



N.C.S.D

Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarcsd.org

Board of Directors

John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Fomi
Candace Roeder

General Manager

Mike Geary, PE

NORTHSTAR COMMUNITY SERVICES DISTRICT NOTICE OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

DATE: AUGUST 19, 2026
TIME: 9:00 A.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/85772391230?pwd=JuUQVQPUfxLK8Er64EdrlSusCJP3sD.1>

Meeting ID: 857 7239 1230, Password 727996 or dial by telephone 1-669-900-6833 using access code #85772391230.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

PUBLIC COMMENT

Any member of the public may address the Board after roll call on any topic related to the District that is not on the agenda. Public comment will be taken on agenda action items immediately prior to Board action.

Any member of the public on the videoconference may speak during Public Comment or may email public comments to 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, Northstar Community Services District 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.

CONSENT CALENDAR

1. Discussion and Approval of the following:
 - a. July 15, 2026 Regular Meeting Minutes
 - b. Approval of Claims and Demands – Paid and Unpaid

RECURRING BUSINESS

2. Northstar Property Owners Association – Update
3. Northstar California/Vail – Update
4. Tahoe-Truckee Sanitation Agency (T-TSA) - Update

NEW BUSINESS

5. Fleet Electric Vehicle Purchase – Discussion – **Action** (DPW Martin)
6. Better Tractor with Snow Blower Attachment Purchase – Discussion – **Action** (DPW Martin)

7. Approval of Fuels Management Contract Amendments and Budget Adjustment 27.01 – Discussion – **Action** (Forester Baron)
 - a. Arevalo Tree & Defensible Space Services
 - b. Hagerty Forestry Management, LLC
8. Resolution 26-14 Making Non-Substantive Amendments to the Conflict of Interest Code – Discussion – **Action** (SotB Zangara)
9. Approval of the District's Five-Year Strategic Plan – Discussion – **Action** (GM Geary/DPW Martin)

DIRECTOR REPORTS

10. Individual directors may give brief reports on miscellaneous items for the information of the other members of the Board and NCSD staff. No action will be taken on these agenda items.

OPERATION REPORTS

11. General Manager's Report – Geary - Discussion
12. Fire Department's Report – Gibeaut –Discussion
13. Public Works Report – Martin/Evans – Discussion
14. Administrative Report – Zangara – Discussion
15. 4th Quarter Financials – Plexico - Discussion

CLOSED SESSION PURSUANT TO AGENDA ITEMS 12 THROUGH 13

16. Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
17. Pending litigation pursuant to Government Code Section 54956.9(d)(1)
 - a. Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0051848
 - b. Community Facilities District No. 1 of the Northstar Community Services District v. ACM Northstar et al. Placer County Superior Court Case No. S-CV-0042801
 - c. Community Facilities District No. 1 of the Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0043081

OPEN SESSION

18. Reportable action taken during Closed Session (if applicable) – Board President

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.



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AGENDA ITEM #1

The Consent Calendar covers the following:

- a. July 15, 2026 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid



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MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS JULY 15, 2026 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Radanovich called the meeting to order at 9:00 A.M. Wednesday, July 15, 2026. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT **Brown, Forni, Ives, Radanovich, Roeder**

DIRECTORS ABSENT: **None**

STAFF PRESENT: **Geary, Gibeaut, Martin, Zangara, Plexico, Evans, Jensen**

OTHERS PRESENT: **Austin Cho, Gene Roeder, Matt Newberry, Danielle Hughes**

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Ives moved to approve the following consent calendar items:

- a. June 17, 2026 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

Director Brown seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None.

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

Gene Roeder provided the following update for NPOA:

- 4th of July Barbecue was a great success with excellent attendance
- There will be no fee increase for property owner's dues
- Plans for Women's Locker Room renovations are scheduled for after Labor Day
- August 22 is the next NPOA board meeting
- September 5th the annual property owners meeting is scheduled

NORTHSTAR CALIFORNIA/VAIL UPDATE

There was no update for this agenda item.

TAHOE-TRUCKEE SANITATION AGENCY UPDATE

There was no update for this agenda item.

NEW BUSINESS

LIBERTY UTILITIES PRESENTATION

Matt Newberry, Strategic Growth & Community Affairs Manager provided the Board with an overview of Liberty Utilities' service area, customer base, partnerships, planning, infrastructure and the proactive plan to procure a new energy supply contractor through a Request for Proposal (RFP) process approved by the California Public Utilities Commission.

Danielle Hughes provided public comment.

WOOD ENERGY FACILITY – DESIGN SERVICES ADDENDUM

Director of Public Works (DPW) Eric Martin stated the District is seeking design revisions for the Wood Energy Facility (WEF) to reduce project costs. A proposal from PR Design to provide value engineering redesign with a goal of reducing costs by \$1M-1.5M. Redesign elements will include changes to the foundation and retaining walls, removal of a separate lime room, and relocation of equipment into the ash garage. The project will be split into multiple contracts to try to attract more bidding interest.

Director Brown moved to approve the Wood Energy Facility – Design Services Addendum in the amount of \$167,540. Director Roeder seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

RESOLUTION 26-12 APPROVING THE DEPARTMENT OF FORESTRY AND FIRE PROTECTION CONSOLIDATED DISPATCH AGREEMENT FOR SERVICES FROM JULY 1, 2026 TO JUNE 30, 2029

Fire Chief Jason Gibeaut stated proposed Resolution 26-12 approving the Cooperative Fire Programs Fire Protection Agreement for Consolidated Dispatch Services from July 1, 2026 to June 30, 2029 allows for the Northstar Fire Department (NFD) to receive emergency 911 calls. The agreement reflects a modest increase in fees paid to Cal Fire for the staffing and infrastructure necessary to dispatch the NFD to local emergencies.

Director Forni moved to approve Resolution 26-12 Approving the Department of Forestry and Fire Protection Consolidated Dispatch Agreement for Services from July 1, 2026 to June 30, 2029. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

9:57 A.M. PUBLIC HEARING – ADJUSTMENT TO FIRE DEPARTMENT FEE SCHEDULES

There was no public comment.

10:02 A.M. – PRESIDENT RADANOVICH CLOSED THE PUBLIC HEARING

RESOLUTION 26-13 APPROVING ADJUSTMENT TO FIRE DEPARTMENT FEE SCHEDULES

Chief Gibeaut stated the NFD is requesting an update to the fee schedule to more accurately depict the cost of the services NFD provides based on the current staffing scenario. The District established Fire Fee Schedules by adoption of Ordinance 40-25. Ordinance 40-25 provides that after proper notice and public comment, the District Board of Directors may adjust the fee schedules annually by resolution to reflect the actual rate of the individual or individuals providing and/or overseeing the service.

Director Brown moved to approve Resolution 26-13 Approving Adjustment to Fire Department Fee Schedules. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

DISTRICT STRATEGIC PLAN UPDATE

General Manager (GM) Mike Geary and DPW Martin presented a draft of the District's Five-Year Strategic Plan to be brought to the Board in final form for consideration of approval at the August Regular Meeting of the Board of Directors. The Board was asked to provide comment by week's end to incorporate any further suggestions or changes. In addition to the Strategic Plan, the Board will have an opportunity to review the Work Plan.

DIRECTOR REPORTS

There were no updates for this agenda item.

GENERAL MANAGER – GEARY

General Manager Mike Geary provided the following report:

- Met with direct reports: Fire Chief, Director of Finance & Accounting, HRAM/Board Secretary, and DPW.
- Met with DPW and consultant on the Five-Year Strategic Plan

FIRE DEPARTMENT – GIBEAUT

Fire Chief Jason Gibeaut provided the following report:

- There are currently no wildland fires regionally
- NFD staff responded to a severe accident on Highway 267
- Meeting with Fuels Management to coordinate the upcoming project work for 2026-27

PUBLIC WORKS REPORT – MARTIN/EVANS

DPW Martin and Utility Operations Supervisor (UOS) Shaun Evans provided the following report:

- Awards for grant funding are anticipated in the current quarter. The District has applied for a \$1M grant through the Forest Service Community Wood Energy Grant Program and \$3M through the CalFire Wood Products and Bioenergy Grant Program.
- Operations Department EV Chargers are now energized
- DPW Martin hosted the University of Nevada Engineering Camp for a District Tour
- Utility Operations staff successfully repaired a water break at Silver Strike
- Utility Operations staff is preparing for the sewer siphon pigging
- Utility Operations staff will perform maintenance on the Tompkins Memorial Trail. Signs will be placed to indicate closures to accommodate the planned maintenance.

ADMINISTRATIVE REPORT – ZANGARA

HRAM Zangara provided the following report:

- Reminder that the Town of Truckee is hosting in-person Ethics training for Board members and staff on Thursday, July 16 from 1:00 – 3:00 P.M.
- Reminder that the Reno Aces Baseball Game is scheduled for Friday, August 7 at 6:35 P.M.
- HRAM Zangara is overseeing the training of the District's new Administrative Specialist (AS). The current AS is performing most of the training.

10:39 A.M. - CLOSED SESSION PURSUANT TO AGENDA ITEMS 15 THROUGH 16

- Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
- Pending litigation pursuant to Government Code Section 54956.9(d)(1)
 - Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0051848
 - Community Facilities District No. 1 of the Northstar Community Services District v. ACM Northstar et al. Placer County Superior Court Case No. S-CV-0042801
 - Community Facilities District No. 1 of the Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0043081

REGULAR MEETING RESUMED – 11:06 A.M.

President Radanovich stated there was no reportable action taken during Closed Session.

ADJOURNMENT:

The meeting adjourned at 11:08 A.M.

Respectfully submitted,

John Radanovich, President of the Board

Julie Zangara, Secretary of the Board



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Approval of Claims & Demands – Paid and Unpaid

DATE: August 19, 2026
TO: Board of Directors
FROM: Cheryl Plexico, Director of Finance and Accounting
SUBJECT: Approval of Claims & Demands – Paid and Unpaid

DISCUSSION: The attachment, *Warrant Register – PAID*, shows all checks written to pay claims and demands received subsequent to the previous board meeting. This is consistent with Resolution 16-21, which states that checks to pay claims and demands need not be approved by the Board of Directors before payment if the District Treasurer has determined that the claims and demands conform to the District's approved budget.

There is no *Warrant Register – UNPAID* for the current month.

RECOMMENDATION: Approve Claims & Demands – Paid

ATTACHMENTS: Warrant Register – PAID

DATE PREPARED: August 13, 2026

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcisd.org
Printed: 8/13/2026 9:38 AM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	AT&02 07/21/2026	AT&T Internet and phone at Schaffer Mill Pump Station	07/29/2026		216.18
Total for this ACH Check for Vendor AT&02:				0.00	216.18
Total for Vendor AT&02 (AT&T):				0.00	216.18
Report Total (1 checks):				0.00	216.18

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 8/13/2026 11:27 AM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	CAL11	CalPERS RETIREMENT FUND	08/12/2026		
	07/22/2026	Retirement payment for PP#15 - EFT 07/21/2026			8,683.69
	07/22/2026	Retirement payment for PP#15 - EFT 07/21/2026			1,506.73
	07/22/2026	Retirement payment for PP#15 - EFT 07/21/2026			1,358.98
	07/22/2026	Retirement payment for PP#15 - EFT 07/21/2026			2,711.30
	07/22/2026	Retirement payment for PP#15 - EFT 07/21/2026			4,873.53
	07/22/2026	Retirement payment for PP#15 - EFT 07/21/2026			2,040.79
	07/22/2026	Retirement payment for PP#15 - EFT 07/21/2026			484.00
	07/22/2026	Retirement payment for PP#15 - EFT 07/21/2026			19,319.99
	07/22/2026	Retirement payment for PP#15 - EFT 07/21/2026			1,842.23
	07/22/2026	Retirement payment for PP#15 - EFT 07/21/2026			5,175.31
	07/22/2026	Retirement payment for PP#15 - EFT 07/21/2026			295.18
	07/22/2026	Retirement payment for PP#15 - EFT 07/21/2026			1,275.47
	07/22/2026	Retirement payment for PP#15 - EFT 07/21/2026			1,241.58
Total for this ACH Check for Vendor CAL11:				0.00	50,808.78
ACH	CAL11	CalPERS RETIREMENT FUND	07/22/2026		
	07/09/2026	Retirement payment for PP#14 - EFT 07/07/2026			4,931.94
	07/09/2026	Retirement payment for PP#14 - EFT 07/07/2026			4,159.02
	07/09/2026	Retirement payment for PP#14 - EFT 07/07/2026			18,598.29
	07/09/2026	Retirement payment for PP#14 - EFT 07/07/2026			1,459.30
	07/09/2026	Retirement payment for PP#14 - EFT 07/07/2026			8,373.94
	07/09/2026	Retirement payment for PP#14 - EFT 07/07/2026			2,207.31
	07/09/2026	Retirement payment for PP#14 - EFT 07/07/2026			468.77
	07/09/2026	Retirement payment for PP#14 - EFT 07/07/2026			1,202.50
	07/09/2026	Retirement payment for PP#14 - EFT 07/07/2026			1,693.83
	07/09/2026	Retirement payment for PP#14 - EFT 07/07/2026			285.88
	07/09/2026	Retirement payment for PP#14 - EFT 07/07/2026			864.86
	07/09/2026	Retirement payment for PP#14 - EFT 07/07/2026			1,319.06
	07/09/2026	Retirement payment for PP#14 - EFT 07/07/2026			2,630.45
Total for this ACH Check for Vendor CAL11:				0.00	48,195.15
ACH	CAL11	CalPERS RETIREMENT FUND	08/19/2026		
	08/10/2026	Retirement payment for PP#16 - EFT 08/07/2026			484.00
	08/10/2026	Retirement payment for PP#16 - EFT 08/07/2026			1,358.98
	08/10/2026	Retirement payment for PP#16 - EFT 08/07/2026			19,319.99
	08/10/2026	Retirement payment for PP#16 - EFT 08/07/2026			1,241.58
	08/10/2026	Retirement payment for PP#16 - EFT 08/07/2026			5,140.30
	08/10/2026	Retirement payment for PP#16 - EFT 08/07/2026			2,301.51
	08/10/2026	Retirement payment for PP#16 - EFT 08/07/2026			1,506.72
	08/10/2026	Retirement payment for PP#16 - EFT 08/07/2026			2,711.30
	08/10/2026	Retirement payment for PP#16 - EFT 08/07/2026			1,805.18
	08/10/2026	Retirement payment for PP#16 - EFT 08/07/2026			5,137.41
	08/10/2026	Retirement payment for PP#16 - EFT 08/07/2026			8,683.68
	08/10/2026	Retirement payment for PP#16 - EFT 08/07/2026			1,275.47
	08/10/2026	Retirement payment for PP#16 - EFT 08/07/2026			295.18

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for this ACH Check for Vendor CAL11:				0.00	51,261.30
ACH	CAL11	CalPERS RETIREMENT FUND	07/29/2026		
	100000018343206	Unfunded Accrued Liability Annual Lump Sum			314,090.00
	100000018343215	Unfunded Accrued Liability Annual Lump Sum			197,319.00
Total for this ACH Check for Vendor CAL11:				0.00	511,409.00
Total for Vendor CAL11 (CalPERS RETIREMENT FUND):				0.00	661,674.23
Report Total (4 checks):				0.00	661,674.23

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcisd.org
Printed: 8/13/2026 11:27 AM



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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	CAL12	CalPERS HEALTHCARE	07/22/2026		
	07/09/2026	Retiree OPEB - Jul 2026 - EFT 07/07/2026			1,141.82
	07/09/2026	Healthcare - Jul 2026 - EFT 07/07/2026			751.00
	07/09/2026	Healthcare - Jul 2026 - EFT 07/07/2026			21,309.98
	07/09/2026	Retiree OPEB - Jul 2026 - EFT 07/07/2026			163.12
	07/09/2026	Healthcare - Jul 2026 - EFT 07/07/2026			4,036.79
	07/09/2026	Healthcare - Jul 2026 - EFT 07/07/2026			31,195.74
	07/09/2026	Healthcare - Jul 2026 - EFT 07/07/2026			57.00
	07/09/2026	Retiree OPEB - Jul 2026 - EFT 07/07/2026			326.23
	07/09/2026	Healthcare - Jul 2026 - EFT 07/07/2026			5,830.81
	07/09/2026	Healthcare - Jul 2026 - EFT 07/07/2026			10,318.82
Total for this ACH Check for Vendor CAL12:				0.00	75,131.31
ACH	CAL12	CalPERS HEALTHCARE	08/19/2026		
	08/10/2026	Healthcare - Aug 2026 - EFT 08/06/2026			4,036.84
	08/10/2026	Healthcare - Aug 2026 - EFT 08/06/2026			57.00
	08/10/2026	Retiree OPEB - Aug 2026 - EFT 08/06/2026			163.12
	08/10/2026	Healthcare - Aug 2026 - EFT 08/06/2026			5,830.86
	08/10/2026	Healthcare - Aug 2026 - EFT 08/06/2026			21,310.25
	08/10/2026	Healthcare - Aug 2026 - EFT 08/06/2026			31,196.06
	08/10/2026	Healthcare - Aug 2026 - EFT 08/06/2026			16,149.81
	08/10/2026	Retiree OPEB - Aug 2026 - EFT 08/06/2026			1,141.82
	08/10/2026	Retiree OPEB - Aug 2026 - EFT 08/06/2026			326.23
	08/10/2026	Healthcare - Aug 2026 - EFT 08/06/2026			751.00
Total for this ACH Check for Vendor CAL12:				0.00	80,962.99
Total for Vendor CAL12 (CalPERS HEALTHCARE):				0.00	156,094.30
Report Total (2 checks):				0.00	156,094.30

Accounts Payable

Checks by Date - Detail by Vendor Number

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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	CAL26 07/23/2026	CALIFORNIA DEPT OF TAX & FEE AD1 2nd (Calendar) Qtr 2026 Use Tax Payment - EFT	08/05/2026		846.00
Total for this ACH Check for Vendor CAL26:				0.00	846.00
Total for Vendor CAL26 (CALIFORNIA DEPT OF TAX & FEE ADMINISTRATION):				0.00	846.00
Report Total (1 checks):				0.00	846.00

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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	DEL05 597792681	DE LAGE LANDEN FINANCIAL SERVI Copier lease - Admin bldg - Jul 2026 - EFT 08/0	08/12/2026		187.67
Total for this ACH Check for Vendor DEL05:				0.00	187.67
Total for Vendor DEL05 (DE LAGE LANDEN FINANCIAL SERVICES INC):				0.00	187.67
Report Total (1 checks):				0.00	187.67

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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	NAT04	NATIONWIDE TRUST COMPANY	08/05/2026		
	07/20/2026	Employee contribution to PEHP - PP#15 - EFT C			700.00
	07/20/2026	Employer contribution to PEHP - PP#15 - EFT 0			1,725.00
	07/20/2026	Employer contribution to PEHP - PP#15 - EFT 0			200.00
	07/20/2026	Employee contribution to PEHP - PP#15 - EFT C			1,725.00
	07/20/2026	Employer contribution to PEHP - PP#15 - EFT 0			700.00
	07/20/2026	Employee contribution to PEHP - PP#15 - EFT C			200.00
	07/20/2026	Employee contribution to PEHP - PP#15 - EFT C			1,200.00
	07/20/2026	Employer contribution to PEHP - PP#15 - EFT 0			200.00
	07/20/2026	Employer contribution to PEHP - PP#15 - EFT 0			1,000.00
Total for this ACH Check for Vendor NAT04:				0.00	7,650.00
ACH	NAT04	NATIONWIDE TRUST COMPANY	07/22/2026		
	07/09/2026	Employer contribution to PEHP - PP#14 - EFT 0			200.00
	07/09/2026	Employer contribution to PEHP - PP#14 - EFT 0			200.00
	07/09/2026	Employer contribution to PEHP - PP#14 - EFT 0			700.00
	07/09/2026	Employee contribution to PEHP - PP#14 - EFT C			700.00
	07/09/2026	Employee contribution to PEHP - PP#14 - EFT C			200.00
	07/09/2026	Employee contribution to PEHP - PP#14 - EFT C			1,725.00
	07/09/2026	Employer contribution to PEHP - PP#14 - EFT 0			900.00
	07/09/2026	Employee contribution to PEHP - PP#14 - EFT C			1,100.00
	07/09/2026	Employer contribution to PEHP - PP#14 - EFT 0			1,725.00
Total for this ACH Check for Vendor NAT04:				0.00	7,450.00
Total for Vendor NAT04 (NATIONWIDE TRUST COMPANY):				0.00	15,100.00
Report Total (2 checks):				0.00	15,100.00

