stakeholder groups. A lowered funding discount rate for the PERF will be phased in over a three-year period beginning July 1, 2018 for public agencies and school districts.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the Plan's asset classes, expected compound (geometric) returns were calculated over the short term (first 11 years) and the long-term (60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for the Plan. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These geometric rates of return are net of administrative expenses.

<b>Asset Class</b>	<b>Assumed Asset Allocation</b>	<b>Real Return Years 1 - 10 (1,2)</b>
Global Equity - cap-weighted	30.0%	4.45%
Global Equity - non-cap-weighted	12.0%	3.84%
Private Equity	13.0%	7.28%
Treasury	5.0%	0.27%
Mortgage-backed Securities	5.0%	0.50%
Investment Grade Corporates	10.0%	1.56%
High Yield	5.0%	2.27%
Emerging Market Debt	5.0%	2.48%
Private Debt	5.0%	3.57%
Real Assets	15.0%	3.21%
Leverage	-5.0%	-0.59%

(1) An expected inflation of 2.30% used for this period

(2) Figures are based on the 2021-22 Asset Liability Management Study

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

Sensitivity of the District’s Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following presents the District’s proportionate share of the net pension liability of each risk pool as of the measurement date, calculated using the discount rate, as well as what the District’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower or 1 percentage point higher than the current rate.

As of June 30, 2025, the discount rate comparison was the following:

	Discount Rate - 1% (5.90%)	Current Discount Rate (6.90%)	Discount Rate + 1% (7.90%)
Safety	\$ 4,292,376	\$ 1,882,534	\$ (101,121)
Miscellaneous	6,962,949	3,266,201	242,782
Total Pension Liability	\$ 11,255,325	\$ 5,148,735	\$ 141,661

Pension Plan Fiduciary Net Position

Detailed information about each pension plan’s fiduciary net position is available in the separately issued CalPERS Miscellaneous and Safety financial reports.

Payable to the Pension Plan

As of June 30, 2025, the District had no outstanding required contributions to the pension plans.

**6. GENERAL LONG-TERM DEBT**

**Lease Revenue Bonds**

In 2015, the District issued Lease Revenue Bonds in the amount of \$4,655,000 for the purpose of funding the construction of a new administration building. The current interest and yield vary, ranging from 2.0% to 4.0%. The bonds are scheduled to mature through August 2045.

The District’s outstanding lease revenue bonded debt as of June 30, 2025 is as follows:

Amount of Original Issue	Outstanding July 1, 2024	Issued	Redeemed Current Year	Outstanding June 30, 2025
\$ 4,655,000	\$ 3,745,000	\$ -	\$ 120,000	\$ 3,625,000

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

The annual requirements to amortize the current interest bonds payable, outstanding as of June 30, 2025, are as follows:

Year Ended June 30	Principal	Interest	Total
2026	\$ 125,000	\$ 140,300	\$ 265,300
2027	130,000	135,300	265,300
2028	135,000	131,238	266,238
2029	140,000	126,850	266,850
2030	145,000	122,125	267,125
2031-2035	800,000	526,663	1,326,663
2036-2040	970,000	355,400	1,325,400
2041-2045	1,180,000	145,200	1,325,200
	<u>\$ 3,625,000</u>	<u>\$ 1,683,075</u>	<u>\$ 5,308,075</u>

A schedule of changes in long-term liabilities for the year ended June 30, 2025 is shown below:

**Governmental Activities**

	<u>Balance July 1, 2024</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance June 30, 2025</u>	<u>Due Within One Year</u>
Net OPEB Liability	\$ 2,709,291	\$ 481,721	\$ -	\$ 3,191,012	\$ -
Retiree Termination Benefits	60,400	-	23,575	36,825	15,000
Net Pension Liability/(Asset)	689,749	-	742,628	(52,879)	-
Compensated Absences	1,677,593	-	236,820	1,440,773	1,440,773
Lease Revenue Bonds	3,745,000	-	120,000	3,625,000	125,000
	<u>\$ 8,882,033</u>	<u>\$ 481,721</u>	<u>\$ 1,123,023</u>	<u>\$ 8,240,731</u>	<u>\$ 1,580,773</u>

**7. DEBT WITHOUT GOVERNMENT COMMITMENT**

During 2005 and 2006, bonded debt was issued by a special assessment district known as Community Facilities District #1 (CFD) to finance infrastructure improvements and facilities within the District's boundaries. The District has no legal responsibility with respect to the payment of the debt and the proceeds will be used for various projects in the County of Placer and Northstar Community Services District. Therefore, the District has not recorded it as a liability. The debt is to be repaid from a special tax levied on properties within the CFD. The District is responsible for a portion of the construction and improvements financed by the special assessment district. Therefore, the related capital projects fund is reflected in the District's financial statements. The District also acts as the CFD's agent with respect to the receipts, disbursements and balances. These amounts are reported as agency fund transactions. The following includes information related to the outstanding debt as of June 30, 2025.

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## NOTES TO THE BASIC FINANCIAL STATEMENTS

**JUNE 30, 2025**

In December 2005, the Northstar Community Services District Community Facilities District No. 1 issued Special Tax Bonds, Series 2005 in the amount of \$56,125,000, with interest rates ranging from 3.80% to 5.55%.

In December 2006, the Northstar Community Services District Community Facilities District No. 1 issued Special Tax Bonds, Series 2006 in the amount of \$58,590,000, with interest rates ranging from 3.90% to 5.00%.

In July 2014, the District issued Special Tax Refunding bonds to refund a portion of CFD No. 1 Special Tax Bonds, Series 2005 and Series 2006, fund a deposit to the parity reserve fund for the Bonds and pay the costs of issuance. Interest on the bonds is payable every September 1 and March 1 beginning on September 1, 2014. Principal on the bonds will be payable on September 1 beginning on September 1, 2015. The bonds will currently refund \$21,140,000 of the 2005 and 2006 Special Tax Bonds. The bonds created a deferred loss on refunding in the amount of \$1,820,000. The bonds carry interest rates of 4.00% and 5.00% and will fully mature on September 1, 2026.

At June 30, 2025, the outstanding bonds consisted of the following:

Outstanding July 1, 2024	Issued	Redeemed Current Year	Outstanding June 30, 2025
\$ 43,625,000	\$ -	\$ 1,900,000	\$ 41,725,000
42,415,000	-	-	42,415,000
5,480,000	-	1,660,000	3,820,000
\$ 91,520,000	\$ -	\$ 3,560,000	\$ 87,960,000

The annual requirements to pay the bonds outstanding as of June 30, 2025 are as follows:

Year Ended June 30	Principal	Interest	Total
2026	\$ 3,915,000	\$ 2,497,113	\$ 6,412,113
2027	4,290,000	2,291,958	6,581,958
2028	4,690,000	4,187,880	8,877,880
2029	5,110,000	3,942,108	9,052,108
2030	5,560,000	3,674,300	9,234,300
2031-2035	35,600,000	13,423,840	49,023,840
2035-2039	28,795,000	3,032,908	31,827,908
	\$ 87,960,000	\$ 33,050,105	\$ 121,010,105

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

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**8. OTHER POSTEMPLOYMENT BENEFITS**

**A. PLAN DESCRIPTION**

Northstar Community Services District participates in the California Public Employees' Retirement System (CalPERS), an agent multiple-employer defined benefit healthcare plan as permitted under the Public Employees Medical and Hospital and Care Act (PEMHCA). The District is required to contribute minimum employer contributions incurred by the CalPERS medical program for the retiree's lifetime or until coverage is discontinued. In fiscal year 2024/25, minimum employer contributions were \$157 through December 31, 2024 and \$158 through June 30, 2025 per month per retiree.

**B. FUNDING POLICY**

The District's Board of Directors is only funding the plan on a pay-as-you-go basis. The Board will review the funding requirements and policy annually.

*Employees covered by benefit terms.* At June 30, 2025, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	10
Inactive employees entitles to but not yet receiving benefit payments	10
Active employees	42
	<u>62</u>

**Net OPEB Liability**

The District's net OPEB liability was measured as of June 30, 2024, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of that date.

*Actuarial assumptions.* The total OPEB liability in the June 30, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Actuarial Cost Method	Entry Age Normal
Salary Increases	3.00%
Investment rate of return	3.93%
Healthcare cost trend rates	6.5% in 2027 grading down to 3.9% by 2075
Inflation	2.50%
Retirement Age	From 50 to 75
Mortality	CalPERS 2021 study Experience
Mortality Improvement	MacLeod Watts 2022 Scale Generational

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

*Discount rate.* The discount rate used to measure the total OPEB liability was 3.93 percent. The projection of cash flows used to determine the discount rate assumed that the District's contributions will be made at rates equal to the actuarially determined contribution rates. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

**Changes in the Net OPEB Liability**

	<b>Increase (Decrease)</b>		
	<b>Total OPEB Liability</b>	<b>Plan Fiduciary Net Position</b>	<b>Net OPEB Liability</b>
	<b>(a)</b>	<b>(b)</b>	<b>(a) - (b)</b>
Balances at June 30, 2024	\$ 2,709,291	\$ -	\$ 2,709,291
Changes for the year:			
Service cost	129,427	-	129,427
Interest	108,418	-	108,418
Plan Experience and actual experience	418,606	-	-
Contributions - employer	-	59,947	(59,947)
Net investment income	-	-	-
Benefit payments	(59,947)	(59,947)	-
Assumption changes	(114,783)	-	(114,783)
Net changes	481,721	-	481,721
Balances at June 30, 2025	<u>\$ 3,191,012</u>	<u>\$ -</u>	<u>\$ 3,191,012</u>

*Sensitivity of the net OPEB liability to changes in the discount rate and healthcare cost trend rates.* The following presents the net OPEB liability of the District, as well as what the District's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.93%) or 1-percentage-point higher (4.93%) than the current discount rate:

	<b>1% Decrease (2.93%)</b>	<b>Discount Rate (3.93%)</b>	<b>1% Increase (4.93%)</b>
Net OPEB liability (asset)	\$ 3,670,147	\$ 3,191,012	\$ 2,797,437

*Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates.* The following presents the net OPEB liability of the District, as well as what the District's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

	<b>Healthcare Cost Trend Rates</b>		
	<b>1% Decrease</b>	<b>(Current Rate)</b>	<b>1% Increase</b>
Net OPEB liability (asset)	\$ 2,712,476	\$ 3,191,012	\$ 3,798,043

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

**OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB**

For the year ended June 30, 2025, the District recognized OPEB expense of \$221,991. At June 30, 2025, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 930,349	\$ 261,047
Changes of assumptions	269,631	735,211
Deferred contributions	64,335	-
Total	\$ 1,264,315	\$ 996,258

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<b>Year ended June 30</b>	<b>Total Deferred Outflows/(Inflows) of Resources</b>
2026	\$ (14,112)
2027	(12,694)
2028	33,922
2029	41,896
2030	43,238
Thereafter	111,472
Total	\$ 203,722

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

**9. FUND BALANCES**

The District reports fund balances in accordance with Governmental Accounting Standards Board Statement No. 54. All fund balance categories are reported in the aggregate on the face of the balance sheet. All components of those fund balances and specific purposes are identified as follows:

	General Fund	Capital Projects Fund	Building Fund	Totals
Restricted				
Capital projects	\$ -	\$ 1,722,591	\$ 534	\$ 1,723,125
Funds held in CEPPT	5,201,614	-	-	5,201,614
Total restricted	<u>5,201,614</u>	<u>1,722,591</u>	<u>534</u>	<u>6,924,739</u>
Committed:				
Fire	1,799,540	-	-	1,799,540
Fuels Management	58,000	-	-	58,000
Snow	265,291	-	-	265,291
Roads	3,811	-	-	3,811
Total committed	<u>2,126,642</u>	<u>-</u>	<u>-</u>	<u>2,126,642</u>
Unassigned	(1,259,690)	-	-	(1,259,690)
Total Fund Balances	<u>\$ 6,068,566</u>	<u>\$ 1,722,591</u>	<u>\$ 534</u>	<u>\$ 7,791,691</u>

**10. RISK MANAGEMENT**

The District is a member of two jointly governed organizations, which provide coverage for various potential losses. For workers' compensation losses, property, general and auto liability and auto physical damage the District is a member of Special Districts Risk Management Authority (SDRMA). For property, general and auto liability and auto physical damage, the District's fire department is a member of Fire Agencies Insurance Risk Authority (FAIRA).

SDRMA and FAIRA are governed by Boards consisting of representatives from member agencies. The Board controls the operations, including selection of management and approval of operating budgets, independent of any influence by the member agencies beyond their representation on the Board. Each member agency pays a contribution commensurate with the level of coverage requested and shares surpluses and deficits proportionate to their participation in the joint powers authority. Full financial statements are available separately from the respective agencies. Condensed information for SDRMA and FAIRA are as follows:

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2025**

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	<u>SDRMA</u> <u>6/30/2024*</u>	<u>FAIRA</u> <u>6/30/2024*</u>
Total Assets	\$ 162,354,367	\$ 5,019,287
Deferred Outflows of Resources	\$ 1,620,957	\$ -
Total Liabilities	\$ 78,404,034	\$ 3,980,607
Deferred Inflows of Resources	\$ 384,924	\$ -
Net Position	\$ 85,186,366	\$ 1,038,680
Total Revenues	\$ 117,816,189	\$ 13,303,768
Total Expenses	\$ 104,151,026	\$ 14,330,247
Change in Net Position	\$ 13,665,163	\$ (1,026,479)

\*Latest audited financials available

**11. SUBSEQUENT EVENTS**

Management has reviewed its financial statements and evaluated subsequent events for the period of time from its year ended June 30, 2025 through April 1, 2026, the date the financial statements were issued. Management is not aware of any subsequent events other than the issuance of refunding bonds described below that would require recognition or disclosure in the accompanying financial statements.