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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	NAV01	NAVIA BENEFIT SOLUTIONS INC	08/05/2026		
	07/23/2026	HRA Disbursement 2 - Jul 2026 - EFT 07/22/202			1,350.02
	07/23/2026	HRA Disbursement 2 - Jul 2026 - EFT 07/22/202			864.96
	07/23/2026	HRA Disbursement 2 - Jul 2026 - EFT 07/22/202			316.53
	07/23/2026	HRA Disbursement 2 - Jul 2026 - EFT 07/22/202			1,335.51
Total for this ACH Check for Vendor NAV01:				0.00	3,867.02
ACH	NAV01	NAVIA BENEFIT SOLUTIONS INC	07/22/2026		
	07/09/2026	HRA Disbursement 1 - Jul 2026 - EFT 07/08/202			852.40
	07/09/2026	HRA Disbursement 1 - Jul 2026 - EFT 07/08/202			135.00
	07/09/2026	HRA Disbursement 1 - Jul 2026 - EFT 07/08/202			746.29
Total for this ACH Check for Vendor NAV01:				0.00	1,733.69
Total for Vendor NAV01 (NAVIA BENEFIT SOLUTIONS INC):				0.00	5,600.71
Report Total (2 checks):				0.00	5,600.71

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 8/13/2026 11:29 AM



N.C.S.D
Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
31417	AIR02 9173210423	AIRGAS USA LLC Gas diffusers (8) for welding	07/22/2026		199.57
Total for Check Number 31417:				0.00	199.57
Total for Vendor AIR02 (AIRGAS USA LLC):				0.00	199.57
31484	AMA01	AMAZON CAPITAL SERVICES	08/19/2026		
	116F-FMF3-64RM	Tissue pens copy paper coffee wire desk cad			317.43
	1TQV-RN47-7JXR	RFID reader cards (50%)			19.83
	1TQV-RN47-7JXR	Keyboard - Martin			91.69
	1TQV-RN47-7JXR	RFID reader cards (50%)			19.83
	1YCL-R9VJ-YTRT	HVAC air filters			28.19
	1YYJ-11XV-W4DJ	LED white tail light for U-32			17.15
	1YYJ-11XV-W4DJ	Shop vacs (2) leaf blowers (2) pliers grease g			359.60
	1YYJ-11XV-W4DJ	Windshield sunshade for C-300			20.37
	1YYJ-11XV-W4DJ	Coffee pot replacement for Station 31			25.46
	1YYJ-11XV-W4DJ	Exhaust cooler fan for radio at Station 32			10.20
Total for Check Number 31484:				0.00	909.75
Total for Vendor AMA01 (AMAZON CAPITAL SERVICES):				0.00	909.75
31456	ANS01 C5203-072426	ANSWERWEST INC On-call answering service 07/20-08/16/2026	08/05/2026		184.95
Total for Check Number 31456:				0.00	184.95
Total for Vendor ANS01 (ANSWERWEST INC):				0.00	184.95
31418	AP*00028 07/09/2026	DAVID FRAZER GWR rebate - 717 Conifer	07/22/2026		161.18
Total for Check Number 31418:				0.00	161.18
Total for Vendor AP*00028 (DAVID FRAZER):				0.00	161.18
31446	AP*00061 07/14/2026	RON JOHNSTONE GWR rebate - 728 Conifer	07/29/2026		171.29
Total for Check Number 31446:				0.00	171.29
Total for Vendor AP*00061 (RON JOHNSTONE):				0.00	171.29

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
31472	AP*00087 07/31/2026	FRANK HODGES GWR rebate - 218 Basque Dr	08/12/2026		161.17
		Total for Check Number 31472:		0.00	161.17
		Total for Vendor AP*00087 (FRANK HODGES):		0.00	161.17
31473	ARE01 2026-0703-CF	AREVALO TREE & DEFENSIBLE SPAC 2023 NEU PhII CalFire Fuels Reduction-Bike P	08/12/2026		3,572.00
		Total for Check Number 31473:		0.00	3,572.00
		Total for Vendor ARE01 (AREVALO TREE & DEFENSIBLE SPACE SERVICES):		0.00	3,572.00
31419	AT&03 000025528712 000025528712 000025528712 000025528712 000025529988	AT&T - CALNET 3 Telephones 06/10-07/09/2026 Telephones 06/10-07/09/2026 Telephones 06/10-07/09/2026 Telephones 06/10-07/09/2026 Fire alarm lines at Admin bldg 06/10-07/09/2026	07/22/2026		128.52 55.52 32.14 62.82 62.72
		Total for Check Number 31419:		0.00	341.72
31457	AT&03 000025590850	AT&T - CALNET 3 Fire alarm lines MVWS M&O facility 06/25-07/	08/05/2026		62.72
		Total for Check Number 31457:		0.00	62.72
		Total for Vendor AT&03 (AT&T - CALNET 3):		0.00	404.44
31420	AT&05 287289271450X07 287289271450X07 287317205381X07 287317205381X07	AT&T MOBILITY Wireless service 06/03-07/02/2026 Wireless service 06/03-07/02/2026 Res A Inlet Meter Cell Service - Jul 2026 (50%) Res A Inlet Meter Cell Service - Jul 2026 (50%)	07/22/2026		13.78 407.95 25.54 25.55
		Total for Check Number 31420:		0.00	472.82
31485	AT&05 287289271450X08 287289271450X08 287317205381X08 287317205381X08	AT&T MOBILITY Wireless service 07/03-08/02/2026 Wireless service 07/03-08/02/2026 Res A Inlet Meter Cell Service - Aug 2026 (50%) Res A Inlet Meter Cell Service - Aug 2026 (50%)	08/19/2026		406.26 14.20 25.64 25.65
		Total for Check Number 31485:		0.00	471.75
		Total for Vendor AT&05 (AT&T MOBILITY):		0.00	944.57
31421	BAD01 80242476 80242476	BADGER METER INC Beacon cellular service - Jun 2026 Beacon cellular service - Jun 2026	07/22/2026		900.00 1,270.80
		Total for Check Number 31421:		0.00	2,170.80
		Total for Vendor BAD01 (BADGER METER INC):		0.00	2,170.80

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
31422	BOT02 07/13/2026	CHRIS BOTT Cell phone repair - Reimb Bott	07/22/2026		189.46
		Total for Check Number 31422:		0.00	189.46
		Total for Vendor BOT02 (CHRIS BOTT):		0.00	189.46
31486	BRO02 08/05/2026	WARREN "CHIP" BROWN Healthcare reimb - Brown - Jul 2026	08/19/2026		1,593.80
		Total for Check Number 31486:		0.00	1,593.80
		Total for Vendor BRO02 (WARREN "CHIP" BROWN):		0.00	1,593.80
31474	BUT01 214	BARBARA BUTTERFIELD Admin office cleaning - Jul 2026	08/12/2026		1,200.00
		Total for Check Number 31474:		0.00	1,200.00
		Total for Vendor BUT01 (BARBARA BUTTERFIELD):		0.00	1,200.00
31458	CAL07 07/24/2026	CALIFORNIA SECRETARY OF STATE CA Notary Exam & Application Fee - 3918 - Jen	08/05/2026		40.00
		Total for Check Number 31458:		0.00	40.00
		Total for Vendor CAL07 (CALIFORNIA SECRETARY OF STATE):		0.00	40.00
31459	CHA02 179209801072126	CHARTER COMMUNICATIONS Cable and internet at Admin bldg 07/21-08/20/26	08/05/2026		375.54
		Total for Check Number 31459:		0.00	375.54
		Total for Vendor CHA02 (CHARTER COMMUNICATIONS):		0.00	375.54
31423	CIN01 1906111111 4261212313 4261212313 4264990706 4264990706 4275471508 4275471508	CINTAS CORPORATION #623 Nitrile gloves for shop supply Cleaning Restroom Safety Supplies & Service Coverall Laundry Inspection Repair & Replace Coverall Laundry Inspection Repair & Replace Cleaning Restroom Safety Supplies & Service Cleaning Restroom Safety Supplies & Service Coverall Laundry Inspection Repair & Replace	07/22/2026		214.50 251.98 159.91 159.91 356.30 331.09 164.69
		Total for Check Number 31423:		0.00	1,638.38
31447	CIN01 4276209890 4276209890	CINTAS CORPORATION #623 Cleaning Restroom Safety Supplies & Service Coverall Laundry Inspection Repair & Replace	07/29/2026		255.50 164.69
		Total for Check Number 31447:		0.00	420.19
31460	CIN01	CINTAS CORPORATION #623	08/05/2026		

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	4276968119	Cleaning Restroom Safety Supplies & Service			375.46
	4276968119	Coverall Laundry Inspection Repair & Replace			164.69
		Total for Check Number 31460:		0.00	540.15
		Total for Vendor CIN01 (CINTAS CORPORATION #623):		0.00	2,598.72
31424	CRA02	CRANMER ENGINEERING INC	07/22/2026		
	GIG0275	Chemical analysis distribution bacterial analysis:			2,150.00
	GIG0283	Raw and distribution bacterial analysis chemica			3,375.00
		Total for Check Number 31424:		0.00	5,525.00
		Total for Vendor CRA02 (CRANMER ENGINEERING INC):		0.00	5,525.00
31425	DOW01	DOWNEY BRAND ATTORNEYS LLP	07/22/2026		
	628638	Legal fees - May 2026			1,120.00
	628639	Legal fees - May 2026			1,480.00
	628640	Legal fees - May 2026			280.00
	630004	Legal fees - Jun 2026			880.00
	630005	Legal fees - Jun 2026			920.00
	630006	Legal fees - Jun 2026			920.00
	630007	Legal fees - Jun 2026			200.00
		Total for Check Number 31425:		0.00	5,800.00
		Total for Vendor DOW01 (DOWNEY BRAND ATTORNEYS LLP):		0.00	5,800.00
31461	DRI01	BRENDAN DRISCOLL	08/05/2026		
	07/20/2026	New phone reimbursement - Next eligible Jul 20			400.00
		Total for Check Number 31461:		0.00	400.00
		Total for Vendor DRI01 (BRENDAN DRISCOLL):		0.00	400.00
31426	DWY01	TRAVIS DWYER	07/22/2026		
	07/13/2026	CDL renewal - Reimb Dwyer			60.24
		Total for Check Number 31426:		0.00	60.24
		Total for Vendor DWY01 (TRAVIS DWYER):		0.00	60.24
31427	ELE01	ELEVATED TREE EXPERTS LLC	07/22/2026		
	0433525	Fuels Reduction_2026 TTAD - Beyond 300' (WI			74,750.00
		Total for Check Number 31427:		0.00	74,750.00
31475	ELE01	ELEVATED TREE EXPERTS LLC	08/12/2026		
	0434684	Fuels Reduction_2026 TTAD - Beyond 300' (WI			22,375.00
		Total for Check Number 31475:		0.00	22,375.00
		Total for Vendor ELE01 (ELEVATED TREE EXPERTS LLC):		0.00	97,125.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
31487	FOR02 08/05/2026	MARILYN FORNI Healthcare reimb - Forni - Jul 2026	08/19/2026		625.90
		Total for Check Number 31487:		0.00	625.90
		Total for Vendor FOR02 (MARILYN FORNI):		0.00	625.90
31488	FOR03 1360	FORCIBLE ENTRY INC Door prop for forcible entry training and evoluti	08/19/2026		9,824.25
		Total for Check Number 31488:		0.00	9,824.25
		Total for Vendor FOR03 (FORCIBLE ENTRY INC):		0.00	9,824.25
31448	GRA01 9008982176	GRAINGER INC Padlocks (12) for stock supply	07/29/2026		356.11
		Total for Check Number 31448:		0.00	356.11
31462	GRA01 9012618345	GRAINGER INC Grinding discs (10) wheel for stock supply	08/05/2026		105.39
		Total for Check Number 31462:		0.00	105.39
		Total for Vendor GRA01 (GRAINGER INC):		0.00	461.50
31489	HAG01 1108 1108	HAGERTY FORESTRY MANAGMENT I Measure U 50% Cost Sharing Agreement - Trim Measure U 50% Cost Sharing Agreement - Trim	08/19/2026		42,700.00 42,700.00
		Total for Check Number 31489:		0.00	85,400.00
		Total for Vendor HAG01 (HAGERTY FORESTRY MANAGMENT LLC):		0.00	85,400.00
31428	INF01 312974 312974 312974 312974 312974 312974	INFOSEND INC Statement mailing & processing - Jun 2026 Statement mailing & processing - Jun 2026 Statement mailing & processing - Jun 2026 Statement mailing & processing - Jun 2026 Statement mailing & processing - Jun 2026 Statement mailing & processing - Jun 2026	07/22/2026		35.41 280.67 28.74 345.80 415.01 501.59
		Total for Check Number 31428:		0.00	1,607.22
31490	INF01 314119 314119 314119 314119 314119	INFOSEND INC Statement mailing & processing - Jul 2026 Statement mailing & processing - Jul 2026 Statement mailing & processing - Jul 2026 Statement mailing & processing - Jul 2026 Statement mailing & processing - Jul 2026	08/19/2026		341.34 26.20 34.96 255.86 25.00
		Total for Check Number 31490:		0.00	683.36
		Total for Vendor INF01 (INFOSEND INC):		0.00	2,290.58

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
31476	INT06	INTERMEDIA.NET INC	08/12/2026		
	2608059336	Intermedia - Phone system 07/02-08/01/2026 - S			77.89
	2608059336	Intermedia - Phone system 07/02-08/01/2026			448.22
	2608059336	Intermedia - Phone system 07/02-08/01/2026 - S			173.57
	2608059336	Intermedia - Phone system 07/02-08/01/2026			144.23
Total for Check Number 31476:				0.00	843.91
Total for Vendor INT06 (INTERMEDIA.NET INC):				0.00	843.91
31491	IVE01	NANCY IVES	08/19/2026		
	08/05/2026	Healthcare reimb - Ives - Jul 2026			1,085.52
Total for Check Number 31491:				0.00	1,085.52
Total for Vendor IVE01 (NANCY IVES):				0.00	1,085.52
31477	JAM01	JAMES MARTA & CO LLP	08/12/2026		
	6275	FY2026 Audit Billing - PP#01			8,000.00
Total for Check Number 31477:				0.00	8,000.00
Total for Vendor JAM01 (JAMES MARTA & CO LLP):				0.00	8,000.00
31478	LIB01	LIBERTY UTILITIES	08/12/2026		
	08/04/2026	Electricity - Jul 2026			641.53
	08/04/2026	Electricity - Jul 2026			1,240.03
	08/04/2026	Electricity - Jul 2026			21,566.98
	08/04/2026	Electricity - Jul 2026			105.02
	08/04/2026	Electricity - Jul 2026			4,514.54
	08/04/2026	Electricity - Jul 2026			46,145.54
	08/04/2026	Electricity - Jul 2026			3,425.92
	08/04/2026	Electricity - Jul 2026			2,501.81
Total for Check Number 31478:				0.00	80,141.37
Total for Vendor LIB01 (LIBERTY UTILITIES):				0.00	80,141.37
31449	LIF01	LIFE ASSIST INC	07/29/2026		
	2155857	Nitrile gloves IV start kit			357.14
	2156732	O2 sensors (6) stifneck collars (6) BP cuffs (3)			316.73
Total for Check Number 31449:				0.00	673.87
31492	LIF01	LIFE ASSIST INC	08/19/2026		
	2173084	Zoll pedi-padz Naloxone hand sanitizer EKG pap			700.22
Total for Check Number 31492:				0.00	700.22
Total for Vendor LIF01 (LIFE ASSIST INC):				0.00	1,374.09
31450	LOC02	LOCALITY MEDIA INC DBA FIRST DU	07/29/2026		
	10036	First Due - Annual Inspection software renewal (			6,081.87

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Check Number 31450:				0.00	6,081.87
Total for Vendor LOC02 (LOCALITY MEDIA INC DBA FIRST DUE):				0.00	6,081.87
31429	MOU01	MOUNTAIN HARDWARE	07/22/2026		
	104777	Bulk nuts bolts screws washers for MVT Seg			41.81
	104956	Shoe goo D batteries for stock supply			25.05
Total for Check Number 31429:				0.00	66.86
31463	MOU01	MOUNTAIN HARDWARE	08/05/2026		
	105499	Drill bit sets (2) markers for stock supply			80.02
	105654	PVC glue (2) for stock supply			30.50
Total for Check Number 31463:				0.00	110.52
Total for Vendor MOU01 (MOUNTAIN HARDWARE):				0.00	177.38
31479	NAV02	NAVIA BENEFIT SOLUTIONS INC	08/12/2026		
	11100894	Monthly admin fee - Jul 2026			11.12
	11100894	Monthly admin fee - Jul 2026			38.92
	11100894	Monthly admin fee - Jul 2026			83.24
	11100894	Monthly admin fee - Jul 2026			55.60
	11100894	Monthly admin fee - Jul 2026			11.12
Total for Check Number 31479:				0.00	200.00
Total for Vendor NAV02 (NAVIA BENEFIT SOLUTIONS INC):				0.00	200.00
31430	NOR02	NORTH LAKE TAHOE FIRE PROTECTION DISTRICT	07/22/2026		
	26-049	BLS CPR classes for certification holders			80.00
Total for Check Number 31430:				0.00	80.00
Total for Vendor NOR02 (NORTH LAKE TAHOE FIRE PROTECTION DISTRICT):				0.00	80.00
31480	NOR04	NORTH TAHOE FIRE PROTECTION DISTRICT	08/12/2026		
	2026-2027-MB-15	Maintenance of shared radio repeater system			518.27
Total for Check Number 31480:				0.00	518.27
Total for Vendor NOR04 (NORTH TAHOE FIRE PROTECTION DISTRICT):				0.00	518.27
31431	OFF02	OFFICE1	07/22/2026		
	LVAR650915	Copier overage fees - Admin bldg 04/19-07/18/2			150.88
Total for Check Number 31431:				0.00	150.88
31451	OFF02	OFFICE1	07/29/2026		
	LVAR651197	Copier base rate fees - Fire admin 07/22-08/21/2			35.00
	LVAR651311	Copier overage fees - Captain's office 06/23- 07/			49.93
Total for Check Number 31451:				0.00	84.93

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
Total for Vendor OFF02 (OFFICE1):				0.00	235.81
31464	OFF03 5039528243	OFFICE1 Copier lease - Station 32 07/15-08/14/2026	08/05/2026		196.49
Total for Check Number 31464:				0.00	196.49
Total for Vendor OFF03 (OFFICE1):				0.00	196.49
31432	OLY02 07/10/2026	OLYMPIC VALLEY PUBLIC SERVICE DISTRICT Tracking stickers for SCBAs	07/22/2026		190.00
Total for Check Number 31432:				0.00	190.00
Total for Vendor OLY02 (OLYMPIC VALLEY PUBLIC SERVICE DISTRICT):				0.00	190.00
31433	ORE01 4426-378642	O'REILLY AUTOMATIVE INC - ACCT#1 Fuel filters (2) for generator at Newhall Pump St	07/22/2026		192.36
Total for Check Number 31433:				0.00	192.36
Total for Vendor ORE01 (O'REILLY AUTOMATIVE INC - ACCT#1894214):				0.00	192.36
31434	PAC01 3018461	PACIFIC COMPUTER SUPPLY INC Office 365 subscription (60) 06/03-07/02/2026	07/22/2026		835.42
Total for Check Number 31434:				0.00	835.42
Total for Vendor PAC01 (PACIFIC COMPUTER SUPPLY INC):				0.00	835.42
31465	PAR01 214441	PARAGON PEST CONTROL Pest control for Station 32	08/05/2026		350.00
Total for Check Number 31465:				0.00	350.00
Total for Vendor PAR01 (PARAGON PEST CONTROL):				0.00	350.00
31435	PIT01 1029736092	PITNEY BOWES INC Postal machine subscription fees 04/09-07/08/20	07/22/2026		204.06
Total for Check Number 31435:				0.00	204.06
Total for Vendor PIT01 (PITNEY BOWES INC):				0.00	204.06
31466	PLA06 07/27/2026 07/27/2026 07/27/2026 07/27/2026 07/27/2026 07/27/2026 07/27/2026	PLACER COUNTY PERSONNEL Dental and vision insurance - Aug 2026 Dental and vision insurance - Aug 2026 Dental and vision insurance - Aug 2026 Dental and vision insurance - Aug 2026 Dental and vision insurance - Aug 2026 Dental and vision insurance - Aug 2026 Dental and vision insurance - Aug 2026	08/05/2026		32.40 1,079.70 1,796.78 137.28 938.16 265.54 19.28

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	07/27/2026	Dental and vision insurance - Aug 2026			79.44
	07/27/2026	Dental and vision insurance - Aug 2026			203.54
			Total for Check Number 31466:	0.00	4,552.12
		Total for Vendor PLA06 (PLACER COUNTY PERSONNEL):		0.00	4,552.12
31467	PRD01 1954	PR DESIGN & ENGINEERING INC WEF Design & Permitting - PP#23 Billing throu	08/05/2026		26,738.99
			Total for Check Number 31467:	0.00	26,738.99
		Total for Vendor PRD01 (PR DESIGN & ENGINEERING INC):		0.00	26,738.99
31493	RAD02 08/05/2026	JOHN RADANOVICH Healthcare reimb - Radanovich - Jul 2026	08/19/2026		797.50
			Total for Check Number 31493:	0.00	797.50
		Total for Vendor RAD02 (JOHN RADANOVICH):		0.00	797.50
31468	RAY01 07/27/2026	CHRIS RAYMER Collection System Maint Grade 2 renewal - Rein	08/05/2026		382.00
			Total for Check Number 31468:	0.00	382.00
		Total for Vendor RAY01 (CHRIS RAYMER):		0.00	382.00
31494	ROE01 08/05/2026	CANDACE ROEDER Healthcare reimb - Roeder - Jul 2026	08/19/2026		2,027.40
			Total for Check Number 31494:	0.00	2,027.40
		Total for Vendor ROE01 (CANDACE ROEDER):		0.00	2,027.40
31436	RSA01 9021614573 9021614573 9021727008 9021727008 9021789706	RS AMERICAS INC Pressure transmitter relays for Cam Muir Tank 1 Ethernet switches (2) Ethernet switch for stock supply (50%) Ethernet switch for stock supply (50%) Communications adaptor for flow meter troubles	07/22/2026		408.74 3,080.78 803.03 803.03 26.10
			Total for Check Number 31436:	0.00	5,121.68
		Total for Vendor RSA01 (RS AMERICAS INC):		0.00	5,121.68
31437	SEL01 LB4088_20260701 LB4088_20260701 LB4088_20260701	SELMAN & COMPANY Life insurance - Jul 2026 Life insurance - Jul 2026 Life insurance - Jul 2026	07/22/2026		185.92 26.56 18.10
			Total for Check Number 31437:	0.00	230.58

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
31495	SEL01	SELMAN & COMPANY	08/19/2026		
	LB4088_20260801	Life insurance - Aug 2026			185.92
	LB4088_20260801	Life insurance - Aug 2026			26.56
	LB4088_20260801	Life insurance - Aug 2026			18.10
Total for Check Number 31495:				0.00	230.58
Total for Vendor SEL01 (SELMAN & COMPANY):				0.00	461.16
31496	SFE01	SFE GLOBAL INC	08/19/2026		
	1677	Siphon main pigging			79,375.00
Total for Check Number 31496:				0.00	79,375.00
Total for Vendor SFE01 (SFE GLOBAL INC):				0.00	79,375.00
31497	SHA01	MARK SHADOWENS	08/19/2026		
	08/05/2026	Healthcare reimb - Shadowens - Sep 2026			2,496.58
Total for Check Number 31497:				0.00	2,496.58
Total for Vendor SHA01 (MARK SHADOWENS):				0.00	2,496.58
31498	SOU01	SOUTHWEST GAS CO	08/19/2026		
	08/06/2026	Natural gas - Jul 2026			121.99
	08/06/2026	Natural gas - Jul 2026			12.95
	08/06/2026	Natural gas - Jul 2026			33.00
	08/06/2026	Natural gas - Jul 2026			29.90
	08/06/2026	Natural gas - Jul 2026			24.27
	08/06/2026	Natural gas - Jul 2026			22.00
Total for Check Number 31498:				0.00	244.11
Total for Vendor SOU01 (SOUTHWEST GAS CO):				0.00	244.11
31438	SPR01	SPRINGBROOK HOLDING COMPANY I	07/22/2026		
	INV-024395	CivicPay Transaction fees - Jun 2026 (33.76%)			93.59
	INV-024395	CivicPay Transaction fees - Jun 2026 (35.35%)			97.98
	INV-024395	CivicPay Transaction fees - Jun 2026 (.42%)			1.17
	INV-024395	CivicPay Transaction fees - Jun 2026 (12.66%)			35.10
	INV-024395	CivicPay Transaction fees - Jun 2026 (1.44%)			4.00
	INV-024395	CivicPay Transaction fees - Jun 2026 (16.36%)			45.36
Total for Check Number 31438:				0.00	277.20
Total for Vendor SPR01 (SPRINGBROOK HOLDING COMPANY LLC):				0.00	277.20
31481	STA05	STATE OF CA DEPT OF FORESTRY &	08/12/2026		
	178183	911 dispatching service 04/01-06/30/2026			11,490.67
Total for Check Number 31481:				0.00	11,490.67
Total for Vendor STA05 (STATE OF CA DEPT OF FORESTRY & FIRE PROTECTION):				0.00	11,490.67

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
31452	STA06 E 2301003 SA	STATE OF CA DEPT OF INDUSTRIAL Annual inspection and permit fee for elevator - S	07/29/2026		225.00
		Total for Check Number 31452:		0.00	225.00
		Total for Vendor STA06 (STATE OF CA DEPT OF INDUSTRIAL RELATIONS):		0.00	225.00
31439	STR01 431857 432564 433386 433387	STRADLING YOCCA CARLSON & RAU Legal fees - Apr 2026 Legal fees - May 2026 Legal fees - Jun 2026 Legal fees - Jun 2026	07/22/2026		2,037.00 6,029.00 40.00 2,012.00
		Total for Check Number 31439:		0.00	10,118.00
		Total for Vendor STR01 (STRADLING YOCCA CARLSON & RAUTH):		0.00	10,118.00
31440	SWE01 07/07/2026	BRYCE SWEENEY Annual gear allowance for FOBS & Tech Specia	07/22/2026		400.00
		Total for Check Number 31440:		0.00	400.00
		Total for Vendor SWE01 (BRYCE SWEENEY):		0.00	400.00
31499	TAH02 0726	TAHOE FOREST HOSPITAL PHARMA Midazolam	08/19/2026		23.20
		Total for Check Number 31499:		0.00	23.20
		Total for Vendor TAH02 (TAHOE FOREST HOSPITAL PHARMACY):		0.00	23.20
31441	TAH03 07/21/2026	TAHOE FOREST HOSPITAL OCC HE/ Monthly admin fee - Jun 2026	07/22/2026		113.00
		Total for Check Number 31441:		0.00	113.00
		Total for Vendor TAH03 (TAHOE FOREST HOSPITAL OCC HEALTH TAHOE WORX):		0.00	113.00
31453	TAH04 1163887 1163899	TAHOE SUPPLY COMPANY LLC Glass cleaner paper plates & cups laundry dete Hand soap kitchen towels blue trash liners laur	07/29/2026		378.84 360.22
		Total for Check Number 31453:		0.00	739.06
31469	TAH04 1163887-01	TAHOE SUPPLY COMPANY LLC Glass cleaner for stock supply	08/05/2026		49.68
		Total for Check Number 31469:		0.00	49.68
		Total for Vendor TAH04 (TAHOE SUPPLY COMPANY LLC):		0.00	788.74
31442	TAH05	TAHOE TRUCKEE SANITATION AGENC	07/22/2026		

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	07/13/2026	Sewer user fees at M&O facility 07/01-12/31/20.			485.03
		Total for Check Number 31442:		0.00	485.03
		Total for Vendor TAH05 (TAHOE TRUCKEE SANITATION AGENCY):		0.00	485.03
31443	TAH06	TAHOE TRUCKEE SIERRA DISPOSAL	07/22/2026		
	0001128091	Garbage pickup service - Utility ops - Jun 2026			410.38
	0001128689	Garbage pickup service - Admin bldg - Jun 2026			320.58
	0001128817	Garbage pickup service - Station 31 - Jun 2026			29.53
	0001128875	Garbage pickup service - Station 32 - Jun 2026			29.53
	0001129896	Residential service 1437 units 07/01-09/30/2026			136,184.49
	0001129896	Contaminated mess clean up - 05/04/2026			228.80
		Total for Check Number 31443:		0.00	137,203.31
		Total for Vendor TAH06 (TAHOE TRUCKEE SIERRA DISPOSAL):		0.00	137,203.31
31470	THA01	THATCHER COMPANY INC	08/05/2026		
	2026400103320	Caustic soda			4,103.74
	2026400900287	Container deposit refund			-1,000.00
		Total for Check Number 31470:		0.00	3,103.74
		Total for Vendor THA01 (THATCHER COMPANY INC):		0.00	3,103.74
31500	THE04	THE HARTFORD INC	08/19/2026		
	786328965347	Life insurance - Aug 2026			119.00
	786328965347	Life insurance - Aug 2026			23.80
	786328965347	Life insurance - Aug 2026			95.20
		Total for Check Number 31500:		0.00	238.00
		Total for Vendor THE04 (THE HARTFORD INC):		0.00	238.00
31454	TRU05	TRUCKEE SANITARY DISTRICT	07/29/2026		
	0000831	T-TSA User Charges 07/01-12/31/2026			1,902.81
	0000831	T-TSA User Charges 07/01-12/31/2026			593.49
	0000831	T-TSA User Charges 07/01-12/31/2026			821,004.35
	0000831	T-TSA User Charges 07/01-12/31/2026			582.00
	0000831	T-TSA User Charges 07/01-12/31/2026			3,208.66
		Total for Check Number 31454:		0.00	827,291.31
		Total for Vendor TRU05 (TRUCKEE SANITARY DISTRICT):		0.00	827,291.31
31444	TRU06	TRUCKEE TAHOE LUMBER CO	07/22/2026		
	788761	Wood for Pappe's Bridge Boardwalk			4,926.68
		Total for Check Number 31444:		0.00	4,926.68
		Total for Vendor TRU06 (TRUCKEE TAHOE LUMBER CO):		0.00	4,926.68

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
31455	UND01 1566532026	UNDERGROUND SERVICE ALERT Annual membership 01/01-12/31/2026 Tickets	07/29/2026		900.67
Total for Check Number 31455:				0.00	900.67
Total for Vendor UND01 (UNDERGROUND SERVICE ALERT):				0.00	900.67
31501	USB01	US BANK CORPORATE PAYMENT SYS	08/19/2026		
	Jul Contardi	The Home Depot - Carburetor for weed whacker			63.77
	Jul Contardi	Truckee Rents - Vibratory Plate			3,831.35
	Jul Contardi	Reno Embroidery - Uniform shirts hats - Depos			1,039.50
	Jul Dwyer	Sacramento State - Water Treatment Plant Op clc			100.00
	Jul Dwyer	HomeDepot-ComboKit pole saw trimmer batteric			2,232.43
	Jul Dwyer	HomeDepot - 10" saw chain			31.59
	Jul Evans	DXP Plumbing Solutions - Bladder kit for TH1			204.00
	Jul Evans	DXP Plumbing Solutions - Bladder kit for TH1 t			49.47
	Jul Geary	CA Water Board - D3 cert renewal - Geary			90.00
	Jul Geary	Spindleshanks - Welcome Lunch for Jensen - Ad			154.61
	Jul Geary	Spindleshanks - Lunch meeting - Radanovich G			49.19
	Jul Geary	CA Water Board - D3 cert renewal service fee - C			2.48
	Jul Geary	Coffee Bar - Coffee - Geary			12.10
	Jul Gibeaut	Raley's - Memorial Ceremony for Roy Bain			35.90
	Jul Gibeaut	FDAC - Membership dues for Tier 2 - Gibeaut			500.00
	Jul Gibeaut	Raley's - Memorial Ceremony for Bill Zahn			49.86
	Jul Goates	The Fish Market - Meal - ESRI Conference - Go			33.22
	Jul Goates	Amazon Web Service - Raw cloud storage servc			1,821.31
	Jul Goates	Brigantine Seafood - Meal - ESRI Conference - t			20.44
	Jul Goates	Stay Classy Bikes - Bike rental - ESRI Conferen			110.00
	Jul Goates	Courtyard by Marriott - Lodging - ESRI Confere			1,099.16
	Jul Goates	Southwest Airlines - Baggage fee - ESRI Confer			45.00
	Jul Goates	Backblaze - Cloud data storage			144.70
	Jul Goates	Ketch - Meal - ESRI Conference - Goates			30.66
	Jul Goates	Wasabi - Data storage			7.22
	Jul Goates	Southwest Airlines - Baggage fee - ESRI Confer			45.00
	Jul Goates	SMTP2GO - Email relaying service			15.00
	Jul Goates	NORI Sushi - Meal - ESRI Conference - Goates			48.55
	Jul Larivee	American Heart Shop - HeartCode BLS class ma			-37.00
	Jul Larivee	American Heart Shop - HeartCode BLS class ma			37.00
	Jul Larivee	American Heart Shop - BLS Provider Course Vi			103.40
	Jul Mallonee	ROM Corp - Springs magnets for roll-up door c			52.92
	Jul Martin	Red Truck-Lunch meeting-Special District Area			156.54
	Jul Martin	Walmart - District BBQ - Utilities Admin Fire			161.42
	Jul Martin	Walmart - District BBQ - Utilities Admin Fire			7.36
	Jul Zangara	National Notary Association - CA Nortary Traini			700.27
	Jul Zangara	Doughboys Donuts - Board meeting donuts			19.99
	Jul Zangara	Column - Fire Fees Legal Posting			226.78
	Jul Zangara	Raley's - District BBQ - Utilities Admin Fire			112.55
	Jul Zangara	Raley's - Board meeting breakfast			12.27
	Jul Zangara	Raley's - Lunch meeting-Special District Area D			26.05
	Jul Zangara	Zoom - Zoom subscription - 1 year - Zangara			169.90
Total for Check Number 31501:				0.00	13,615.96
Total for Vendor USB01 (US BANK CORPORATE PAYMENT SYSTEM):				0.00	13,615.96
31482	VER01 6149589889	VERIZON WIRELESS Cell phones 06/26-07/25/2026	08/12/2026		286.62

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	6149589889	Cell phones 06/26-07/25/2026			52.68
	6149589889	Cell phones 06/26-07/25/2026			12.67
	6149589889	Cell phones 06/26-07/25/2026			51.27
	6149589889	Cell phones 06/26-07/25/2026			12.67
	6149589890	Dumpster site gate cell service 06/26-07/25/2026			38.01
	6149589890	Admin internet backup 06/26-07/25/2026			38.01
	6149589890	SCADA alarm lines and connectivity 06/26-07/2			140.71
	6149589890	SCADA alarm lines and connectivity 06/26-07/2			82.68
	6149589890	SCADA alarm lines and connectivity 06/26-07/2			170.72
	6149675490	Sewer flow meters 06/28-07/27/2026			184.94
Total for Check Number 31482:				0.00	1,070.98
Total for Vendor VER01 (VERIZON WIRELESS):				0.00	1,070.98
31483	VER02	VERTEXONE SOFTWARE LLC	08/12/2026		
	038-FI000005115	WaterSmart annual platform renewal Year 5 of 5			4,821.68
	038-FI000005115	WaterSmart annual platform renewal Year 5 of 5			4,821.67
Total for Check Number 31483:				0.00	9,643.35
Total for Vendor VER02 (VERTEXONE SOFTWARE LLC):				0.00	9,643.35
31445	VIT01	VITAL RECORDS CONTROL	07/22/2026		
	6641480	Monthly shredding service - Jul 2026			100.95
Total for Check Number 31445:				0.00	100.95
31502	VIT01	VITAL RECORDS CONTROL	08/19/2026		
	6779510	Monthly shredding service - Aug 2026			125.53
Total for Check Number 31502:				0.00	125.53
Total for Vendor VIT01 (VITAL RECORDS CONTROL):				0.00	226.48
31471	WES07	WESTERN STATES FIRE PROTECTION	08/05/2026		
	WSF791635	Fire suppression system - 5 year inspection - Stat			1,000.00
	WSF791855	Fire suppression system - Repipe main drain - St			2,300.00
Total for Check Number 31471:				0.00	3,300.00
31503	WES07	WESTERN STATES FIRE PROTECTION	08/19/2026		
	199494	Admin bldg fire alarm monitoring 09/01-11/30/2			75.00
	WSF791674	5-year fire suppression system inspection - WTP			1,000.00
	WSF792510	5-year fire suppression system inspection - Static			1,000.00
	WSF793108	5-year fire suppression system inspection - Boos			1,000.00
	WSF793433	5-year fire suppression system inspection - MVV			1,000.00
	WSF793434	5-year fire suppression system inspection- Equip			1,000.00
	WSF793435	5-year fire suppression system inspection- Utility			1,000.00
	WSF793436	5-year fire suppression system inspection - Utilit			1,000.00
	WSF793437	5-year fire suppression system inspection - Adm			1,000.00
	WSF795438	Fire suppression system antifreeze replacement -			7,598.00
Total for Check Number 31503:				0.00	15,673.00
Total for Vendor WES07 (WESTERN STATES FIRE PROTECTION):				0.00	18,973.00



N.C.S.D

Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarcisd.org

Board of Directors

John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Forni
Candace Roeder

General Manager

Mike Geary, PE

AGENDA ITEM #2

Northstar Property Owners Association

There is no written report for this agenda item.



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General Manager

Mike Geary, PE

AGENDA ITEM #3

Northstar California/Vail

There is no written report for this agenda item.

T-TSA BOARD MEETING SUMMARY

06/17/2026 Regular Board Meeting

1) The July 15th, 2026 – This Regular Meeting was held in person.

- Board Meeting Agendas, Minutes, & Videos: <https://ttsa.portal.civicclerk.com>
- Board Meeting Videos are also still available on YouTube (link): www.youtube.com/@TTSABoardVideos

2) Status Report:

a) Operations Report:

- All plant waste discharge requirements were met, and the plant performed well in June.
- Cleaned and acid-washed the centrifuge concentrate tank, feed tank, and all associated piping. Work included draining and isolating the system, removing residual solids, performing a high-pressure rinse, and applying an acid wash to break down scale and accumulated chemical deposits.
- Completed full cleaning of chemical treatment side one, including inspection of fittings, valves, and internal surfaces to confirm proper flow and equipment readiness.
- Received the Tentative Waste Discharge Requirements and initiated review, comment preparation, staff coordination, and planning for the October 1st hearing.

b) Capital Projects Report:

- Clean Water Revitalization Project (CWRP): WRP-37. Carollo Preliminary Design Report in progress. Board of Directors Study Session (workshop) planned for mid to late September.
- Digestion Improvements Project: WRP-10. Brown and Caldwell (BC) 60% Design is in progress.
- Network Upgrades Project: WRP-38. Jacobs 90% Design is in progress.
- SCADA Upgrades Project: WRP-39. Design services scoping and draft RFP in progress.
- TRI Rehabilitation Project: TRI-RR-2/TRI-RR-3. Design services scoping and draft RFP in progress.

c) Laboratory Report:

- Laboratory Information Management System (LIMS) enhancements.
- Continued CDPH Covid sampling for the Department of Health.

d) Public Outreach and Training/Conferences:

- Hosted T-TSA Area (Member District) General Managers Meeting at T-TSA.
- Continued Public Outreach and Strategic Planning for CWRP with Member Districts.
- Public Outreach at the Truckee Airport Air Show – 674 Connections made.
- Presentation to CTA about CWRP on 7/10/26.
- “Good Morning Truckee” Presentation coming up on 7/21/26.
- Second Quarter Safety Committee Meeting & First Responder Drill.
- Staff All-Hands Meeting and Safety Award Distribution.
- All Staff Safety Training for PPE and Heat Awareness.
- CSDA General Manager Leadership Summit – Newport Beach, June.
- M365 Cliptraining: Microsoft Training for select staff is ongoing.
- CSDA SB 827 Required Fiscal and Financial Training.

e) Other Items Report:

• The Board Approved:

- The Consent Agenda: Approval of the Regular Board Meeting Minutes from June 17th, 2026.
- Public Hearing and Approval of Resolutions for the 2025-2026 Delinquent Tax Roll Billing Reports and Approving the Billing and Collection of these Delinquent Charges on the 2026-2027 County Tax Rolls; (1) Resolution No. 07-2026 for All Delinquent Charges, (2) No. 08-2026 Nevada County, and (3) No. 09-2026 Placer County.
- Approval of the Service Agreement for the Agency Service Charge Rate & Connection Fee Study by HDR Engineering.