**REQUIRED SUPPLEMENTARY  
INFORMATION**

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
BALANCE – BUDGET AND ACTUAL – GENERAL FUND**

**FOR THE YEAR ENDED JUNE 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Favorable (Unfavorable)
	Original	Final		
<b>REVENUE</b>				
Taxes and assessments	\$ 7,814,500	\$ 7,814,500	\$ 7,829,147	\$ 14,647
Fees and other non-tax revenue	318,800	318,800	936,717	617,917
Interest	150,610	150,610	357,414	206,804
Fire mitigation fees	-	-	19,544	19,544
Reimbursable/Grant revenues	9,458,337	9,458,337	4,353,043	(5,105,294)
Other	285,290	285,290	294,809	9,519
<b>Total revenue</b>	<b>18,027,537</b>	<b>18,027,537</b>	<b>13,790,674</b>	<b>(4,236,863)</b>
<b>EXPENDITURES</b>				
General government	137,335	137,335	118,436	18,899
Public safety	19,241,850	19,285,050	10,036,722	9,248,328
Streets	3,281,323	3,281,323	2,270,053	1,011,270
Trails	2,937,133	2,937,133	1,468,768	1,468,365
<b>Total expenditures</b>	<b>25,597,641</b>	<b>25,640,841</b>	<b>13,893,979</b>	<b>11,746,862</b>
Excess (deficiency) of revenues over (under) expenditures	(7,570,104)	(7,613,304)	(103,305)	7,509,999
<b>OTHER FINANCING USES</b>				
Other financing uses	-	-	(100,985)	(100,985)
<b>NET CHANGES IN FUND BALANCES</b>	<b>(7,570,104)</b>	<b>(7,613,304)</b>	<b>(204,290)</b>	<b>7,509,999</b>
<b>FUND BALANCE, beginning of year</b>	<b>6,272,856</b>	<b>6,272,856</b>	<b>6,272,856</b>	<b>-</b>
<b>FUND BALANCE, end of year</b>	<b>\$ (1,297,248)</b>	<b>\$ (1,340,448)</b>	<b>\$ 6,068,566</b>	<b>\$ 7,509,999</b>

**NORTHSTAR COMMUNITY SERVICES DISTRICT**  
**SCHEDULE OF CHANGES IN NET OPEB LIABILITY AND RELATED RATIOS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

<b>Fiscal Year Ending June 30</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Measurement Date:	<b>6/30/2017</b>	<b>6/30/2018</b>	<b>6/30/2019</b>	<b>6/30/2020</b>	<b>6/30/2021</b>	<b>6/30/2022</b>	<b>6/30/2023</b>	<b>6/30/2024</b>
<b>Total OPEB liability</b>								
Service cost	\$ 153,724	\$ 135,794	\$ 107,058	\$ 126,041	\$ 133,310	\$ 158,734	\$ 130,960	\$ 129,427
Interest	62,829	75,068	62,830	64,400	53,065	48,933	99,735	108,418
Changes of benefit terms	-	-	-	-	-	-	-	-
Differences between expected and actual experience	-	(526,609)	-	(177,392)	-	758,788	-	418,606
Changes of assumptions	(215,180)	(5,202)	154,485	122,780	216,214	(734,726)	(66,570)	(114,783)
Benefit payments, including refunds of member contributions	(24,654)	(28,392)	(18,224)	(24,767)	(44,616)	(46,014)	(53,423)	(59,947)
<b>Net change in total OPEB liability</b>	<u>(23,281)</u>	<u>(349,341)</u>	<u>306,149</u>	<u>111,062</u>	<u>357,973</u>	<u>185,715</u>	<u>110,702</u>	<u>481,721</u>
<b>Total OPEB liability - beginning</b>	<u>2,010,312</u>	<u>1,987,031</u>	<u>1,637,690</u>	<u>1,943,839</u>	<u>2,054,901</u>	<u>2,412,874</u>	<u>2,598,589</u>	<u>2,709,291</u>
<b>Total OPEB liability - ending (a)</b>	<u>\$1,987,031</u>	<u>\$ 1,637,690</u>	<u>\$ 1,943,839</u>	<u>\$ 2,054,901</u>	<u>\$ 2,412,874</u>	<u>\$ 2,598,589</u>	<u>\$ 2,709,291</u>	<u>\$3,191,012</u>
<b>Plan fiduciary net position</b>								
Contributions - employer	\$ 24,654	\$ 28,392	\$ 18,224	\$ 24,767	\$ 44,616	\$ 46,014	\$ 53,423	\$ 59,947
Net investment income	-	-	-	-	-	-	-	-
Benefit payments, including refunds of member contributions	(24,654)	(28,392)	(18,224)	(24,767)	(44,616)	(46,014)	(53,423)	(59,947)
<b>Net change in plan fiduciary net position</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Plan fiduciary net position - beginning</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Plan fiduciary net position - ending (b)</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>District's net OPEB liability - ending (a) - (b)</b>	<u>\$1,987,031</u>	<u>\$ 1,637,690</u>	<u>\$ 1,943,839</u>	<u>\$ 2,054,901</u>	<u>\$ 2,412,874</u>	<u>\$ 2,598,589</u>	<u>\$ 2,709,291</u>	<u>\$3,191,012</u>
Covered-employee payroll	\$4,009,729	\$ 4,368,968	\$ 4,674,484	\$ 4,310,987	\$ 4,588,985	\$ 4,965,619	\$ 5,542,058	\$5,485,858
District's net OPEB liability as a percentage of covered-employee payroll	49.6%	37.5%	41.6%	47.7%	52.6%	52.3%	48.9%	58.2%

See accompanying notes to required supplementary information.

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## SCHEDULE OF PENSION CONTRIBUTIONS

### FOR THE YEAR ENDED JUNE 30, 2025

<b>Miscellaneous</b>	<b>June 30, 2015</b>	<b>June 30, 2016</b>	<b>June 30, 2017</b>	<b>June 30, 2018</b>	<b>June 30, 2019</b>	<b>June 30, 2020</b>	<b>June 30, 2021</b>	<b>June 30, 2022</b>	<b>June 30, 2023</b>	<b>June 30, 2024</b>	<sup>(1)</sup>
Proportion of the net pension liability	0.068837%	0.051880%	0.064690%	0.057590%	0.057866%	0.028320%	-0.021760%	0.038340%	0.039900%	0.038920%	
Proportionate share of the net pension liability	\$ 1,888,527	\$ 2,247,126	\$ 2,270,104	\$ 2,166,197	\$ 2,317,250	\$ 1,127,248	\$ (538,244)	\$ 1,651,988	\$ 1,994,937	\$ 1,882,534	
Covered-employee payroll <sup>(2)</sup>	\$ 1,429,177	\$ 1,963,610	\$ 1,501,123	\$ 2,265,137	\$ 2,046,319	\$ 2,269,795	\$ 2,467,099	\$ 2,783,646	\$ 3,038,327	\$ 3,039,018	
Proportionate share of the net pension liability as percentage of covered-employee payroll	132.14%	114.44%	151.23%	95.63%	113.24%	49.66%	-21.82%	59.35%	65.66%	61.95%	
Plans fiduciary net position as a percentage of the total pension liability	79.89%	79.89%	75.39%	77.69%	77.73%	77.70%	90.49%	78.18%	78.18%	89.46%	
Proportionate share of aggregate employer contributions <sup>(3)</sup>	\$ 443,802	\$ 324,538	\$ 324,538	\$ 487,911	\$ 543,987	\$ 597,486	\$ 560,339	\$ 617,347	\$ 524,615	\$ 622,917	

<b>Safety</b>	<b>June 30, 2015</b>	<b>June 30, 2016</b>	<b>June 30, 2017</b>	<b>June 30, 2018</b>	<b>June 30, 2019</b>	<b>June 30, 2020</b>	<b>June 30, 2021</b>	<b>June 30, 2022</b>	<b>June 30, 2023</b>	<b>June 30, 2024</b>	<sup>(1)</sup>
Proportion of the net pension liability	0.052768%	0.062570%	0.054110%	0.054890%	0.060606%	0.026720%	-0.028400%	0.035300%	0.045530%	0.045530%	
Proportionate share of the net pension liability	\$ 2,174,274	\$ 2,802,632	\$ 3,279,883	\$ 3,319,969	\$ 3,783,349	\$ 1,886,605	\$ (763,656)	\$ 2,776,271	\$ 3,266,201	\$ 3,266,201	
Covered-employee payroll <sup>(2)</sup>	\$ 1,633,321	\$ 1,666,981	\$ 1,710,712	\$ 2,403,297	\$ 2,293,671	\$ 2,642,402	\$ 2,924,636	\$ 2,943,365	\$ 2,607,992	\$ 2,759,603	
Proportionate share of the net pension liability as percentage of covered-employee payroll	133.12%	168.13%	191.73%	138.14%	164.95%	71.40%	-26.11%	94.32%	125.24%	118.36%	
Plans fiduciary net position as a percentage of the total pension liability	77.28%	77.28%	71.74%	73.39%	73.37%	73.11%	86.61%	75.53%	75.53%	87.93%	
Proportionate share of aggregate employer contributions <sup>(3)</sup>	\$ 624,730	\$ 403,835	\$ 403,835	\$ 577,330	\$ 584,483	\$ 640,774	\$ 663,578	\$ 659,676	\$ 652,697	\$ 669,894	

<sup>(1)</sup> Historical information is required only for measurement periods for which GASB 68 is applicable.

<sup>(2)</sup> Covered-employee payroll represented above is based on pensionable earnings provided by the employer.

<sup>(3)</sup> The plan's proportionate share of aggregate contributions may not match the actual contributions made by the employer during the measurement period. The plan's proportionate share of aggregate contributions is based on the plan's proportion of fiduciary net position shown on line 5 of the table above as well as any additional side fund (or unfunded liability) contributions made by the employer during the measurement period.

# NORTHSTAR COMMUNITY SERVICES DISTRICT

## SCHEDULE OF PENSION CONTRIBUTIONS

### FOR THE YEAR ENDED JUNE 30, 2025

Miscellaneous	Fiscal Year <sup>(1)</sup>									
	2015-16	2016-17	2017-18	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Actuarially Determined Contribution (2)	\$ 289,450	\$ 539,707	\$ 261,047	\$ 291,561	\$ 352,887	\$ 490,242	\$ 537,465	\$ 684,357	\$ 589,523	\$ 609,806
Contributions in relation to the actuarially determined contributions (2)	(443,802)	(324,538)	(324,538)	(487,911)	(543,987)	(597,486)	(597,486)	(560,339)	(617,347)	(524,615)
Contribution deficiency (excess)	<u>\$ (154,352)</u>	<u>\$ 215,169</u>	<u>\$ (63,491)</u>	<u>\$ (196,350)</u>	<u>\$ (191,100)</u>	<u>\$ (107,244)</u>	<u>\$ (60,021)</u>	<u>\$ 124,018</u>	<u>\$ (27,824)</u>	<u>\$ 85,191</u>
Covered-employee payroll (3,4)	\$ 1,429,177	\$ 1,509,457	\$ 1,501,123	\$ 2,265,137	\$ 2,046,319	\$ 2,269,795	\$ 2,467,099	\$ 2,783,646	\$ 3,038,327	\$ 3,039,018
Contributions as a percentage of covered-employee payroll (3)	20.25%	35.76%	17.39%	12.87%	17.24%	21.60%	21.79%	24.58%	19.40%	20.07%

Safety	Fiscal Year <sup>(1)</sup>									
	2015-16	2016-17	2017-18	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Actuarially Determined Contribution (2)	\$ 424,982	\$ 598,928	\$ 334,414	\$ 463,101	\$ 573,567	\$ 871,604	\$ 1,128,270	\$ 1,331,064	\$ 828,048	\$ 878,883
Contributions in relation to the actuarially determined contributions (2)	(624,730)	(403,835)	(403,835)	(577,330)	(584,483)	(640,774)	(640,774)	(663,578)	(659,676)	(652,697)
Contribution deficiency (excess)	<u>\$ (199,748)</u>	<u>\$ 195,093</u>	<u>\$ (69,421)</u>	<u>\$ (114,229)</u>	<u>\$ (10,916)</u>	<u>\$ 230,830</u>	<u>\$ 487,496</u>	<u>\$ 667,486</u>	<u>\$ 168,372</u>	<u>\$ 226,186</u>
Covered-employee payroll (3,4)	\$ 1,633,321	\$ 1,666,981	\$ 1,710,712	\$ 2,403,297	\$ 2,293,671	\$ 2,642,402	\$ 2,924,636	\$ 2,943,365	\$ 2,607,992	\$ 2,759,603
Contributions as a percentage of covered-employee payroll (3)	26.02%	35.93%	19.55%	19.27%	25.01%	32.99%	38.58%	45.22%	31.75%	31.85%

<sup>(1)</sup> Historical information is required only for measurement periods for which GASB 68 is applicable.

<sup>(2)</sup> Employers are assumed to make contributions equal to the actuarially determined contributions (which is the actuarially determined contribution). However, some employers may choose to make additional contributions towards their side fund or their unfunded liability. Employer contributions for such plans exceed the actuarially determined contributions. CalPERS has determined that employer obligations referred to as "side funds" do not conform to the circumstances described in paragraph 120 of GASB 68, therefore are not considered separately financed specific liabilities.

<sup>(3)</sup> Covered-employee payroll represented above is based on pensionable earnings provided by the employer.

<sup>(4)</sup> Payroll from prior year was assumed to increase by the 3.00 percent

**NORTHSTAR COMMUNITY SERVICES DISTRICT**  
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**  
**FOR THE YEAR ENDED JUNE 30, 2025**

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**PURPOSE OF SCHEDULES**

**A - Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual**

The District employs budget control by account codes and by individual appropriation accounts. Budgets are prepared on the modified accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board. The budgets are revised during the year by the Board of Directors to provide for revised priorities. Expenditures cannot legally exceed appropriations by object level, which is a category of account codes such as salaries and benefits or charges for services. The originally adopted and final revised budget for the General Fund is presented as Required Supplementary Information. The budgeting is done on the cash basis which is another comprehensive basis of accounting.

**B - Schedule of Changes in the Net OPEB Liability and Related Ratios**

GASB 75 requires presentation of the 10-year history of changes in the Net OPEB Liability. However, since this is the eighth year of implementation, only eight years are currently available.

Changes in assumptions: Discount rate increased from 3.86% to 3.93%

**C - Schedule of Proportionate Share of the Net Pension Liability**

There were no changes to the assumptions of the plan

**D - Schedule of Pension Contributions**

If an employer's contributions to the plan are actuarially determined or based on statutory or contractual requirements, the employer's actuarially determined contribution to the pension plan (or, if applicable, its statutorily or contractually required contribution), the employer's actual contributions, the difference between the actual and actuarially determined contributions (or statutorily or contractually required), and a ratio of the actual contributions divided by covered-employee payroll.

**SUPPLEMENTARY  
INFORMATION**

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**COMBINING STATEMENT OF NET POSITION – PROPRIETARY – ENTERPRISE FUNDS**

**FOR THE YEAR ENDED JUNE 30, 2025**

<u>ASSETS</u>	<u>Northstar Water</u>	<u>Martis Valley Water</u>	<u>Sewer</u>	<u>Solid Waste</u>	<u>Total</u>
Current assets:					
Cash and cash equivalents	\$ 4,126,423	\$ 3,525,661	\$ 5,725,086	\$ (192,243)	\$ 13,184,927
Accounts receivable	358,855	554,210	134,447	1,140	1,048,652
Due from general fund, current portion	-	-	260,234	-	260,234
Due from other governments	-	-	119,082	35,657	154,739
Due from other funds	-	-	219,271	-	219,271
Investments	3,949,755	4,484,221	4,600,841	-	13,034,817
Prepaid expenses	45,353	-	49,443	-	94,796
Total current assets	<u>8,480,386</u>	<u>8,564,092</u>	<u>11,108,404</u>	<u>(155,446)</u>	<u>27,997,436</u>
Noncurrent assets:					
Due from general fund, net of current portion	-	-	2,056,615	-	2,056,615
Property, land and equipment	32,948,711	34,976,936	11,644,033	713,004	80,282,684
Less: accumulated depreciation	<u>(14,533,078)</u>	<u>(10,325,701)</u>	<u>(8,226,852)</u>	<u>(140,935)</u>	<u>(33,226,566)</u>
Total noncurrent assets	<u>18,415,633</u>	<u>24,651,235</u>	<u>5,473,796</u>	<u>572,069</u>	<u>49,112,733</u>
Total assets	<u>26,896,019</u>	<u>33,215,327</u>	<u>16,582,200</u>	<u>416,623</u>	<u>77,110,169</u>
 <u>LIABILITIES</u>					
Current liabilities:					
Accounts payable	194,823	61,543	175,976	206	432,548
Accrued wages and related items	10,620	11,126	4,666	464	26,876
Unearned revenue	-	3,000	-	-	3,000
Due to other funds	152,077	47,983	-	17,489	217,549
Total current liabilities	<u>357,520</u>	<u>123,652</u>	<u>180,642</u>	<u>18,159</u>	<u>679,973</u>
Total liabilities	<u>357,520</u>	<u>123,652</u>	<u>180,642</u>	<u>18,159</u>	<u>679,973</u>
 <u>NET POSITION</u>					
Net investment in capital assets	18,415,633	24,651,235	3,417,181	572,069	47,056,118
Restricted for capital projects	5,089,991	6,642,766	5,415,992	50,240	17,198,989
Unrestricted	3,032,875	1,797,674	7,568,385	(223,845)	12,175,089
Total net position	<u>\$ 26,538,499</u>	<u>\$ 33,091,675</u>	<u>\$ 16,401,558</u>	<u>\$ 398,464</u>	<u>\$ 76,430,196</u>

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – PROPRIETARY – ENTERPRISE FUNDS**

**FOR THE YEAR ENDED JUNE 30, 2025**

	<u>Northstar Water</u>	<u>Martis Valley Water</u>	<u>Sewer</u>	<u>Solid Waste</u>	<u>Total</u>
<b>OPERATING REVENUE</b>					
Service charges	\$ 2,761,523	\$ 2,356,397	\$ 3,460,860	\$ 736,125	\$ 9,314,905
Other	2,142	17,338	113,643	-	133,123
Total operating revenue	<u>2,763,665</u>	<u>2,373,735</u>	<u>3,574,503</u>	<u>736,125</u>	<u>9,448,028</u>
<b>OPERATING EXPENSES</b>					
Wages	327,268	198,725	93,767	24,662	644,422
Employee benefits	2,781	3,395	25,265	290	31,731
Insurance	68,040	49,860	12,920	-	130,820
Maintenance	65,131	51,210	20,014	24	136,379
Purchased services	-	-	1,427,881	-	1,427,881
Professional services	33,257	24,248	1,597	496,605	555,707
Utilities	190,429	261,294	9,055	879	461,657
Internal service fund reimbursement	1,384,987	993,128	1,095,133	246,355	3,719,603
Communications	302	3,554	2,573	456	6,885
Dues and memberships	60	60	-	-	120
Office and shop expense	441,349	17,975	3,927	74	463,325
Miscellaneous	113,066	151,232	33,651	17,570	315,519
Depreciation	597,729	612,749	139,375	13,703	1,363,556
Total operating expenses	<u>3,224,399</u>	<u>2,367,430</u>	<u>2,865,158</u>	<u>800,618</u>	<u>9,257,605</u>
Operating income (loss)	(460,734)	6,305	709,345	(64,493)	190,423
<b>NONOPERATING REVENUE (EXPENSE)</b>					
Interest revenue	220,950	247,077	240,293	1,030	709,350
Total nonoperating revenue (expense)	<u>220,950</u>	<u>247,077</u>	<u>240,293</u>	<u>1,030</u>	<u>709,350</u>
Income (loss) before capital contributions	(239,784)	253,382	949,638	(63,463)	899,773
<b>CAPITAL CONTRIBUTIONS</b>	<u>-</u>	<u>20,890</u>	<u>-</u>	<u>-</u>	<u>20,890</u>
<b>CHANGE IN NET POSITION</b>	(239,785)	274,272	949,638	(63,463)	920,662
<b>NET POSITION, beginning</b>	<u>26,778,284</u>	<u>32,817,403</u>	<u>15,451,920</u>	<u>461,927</u>	<u>75,509,534</u>
<b>NET POSITION, end of year</b>	<u>\$ 26,538,499</u>	<u>\$ 33,091,675</u>	<u>\$ 16,401,558</u>	<u>\$ 398,464</u>	<u>\$ 76,430,196</u>

**NORTHSTAR COMMUNITY SERVICES DISTRICT**

**COMBINING STATEMENT OF CASH FLOWS – PROPRIETARY – ENTERPRISE FUNDS**

**FOR THE YEAR ENDED JUNE 30, 2025**

	Nothstar Water	Martis Valley Water	Sewer	Solid Waste	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>					
Cash received from customers	\$ 2,726,472	\$ 2,350,520	\$ 3,566,804	\$ 732,962	\$ 9,376,758
Payments for services and supplies	(2,170,838)	(1,564,531)	(2,434,692)	(777,532)	(6,947,593)
Payments of employee salaries	(329,326)	(193,601)	(95,392)	(24,394)	(642,713)
Payments of employee benefits	(2,781)	(3,395)	(25,265)	(290)	(31,731)
Interfund reimbursements	(641,190)	(370,782)	(695,271)	(59,595)	(1,766,838)
Net cash provided (used) by operating activities	<u>(417,663)</u>	<u>218,211</u>	<u>316,184</u>	<u>(128,849)</u>	<u>(12,117)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>					
Acquisition and construction of capital assets	(224,569)	(99,421)	(176,294)	(66,437)	(566,721)
Net cash provided (used) by capital and related financing activities	<u>(224,569)</u>	<u>(99,421)</u>	<u>(176,294)</u>	<u>(66,437)</u>	<u>(566,721)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>					
Sale (purchase) of investments	(159,735)	(193,049)	(886,518)	-	(1,239,302)
Interest received	177,411	144,702	186,766	1,030	509,909
Net cash provided (used) by investing activities	<u>17,676</u>	<u>(27,457)</u>	<u>(699,752)</u>	<u>1,030</u>	<u>(708,503)</u>
<b>NET INCREASE (DECREASE) IN CASH</b>	<b>(624,556)</b>	<b>91,333</b>	<b>(559,862)</b>	<b>(194,256)</b>	<b>(1,287,341)</b>
CASH AND CASH EQUIVALENTS, beginning of year	4,750,979	3,434,328	6,284,948	2,013	14,472,268
CASH AND CASH EQUIVALENTS, end of year	<u>\$ 4,126,423</u>	<u>\$ 3,525,661</u>	<u>\$ 5,725,086</u>	<u>\$ (192,243)</u>	<u>\$ 13,184,927</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>					
Operating income (loss)	\$ (460,734)	\$ 6,305	\$ 709,345	\$ (64,493)	\$ 190,423
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:					
Depreciation	597,729	612,749	139,375	13,703	1,363,556
(Increase) decrease in:					
Accounts receivable	(37,193)	(25,176)	30,762	(2)	(31,609)
Due from other governments	-	-	(7,346)	(3,161)	(10,507)
Prepaid expenses	-	-	-	-	-
Increase (decrease) in:					
Accounts payable	125,783	(11,970)	172,059	(15,569)	270,303
Accrued wages	(2,058)	5,124	(1,625)	268	1,709
Deferred revenue	-	1,961	-	-	1,961
Due to/from	(641,190)	(370,782)	(726,386)	(59,595)	(1,797,953)
Net cash provided (used) by operating activities	<u>\$ (417,663)</u>	<u>\$ 218,211</u>	<u>\$ 316,184</u>	<u>\$ (128,849)</u>	<u>\$ (12,117)</u>
<b>Supplemental Disclosures</b>					
<b>Noncash Investing and Financing Activities</b>					
Increase (decrease) in Fair Market Value of Investments	<u>\$ 45,512</u>	<u>\$ 49,229</u>	<u>\$ 48,890</u>	<u>\$ -</u>	<u>\$ 143,631</u>

**NORTHSTAR COMMUNITY SERVICES DISTRICT**  
**STATEMENT OF CHANGES IN ASSETS AND LIABILITIES**  
**FIDUCIARY FUNDS**

**FOR THE YEAR ENDED JUNE 30, 2025**

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<b><u>ASSETS</u></b>	Balance <u>June 30, 2024</u>	<u>Receipts</u>	<u>Disbursements</u>	Balance <u>June 30, 2025</u>
Cash and cash equivalents				
Series 2005 Bonds	\$ 2,021,103	\$ 1,617,162	\$ 1,900,000	\$ 1,738,265
Series 2006 Bonds	711,283	29,670	-	740,953
2014 Refunding Bonds	41,067	1,661,713	1,660,000	42,780
Total assets	<u>\$ 2,773,453</u>	<u>3,308,545</u>	<u>\$ 3,560,000</u>	<u>\$ 2,521,998</u>
<b><u>LIABILITIES</u></b>				
Due to others	<u>\$ 2,773,453</u>	<u>\$ 3,308,545</u>	<u>\$ 3,560,000</u>	<u>\$ 2,521,998</u>



# Fiscal Year 2026 (Summer 2025) Measure U Work Review



Northstar Fire - Fuels Management Department

May 5, 2026

# Reminder of Measure U's Origins

On June 28, 2021, the Northstar Community Services District Board of Directors placed Measure U, a wildfire prevention parcel tax measure, on the November 2, 2021, ballot. The ballot was to ensure that the Northstar Fire Department can fully implement the Community Wildfire Prevention Plan (CWPP). The measure will cost up to \$219 per parcel, per year for 10 years, to supply a stable, dedicated source of local funding for wildfire prevention efforts, including:

- Removing dry brush, dead trees, and fire hazards, to reduce wildfire risk and promote forest and watershed health.
- Supplying vegetation management around neighborhoods and critical infrastructure
- Improving evacuation routes.
- Maintaining and adding firebreaks where needed to prevent the spread of wildfire.
- Providing homeowners with easy and inexpensive disposal options for pine needles and green waste, including Green Waste Dumpster rental rebates and five annual curbside pickup events.
- Supplying matching funds to large parcel owners for fire prevention compliance work.