• Additional Items:

- Public comment received from Michael Taylor of Alpine View Estates, LLC.
- The next regular Board of Directors meeting is August 19th, 2026.



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Electric Vehicle Truck Purchase

DATE: August 19, 2026

TO: District Board Members

FROM: Eric Martin, Director of Public Works and Travis Dwyer, Senior Utility Services Worker

SUBJECT: Approval of an Electric Vehicle Truck Purchase

BACKGROUND: To achieve newly enforced requirements of the California Bureau of Automotive Repair (BAR) vehicle emission testing program, two vehicles were identified as needing immediate replacement: a 2005 Chevrolet 3500 (146,544 mi) and a 2007 Ford F350 (126,893 mi). These vehicles have since been sold at auction, and the first replacement vehicle, a F550 regular cab dump bed truck, was purchased in FY 2025-26.

DISCUSSION: Staff are seeking approval for replacement of the second vehicle with a Chevrolet Silverado EV. A quotation has been provided by Winner Chevrolet under California Multiple Award Schedule (CMAS) pricing. CMAS prices are negotiated for official state purposes to be fair, reasonable and competitive. The pricing is typically much less than market rates for vehicles.

FISCAL/RESOURCE IMPACTS: Winner Chevrolet's quotation totals \$69,978.61 which includes fees, tax and delivery, but excludes state electric vehicle rebates. It is anticipated that a California Clean Fuel Reward rebate will be applicable to the purchase, pending state funding availability at time of delivery. This rebate currently totals \$7,500. Should the full rebate amount be available, the total net cost for the vehicle would total \$62,478.61. This purchase was contemplated in the FY 2026-27 budget. It is proposed that capital reserve funds be used for the purchase based on how the vehicle is used.

RECOMMENDATION: Approve the purchase of a Chevrolet Silverado EV truck for \$69,978.61.

ATTACHMENT: Winner Chevrolet Vehicle Purchase Quotation dated June 30, 2026

DATE PREPARED: August 6, 2026

7220 Fawn Way,
Sacramento, CA 95823
(916)509-8595 - Desk
(916)813-4592 - Cell

TO: Travis Dwyer
Northstar CSD
900 Northstar Drive
Truckee, CA 96161

(530) 414-5604

DATE June 30, 2026
Quotation # C6425G
FAN # 977213

Prepared by: Casey De Koning

Comments or special instructions: Vehicle build and options are in additional pages.
State Contract # 1-22-23-20D

Description		AMOUNT
Line 42A Chevrolet Silverado EV 4x4		\$ 49,997.00
Options (Refer to Window Sticker):		\$ 3,570.00
Upgrade to Extended Range 424 Miles / 5WT		\$ 11,215.00
**** Please review, sign, and return a copy of the quote and **** **** specs with the PO or the vehicle will not be ordered. **** ****Shipping charge added for deliveries beyond Sacramento. No charge for will call.****		
(Order Acknowledgment Signature) (Date) CA Tire Fee: \$1.75 / Per Tire	Subtotal	\$ 64,782.00
	DOC Fee	\$ 85.00
	Taxable Subtotal:	\$ 64,867.00
	Tax Rate(Subject to change): 7.250%	\$ 4,702.86
	Tire Fee:	\$8.75
	Fuel	\$0.00
Delivery Charge:		\$400.00
Total:		\$ 69,978.61
QTY	1	Grand Total \$ 69,978.61

If you have any questions concerning this quotation, contact Casey De Koning at (916)509-8595 or email at cdekoning@knightelkgrove.com or casey@winnerchevy.com

THANK YOU FOR YOUR BUSINESS!



Winner Chevrolet Inc. / Elk Grove Auto

Casey De Koning | 916-813-4592 |
casey@winnerchevy.com/cdekoning@knightelkgrove.com

Vehicle: [Fleet] 2026 Chevrolet Silverado EV (CT35843) e4WD Crew Cab Extended Range Work Truck (
✔ Complete)



Note:Photo may not represent exact vehicle or selected equipment.

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 28825. Data Updated: Jun 25, 2026 1:49:00 AM UTC.



Winner Chevrolet Inc. / Elk Grove Auto

Casey De Koning | 916-813-4592 |
casey@winnerchevy.com/cdekoning@knightelkgrove.com

Table of Contents

- Vehicle Image
- Dealership Information
- Window Sticker
- Standard Equipment
- Weight Rating
- Technical Specifications

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Winner Chevrolet Inc. / Elk Grove Auto

Casey De Koning | 916-813-4592 |
casey@winnerchevy.com/cdekoning@knightelkgrove.com

Winner Chevrolet Inc. / Elk Grove Auto

Prepared By:

Casey De Koning
Winner Chevrolet Inc. / Elk Grove Auto
916-813-4592
casey@winnerchevy.com/cdekoning@knightelkgrove.com

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casey@winnerchevy.com/cdekoning@knightelkgrove.com

Vehicle: [Fleet] 2026 Chevrolet Silverado EV (CT35843) e4WD Crew Cab Extended Range Work Truck (
✔ Complete)

Window Sticker

SUMMARY

[Fleet] 2026 Chevrolet Silverado EV (CT35843) e4WD Crew Cab Extended Range Work Truck

- Interior:Black, Evotex seat trim
- Exterior 1:Summit White
- Exterior 2:No color has been selected.
- Engine, none
- Transmission, none

OPTIONS

CODE	MODEL	MSRP
CT35843	[Fleet] 2026 Chevrolet Silverado EV (CT35843) e4WD Crew Cab Extended Range Work Truck	
OPTIONS		
5WI	LPO, Utility Wall Latch Kit (2-pack) Inc.	
5WT	Work Truck Preferred Equipment Group	\$0.00
AR9	Seats, front bucket	\$0.00
CGN	Chevytec spray-on bedliner, Black	\$545.00
EN0	Engine, none	\$0.00
ETI	Battery Pack, Extended Range	\$0.00
GAZ	Summit White	\$0.00
H9F	Black, Evotex seat trim	\$0.00
MF1	Transmission, none	\$0.00
PCR	LPO, Utility Wall Package	\$1,075.00
PSC	Dual Level Charge Cord, dual-mode	\$0.00
QWJ	Tires, LT265/70R18, all-season blackwall	\$0.00
RIP	Wheels, 18" X 8.5" (45.7 cm x 21.6 cm)	\$0.00
RVY	LPO, Bedside Utility Wall Inc.	
S4K	LPO, Utility Wall Strap Kit Inc.	
VK3	License plate bracket, front, front mounting package	
VOZ	LPO, Hard Folding Truck Bed cover	\$1,950.00

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Winner Chevrolet Inc. / Elk Grove Auto

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Vehicle: [Fleet] 2026 Chevrolet Silverado EV (CT35843) e4WD Crew Cab Extended Range Work Truck (
✔ Complete)

VQ2	Fleet Processing Option	\$0.00
XRJ	Dual Motor 4WD	\$0.00
YF5	Emissions, California state requirements	

FUEL ECONOMY

Est City:N/A
Est Highway:N/A
Est Highway Cruising Range:N/A

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Winner Chevrolet Inc. / Elk Grove Auto

Casey De Koning | 916-813-4592 |
casey@winnerchevy.com/cdekoning@knightelkgrove.com

Vehicle: [Fleet] 2026 Chevrolet Silverado EV (CT35843) e4WD Crew Cab Extended Range Work Truck (
✔ Complete)

Standard Equipment

Package
Trailer Integration Package (Work Truck), includes (JL1) Trailer brake controller and (PZ8) Hitch View
Assisted Driving Package includes (UGN) Enhanced Automatic Emergency Braking, (UVZ) Reverse Automatic Braking, (UFB) Rear Cross Traffic Braking, (CTB) Intersection Automatic Emergency Braking, (UKK) Rear Pedestrian Alert, (HS1) Safety Alert Seat, (UOW) Side Bicyclist Alert, (UVX) Traffic Sign Recognition, (UV2) HD Surround Vision and (KSG) Adaptive Cruise Control (Includes (UKI) Blind Zone Steering Assist and (UKM) Lane Keep Assist with Lane Departure Warning.)
WT Plus Package includes (RIP) 18" high gloss Black painted aluminum wheels, (QK2) Multi-Flex Tailgate, (QT5) Tailgate, gate function manual with EZ Lift, (BVE) Assist steps, (KV7) Offboarding Power, (ZL6) Trailer Integration Package, (K2O) 19.2 kW high-voltage Charging Module
Mechanical
Engine, none (STD)
Battery Pack, Extended Range (Up to 510 hp and 580 lb-ft of torque in Tow/Haul Mode.) (STD)
Transmission, none (STD)
Dual Motor 4WD Performance Torque Vectoring Dual Motor 4WD (Electronic), 2 motors (1 front & 1 rear electric drive unit) (STD)
Dual Level Charge Cord, dual-mode portable, 120-volt (1.4 kW) and 240-volt (7.7 kW) capability, swappable NEMA 5-15 and NEMA 14-50 plugs with SAE J1772 vehicle connection
GVWR, 9990 lbs. (4531 kg)
Pickup bed, 5 ft 11 inches
Electronic Precision Shift electronic transmission range selector with Low selection for throttle off regenerative braking and one-pedal driving capability
Emission system zero emission vehicle (ZEV)
Chassis, Dual Motor 4WD
Front Drive Unit 1-motor, Integrated Inverter, Park System
Rear Drive Unit 1-motor, Integrated Inverter
DC fast charging (20MOD is 670V, up to 300kW)
Charging module, 19.2 kW high-voltage
Vehicle-to-home all V2H-capable GM EV's can provide power to your properly equipped home in a blackout to all equipment groups (The GM Energy PowerShift Charger and GM Energy V2H Enablement Kit requires an adequately charged and properly equipped GM EV having bidirectional charging capabilities, a properly equipped home, and proper grid interconnection. Some eligible 24MY EVs will require a dealership or over-the-air update to enable bidirectional charging. Weather conditions, life of the battery, vehicle variation and usage, and other external factors may impact the duration of power supply. Power supply may be interrupted. It is not recommended that the following devices be powered with the GM Energy PowerShift Charger and V2H Enablement Kit: Medical Devices.)

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Vehicle: [Fleet] 2026 Chevrolet Silverado EV (CT35843) e4WD Crew Cab Extended Range Work Truck (
✔ Complete)

Mechanical

- Suspension, 4-wheel independent suspension with premium ride and handling
- Brakes, front and rear sliding caliper disc with DURALIFE rotors, with Variable Regen on Demand capability
- Brake rotor, FNC
- Trailer brake controller, integrated
- Tow/Haul Mode
- Jack, mechanical, with tools located in the eTrunk

Exterior

- Wheels, 18" X 8.5" (45.7 cm x 21.6 cm) high gloss Black painted aluminum (STD)
- Tires, LT265/70R18, all-season blackwall
- Wheel, spare, 18" X 8.0" (45.7 cm x 20.3 cm), steel
- Tire, spare LT225/65R18, all-season blackwall
- Assist steps, Black, wheel to wheel
- Shutters, front upper and lower grille, active
- IntelliBeam, automatic high beam on/off
- Headlamps, LED with LED Daytime Running Lamps
- Tail lamps, LED
- LED Cargo Area Lighting located in cargo bed activated with switch on instrument panel
- Mirrors, outside heated power-adjustable
- Mirror caps, painted Black
- Window, front side, solar absorbing
- Window, rear side, solar absorbing, privacy tinting
- Glass, deep-tinted, rear door and rear cab
- Tailgate, Muti-Flex, with six functional load/access features NOTE: Auto release can be disabled if ball hitch is installed. See Owner's manual for details
- Tailgate, gate function manual with EZ Lift, includes power lock and release
- Tailgate, locking
- Door handles, body-color

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✔ Complete)

Entertainment

- SiriusXM Trial Subscription (IMPORTANT: the SiriusXM trial subscription is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. Trial subscription is subject to the SiriusXM Customer Agreement and privacy policy, visit www.siriusxm.com which includes full terms and how to cancel. All fees, content, features, and availability are subject to change.)
- Audio System, 17.7" diagonal advanced color LCD display with Google built-in compatibility (select service plan required, terms and limitations apply), including navigation capability, connected apps, personalized profiles for each driver's settings, Natural Voice Recognition
- Audio system feature, 6-speaker system
- Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)
- 5G vehicle connectivity

Interior

- Seats, front bucket (STD)
- Evotex seat trim
- Seat adjuster, driver 6-way manual
- Seat adjuster, front passenger 4-way manual
- Seat, rear 60/40 folding bench
- Center console, floor-mounted 4 cup holders, USB port, Auxiliary and 120V Power Outlets
- Floor Covering, all-weather vinyl flooring
- Steering Wheel, urethane
- Steering column, manual tilt and telescoping
- Steering wheel audio controls
- Driver Information Center 11" diagonal display with fully digital color
- Windows, remote Express-Down, front and rear door windows
- Door locks, power
- Remote vehicle starter system pre-conditioning
- Keyless Open and Start includes remote keyless entry
- Adaptive Cruise Control (Included with (AS2) Assisted Driving Package.)
- Theft-deterrent system, unauthorized entry
- Alarm, remote panic
- USB Ports, 2, Type-C Charge/Data ports located on floor console
- USB Ports, rear, dual, Type-C charge-only
- Power outlet, front console, 12-volt

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Vehicle: [Fleet] 2026 Chevrolet Silverado EV (CT35843) e4WD Crew Cab Extended Range Work Truck (
✔ Complete)

Interior	
	Power outlet, 120-volt, on back of floor console
	Power outlet, 110-volt, located in the eTrunk
	Power outlets, bed mounted, 4 120-volt
	Power outlet, bed mounted, 240-volt
	Offboarding Power, 7.2 kW, split phase, AC power (10.2 kW with accessory Power Bar, when equipped with (K2O) 19.2 kW high-voltage Charging Module.)
	Air conditioning, dual-zone automatic climate control
	Air vents, rear, heating/cooling
	Air filter, pollutant
	Air conditioning, refrigerant, low GWP
	Defogger, rear-window electric
	Sensor, cabin humidity and windshield temperature
	Map pocket, front passenger seatback
	Mirror, inside rearview manual tilt, day/night
	eTrunk, lockable weather-proof and lit compartment with 120 volt outlet, cargo tie-downs and drain holes

Safety-Mechanical	
	Enhanced Automatic Emergency Braking (Included with (AS2) Assisted Driving Package.)
	Reverse Automatic Braking (Included with (AS2) Assisted Driving Package.)
	Rear Cross Traffic Braking (Included with (AS2) Assisted Driving Package.)
	Front Pedestrian and Bicyclist Braking
	Intersection Automatic Emergency Braking intersection alert, braking (Included with (AS2) Assisted Driving Package.)
	StabiliTrak, Stability Control System with Proactive Roll Avoidance and traction control includes electronic trailer sway control and hill start assist

Safety-Interior	
	Airbags, Frontal airbags for driver and front passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
	OnStar Services capable (See onstar.com for details and limitations. Services vary by model. Service plan required.)
	Side Bicyclist Alert (Included with (AS2) Assisted Driving Package.)

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Vehicle: [Fleet] 2026 Chevrolet Silverado EV (CT35843) e4WD Crew Cab Extended Range Work Truck (
✔ Complete)

Safety-Interior	
	LED Reflective Windshield Collision Alert
	Traffic Sign Recognition (Included with (AS2) Assisted Driving Package.)
	HD Surround Vision with Trailer View Camera Provision (Included with (AS2) Assisted Driving Package.)
	Blind Zone Steering Assist (Included with (AS2) Assisted Driving Package.)
	Lane Keep Assist with Lane Departure Warning, enhanced (Included with (AS2) Assisted Driving Package.)
	Front and Rear Parking Assist
	Hitch View
	Hitch Guidance
	Following Distance Indicator
	Forward Collision alert
	Rear Pedestrian Alert (Included with (AS2) Assisted Driving Package.)
	Rear Seat Reminder
	Seat Belt adjustable Guide Loops, front row
	Seat Belt, front passenger presence detector
	Seat belt, rear passenger presence detector
	Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings or Teen Driver menu
	LATCH system (Lower Anchors and Tethers for CHildren) for child restraints seats
	Safety Alert Seat (Included with (AS2) Assisted Driving Package.)
	Door locks, rear child security lock manual child lock system (rear door latch)
	Teen Driver configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver
	Tire Pressure Monitoring System auto learn, includes Tire Fill Alert
	OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need (Requires (UE1) OnStar. OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software. OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)
Processing-Other	
	Trailer Information Label

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Vehicle: [Fleet] 2026 Chevrolet Silverado EV (CT35843) e4WD Crew Cab Extended Range Work Truck (
✔ Complete)

WARRANTY

Warranty Note: <<< Preliminary 2026 Warranty >>>
Basic Years: 3
Basic Miles/km: 36,000
Corrosion Years (Rust-Through): 6
Corrosion Years: 3
Corrosion Miles/km (Rust-Through): 100,000
Corrosion Miles/km: 36,000
Hybrid/Electric Components Years: 8
Hybrid/Electric Components Miles/km: 100,000
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000
Roadside Assistance Note: Towing: 8 Years/100,000 Miles
Maintenance Note: First Visit: 12 Months/12,000 Miles

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Vehicle: [Fleet] 2026 Chevrolet Silverado EV (CT35843) e4WD Crew Cab Extended Range Work Truck (
✔ Complete)

Weight Ratings

WEIGHT RATINGS	
Front Gross Axle Weight Rating:	N/A
Rear Gross Axle Weight Rating:	N/A
Gross Vehicle Weight Rating:	9990.00 lbs

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Vehicle: [Fleet] 2026 Chevrolet Silverado EV (CT35843) e4WD Crew Cab Extended Range Work Truck (Complete)

Technical Specifications

Powertrain

Transmission

Drivetrain	Four Wheel Drive	Trans Order Code	MF1
Trans Type	1	Trans Description Cont.	N/A
Trans Description Cont. Again	N/A	First Gear Ratio (:1)	N/A
Reverse Ratio (:1)	N/A	Clutch Size	N/A
Trans Power Take Off	N/A	Final Drive Axle Ratio (:1)	N/A
Transfer Case Model	N/A	Transfer Case Gear Ratio (:1), High	N/A
Transfer Case Gear Ratio (:1), Low	N/A	Transfer Case Power Take Off	N/A

Mileage

EPA Fuel Economy Est - Hwy	N/A	Cruising Range - City	N/A
EPA Fuel Economy Est - City	N/A	Fuel Economy Est-Combined	N/A
Cruising Range - Hwy	N/A	Estimated Battery Range	424 mi

Engine

Engine Order Code	EN0	Engine Type	Electric
Displacement	N/A	Fuel System	Electric
SAE Net Horsepower @ RPM	N/A	SAE Net Torque @ RPM	N/A
Engine Oil Cooler	N/A		

Electrical

Cold Cranking Amps @ 0° F (Primary)	N/A	Cold Cranking Amps @ 0° F (2nd)	N/A
Cold Cranking Amps @ 0° F (3rd)	N/A	Maximum Alternator Capacity (amps)	N/A

Cooling System

Total Cooling System Capacity	N/A
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Traction Battery

Usable/net Traction Battery Capacity (kWh)	N/A	Gross Traction Battery Capacity (kWh)	N/A
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✔ Complete)

Vehicle

Emissions

Tons/yr of CO2 Emissions @ 15K mi/year	N/A	EPA Greenhouse Gas Score	N/A
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Chassis