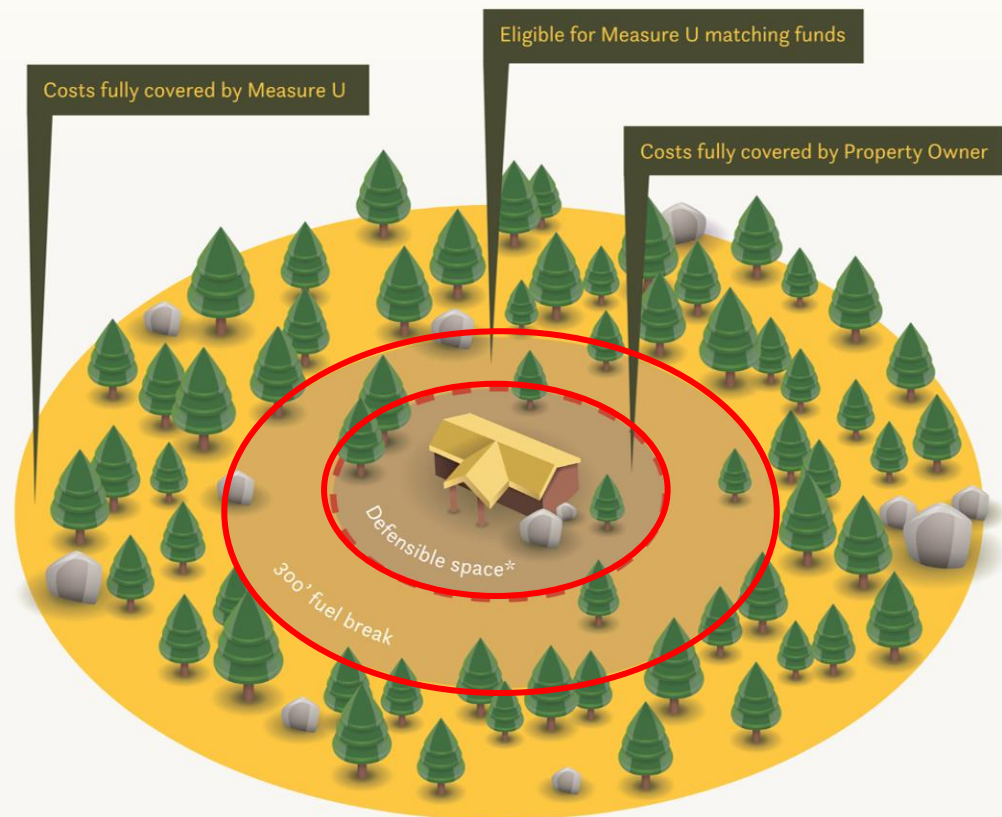
## HOW MEASURE U MATCHING FUNDS WILL BE DISTRIBUTED



If approved, Measure U will have a matching funds program where landowners of properties within the 300-foot fuel breaks will be eligible to receive matching funds for 50% of the cost of forest fuels reduction projects, like highly combustible ground vegetation and tree density, in the area. After those projects are completed, Measure U funds will help to fully cover the costs of any forest fuels reduction projects outside and beyond the 300-foot fuel breaks.

The District will manage all aspects of those projects covered by Measure U funding.

The graphic below shows the areas eligible for Measure U – both matching and fully covered funding.

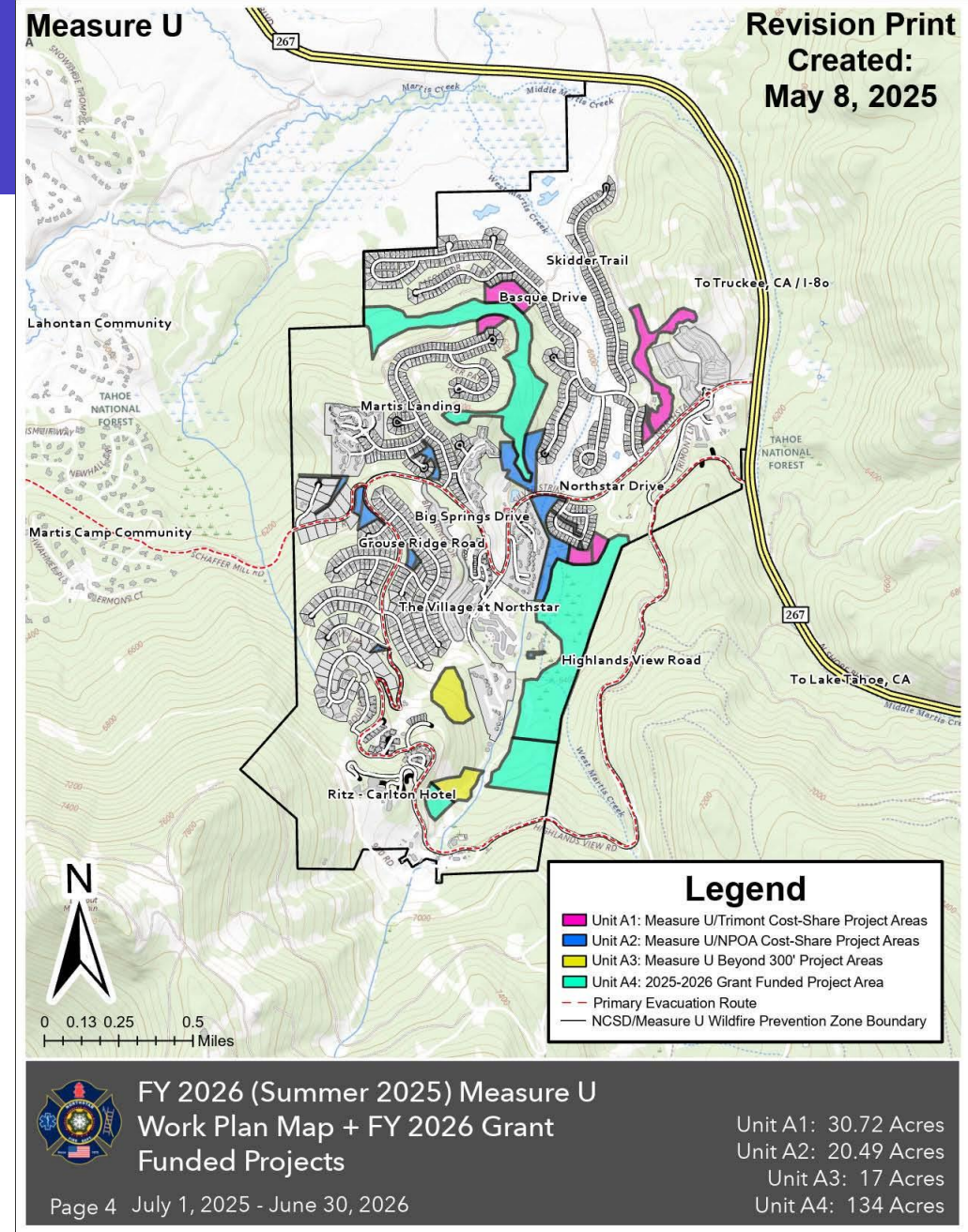


Property line - - - - -  
\*100' out from the structure or to the property lines

# FY 2026 Overview

**July 1, 2025 - June 30, 2026**

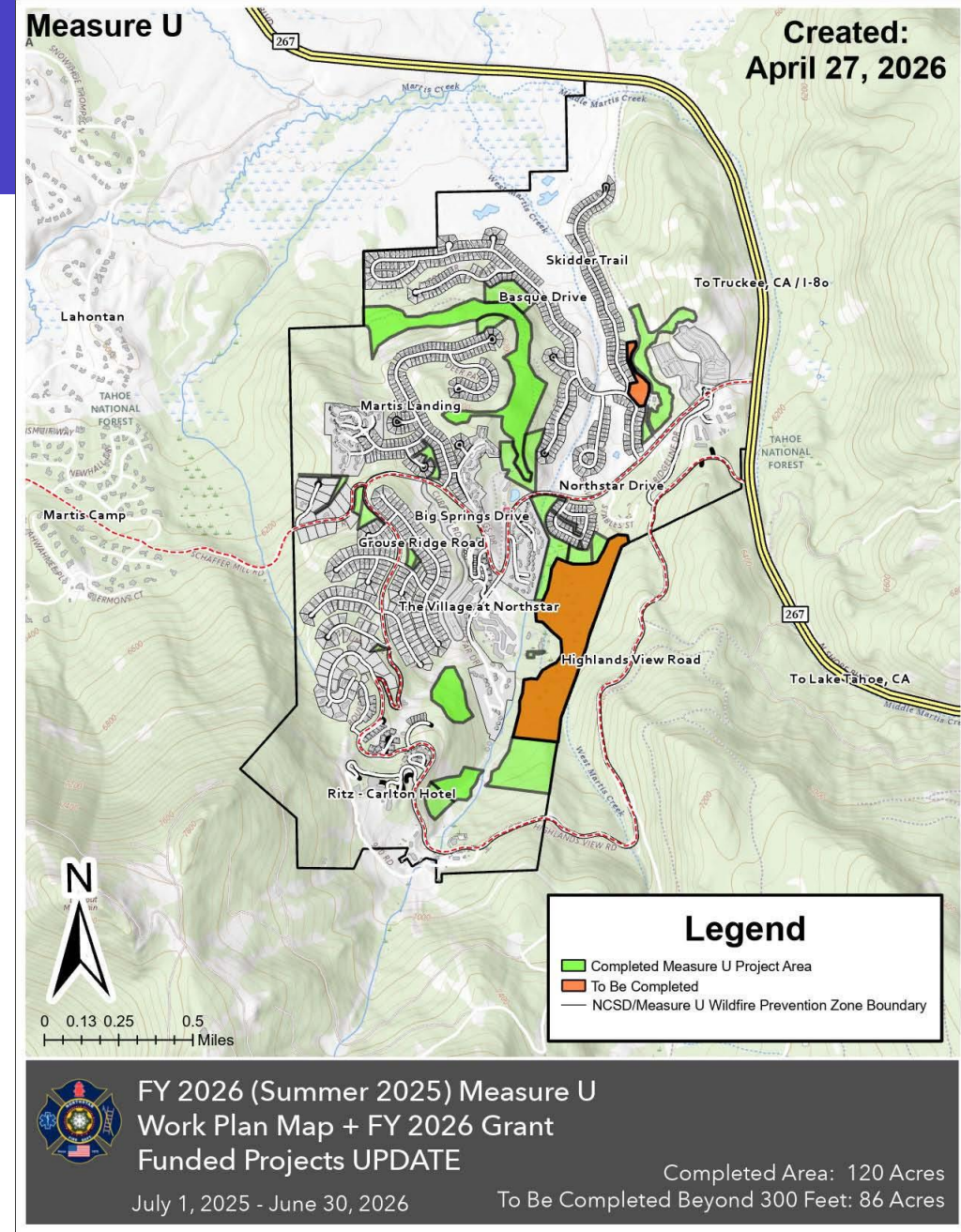
- **Lead Agency:** Northstar Fire - Fuels Management Department
- **Funding Sources:** Measure U, Trimont Cost-Share, CAL FIRE (Wildfire Prevention) Grant, Truckee Tahoe Airport District (TTAD) Grant
- **Awarded Contracts:** 3
- **Scope of Work:**
  - 202 acres to be treated
  - Five curbside pickup dates between June 2025 - June 2026
  - Winter prescribed pile burning operation
  - Spring planting



# On-The-Ground Work Update

## FY 2026 Forest Fuels Reduction

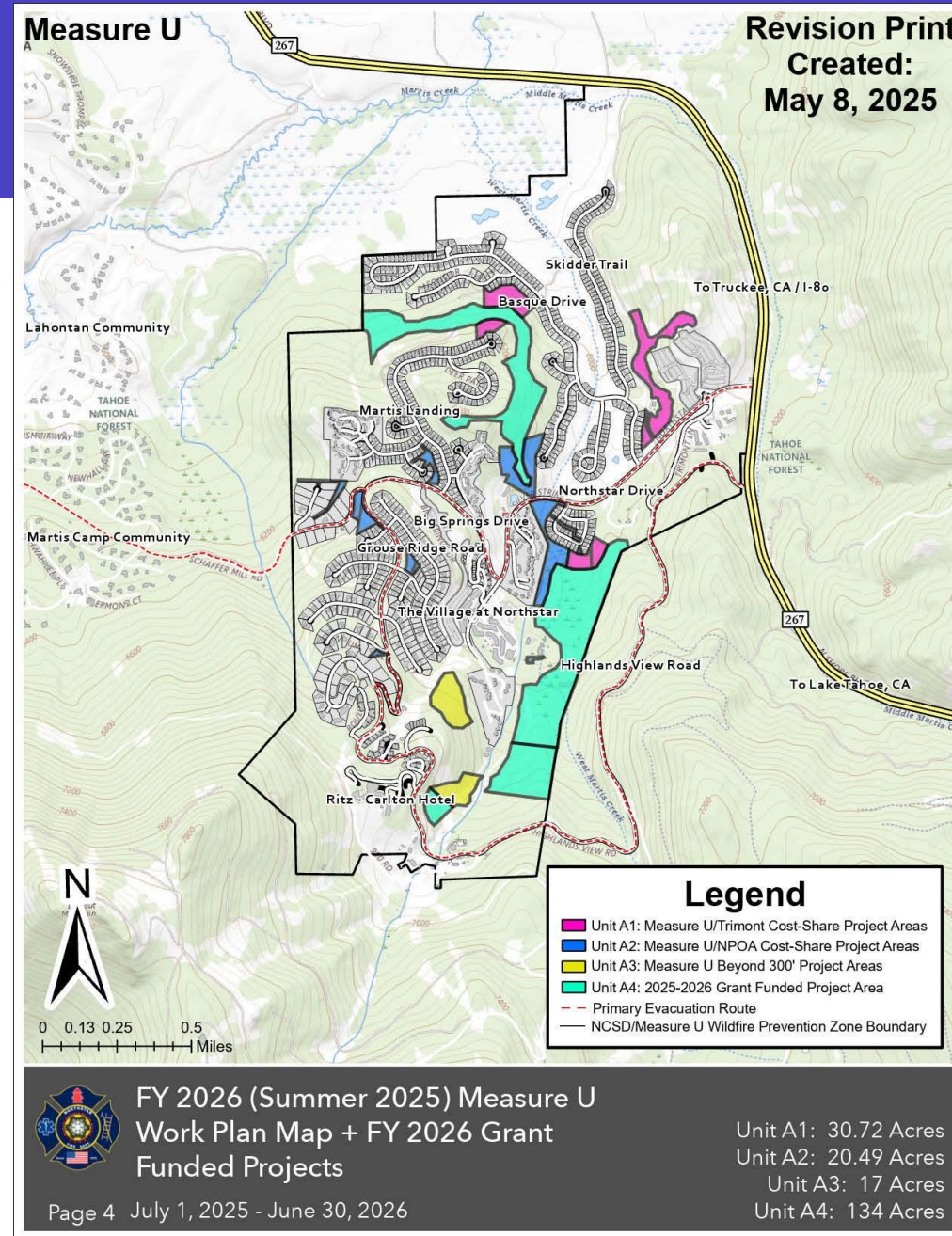
- **Completed Fuels Reduction:** 120 acres
- **Remaining Fuels Reduction:**
  - 4 acres (Measure U/Trimont Cost-Share)
  - 82 acres (Other Funding Sources)
- **Remaining Budget:**
  - \$7,208 (Measure U)
  - \$7,208 (Trimont Cost-Share)
  - \$256,095 (Other Funding Sources)



# Curbside Pickup Update

## FY 2026 Green Waste Curbside Pickup Program

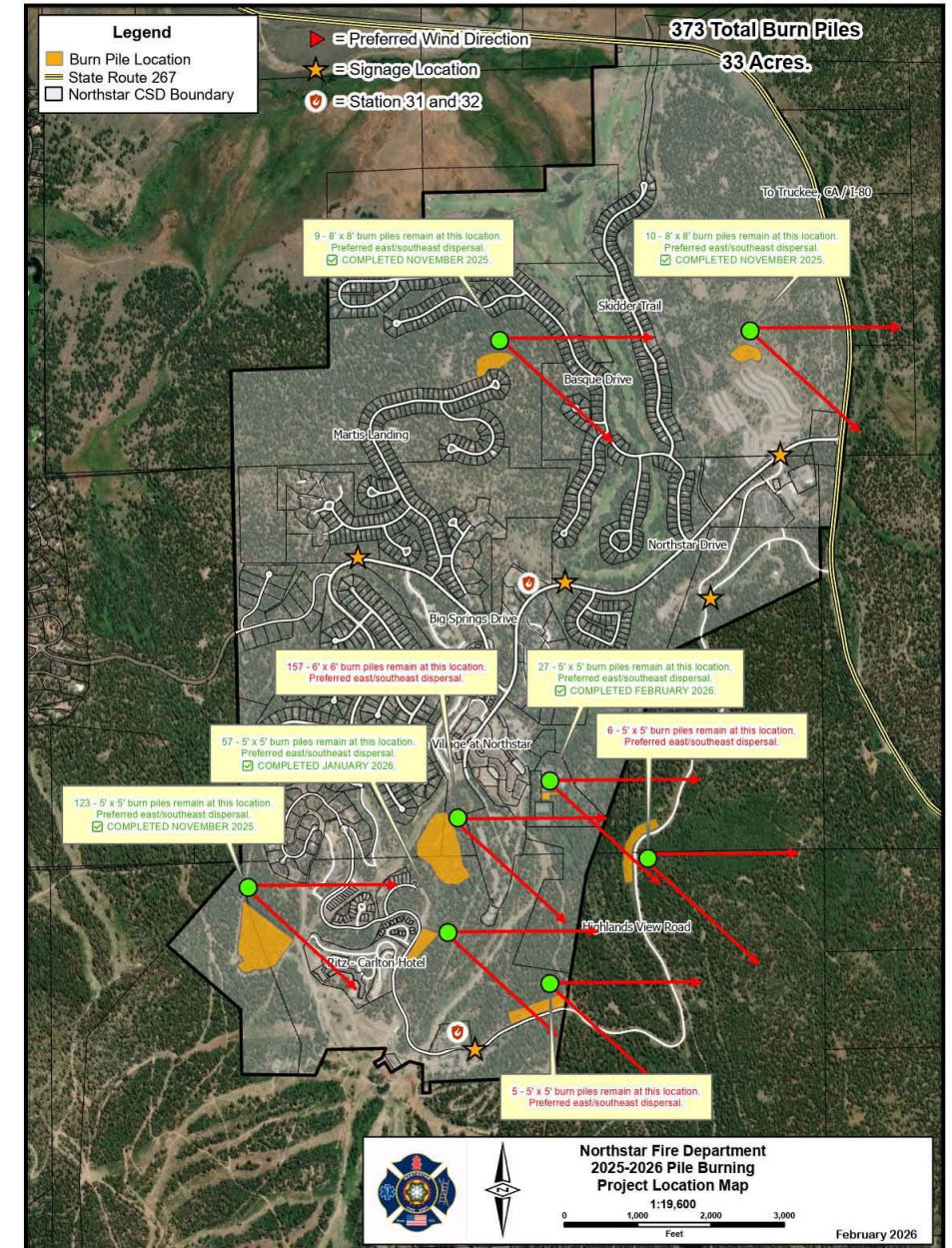
- **Completed:** 3 Pickup Dates
- **Remaining:** 2 Pickup Dates (June 8 & June 29)
- **FY 2026 Material Collected To Date:** 319 Cubic Yards
- **Funding Source:** 100% paid for by CAL FIRE grant.
- An additional 450 cubic yards of green waste has historically been collected in the first two sessions to begin each season.
- Since the inception of Measure U, the Program has maintained steady annual expenses ranging between \$53k-\$55k despite dump costs rising each year.



# Winter Pile Burning Update

## FY 2026 Prescribed Pile Burning Metrics

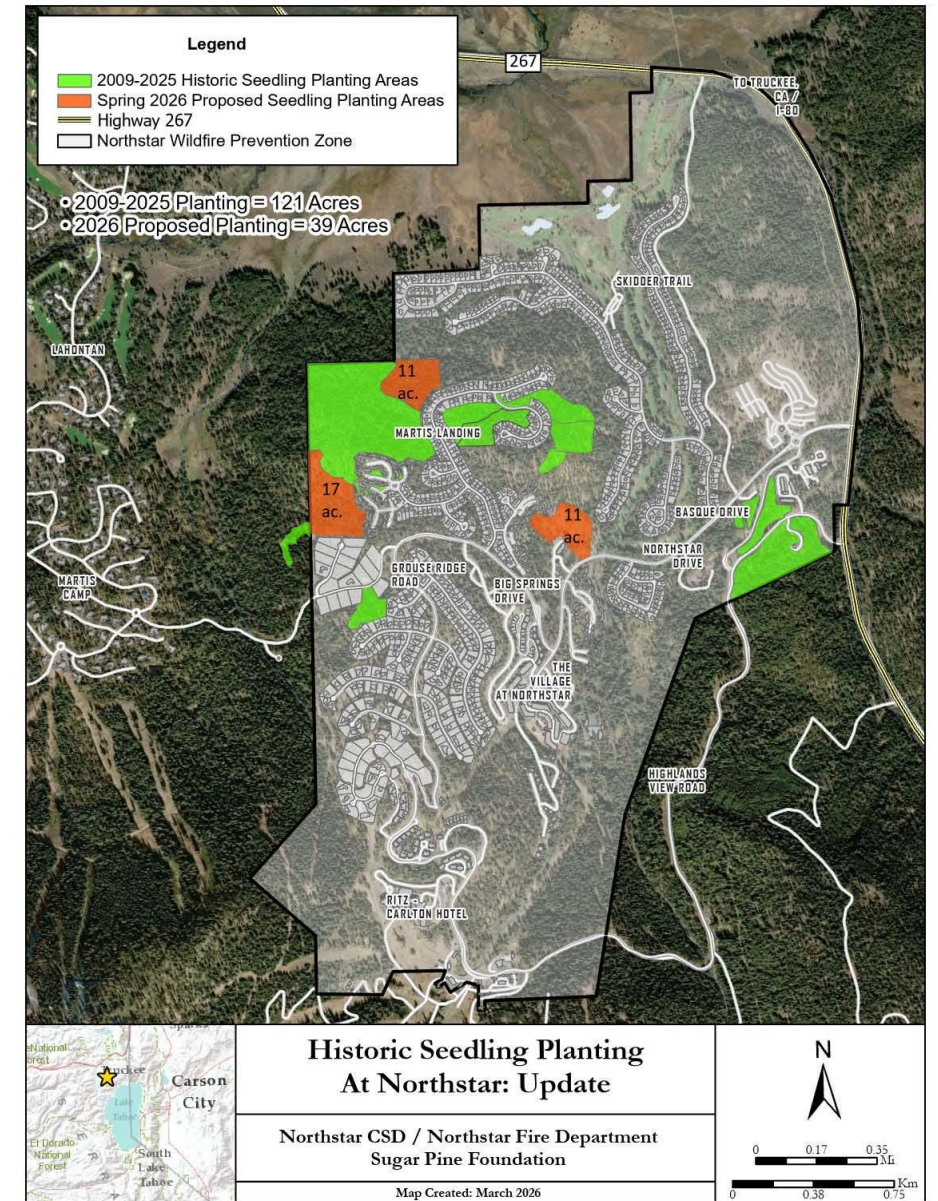
- **Total Burn Piles Established:** 391
- **Completed (Ignited & Consumed):** 223 (57%)
- **Remaining:** 168 (43%)
- **Fuel Moisture / "Heavies" (1,000-hour fuels):**  
Larger diameter material requires an additional curing period to ensure efficient combustion and to minimize smoke production.
- **Air Quality & Burn Windows:**  
Pile burning operations are conducted in compliance with Placer County Air Pollution Control District (PCAPCD) regulations and are dependent on approved burn days and favorable atmospheric conditions.
- **Operational Constraints:**  
Pile burning is influenced by weather conditions, crew availability, and overall operational costs required to safely and effectively complete burning activities.



# Spring Planting Update

## April 2-3, 2026

- **Planting Area:** West of Indian Hills Condominiums
- **Project Size:** 3 acres
- **Seedlings Planted:** 2,400
- **Purpose:** Planting is necessary to regenerate a stronger future forest designed to be more resilient to disease and drought. By harvesting and then planting seedlings specially grown from genetically dominant trees, Northstar's forests can be restored and protected for generations to come.
- **Funding Source:** 100% paid for by Sugar Pine Foundation (SPF)





**Question or Comments?**





# NORTH STAR FIRE DEPT.

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WEBSITE:  
[Measure U Hub Website](#)  
\* NEW FY 2026 Before/After  
Photos Coming Soon

## FY 2027 Measure U Work Plan

March 23, 2026

### TABLE OF CONTENTS

- *FY 2027 (Summer 2026) Measure U Work Plan Budget*.....1
- *FY 2027 (Summer 2026) Measure U Funded Work Plan Map* .....3
- *FY 2027 (Summer 2026) Measure U Work Plan Map + FY 2027 Grant Funded Projects*...4
- *Completed Acres In Measure U WPZ*.....5
- *Total Measure U Completed Acres vs. To Be Completed*.....6
- *Green Waste Curbside Pickup Newsletter*.....7

### As a reminder:

- Measure U created a cost-share agreement, allowing the four major landowners within the Wildfire Prevention Zone (WPZ) to pay 50% of the treatment costs on their land that fell within 300 feet of residential/commercial property lines.
- The landowners included CAMCO, Mountainside Builders, Vail Resorts (Trimont), and the Northstar Property Owners Association (NPOA).
- Each landowner was presented with three different options to complete their cost-share with varying timelines.
- Option A provided the earliest path to completing the cost-share, Option B moved the completion date to a midway point, and Option C towards the end of Measure U.
- The three options were provided with the understanding that some landowners owned more property than others and therefore were responsible for paying a greater cost-share.
- The following options were selected by each representative:

CAMCO: Option A.