Weight Information

Standard Weight - Front	0.00 lbs	Standard Weight - Rear	0.00 lbs
Base Curb Weight	N/A	Gross Axle Wt Rating - Front	N/A
Gross Axle Wt Rating - Rear	N/A	Curb Weight - Front	N/A
Curb Weight - Rear	N/A	Option Weight - Front	0.00 lbs
Option Weight - Rear	0.00 lbs	Reserve Axle Capacity - Front	N/A
Reserve Axle Capacity - Rear	N/A	As Spec'd Curb Weight	N/A
As Spec'd Payload	N/A	Maximum Payload Capacity	N/A
Gross Combined Wt Rating	21400 lbs	Gross Axle Weight Rating	N/A
Curb Weight	N/A	Reserve Axle Capacity	N/A
Total Option Weight	0.00 lbs	Payload Weight Front	0 lbs
Payload Weight Rear	0 lbs	Gross Vehicle Weight Rating	9990.00 lbs

Trailer

Dead Weight Hitch - Max Trailer Wt.	5000 lbs	Dead Weight Hitch - Max Tongue Wt.	500 lbs
Wt Distributing Hitch - Max Trailer Wt.	12500 lbs	Wt Distributing Hitch - Max Tongue Wt.	1250 lbs
Fifth Wheel Hitch - Max Trailer Wt.	N/A	Fifth Wheel Hitch - Max Tongue Wt.	N/A
Maximum Trailering Capacity	12500 lbs		

Frame

Frame Type	N/A	Sect Modulus Rails Only	N/A
Frame RBM	N/A	Frame Strength	N/A
Frame Thickness	N/A		

Suspension

Suspension Type - Front	Independent	Suspension Type - Rear	Independent
Spring Capacity - Front	N/A	Spring Capacity - Rear	N/A

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Chassis

Suspension

Axle Type - Front	N/A	Axle Type - Rear	N/A
Axle Capacity - Front	N/A	Axle Capacity - Rear	N/A
Axle Ratio (:1) - Front	N/A	Axle Ratio (:1) - Rear	N/A
Shock Absorber Diameter - Front	N/A	Shock Absorber Diameter - Rear	N/A
Stabilizer Bar Diameter - Front	N/A	Stabilizer Bar Diameter - Rear	N/A

Tires

Front Tire Order Code	QWJ	Rear Tire Order Code	QWJ
Spare Tire Order Code	ZBD	Front Tire Size	LT265/70R18
Rear Tire Size	LT265/70R18	Spare Tire Size	LT225/65R18
Front Tire Capacity	N/A	Rear Tire Capacity	N/A
Spare Tire Capacity	N/A	Revolutions/Mile @ 45 mph - Front	N/A
Revolutions/Mile @ 45 mph - Rear	N/A	Revolutions/Mile @ 45 mph - Spare	N/A

Wheels

Front Wheel Size	18 x 8.5 in	Rear Wheel Size	18 x 8.5 in
Spare Wheel Size	18 x 8 in	Front Wheel Material	Aluminum
Rear Wheel Material	Aluminum	Spare Wheel Material	Steel

Steering

Steering Type	N/A	Steering Ratio (:1), Overall	N/A
Steering Ratio (:1), On Center	N/A	Steering Ratio (:1), At Lock	N/A
Turning Diameter - Curb to Curb	44.0 ft	Turning Diameter - Wall to Wall	N/A

Brakes

Brake Type	Pwr	Brake ABS System	N/A
Brake ABS System (Second Line)	N/A	Disc - Front (Yes or)	Yes
Disc - Rear (Yes or)	Yes	Front Brake Rotor Diam x Thickness	N/A
Rear Brake Rotor Diam x Thickness	N/A	Drum - Rear (Yes or)	N/A
Rear Drum Diam x Width	N/A		

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✔ Complete)

Chassis

Fuel Tank

Fuel Tank Capacity, Approx	N/A	Aux Fuel Tank Capacity, Approx	N/A
Fuel Tank Location	N/A	Aux Fuel Tank Location	N/A

Dimensions

Interior Dimensions

Passenger Capacity	5	Front Head Room	41.87 in
Front Leg Room	44.85 in	Front Shoulder Room	64.92 in
Front Hip Room	61.95 in	Second Head Room	39.71 in
Second Leg Room	44.35 in	Second Shoulder Room	63.8 in
Second Hip Room	61.43 in		

Exterior Dimensions

Wheelbase	145.68 in	Length, Overall w/o rear bumper	N/A
Length, Overall w/rear bumper	N/A	Length, Overall	233.07 in
Width, Max w/o mirrors	85.27 in	Height, Overall	78.05 in
Overhang, Front	36.2 in	Overhang, Rear w/o bumper	51.23 in
Front Bumper to Back of Cab	N/A	Cab to Axle	N/A
Cab to End of Frame	N/A	Ground to Top of Load Floor	N/A
Ground to Top of Frame	N/A	Frame Width, Rear	N/A
Ground Clearance, Front	8.06 in	Ground Clearance, Rear	8.06 in
Body Length	0.00 ft	Cab to Body	N/A

Cargo Area Dimensions

Cargo Box Length @ Floor	N/A	Cargo Box Width @ Top, Rear	N/A
Cargo Box Width @ Floor	N/A	Cargo Box Width @ Wheelhousings	N/A
Cargo Box (Area) Height	N/A	Tailgate Width	N/A
Cargo Volume	10.8 ft³	Ext'd Cab Cargo Volume	N/A

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N • C • S • D

Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarcsd.org

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Better Tractor with Snow Blower Attachment Purchase

DATE: August 19, 2026

TO: District Board Members

FROM: Eric Martin, Director of Public Works and Travis Dwyer, Senior Utility Services Worker

SUBJECT: Approval of a Better Tractor with Snow Blower Attachment Purchase

BACKGROUND: The current snow removal fleet includes two small blowers, one large loader mounted blower, an extra-large Kodiak blower, three loaders (for both plowing and blowing), a motor grader, and two plow trucks. A second loader mounted blower was recently sold at auction and needs replacement. The District no longer leases snow removal equipment which historically included two additional loaders and an additional motor grader.

Staff recently updated the fleet component of the capital replacement plan seeking to provide the best value and performance for replacement snow removal equipment. Technologies are advancing, and new options are being considered where appropriate.

DISCUSSION: Staff are seeking approval for the purchase of a Better Tractor with a blower attachment from Sierra Equipment Supply. This vehicle fits a niche between our small- and large-sized blowers and will allow for efficient snow removal with only two loaders in the fleet. This is more cost efficient, and it better suits our operational needs. Better Tractor is relatively new to the US market, but their bi-directional tractor (e.g., blower on the front of the tractor, plow blade on the back) is currently being used to great success for snow removal in Tahoe Donner. Should there be future need, the tractor can also be outfitted with a plow blade, allowing for dual purpose use. However, the proposed purchase includes only the blower attachment.

With only one US dealer able to provide a quotation, competitive bidding is difficult. At the time of drafting this staff report, a quotation from a Canadian dealer has been sought. A comparison of pricing for a loader with a blower attachment is provided below.

FISCAL/RESOURCE IMPACTS: Sierra Equipment Supply's quotation totals \$270,081.25 which includes fees, tax, extended warranty and delivery. For comparison, pricing for a Caterpillar 926 Loader and Larue D35 Blower attachment totals \$465,586 (\$275,586 and \$190,000 respectively). This purchase was contemplated in the FY

2026-27 budget. It is proposed that snow capital reserve funds be used for the purchase based on how the vehicle is used.

RECOMMENDATION: Approve the purchase of a Better Tractor with blower attachment from Sierra Equipment Supply for \$270,081.25.

ATTACHMENT: Sierra Equipment Supply quotation dated July 30, 2026

DATE PREPARED: August 6, 2026

Sierra Equipment Supply
17356 Northwoods Blvd
Truckee, CA 96161-6045
5305820300
info@sierraequipmentsupply.com



INVOICE

BILL TO

Northstar Community Services
District
900 Northstar Drive
Northstar, CA 96161
USA

SHIP TO

Northstar Community
Services District
900 Northstar Drive
Northstar, CA 96161
USA

INVOICE # 1512

DATE 07/30/2026

DUE DATE 08/14/2026

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Better:Better 175 Green Tractor Better 175 Green Tractor	1	210,000.00	210,000.00T
Better 175 2026 Build Sheet Standard Configuration - IVECO FPT Engine 4 Cylinders 4500 cc Stage V1/ 170HP - Power 125 kW at 2200 rpm - REAR P.T.O. 540/1000 rpm clockwise and anticlockwise rotations with proportional coupling - REAR hydraulic threepoint - Cat. 2 quick coupling for the threepoint - Cat. C hitch - 4 independent steering wheels - 4-port proportional hydraulic distributors with double-effect control valves and 2 floats and 1 continuous flow - Nitrogen implements float control - 100% differential locking - Reverser - FPT Fixed Fan - Skid plate - Engine Pre Heater(110v) - Battery "Start & Stop" 105ah - 950 AEN - Ballast holder - 12 Ballasts of 33KG each - Red paint - Tires - Mitas 360/80 R24 H C M	1		0.00
Cab: - Heating			

ACTIVITY	QTY	RATE	AMOUNT
- Air conditioning			
- Radio system with Bluetooth - USB			
- Driving with Joystick / Pedal			
- Electronically operated rear threepoint			
- Reversible driver seat			
- Pneumatic adjustable seat with seat belts			
- Closed and soundproofed cab			
- 4 front and 4 rear work LED-lights			
- 2 LED-flashers			
- Heated Rear Glass			
- Engine Air Heater			
Better Warranty Extended Warranty up to 24 months.	1	1,500.00	1,500.00T
Pronovost P98134-GV45 98" wide snow blower	1	31,000.00	31,000.00T
Shipping Shipping, Freight & Delivery. *shipping is an estimate and could change at time of delivery	1	10,000.00	10,000.00

Ways to pay



SUBTOTAL	252,500.00
TAX	17,581.25
TOTAL	270,081.25
BALANCE DUE	\$270,081.25

View and pay



N·C·S·D

Northstar Community Services District
Northstar Fire Department
910 Northstar Drive, Truckee, CA 96161
P: 530.562.1212 • F: 530.562.0702 • www.northstarcسد.org

Board of Directors

John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Forni
Candace Roeder

General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

Fuels Management Contract Amendments

DATE: August 19, 2026

TO: District Board Members

FROM: Forester, Joe Barron #2984 and DPW Martin

SUBJECT: Fuels Management Contract Amendments and Budget Adjustment 27.01

BACKGROUND: Contracts with three fuels management contractors were awarded at the June 2026 Board meeting allowing for treatment of five project areas totaling 308.5 Acres for a total price of \$711,850. Hagerty Forestry was awarded work for treatment unit A1 (30.5 Acres) at \$2,800/Acre. Arevalo Tree and Defensible Space Services were awarded work for treatment unit A2 (27 Acres) at \$2,650/Acre. Elevated Tree Experts was awarded work for treatment units A3, A4, and A5 (73 Acres at \$2,700/Acre, 108 Acres at \$2,600/Acre, and 70 Acres at \$1,100/Acre respectively).

DISCUSSION: Proposals received for FY 2026\27 fuels management projects were significantly less than anticipated, and Fuels Management Staff desire to authorize additional work for Hagerty Forestry and Arevalo Tree & Defensible Space Services. The District will benefit from historically low per-acre treatment costs, allowing more forest fuels reduction acreage to be completed this year than originally anticipated.

Specifically, Staff propose to increase Hagerty Forestry's scope of work by 17.8 Acres at bid unit pricing. Staff also propose to increase Arevalo Tree and Defensible Space Services' scope of work by 14.8 Acres at bid unit pricing as well as allocating a contract allowance for hazard tree removal.

FISCAL/RESOURCE IMPACT: Contracts awarded for fuels treatment in FY 2026/27 totaled \$711,850 and the Forester's estimate for the project was \$1,148,700, a difference of \$436,850. Hagerty Forestry's contract award totaled \$85,400 and Arevalo's totaled \$71,550.

The proposed contract amendment with Hagerty Forestry totals \$49,854 for additional acreage treated. Funding is to be broken down as follows: Measure U: \$21,287, Trimont Cost-Share: \$21,287, CalFire Grant: \$7,280.

The proposed contract amendment with Arevalo Tree and Defensible Space Services totals \$99,240: \$39,240 for additional acreage treated, and \$60,000 for hazard tree removal. Funding is to be broken down as follows: Measure U: \$33,940, CalFire Grant: \$65,300.

The proposed amendments total \$149,094.

RECOMMENDATION: Staff recommend that Budget Adjustment 27.01 be processed and contract amendments be approved as follows:

- Hagerty Forestry: \$49,854 for an additional 17.805 treatment Acres
- Arevalo Tree and Defensible Space Services: \$99,240 - \$39,240 for an additional 14.808 treatment Acres, and \$60,000 for hazard tree removal.

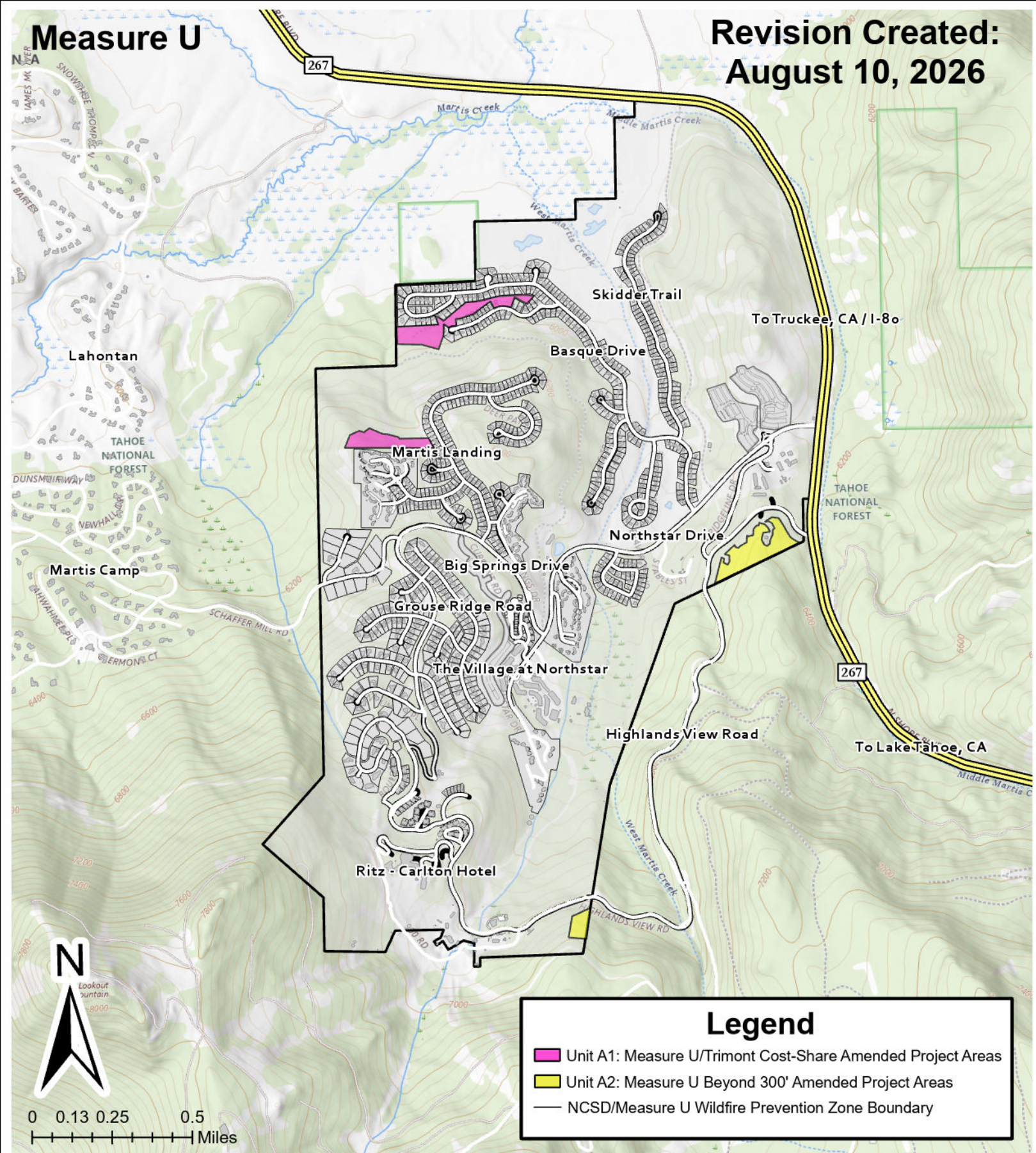
ATTACHMENTS:

1. Updated FY 2027 (Summer 2026) Measure U Work Plan Map Amendments

DATE PREPARED: August 10, 2026

Measure U

Revision Created:
August 10, 2026



FY 2027 (Summer 2026) Measure U Work Plan Map - AMENDMENTS

July 1, 2026 - June 30, 2027

Unit A1: 17.805 Acres
Unit A2: 14.808 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

Requested Budget Adjustment #27.01

DATE: August 19, 2026
TO: Board of Directors
FROM: Cheryl Plexico, Director of Finance & Accounting
SUBJECT: Requested Budget Adjustment #27.01

SUMMARY: As detailed by the Director Review of Payables policy (originally adopted 09/21/16), claims and demands need not be approved by the board of directors before payment if the District Treasurer has determined that the claims and demands conform to the District's approved budget. Budget adjustments are requested to either recognize unanticipated/significant expenditures or to avoid delays in vendor payments.

To facilitate payments to vendors related to the August 19, 2026 Fuels Management Contract Amendments, the following changes to related budgeted expense and revenue, specific to the CalFire Grant, are requested.

Adj #	Account Description	Fund	Account	Requested Adjustment
27.01	Fuels Management-Professional/Other Services Exp	620	4326	\$ 7,280
27.01	Fuels Management-Grant Revenue	620	3830	\$ (7,280)
27.01	Fuels Management-Professional/Other Services Exp	620	4326	\$ 65,300
27.01	Fuels Management-Grant Revenue	620	3830	\$ (65,300)

RECOMMENDATION: Approve Budget Adjustment totaling \$0 as detailed above.

FISCAL IMPACTS/COSTS: None

ATTACHMENTS: None

DATE PREPARED: August 11, 2026



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Board of Directors
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Mike Geary, PE

Update to the Northstar Community Services District Conflict of Interest

DATE: August 19, 2026

TO: District Board Members

FROM: Julie Zangara, Secretary of the Board

SUBJECT: Update to the Northstar Community Services District Conflict of Interest

BACKGROUND: The Political Reform Act requires every local government agency to review its Conflict of Interest Code every two years to determine if it complies with current law, accurately depicts the appropriate list of designated employees and the appropriate disclosure level and clearly indicates the agency filing officer. If the code does not adequately address these requirements, then the code must be amended.

DISCUSSION: The information provided by the California Fair Political Practices Commission states that "a designated employee is an officer, member or consultant of an agency whose position is designated in the code because the position entails the making or participation in the making of government decisions that may foreseeably have a material effect on his or her financial interest". In considering the above, it is prudent to amend the District's Conflict of Interest to replace the position of "Director of Finance and Administration" with "Director of Finance and Accounting" and to add the position of "Human Resources and Administrative Manager." The proposed replacement and added positions will be required to file for Disclosure Categories 1, 2, 3, 4, and 5.

FISCAL IMPACTS/COSTS: None

RECOMMENDATION: Approve Resolution 26-14 "Resolution Making Non-Substantive Amendments to the Conflict of Interest Code".