Mountainside Builders: Option A.

Trimont: Option B.

NPOA: Option C.



**CAMCO** \$ -

CAMCO has met their total financial obligation for Measure U's cost-share agreement. Officially completed FY 2025. All project areas were confirmed by NFD's Forester to be treated to the desired level of thinning prescribed specifically for Measure U and CAMCO owned property. CAMCO's cost-share project areas are now in "maintenance mode".

	<u>Totals</u>	
Acres Treated		-
Treatment Cost	\$	-
Avg. Cost per Acre		
	Measure U (District Share)	\$ -
	Cost-share Agreement (Partner Share)	-
		\$ -

**Mountainside Builders** \$ -

Mountainside has met their total financial obligation for Measure U's cost-share agreement. Officially completed FY 2025. All project areas were confirmed by NFD's Forester to be treated to the desired level of thinning prescribed specifically for Measure U and Mountainside managed property. Mountainside cost-share project areas are now in "maintenance mode".

	<u>Totals</u>	
Acres Treated		-
Treatment Cost	\$	-
Avg. Cost per Acre		
	Measure U (District Share)	\$ -
	Cost-share Agreement (Partner Share)	-
		\$ -

**Northstar Property Owners Association** \$ -

Northstar Property Owners Association (NPOA) has met their total financial obligation for Measure U's cost-share agreement. Officially completed FY 2026. All project areas were confirmed by NFD's Forester to be treated to the desired level of thinning prescribed specifically for Measure U and NPOA managed property. NPOA's cost-share project areas are now in "maintenance mode".

	<u>Totals</u>	
Acres To Treat		-
Treatment Cost	\$	-
Avg. Cost per Acre		
	Measure U (District Share)	\$ -
	Cost-share Agreement (Partner Share) *	-
		\$ -

# FY 2027 (Summer 2026) Measure U Work Plan Budget Summary:

## CAMCO:

- Has met their financial obligation for the cost-share agreement. In total CAMCO contributed \$26,261.00 to Measure U.

## Mountainside Builders:

- Has met their financial obligation for the cost-share agreement. In total Mountainside Builders contributed \$148,585.00 to Measure U.

## NPOA:

- Has met their financial obligation for the cost-share agreement. In total Mountainside Builders contributed \$152,983.00 to Measure U.

**Trimont (Unit A1) \$ 63,987.00**

Prescription will include mechanical and non-mechanical treatment methods. 75-90 foot basal area will be established by cutting all hazard trees and any green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers will be limbed 6-15 feet, while retaining perching limbs for fledglings and other wildlife habitat. The stems of trees will be cut into wood rounds and hauled off site or left as natural contours for erosion control and nitrogen fixers for the soil. An average of 1-3 contour trees will be established per acre. Remaining biomass will be chipped and broadcast on-site or chipped and hauled away. Hazardous understory fuels including brush and downed woody material will be masticated completely or at a minimum broken down into less contiguous features. The end result will be an established 300 foot fuel break directly abutting to property lines with habitable structures along Skidder Trail, Conifer, and Martis Landing.

	Polygon 1	Polygon 2	Totals
Acres To Treat	27.00	3.50	30.50
Treatment Cost	\$ 113,274	\$ 14,700	\$ 127,974
Avg. Cost per Acre	\$ 4,195	\$ 4,200	\$ 4,198
			Measure U (District Share) \$ 63,987
			Cost-share Agreement (Partner Share) * 63,987
			\$ 127,974

**Beyond 300 Foot Work (Unit A2) \$ 105,490**

Beyond 300 foot fuels reduction is an essential component to Measure U's 10-year scope of work. By mitigating hazardous fuels up to NCSD's Wildfire Prevention Zone boundary, it will tie multiple fuel breaks together to create contiguous work. Once developed, these buffers will help lower the intensity of an approaching wildfire. Lower flame length and fewer embers being cast will lead to greater statistical odds of protecting structures. The prescription will involve mechanical and non-mechanical treatment methods. 100-150 foot basal area will be established by cutting and removing all hazard trees and any green tree up to 14" DBH (Diameter Breast Height) where necessary. Residual conifers will be limbed 6-15 feet, while retaining perching limbs for fledglings and other wildlife habitat. The stems of trees will be cut into wood rounds and hauled off site, left as natural contours for erosion control and nitrogen fixers for the soil, or cut and stacked into burn piles to be burned at a later date. An average of 1-3 contoured trees will be established per acre. Remaining biomass will be chipped and broadcast on-site or stacked into burn piles. Hazardous understory fuels including brush and downed woody material will be masticated where possible. Remaining brush will be broken down into mosaics using chainsaws and hand tools. The end result will be a secondary (beyond) 300 foot fuel break that connects previously established buffers abutting directly to property lines with habitable structures.

	Polygon 1	Polygon 2	Totals
Acres To Treat	21.00	6.00	27.00
Treatment Cost	\$ 82,048	\$ 23,442	\$ 105,490
Avg. Cost per Acre	\$ 3,907	\$ 3,907	\$ 3,907
			Measure U (District Share) \$ 105,490
			CAL FIRE Grant -
			\$ 105,490

\* Any expense related to Beyond 300 foot treatment that cannot be paid for using FY 2026 Measure U funding alone will be covered by other funding sources.

**Green Waste Curbside Pickup Program \$ -**

Total Cost	Pickup 01	Pickup 02	Pickup 03	Pickup 04	Pickup 05	Pickup 06	Pickup 07	Total
Dump Disposal Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Funding Breakdown**

Measure U	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAL FIRE Grant	10,600	10,600	10,600	10,600	10,600	-	-	53,000
	\$ 10,600	\$ 10,600	\$ 10,600	\$ 10,600	\$ 10,600	\$ -	\$ -	\$ 53,000

\* Measure U dollars will not be used to fund FY 2027 Green Waste Curbside Pickup. All expense including unforeseen overages will be covered by other funding sources.

**Other Work \$ -**

N/A

**Total E04: Projected Outside Services \$ 169,477**

**Trimont:**

- Entering year 5 of 7 of their cost-share agreement.
- Cost-share is \$63,987 and plans to treat 30.5 acres.
- Total matching cost will be \$127,974.
- Estimated cost per acre is \$4,200. Lower rates will be sought through RFP. See map on slide 4 for contingency project areas.

**Beyond 300-Foot Forest Fuels Reduction:**

- Beyond the 300-foot zone, forest fuels reduction is an essential component to Measure U's 10-year prescription by incorporating treated fuel breaks to create contiguous work.
- 100% of the work beyond the 300-foot zone is paid for by Measure U and other funding sources.
- In FY 2027, \$105,490 is projected to be allocated from Measure U, to treat 27.00 acres. Pace and scale of this work significantly increasing.
- The estimated cost per acre is \$4,200. Lower rates will be investigated through RFP. See map on slide 4 for contingency project areas.

**Green Waste Curbside Pickup Program:**

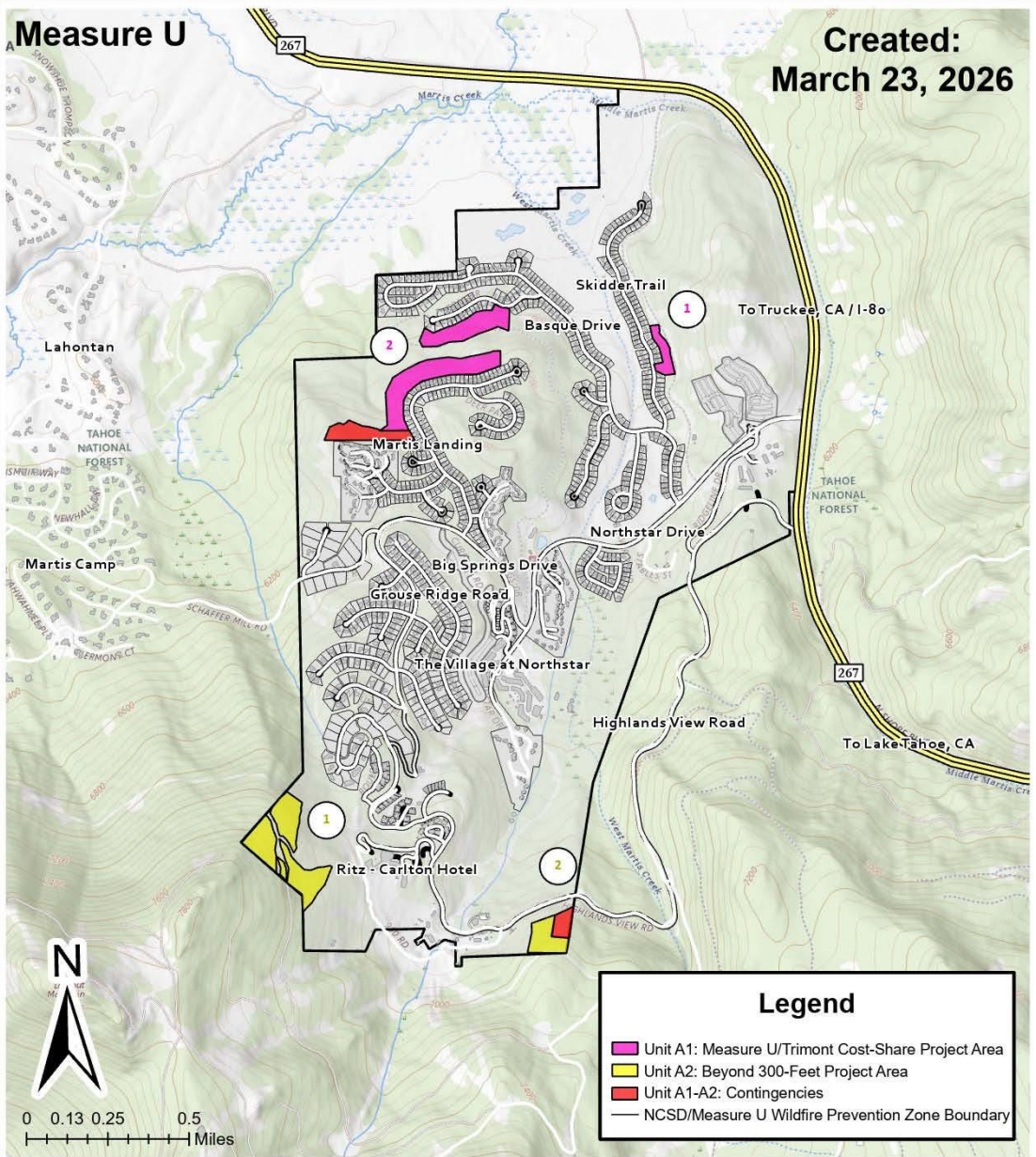
- Measure U dollars will not be used to fund FY 2027 curbside pickups. All expenses including unforeseen overages will be covered by other funding sources.

**Total Projected Expenses for FY 2026 Measure U Funded Project Work:**

- \$169,477.

# Measure U

Created:  
March 23, 2026



## FY 2027 (Summer 2026) Measure U Funded Work Plan Map Summary:

### Unit A1: Measure U/Trimont Cost-Share Project

- 30.5 Acres.

### Unit A2: Measure U Beyond 300 Feet Project

- 27 Acres.

### Total FY 2027 Measure U Funded Treated Acres:

- 57.5 Acres.



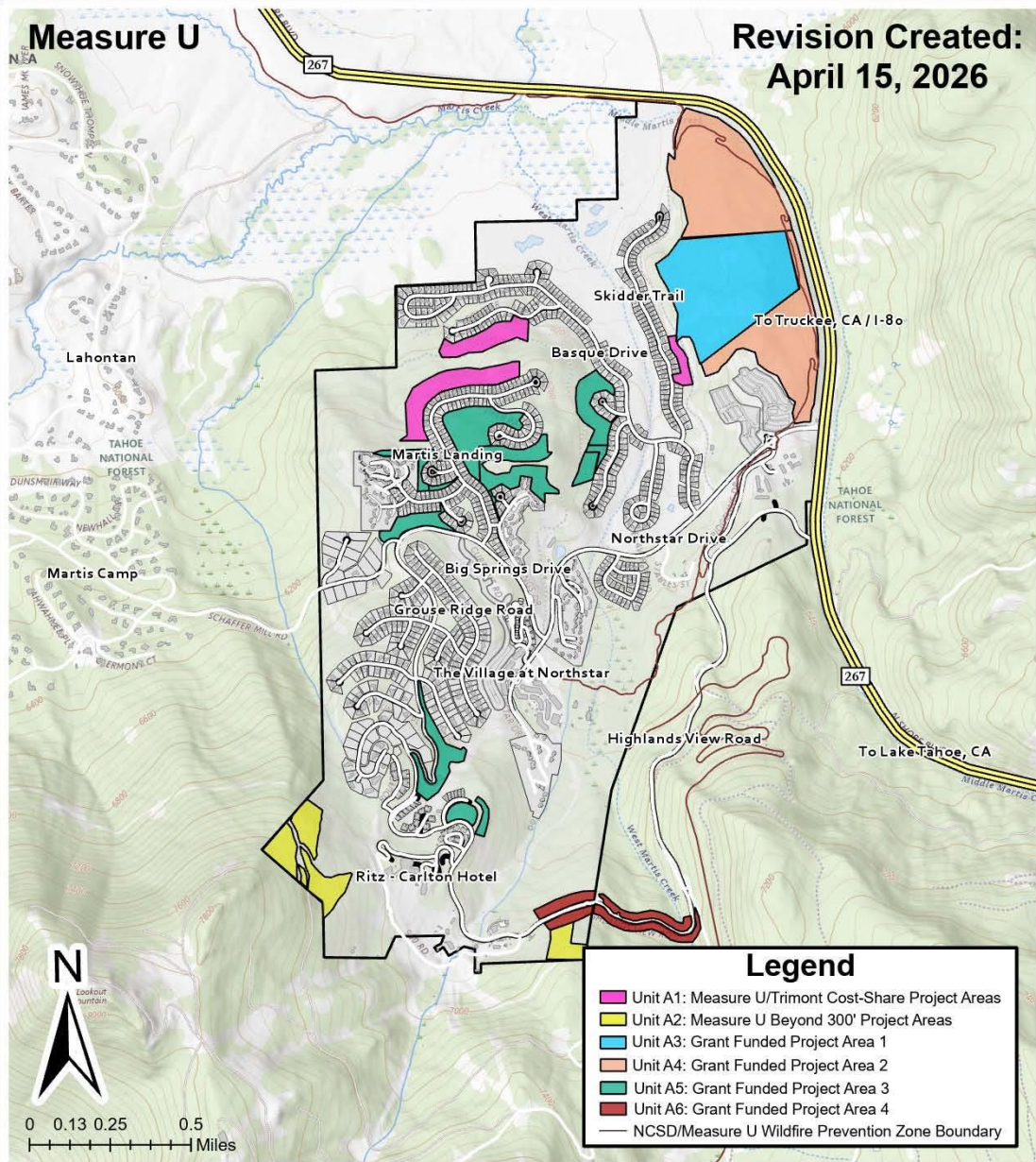
FY 2027 (Summer 2026) Measure U Funded Work Plan Map

July 1, 2026 - June 30, 2027

Unit A1: 30.5 Acres  
Unit A2: 27 Acres

# Measure U

Revision Created:  
April 15, 2026



## FY 2027 (Summer 2026) Measure U Work Plan Map + FY 2027 Grant Funded Projects Summary:

Unit A1: Measure U/Trimont Cost-Share Project Areas  
• 30.5 Acres.

Unit A2: Measure U Beyond 300 Feet Project Areas  
• 27 Acres.

Unit A3: Grant Funded Project Area 1  
• 73 Acres.

Unit A4: Grant Funded Project Area 2  
• 108 Acres.

Unit A5: Grant Funded Project Area 3  
• 70 Acres.

Unit A6: Grant Funded Project Area 4  
• 18 Acres.

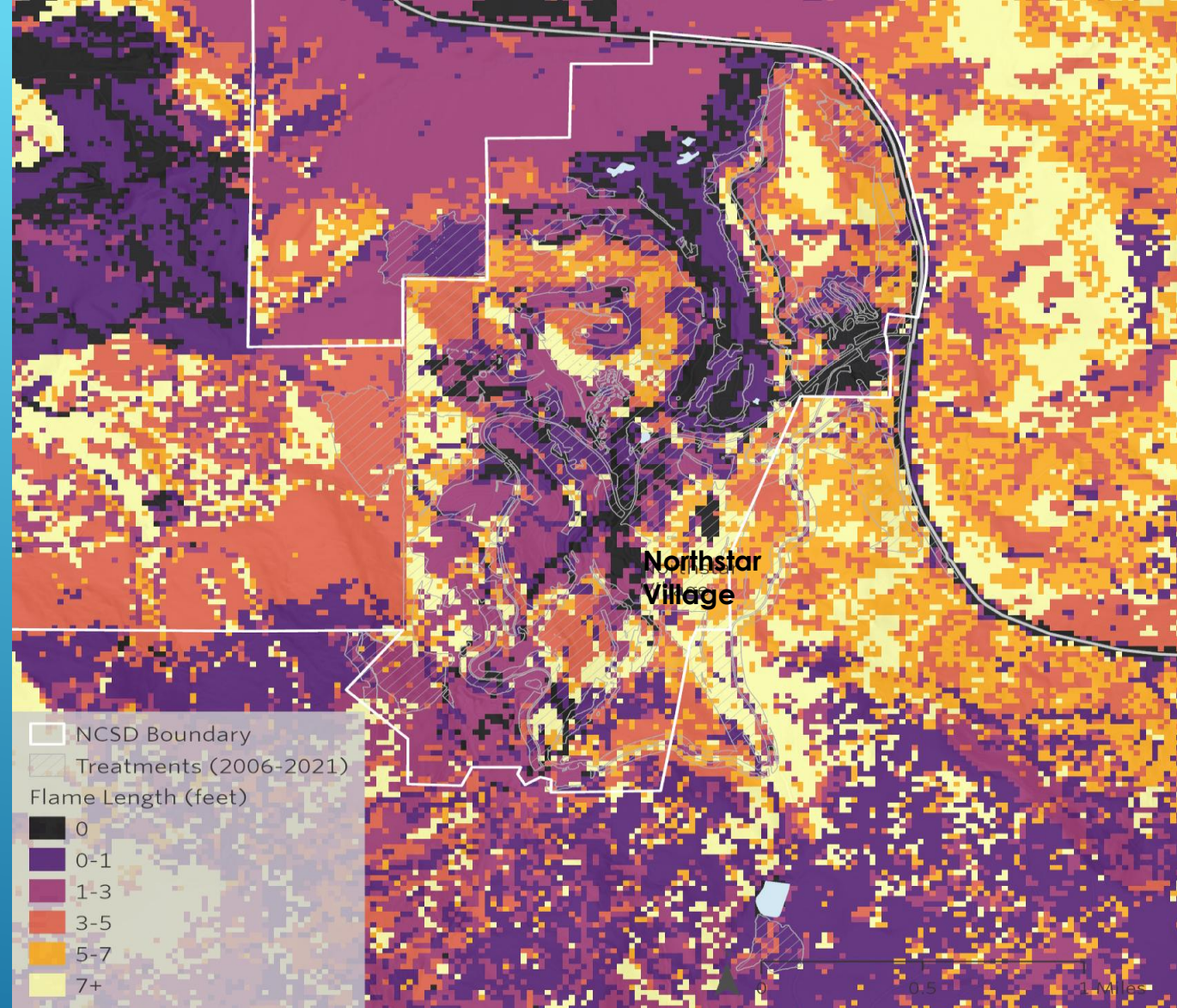
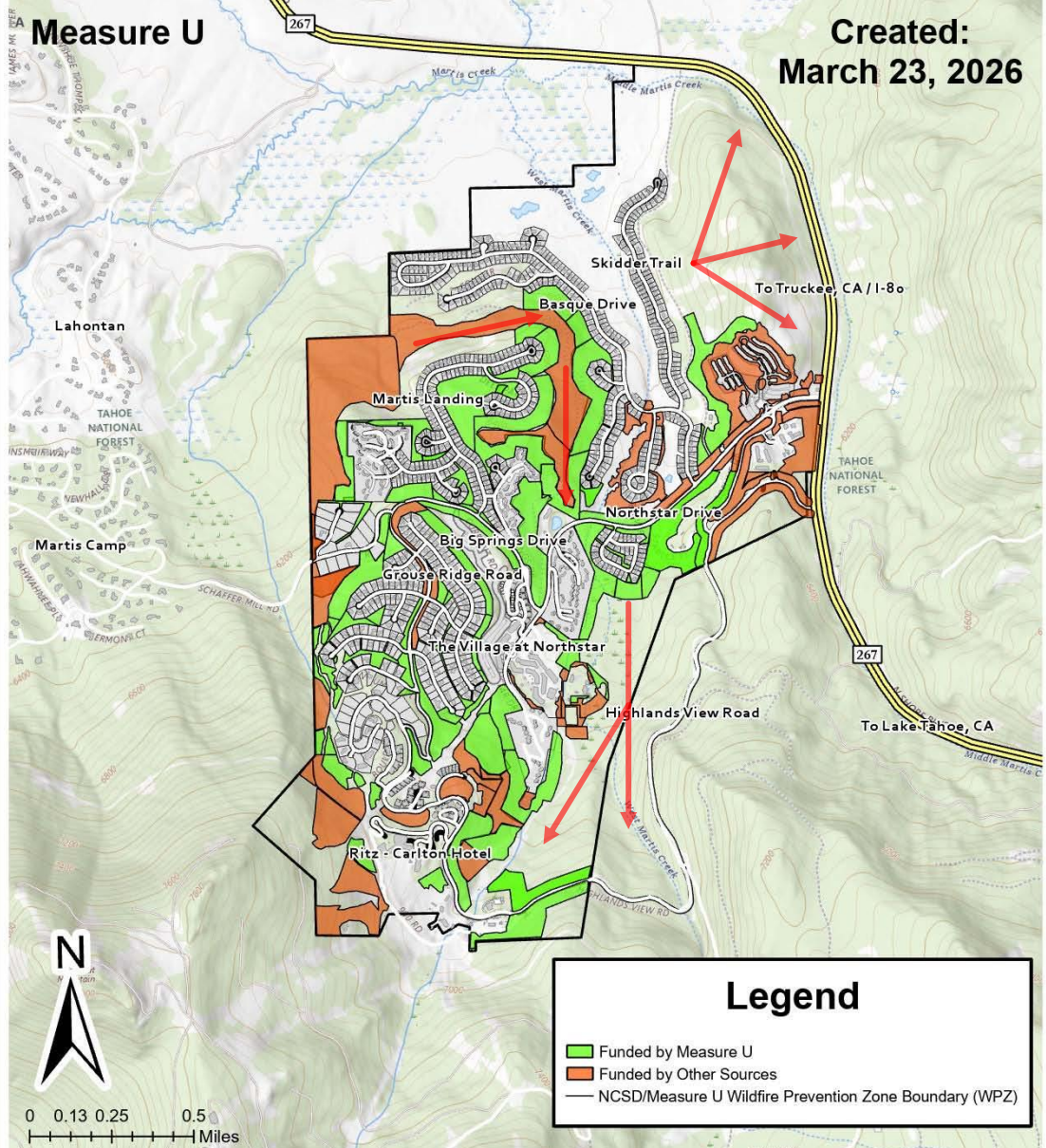
Total FY 2027 Measure U Funded Treated Acres + FY 2027 Grant Funded Projects:

• 326.5 Acres.