ATTACHMENTS:

1. Resolution 26-14 "Resolution Making Non-Substantive Amendments to the Conflict of Interest Code".

DATE PREPARED: August 6, 2026



N.C.S.D

Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
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Board of Directors

Warren "Chip" Brown, President
John Radanovich
Nancy Ives
Marilyn Forni
Michael "Spoon" Witherspoon

General Manager

Michael Staudenmayer

BOARD OF DIRECTORS NORTHSTAR COMMUNITY SERVICES DISTRICT

RESOLUTION NO. 26-14

RESOLUTION MAKING NON-SUBSTANTIVE AMENDMENTS TO THE CONFLICT OF INTEREST CODE

AS A BASIS AND PREMISE for this Resolution, the Board of Directors of the Northstar Community Services District ("District") finds as follows:

1. The Political Reform Act (California Government Code section 81000, *et seq.*) requires public agencies to adopt and promulgate conflict of interest codes.
2. The Fair Political Practices Commission ("FPPC") in adopting Title 2, Division 6 of the California Code of Regulations section 18730 created a standard Conflict of Interest Code, that may be incorporated by reference, and that the FPPC will amend from time to time to conform to statutory amendments of the Political Reform Act.
3. The District has adopted the standard FPPC Conflict of Interest Code, and last updated its Conflict of Interest Code and list of Designated Positions on August 21, 2024 in Resolution 24-19.
4. Recent management and legal review of the Conflict of Interest Code determined additional positions be added or replaced on the list of Designated Positions for the District. Specifically, the position of Human Resources and Administrative Manager has been added, and the Director of Finance and Administration position has been replaced with Director of Finance and Accounting.
5. It is in the District's best interests to amend the existing Conflict of Interest Code to make these non-substantive changes to the list of Designated Employees.

NOW, THEREFORE, THE BOARD OF DIRECTORS hereby resolves and orders as follows:

1. Designated Employees. The positions listed on Exhibit A are the Designated Employees for purposes of this Code. Individuals holding these positions are deemed to make or participate in the making of decisions that may foreseeably have a material effect on a financial interest. If one person holds more than one designated position, he or she shall file a Statement of Economic Interest (FPPC Form 700, "Disclosure Statement") based on the most extensive disclosures required of the positions held.
2. Amendments to Designated Positions List: The position of Human Resources and Administrative Manager and Director of Finance and Accounting (replacing the Director of Finance and Administration) are hereby added to the Designated Positions List as reflected in the Appendix below.

3. Filing Requirements for Newly Added Positions. The Human Resources and Administrative Manager and Director of Finance and Accounting shall file an Assuming Office statement within the time provided under Government Code section 87302(b) for the filing of initial statements required upon adoption of a code, or the time allowed for a new person assuming a position on the Designated Employees list, whichever is later. Section 87302(b) provides, “An initial statement shall be filed by each designated employee within 30 days after the effective date of the Conflict of Interest Code, disclosing investments, business positions, and interests in real property held on the effective date of the Conflict of Interest Code and income received during the 12 months before the effective date of the Conflict of Interest Code.”

4. Attachment of Appendix to Code. The Secretary is directed to attach the amended Designated Employees list set forth below to the District's existing Conflict of Interest Code.

PASSED AND ADOPTED on August 19, 2026, by the following roll call vote:

AYES:

NOES:

ABSENT:

John Radanovich
President, Board of Directors

ATTEST:

Julie Zangara
Secretary of the Board

EXHIBIT A

AMENDMENTS TO CONFLICT OF INTEREST CODE NORTHSTAR COMMUNITY SERVICES DISTRICT

CONFLICT OF INTEREST CODE

DESIGNATED EMPLOYEES (As Amended August 19, 2026)

Designated Positions	Disclosure Categories [See Appendix]
Board of Directors	1, 2, 3, 4, 5
General Manager	1, 2, 3, 4, 5
Fire Chief	1, 2, 3, 4, 5
Forester	1, 2, 3, 4, 5
Director of Public Works	1, 2, 3, 4, 5
District Engineer	1, 2, 3, 4, 5
IT/GIS Coordinator	1, 2, 3, 4, 5
Utilities Operation Manager	1, 2, 3, 4, 5
Human Resources Administrator	1, 2, 3, 4, 5
Human Resources and Administrative Manager	1, 2, 3, 4, 5
Secretary of the Board	1, 2, 3, 4, 5
Director of Finance and Accounting	1, 2, 3, 4, 5
Community Risk Reduction Chief	1, 2, 3, 4, 5
General Counsel	1, 2, 3, 4, 5
Measure U Oversight Committee	1
Consultants	

Consultants shall disclose pursuant to the broadest disclosure category in this Conflict of Interest Code subject to the following limitation:

The Manager or President may determine in writing that a particular consultant, although a "designated employee," is hired to perform a range of duties that is limited in scope and thus is not required to comply fully with the disclosure requirements described in this Code. Such written determination shall include a description of the consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The General Manager's or President's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

1, 2, 3, 4, 5

Summary of August 19, 2026 Amendments:

- Human Resources and Administrative Manager – position added
- Director of Finance and Administration – position replaced with Director of Finance and Accounting

APPENDIX

NORTHSTAR COMMUNITY SERVICES DISTRICT

CONFLICT OF INTEREST CODE

DISCLOSURE CATEGORIES

- Category 1: All interests in real property within the jurisdiction¹ of the District.
- Category 2: Investments and business positions in business entities or income from any entity doing business, including sources which engage in or may foreseeably engage in the acquisition or disposal of real property, within the jurisdiction of the District.²
- Category 3: Investments and business positions in any business entity or income from any sources which: (1) are contractors or subcontractors engaged in the performance of work or services of the type the district foreseeably uses, or (2) manufacture, sell or provide supplies, materials, books, machinery, services or equipment of the type the District foreseeably uses.²
- Category 4: Loans received or outstanding from any source that contracts with or may foreseeably contract with the District to provide services, supplies, equipment, or other property.
- Category 5: Gifts, honoraria or travel payments received from any source that contracts with or may foreseeably contract with the District to provide services, supplies, equipment, or other property.

¹ For purposes of this Appendix, "jurisdiction" is defined as the District boundaries and the area of Placer and Nevada Counties within a radius of 10 miles around the Town of Truckee.

² Examples of business entities or sources of income in Categories 2 and 3 include, but are not limited to, those specializing in: motor vehicles and specialty vehicles and parts therefore; construction; building materials or equipment; office equipment and supplies; petroleum products; lumber; irrigation equipment and supplies; safety equipment and supplies; engineering services; environmental analysis and testing services; real property or real estate development; newspapers and other publications; printing or reproduction services; employment and temporary help agencies; soil tests, compaction and grading; banks and savings and loans; insurance companies; public or private utilities; auditing or accounting services; medical services; insurance, financial or investment services or advising; and computer equipment, consulting or services, including data processing.



N • C • S • D

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General Manager

Mike Geary, PE

Five-Year Strategic Plan Update

DATE: August 19, 2026

TO: District Board Members

FROM: Mike Geary, General Manager and Eric Martin, Director of Public Works

SUBJECT: Strategic Plan Update

BACKGROUND: The District's Five-Year Strategic Plan was last comprehensively updated in 2016. The Plan requires updating given the District's evolving priorities and the increasingly dynamic regional environment and noted the importance of incorporating the Northstar Fire Department's separate 2024 Strategic Plan into a single, District-wide Five-Year Strategic Plan.

Staff also previewed key content areas anticipated for inclusion in the updated Plan (including new/expanded service categories and regional governance dynamics).

Between March and June 2026, four strategic plan surveys were circulated: one to Northstar customers, one to Martis Valley Water System customers, one to all NCSD Staff, and one to Board members and management staff.

A Board workshop was held on June 5, 2026, led by Maggie Steakley with the Glen Price Group to inform preparation of the Strategic Plan Update.

At the July meeting, a draft Strategic Plan Update was presented for comment. The plan includes the vision, mission, core values, and goals for the District as collectively decided at the workshop.

DISCUSSION: Changes to the draft Strategic Plan Update have been incorporated considering feedback received from staff and the Board. A proposed final version with graphics was produced by Maggie Steakley.

Staff worked internally to prepare an accompanying Work Plan which translates the Strategic Plan's goals and objectives into specific, actionable tasks for staff implementation. It establishes clear responsibilities, timelines, deliverables, and performance measures using SMART principles (Specific, Measurable, Attainable, Relevant, and Time-Based) to support accountability and consistent progress toward organizational priorities. The Work Plan will also inform staff performance evaluations based on

measurable outcomes and demonstrated progress toward the Board's strategic direction. The Work Plan will be presented annually to the Board with status updates.

FISCAL / RESOURCE IMPACTS: GPG's fee for consulting services totals \$14,820. Staff time has been required to administer surveys and communications, synthesize input, support the workshop, and develop the detailed Work Plan. Other minor costs include survey tools and communications / outreach.

RECOMENDATION: Receive this report and provide any feedback on the proposed final draft of the Strategic Plan Update as desired. Formal action is requested to approve the Strategic Plan Update.

ATTACHMENTS:

1. 2026 Five-Year Strategic Plan – Final
2. Work Plan
3. Strategic Plan Update Approval Presentation Slides

DATE PREPARED: August 11, 2026.



Northstar Community Service District Strategic Plan

2026 - 2031



Table of Contents

About Our Plan	03
About the Northstar Community Service District	04
Our Strategic Plan	06
Framework and Goals	08
Contact the Northstar Community Service District	11

About our Plan



The Northstar Community Services District (NCSD) serves the community of Northstar, California, by delivering essential local services and stewarding community infrastructure. Our work spans day-to-day municipal operations as well as long-range asset stewardship to keep the Northstar and nearby communities safe, functional, and well-maintained year-round. This 2026-2031 strategic plan reflects our community's priorities. The planning process included community input through surveys, work with a core planning team of NCSD leadership and staff, and guidance from our Board of Directors. That input was translated into a clear vision and mission, critical goals, and practical implementation workplans. Together, they provide a shared framework to:

- Align budgets and capital planning with the community's highest priorities
- Maintain high service reliability and transparency
- Strengthen communication and accountability
- Provide clear financial reporting
- Guide decision-making on major projects and long-term infrastructure investment

About the Northstar Community Service District



NCSD was founded in 1990 to provide public services in the Northstar community. Today, the District delivers water, sewer, fire and emergency medical response, road maintenance, energy, forest fuels management, snow removal, solid waste services, and recreational trails. These services are funded through water, sewer, and solid waste user fees; grants; county contracts; reimbursement contracts; and property and parcel taxes.

In 2015, through a contract with the Placer County Water Agency, the District acquired full ownership and operational responsibility of the Martis Valley Water System. This acquisition expanded District boundaries and enabled water services to the Lahontan, Martis Camp, and Schaffer's Mill communities.

The NCSD is governed by a five-member, elected Board of Directors composed of registered voters from the communities served by the District. The Board sets District policy and provides oversight. Day-to-day operations are led by a board-appointed General Manager.

Looking ahead, the District will continue delivering high-quality service as the service area evolves and grows.

About the Community Served by the Northstar Community Service District

NCSD serves the Northstar, Lahontan, Martis Camp, and Schaffer's Mill communities. Collectively, NCSD provides services to approximately 2,160 residences and 142 commercial properties. While there are only 639 full-time registered voters, the population can exceed 18,000 when including second-home owners and visitors during peak seasons.

The Northstar area is a four-season destination with diverse neighborhoods that meet a range of needs and preferences– from golf course settings to luxury mountainside properties. The Northstar California Resort (a Vail company) features 3,170 skiable acres, 20 lifts, and 100 trails, along with a Nordic center and ice skating rink in winter. In summer, the resort offers an expansive, lift-served downhill mountain bike park, an 18-hole, par-72 golf course surrounded by scenic Martis Valley, and scenic gondola and chairlift rides, that provide access to hiking, sightseeing, and panoramic views of the Sierra and Lake Tahoe.

The communities NCSD serves are located just a few short miles from Lake Tahoe – “the Gem of the Sierra”, which sits high in California’s Sierra Nevada, ringed by granite peaks and conifer forests. The region’s natural environment is a mosaic of alpine and subalpine habitats shaped by elevation, weather, and fire. Jeffrey pine, ponderosa pine, lodgepole pine, and white fir dominate. Quaking aspen groves flare yellow in fall, and meadows host wildflowers and mosquitos after the snowmelt. Creeks and wetlands feed the lake and provide refuge for birds, bears, and small mammals, while exposed rock and thin soils at higher elevations support hardy mountain plants.

Winter transforms the landscape. Pacific storm systems can deliver intense snowfall, and the community’s high passes and neighborhoods regularly see totals that would be extraordinary in most parts of the United States. In many winters, several feet of snow can fall in a single storm cycle, and seasonal accumulations can reach multiple hundreds of inches at higher elevations. The snow does more than coat the landscape; it reshapes travel, blankets roads, muffles sound, and loads roofs and trees.

Reliable plowing and road maintenance keep residents connected to groceries, work, and medical care. These essential services also keep emergency routes open when visibility drops and roads are buried under drifting snow. Utility crews respond to storm impacts on infrastructure, while the fire department handles everything from vehicle collisions on icy grades to injured skiers/snowboarders at the ski hill. During extended storms, local government, transit, and public services become the backbone that allows the community to function. Furthermore, access to the Martis Valley Trail is plowed and maintained during winter months to provide ongoing recreational opportunities to residents and visitors.

Across all seasons, the region’s extraordinary environment offers incredible residence and recreation opportunities, while also requiring dependable public utilities and emergency services that keep residents and visitors safe and healthy.

Our Strategic Plan

This strategic plan will guide NCSD over the next five years and ensure individual projects and year-to-year decisions are coordinated and guided by a clear long-term vision and strategy. It provides a shared framework to:

- Focus resources on what matters most: Ensure operating budgets and capital investments are aligned with community priorities and maintain a high level of quality
- Ensure transparency: Clarify what will be done, where the organization is focused, and what will come in the future
- Support accountability: Define measurable outcomes and objectives
- Reduce long-term costs and risk: Plan proactively for long-term infrastructure maintenance and investment, compliance, and sustainability

Vision



NCSD seeks to contribute to a Northstar community that is a thriving, healthy, safe, and beautiful place to live and recreate; where services and infrastructure are provided efficiently, effectively, sustainably, and at a high level of quality.

Mission



The Northstar Community Services District delivers a high level of core public services and sustainable operations to maintain and enhance the quality of life in the community.

NCSD core public services are: water, sewer, fire and emergency medical response, road maintenance, biomass energy, forest fuels management, snow removal, solid waste services, and recreational trails.

Core Values

Our core values serve as general guiding principles. They are a compass for helping us make key decisions in pursuit of the organization's mission and service to our community

- We are committed to “best in class” services
- We are committed to maintenance and replacement of infrastructure
- We make responsible financial decisions that support the needs of our community
- We support environmental stewardship in line with our community partners
- We build and maintain mutual trust and respect with our staff, customers, and partners
- We work to create efficiencies in our services, staffing, and use of technology to increase effectiveness
- We uphold transparency and support clear communication (ex: through our Board meetings, financial reporting, personnel guide, policy manuals, and cross-departmental collaboration)
- We support a workforce that is healthy, productive, and motivated
- We maintain and build collaborative community partnerships and are sensitive to community needs

Framework and Goals



The 2026-2031 NCSD strategic plan is organized around the organization's core services. In addition, NCSD has identified organizational strengthening and sustainability as a core area of focus, which includes key elements such as leadership, communication, financial stability, and partnerships. Each area includes a goal statement that describes the desired impact towards which workplans are directed. Each area also includes a workplan that describes the steps along the path, timelines, and responsibilities to achieve those goals.

-
1. Water
 2. Sewer
 3. Fire and Emergency Medical Response
 4. Road Maintenance
 5. Energy
 6. Forest Fuels Management
 7. Snow Removal
 8. Solid Waste Services
 9. Recreational Trails
 10. Organizational Strengthening and Sustainability

Goals

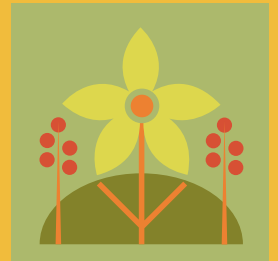
- **Water:** Ensure a safe, reliable, sustainable water supply, and conveyance and storage system for today and the future.
- **Sewer:** Provide dependable wastewater collection, proactive maintenance, and long-range investment in infrastructure to sustain and modernize the sewer system to the benefit of public health and the environment.
- **Fire and Emergency Medical Response:** Sustain and enhance fire and emergency response to protect life, property, and the environment.
- **Road Maintenance:** Maintain safe, reliable, accessible roads and invest in long-range infrastructure for road rehabilitation that supports residents, visitors, and essential services year-round now and in the future.
- **Forest Fuels Management:** Reduce wildfire risk and improve forest health through strategic, sustained fuels mitigation and restoration tactics.



Goals



- **Energy:** Optimize forest fuels management by providing a market for hazardous woody biomass to generate local renewable energy while restoring regional forest and watershed health and wildlife habitat.
- **Snow Removal:** Provide efficient, consistent, and responsive snow removal through strong staffing and reliable equipment.
- **Solid Waste Services:** Ensure dependable, equitable, and cost-effective solid waste services that meet the needs of residents and support community cleanliness.
- **Trails:** Maintain trails and invest in trail system development through long-term planning and partnerships.
- **Organizational Strengthening and Sustainability:** Strengthen organizational capacity through effective governance, enhanced financial reporting, approachable and accountable management, meaningful staff engagement, community outreach, and an exemplary service culture.



Contact

Northstar Community Services District
900 Northstar Dr, Truckee, CA 96161
(530) 562-0747

<https://www.northstarcsd.org/contact-ncsd>

NCSD Strategic Planning

Board Review of the Final Strategic Plan

August 19, 2026

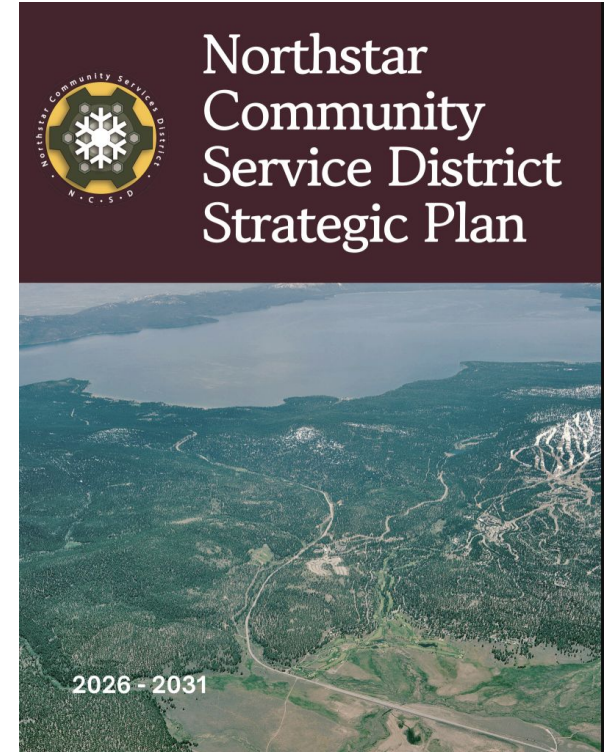


Purpose



Review the final version of the Strategic Plan and the accompanying staff-prepared Work Plan, offer feedback if necessary, and consider adoption of the Strategic Plan.

Note: The Work Plan is provided as the implementation tool that translates Strategic Plan goals into specific staff tasks, responsibilities, timelines, deliverables, and performance measures.



Strategic Planning Process

- 
- 1 Convene a Core Planning Committee (CPT) of District leadership
 - 2 Field interest-holder engagement surveys to collect information
 - 3 Engage the Board in a one-day strategic planning retreat
 - 4 Work with the CPT to process the results, develop a draft plan, and solicit additional input from staff and the Board
 - 5 Develop a final strategic plan for Board review and adoption
 - 6 Develop a staff-prepared Work Plan to translate Strategic Plan goals into SMART implementation tasks.

Strategic Plan Components

- 
- About our Plan
 - About the Northstar Community Service District
 - About the Community Served by the Northstar Community Service District
 - Vision
 - Mission
 - Core Values
 - Framework and Goals
 - Contact Information
 - Workplan (not public) - Includes Work Plan: SMART tasks, priorities, responsible staff, timelines, and deliverables.

Strategic Plan and Work Plan Relationship



Framework and Goals



The 2026-2031 NCSD strategic plan is organized around the organization's core services. In addition, NCSD has identified organizational strengthening and sustainability as a core area of focus, which includes key elements such as leadership, communication, financial stability, and partnerships. Each area includes a goal statement that describes the desired impact towards which workplans are directed. Each area also includes a workplan that describes the steps along the path, timelines, and responsibilities to achieve those goals.