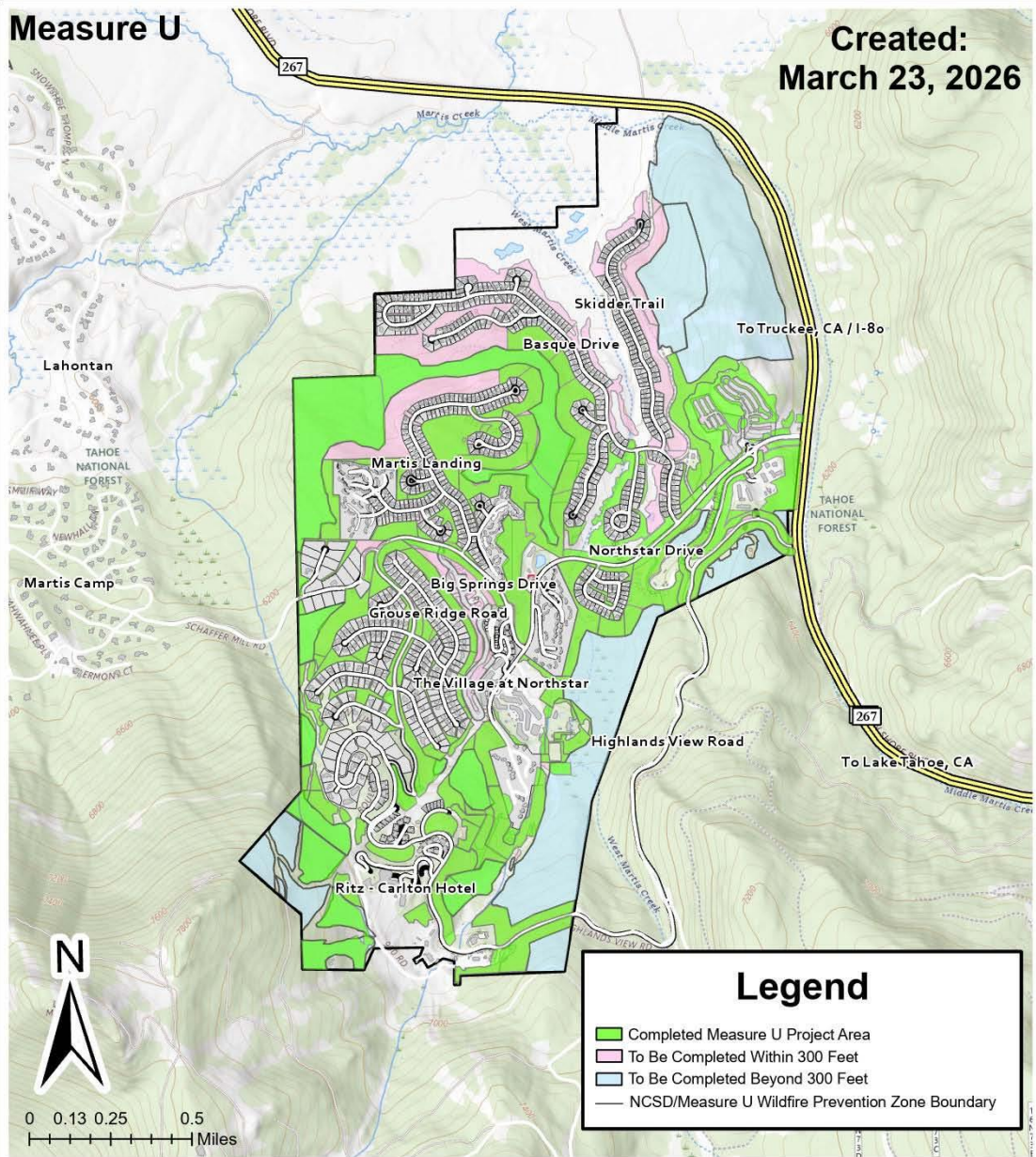


FY 2027 (Summer 2026) Measure U  
Work Plan Map + FY 2027 Grant  
Funded Projects

Unit A1:	30.5 Acres
Unit A2:	27 Acres
Unit A3:	73 Acres
Unit A4:	108 Acres
Unit A5:	70 Acres
Unit A6:	18 Acres



Fuel modeling like the Pyrologix study above was performed in 2022. The study has played a part in prioritizing Measure U forest fuels reduction project areas. Between July 1, 2022, and January 1, 2025, Measure U/Cost-Share dollars have treated 258 acres + 186 acres by other funding sources inside the WPZ for a total of 444 Measure U acres.



**Legend**

- Completed Measure U Project Area
- To Be Completed Within 300 Feet
- To Be Completed Beyond 300 Feet
- NCS/Measure U Wildfire Prevention Zone Boundary

Total Measure U Completed Acres vs. To Be Completed Summary:

Completed Measure U Project Area:

- 610 Acres.

To Be Completed Within 300 Feet:

- 103 Acres.

To Be Completed Beyond 300 Feet:

- 284 Acres.

Remaining Acres to be Treated:

- 387 Acres.



**Total Measure U Completed Acres vs. To Be Completed**

Completed Area: 610 Acres  
 To Be Completed Within 300 Feet: 103 Acres  
 To Be Completed Beyond 300 Feet: 284 Acres



# NORTHSTAR FIRE DEPARTMENT



## GREEN WASTE CURBSIDE PICKUP

**2026 PICKUP DATES: JUNE 8, JUNE 29, JULY 20, AUGUST 10, AUGUST 31**

**RULES TO THE PROGRAM:** There is no cap on the amount of pine needles each property owner can leave curbside per pickup, so long as those needles are raked from a single parcel. Also, 55-gallon trash bags are now required for downed woody debris. Permissible downed woody material including tree limbs/branches, pinecones, bark, and brush will need to be broken down and placed in up to five (5) 55-gallon trash bags to be picked up.

### WHAT MATERIAL IS ACCEPTED PER PICKUP:

- **Pine Needles: Quantity Restrictions - None. NOTE: Pine needles can be left curbside in either a neat pile OR in 55-gallon trash bags.**
- **Downed Woody Debris: Quantity Restrictions - Maximum of five (5) 55-gallon trash bags per pickup. Acceptable material includes tree bark, pinecones, limbs/branches 4" or less in diameter, and brush. NOTE: Downed woody debris MUST be left curbside in 55-gallon trash bags. Piles will not be picked up.**

### WHAT MATERIAL IS NOT ACCEPTED FOR CURBSIDE PICKUP:

- **Tree rounds or tree stumps.**
- **Rocks, soil, or grass clippings.**
- **Garbage or construction wood/material.**

### GREEN WASTE DUMPSTER REBATE PROGRAM:

- **Northstar Fire Department has separately allocated additional funds to reimburse District residents for the rental of a 6-yard green waste dumpster from Tahoe Truckee Sierra Disposal (TTSD). Dumpsters are meant to provide Northstar residents with additional disposal options when the type or quantity of material does not meet Curbside criteria. Refunds must meet specific conditions and will be available until all program funds have been exhausted.**
- **To reserve a Green Waste Dumpster from TTSD call (530) 583-7800.**
- **For further information regarding the Dumpster Rebate Program and how to seek reimbursement, please go to:**  
<https://www.northstarcsd.org/GreenWasteRecyclingProgram>

2026  
Pickup  
Dates:

June 8

June 29

July 20

August 10

August 31

- **Extended program an additional week in FY 2027.**

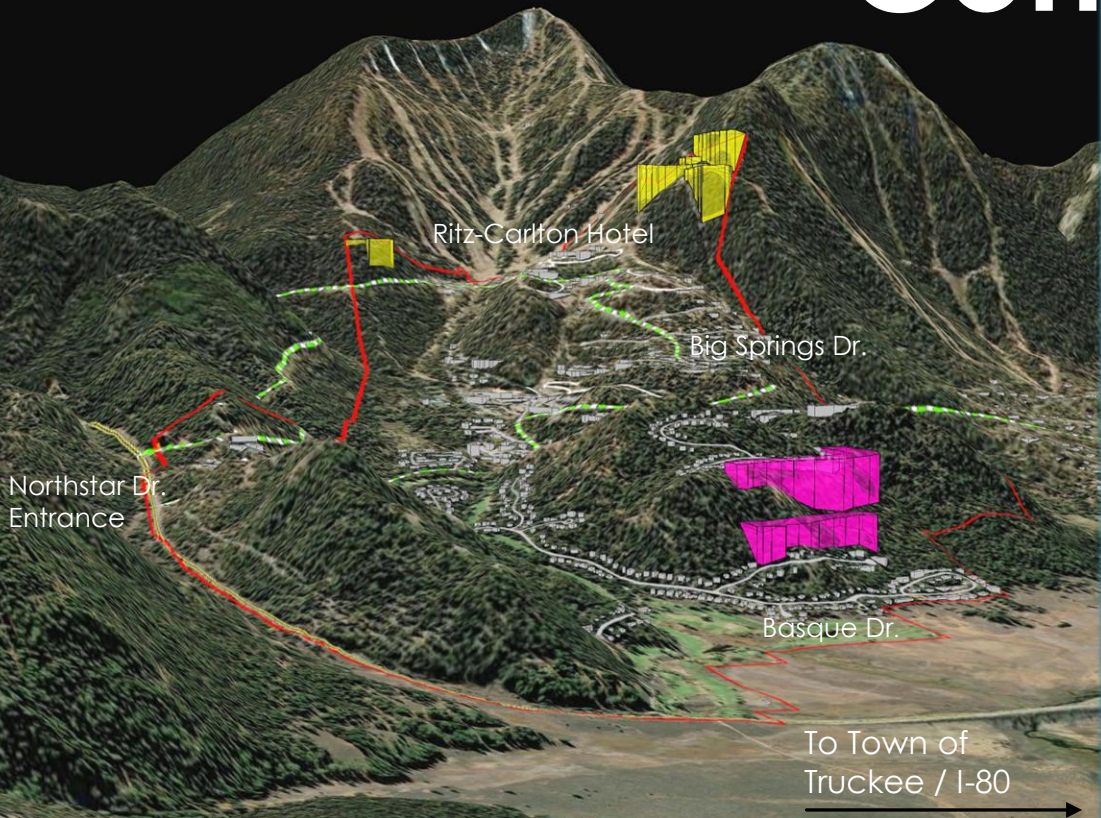


Basque Drive

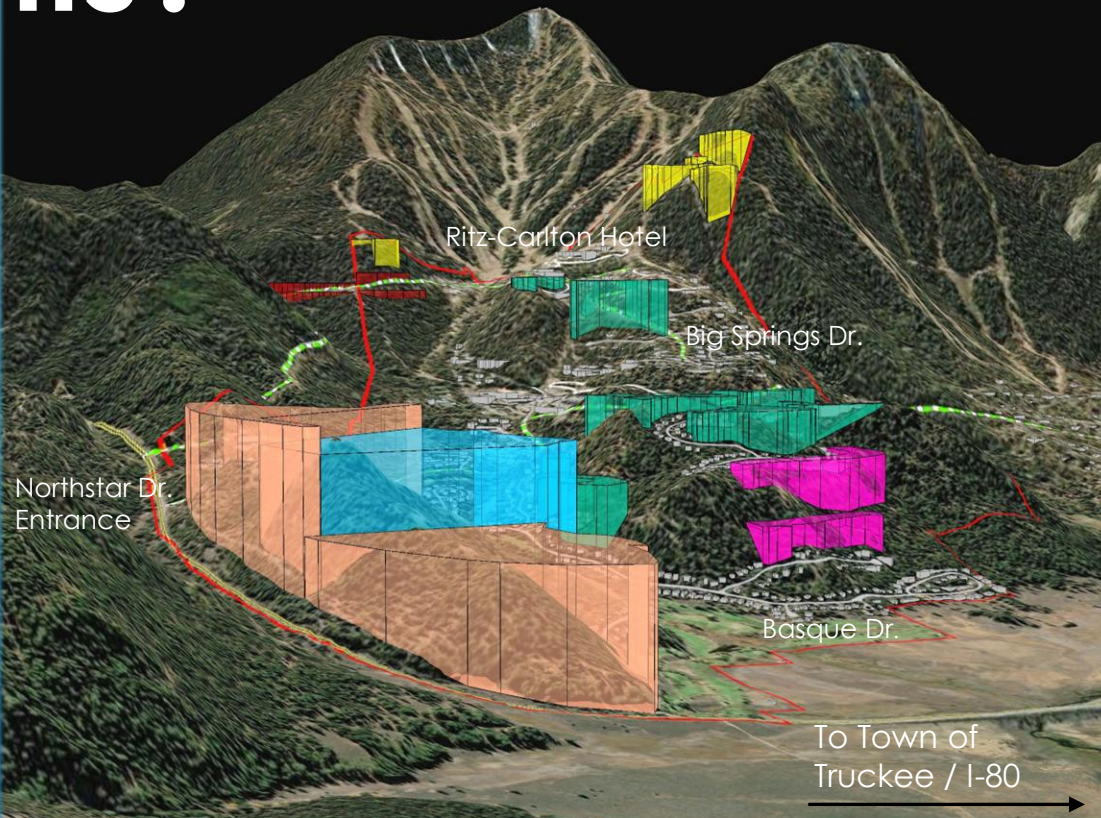


Gray Wolf

# Questions or Comments?



FY 2027 (Summer 2026)  
Measure U Work Plan Map (3D)



FY 2027 (Summer 2026) Measure  
U Work Plan Map + FY 2027 Grant  
Funded Projects (3D)



## MEASURE U CITIZENS OVERSIGHT COMMITTEE

### **MUOC MEMBERS TENTATIVE NEW APPOINTMENTS**

**DATE:** May 5, 2026

**SUBJECT:** MUOC Members – Tentative New Appointments

**DISCUSSION:** The MUOC will consider tentative new member appointments to replace current members. Any member of the MUOC may suggest a new committee member providing they are 18 years of age and represent property owners within the Wildfire Prevention Zone of Northstar Community Services District.

Members are appointed to the MUOC by the Northstar Community Services District and will be considered on completion of an application. Applications received prior to the posting deadline for the May 2026 Regular Meeting of the Board of Directors will be included for consideration and action.

**RECOMMENDED ACTION:** None

**ATTACHMENTS:** None



## MEASURE U CITIZENS OVERSIGHT COMMITTEE

### **APPOINT MUOC SUB-COMMITTEE MEMBERS**

**DATE:** May 5, 2026

**SUBJECT:** Appoint MUOC Sub-Committee Members

**DISCUSSION:** The MUOC sub-committee will be comprised of two to three MUOC members based on the total number of MUOC members. To comply with the Brown Act, no committee shall consist of a majority, or quorum, of committee members. If the MUOC is comprised of five members, only two members shall be appointed to the sub-committee. If there are six or more members of the MUOC, the MUOC may appoint up to three members to the sub-committee.

**RECOMMENDED ACTION:** Appoint Sub-Committee Members.

**ATTACHMENTS:** None.