1. Water
2. Sewer
3. Fire and Emergency Medical Response
4. Road Maintenance
5. Energy
6. Forest Fuels Management
7. Snow Removal
8. Solid Waste Services
9. Recreational Trails
10. Organizational Strengthening and Sustainability

- **Strategic Plan:** Defines the District's vision, mission, core values, framework, and goals.
- **Work Plan:** Translates those goals into SMART tasks with assigned responsibilities, priorities, timelines, deliverables, and performance measures.
- **Together:** The Strategic Plan identifies where the District is going; the Work Plan identifies how staff will help get there.

Work Plan Implementation



Goals

- **Water:** Ensure a safe, reliable, sustainable water supply, and conveyance and storage system for today and the future.
- **Sewer:** Provide dependable wastewater collection, proactive maintenance, and long-range investment in infrastructure to sustain and modernize the sewer system to the benefit of public health and the environment.
- **Fire and Emergency Medical Response:** Sustain and enhance fire and emergency response to protect life, property, and the environment.
- **Road Maintenance:** Maintain safe, reliable, accessible roads and invest in long-range infrastructure for road rehabilitation that supports residents, visitors, and essential services year-round now and in the future.
- **Forest Fuels Management:** Reduce wildfire risk and improve forest health through strategic, sustained fuels mitigation and restoration tactics.



Page 9

- *Staff will use the Work Plan to guide implementation of Strategic Plan goals.*
- *The Work Plan will be updated annually and presented to the Board with progress on assigned tasks.*
- *Work Plan progress will also support staff performance evaluations by linking individual responsibilities to the District's strategic direction.*



Table of Contents

About Our Plan	03
About the Northstar Community Service District	04
Our Strategic Plan	06
Framework and Goals	08
Contact the Northstar Community Service District	11

- Developed based on Board Retreat Session
- Reviewed by the Core Planning Team
- Shared for Board and staff input
- Graphically designed by GPG
- Supported by a staff-prepared Work Plan
-

Next Steps



- Identify any final changes to the Strategic Plan or Work Plan
- Consider adoption of the Strategic Plan
- Use the Work Plan to guide staff implementation
- Present annual Work Plan progress updates to the Board
- Post the Strategic Plan for the public in August



- Are there any content / formatting changes?
- Feedback on how the Work Plan will be used to implement the Strategic Plan?
- Does the Board support annual Work Plan progress updates as part of Strategic Plan implementation?

Thank you





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AGENDA ITEM #10

Director Reports

There is no written report for this agenda item.



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AGENDA ITEM #11

General Manager Report

There is no written report for this agenda item.



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Fire Chief

Jason Gibeaut

DATE: August 19th, 2026
TO: District Board Members
FROM: Jason Gibeaut, Fire Chief
SUBJECT: Fire Chief's Report – For Information Only

BACKGROUND:

The section below provides information from the Fire Department on its current projects that are not the subject of a separate report. This report is formatted to provide new information and recent progress only.

OPERATIONS:

- Lunches with GM and Fire Chief to discuss the expected update to the Fiscal Sustainability Study and future executive briefings to share Fire Department Service Levels & Operational Needs.
- A letter drafted and sent to NFD members explaining current FSA, service levels, short term intentions and long term goals.
- Final review of District's Strategic Plan.
- Complete major update to policies within Lexipol – allowing time for NFD members to review (and offer possible critique) before publishing.
- Create a committee of NFD members and provide leader's intent to assist with the purchase of a new engine.
- Attend first Ops committee meeting created to help determine and advance certain initiatives for all employees.
- Bi-monthly meetings with Fuels Management to discuss upcoming season's required work.
- Perform plans review submittals and construction inspections (new residential construction, deck remodels, battery storage, etc....)
- Review fire code and standards to be educated on certain requirements for construction and fire & life safety concerns.
- Help lead and work with our region in the recent deployment of NFD mutual aid to fires around the state and outside.
- HR meetings and discussions re. personnel matters.
- Meetings with the Union to discuss and formulate plans moving forward that could impact operations moving forward.
- Attached is a report reflecting the number and types of calls NFD was dispatched over the last month.

FUELS MANAGEMENT:

- Met with Fire Chief to update weekly Fuels Management operations.
- Attended monthly Placer County Community Wildfire Protection Plan (CWPP) planning meeting.
- Attended multiple meetings with property owners regarding Insurance Packets. Forestry Assistant wrote insurance packets.
- Forester performed weekly defensible space inspections and attended meetings with property owners.
- Met weekly with three separate contractors to review completed forest fuels reduction project(s).
- Completed 2025-2026 TTAD grant funded fuels reduction work along eastern boundary. Now in the process of closing out the grant.

- Met with Ember Eye, a startup company derived from Stanford University working on developing infrared wildfire detection system: <https://embereye.net/>
- Forestry Assistant worked on writing annual FY 2026 Summary Report for the MUOC.
- FY 2027 contingencies calculated. Field work completed to have project areas prepared to treat by August.
- 4 of 5 Green Waste Curbside Pickup dates have been completed for 2026. Final pickup is August 31st. We continue to set new records for the volume of green waste collected.

Respectfully Submitted,
Jason Gibeaut
Northstar Fire Chief

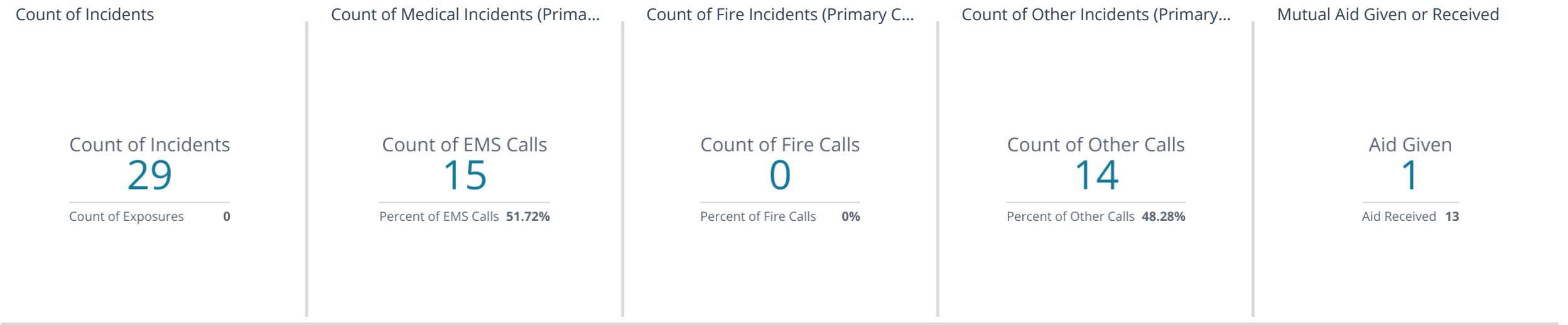
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Filters

Incident onset6/18/26 to 7/15/26

Incident statusLocked

Incident Types (NERIS)

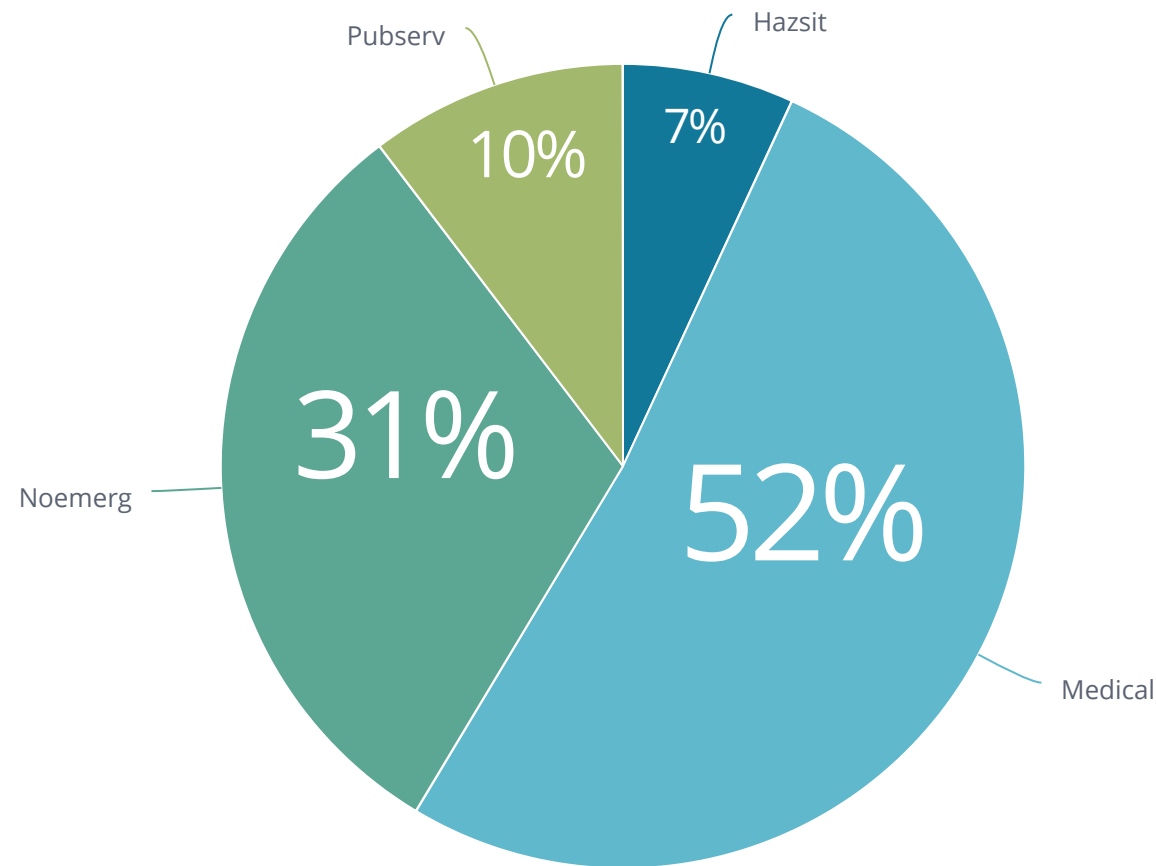


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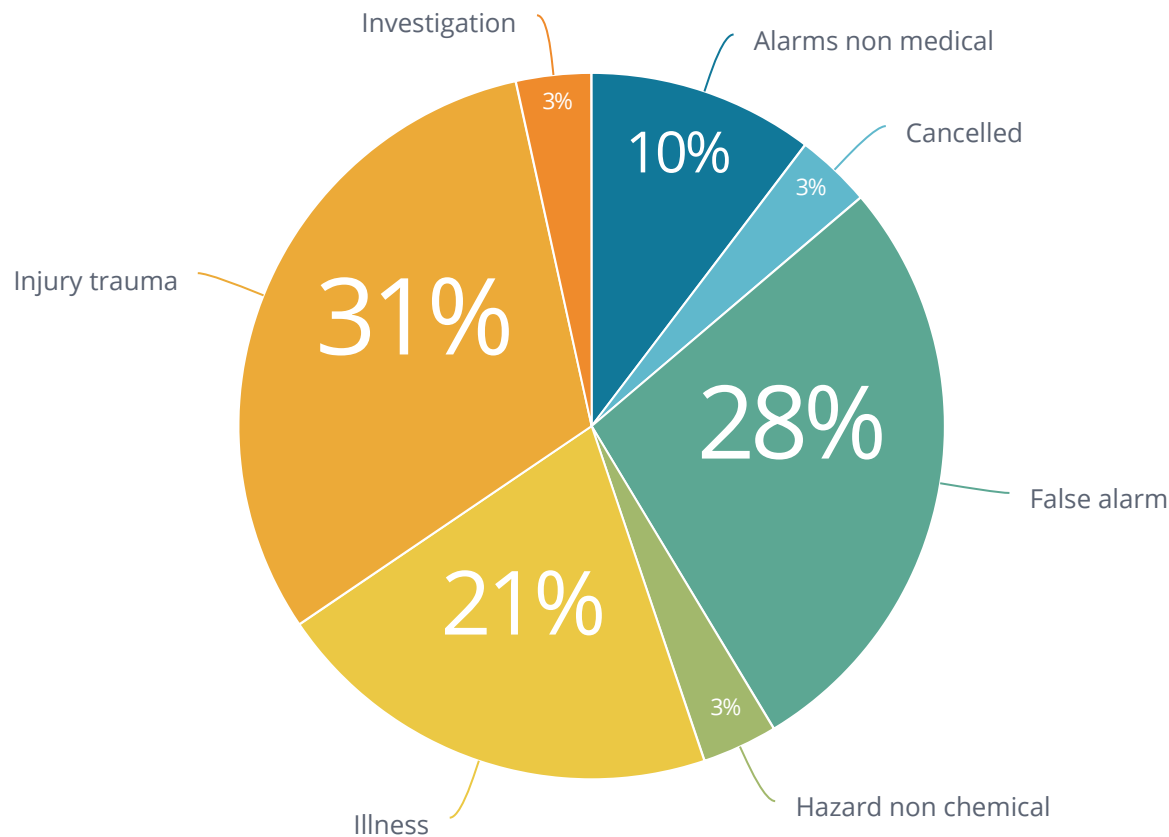
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Incident onset6/18/26 to 7/15/26 | Incident statusLocked

Primary Incident Type by Category



Primary Incident Types by Subcategory



Filter statement

Filters

Incident onset6/18/26 to 7/15/26

Incident statusLocked

Primary Incident Types (by month)

Primary Incident Type	Incidents		
	06/2026	07/2026	Grand Total
Accidental alarm	1	2	3
Allergic reaction / stings		1	1
Animal bites		1	1
Breathing problems		1	1
Cancelled	1		1
Chest pain (non-trauma)	1		1
Convulsions / seizures		1	1
Fall	3	3	6
Fire / smoke alarm		3	3
Malfunctioning alarm		5	5
Motor vehicle collision	1	1	2
Odor investigation		1	1
Other traumatic injury	1		1
Psychological / behavior issues	1		1
Sick case	1		1
Grand Total	10	19	29

Additional Incident Types (by month)

Additional Incident Type	Incidents	
	07/2026	Grand Total
Extrication / entrapped rescue	1	1
Grand Total	1	1



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Public Works Report

DATE: August 19, 2026
TO: Board of Directors
FROM: Eric Martin, Director of Public Works
SUBJECT: Public Works Report – For Information Only

BACKGROUND: The updates below provide information on the District's public works services, projects, and programs that are not the subject of a separate report. This report is formatted to provide new information and recent progress only.

DISCUSSION:

- **Martis Valley Trail**
 - Segment 4: DPW Martin is coordinating with Auerbach and Dudek to scope permitting and design services to extend the Martis Valley Trail to the Tahoe Basin. Preliminary alignments have been identified. DPW Martin is coordinating with Placer County to retain \$400,000 in unused Segment 3F grant funding for use with Segment 4. County staff are in support of the request, and it is hoped the Board of Supervisors will officially reallocate this funding soon.
- **Wood Energy Facility:**
 - Funding:
 - The project has been selected to receive funding through the US Forest Service Community Wood Energy Grant Program (\$1M request).
 - Awards for the \$3M application for the CalFire Wood Products and Bioenergy Grant Program are anticipated in mid-September.
 - Potential funding continues to be pursued with Placer County, Tahoe Mountain Resorts Foundation, Tahoe Truckee Community Foundation, and the Tahoe Fund as a backup to receiving additional CalFire funding.
 - Project Delivery: Staff is proceeding with traditional design, bid, build approach to project delivery. A contract addendum for Value Engineering design services was awarded in July, and bid documents are being prepared to go back out to public bid this fall. Construction will be broken into multiple contracts to increase bidder interest and to reduce subcontractor markup costs.
 - Boiler Equipment: Staff is coordinating delivery with Messersmith to stake delivery of the boiler equipment this fall.

- **Public Outreach:**

- DPW Martin provided a project update at a recent Climate Transformation Alliance meeting.
 - DPW Martin participated in a recent North Tahoe Truckee Basin Biomass Task Force meeting. An informative flyer is being generated describing the group's vision to develop local forest residuals markets.
 - DPW Martin provided a formal presentation at a North Tahoe Community Alliance first Tuesday Breakfast Club meeting.
 - DPW Martin is scheduled to attend an upcoming Tahoe Truckee Community Foundation State Housing Secretary tour.
 - DPW Martin has been requested to participate in the Sierra to California All Lands Enhancement Conference in September.
- The District hosted the quarterly Special District Area Director/Managers Meeting.
 - DPW Martin prepared and submitted the tax roll direct charges for FY 2026/27.
 - DPW Martin and TPA Detwiler met with Truckee Donner Public Utilities District and Placer County Water Agency representatives to review the Martis Valley Groundwater Basin – Groundwater Conditions Technical Memorandum for Water Years 2024 and 2025.

UTILITIES UPDATE:

- Sewer siphon mains pigging project has been successfully completed.
- Pape's bridge and boardwalk repairs have been completed.
- PO box weeding has been completed.
- Martis Valley Trail mile markers have been installed.
- Residential water repair Basque.

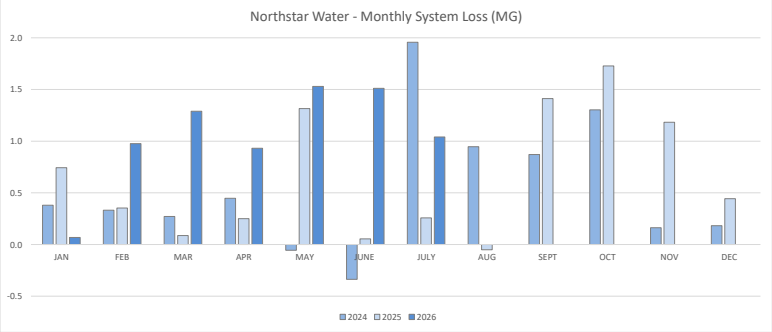
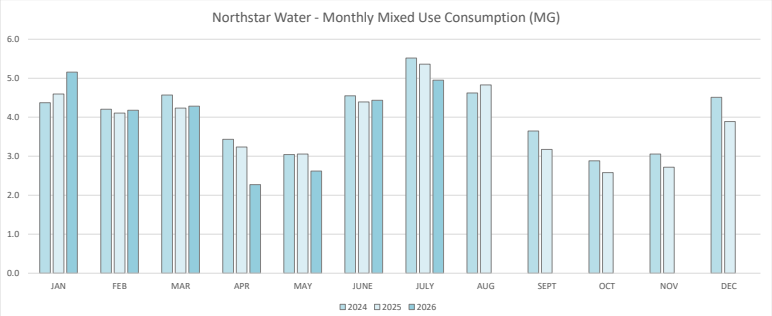
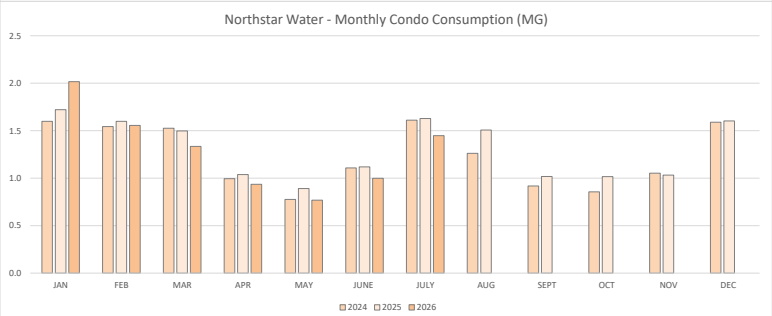
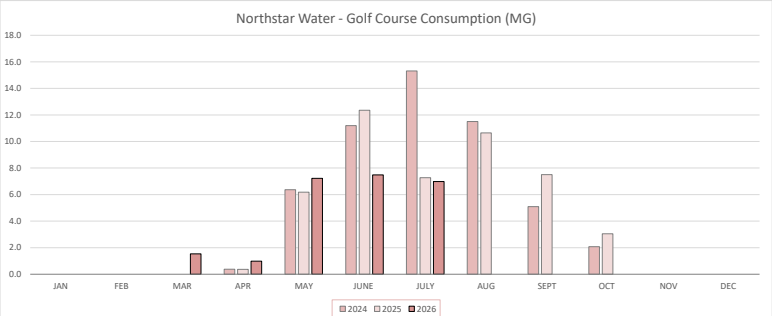
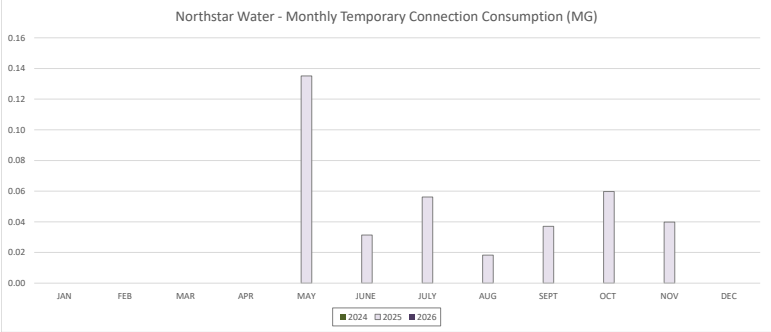
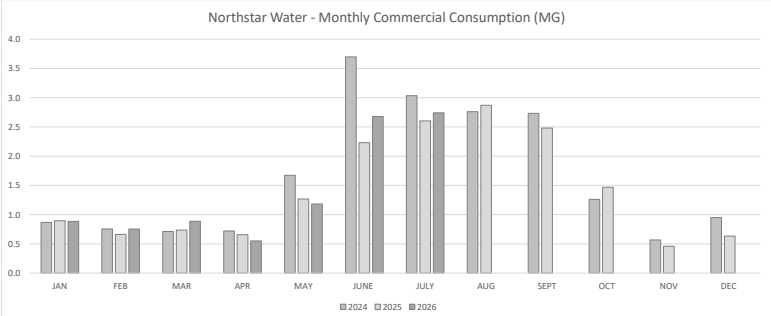
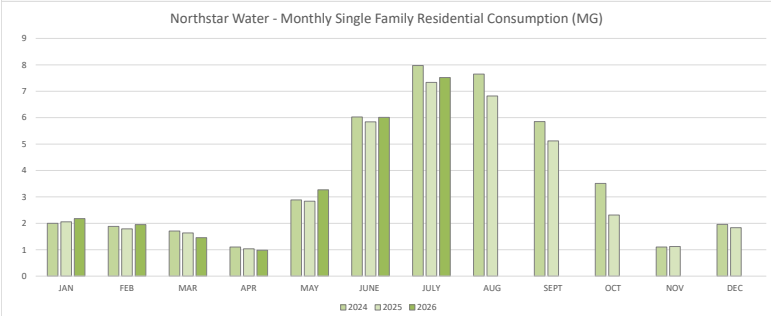
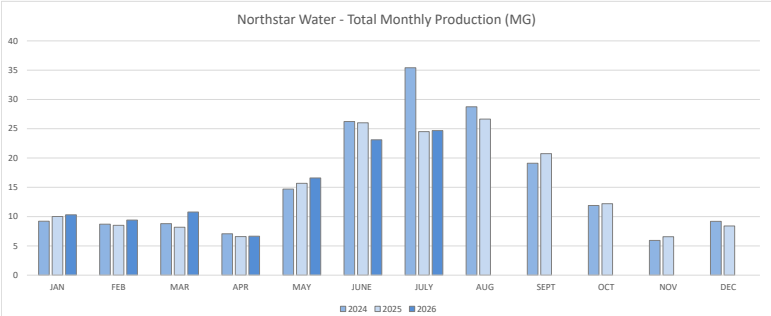
MONTHLY WATER DATA TABLE:

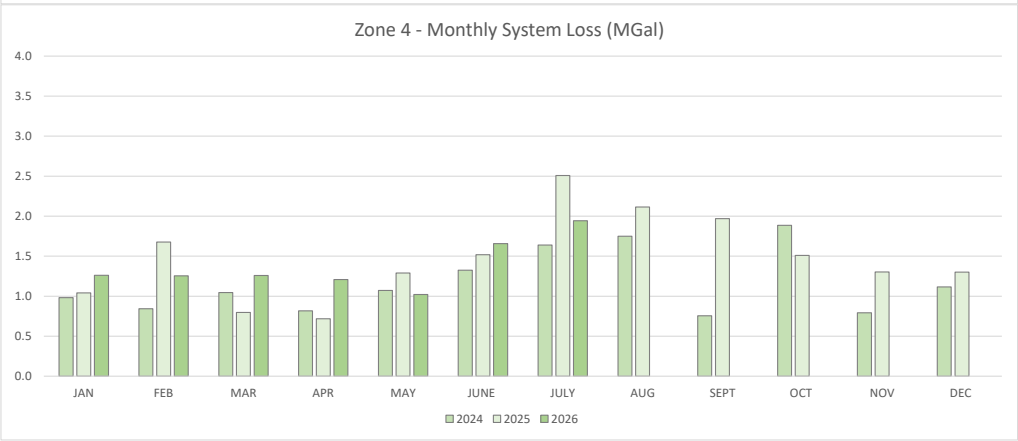
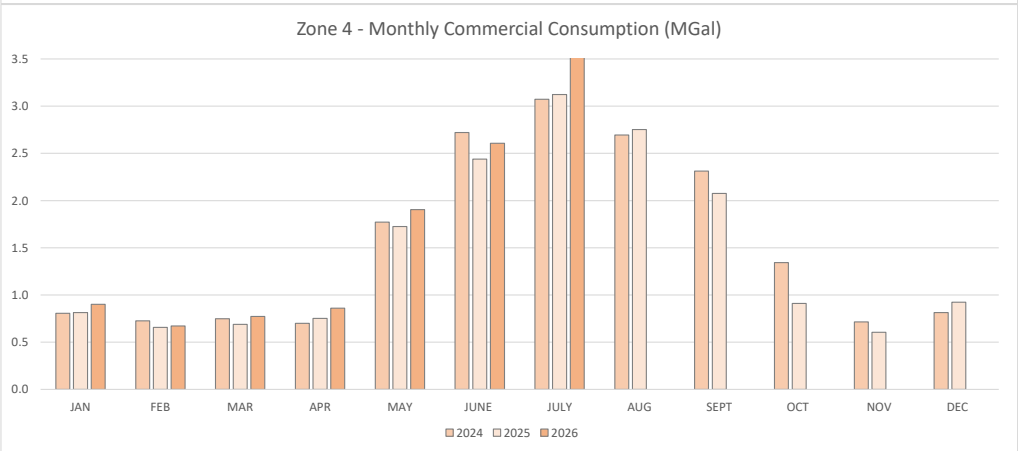
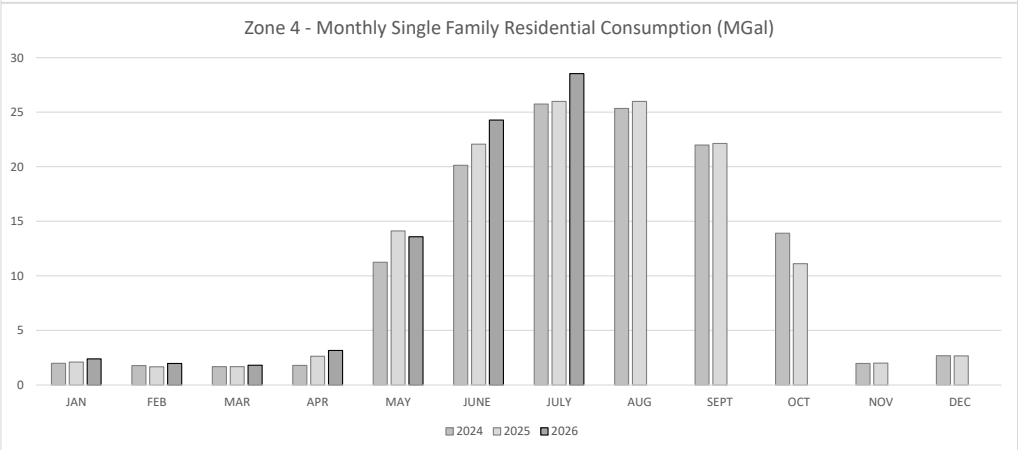
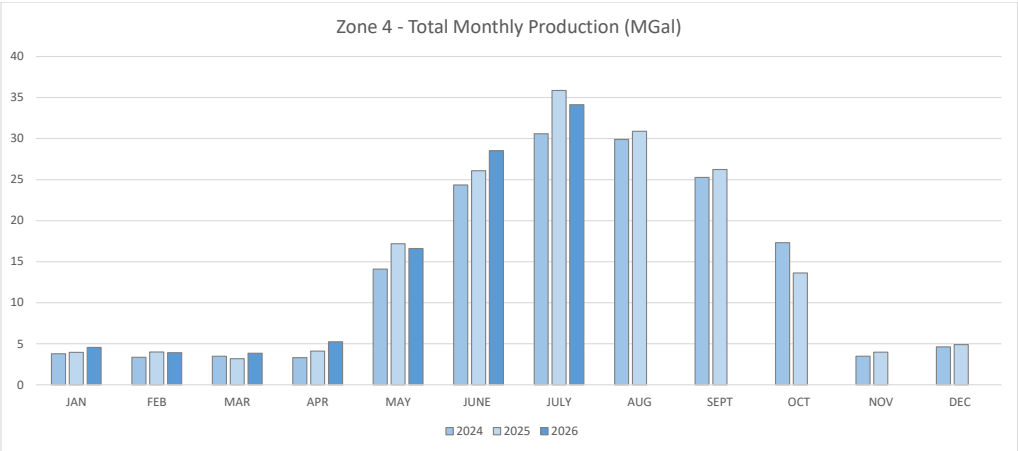
NWS Production and Pumping Data			
	July 2024	July 2025	July 2026
WTP Production	17.03 MG	16.26 MG	16.11 MG
TH1 Production	5.94 MG	2.58 MG	5.63 MG
TH2 Production	12.44 MG	5.67 MG	2.94 MG
TH1 Static Level / Pumping Level	14.5' / n/a	24.1' / 41.6'	48.6' / 65.2'
TH2 Static Level / Pumping Level	45.4' / 111.6'	33.7' / 105.2'	30.3' / 102.8'
Northstar Drive BPS	3.05 MG	1.02 MG	0.90 MG
Spring Collection & Storage Data			
Reservoir A Volume (180 AF Capacity)	123 AF (68%)	131 AF (73%)	127 AF (71%)
Reservoir A Elevation (Max = 6,985')	6,978.5'	6,979.5'	6,979.0'
Big Springs	460 GPM	405 GPM	400 GPM
Sawmill Flat	56 GPM	56 GPM	42 GPM
Maximum Storage in Tanks = 3.6 MG	2.0 MG	2.4 MG	2.1 MG

MVWS Production and Pumping Data			
	July 2024	July 2025	July 2026
Well 1 Production	0.00 MG	18.71 MG	16.29 MG
Well 2 Production	12.63 MG	12.49 MG	13.65 MG
Well 3 Production	6.95 MG	4.66 MG	4.18 MG
Well 1 Static Level / Pumping Level	188.2' / n/a	214.5' / 254.3'	223.4' / 256.1'
Well 2 Static Level / Pumping Level	179.3' / 243.6'	207.7' / 262.9'	214.7' / 274.2'
Well 3 Static Level / Pumping Level	284.6' / 400.1'	286.6' / 405.6'	283.1' / 404.4'

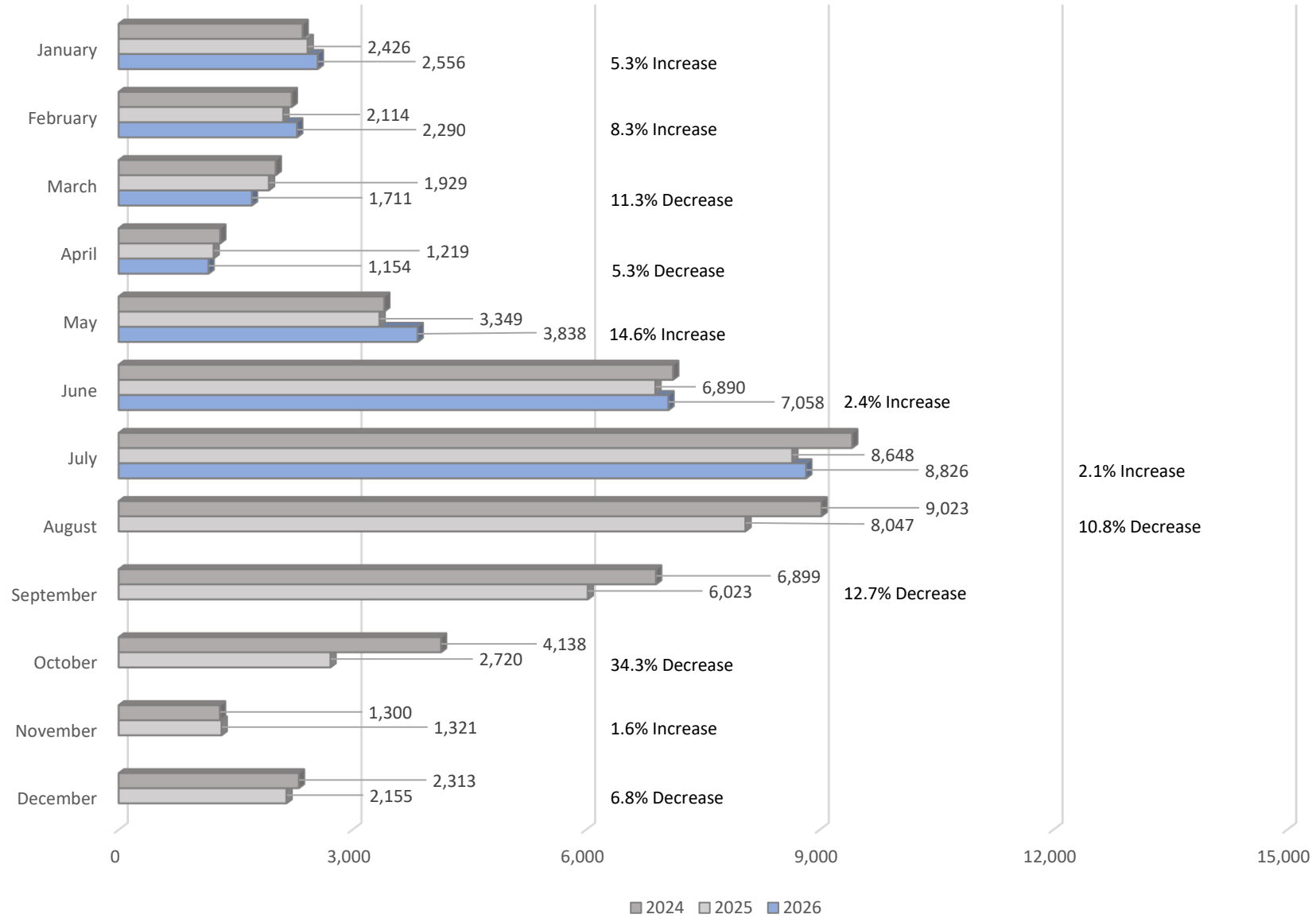
DATE PREPARED: August 12, 2026**ATTACHMENTS:**

1. Water System Production and Consumption Trends
2. Draft North Lake Tahoe Truckee Biomass Task Force Flyer

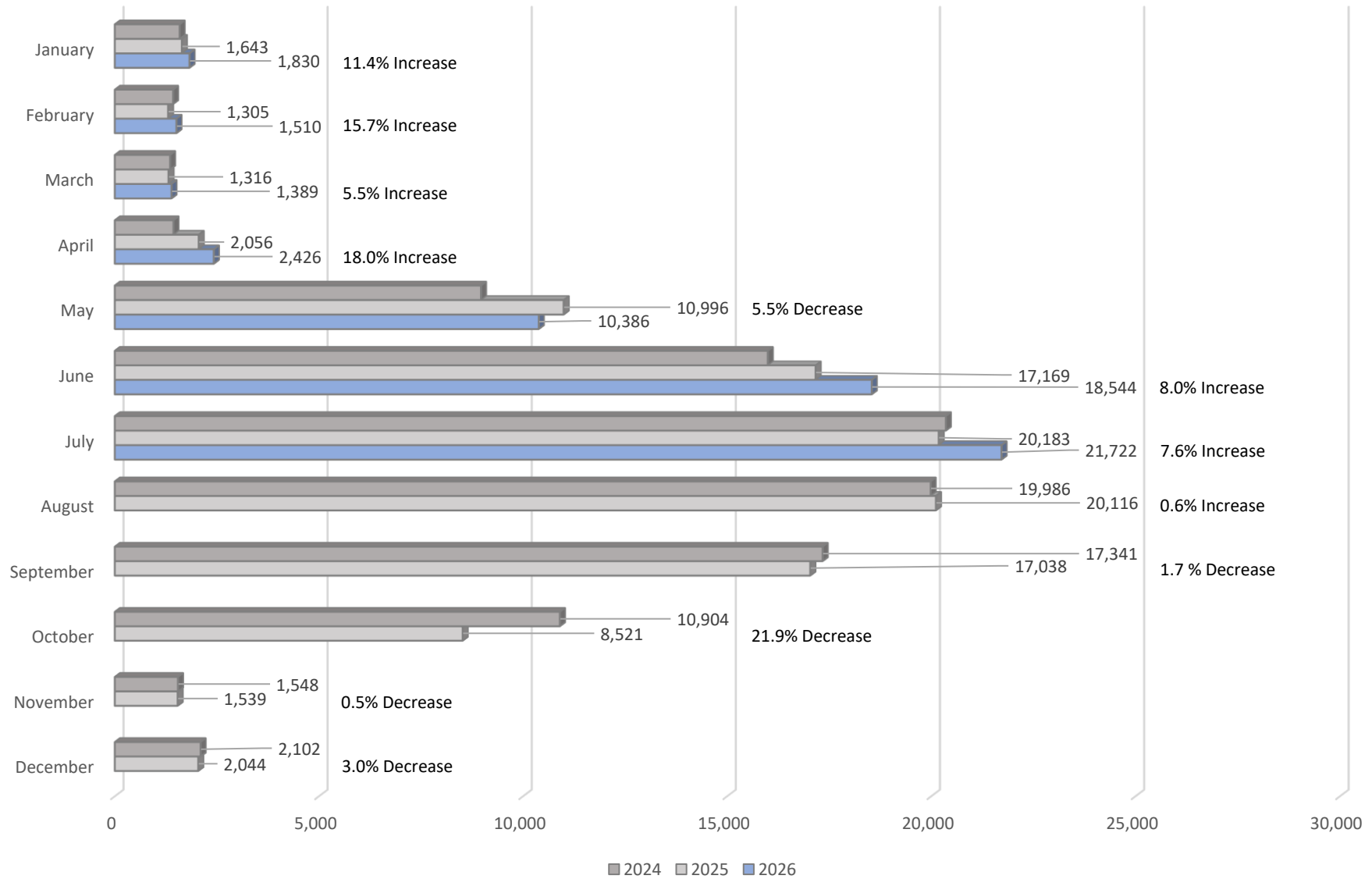




Northstar Water System Average SFR Monthly Consumption (Gallons)



Zone 4 Water System Average SFR Monthly Consumption (Gallons)





SCALING WOOD PROCESSING IN THE NORTH TAHOE TRUCKEE REGION

THE NORTH TAHOE TRUCKEE BIOMASS TASK FORCE

A regional solution to accelerate forest restoration and reduce wildfire risk.

THE BOTTLENECK

Forest restoration in North Tahoe Truckee region is constrained by a lack of places to process wood. Biomass is often **transported 140 - 200 miles** out of the region or burned in piles, **increasing costs, delaying work, and creating additional methane emissions**. The pace and scale of forest restoration cannot keep up with the need.

REGIONAL GOALS

The North Tahoe Truckee Biomass Task Force advances local utilization of sustainably removed excess woody biomass from regional projects with the principal goals of improving forest health and reducing catastrophic wildfire. The task force draws together a range of stakeholders: county and municipal representatives, fire agencies, forestry partners, non-profits, and local industry experts to prioritize the development of a centralized processing and distribution hub, supporting smaller local biomass facilities.

KEY FIGURES

25K-33K ACRES across the North Tahoe Truckee region in need of critical fuels reduction

120K+ ACRES identified as priority sites for ecological thinning across North Tahoe Truckee

100K+ ACRES of additional land would benefit from restoration

20-25K BDT/YR current total biomass transported out-of-region by Eastern Regional Landfill

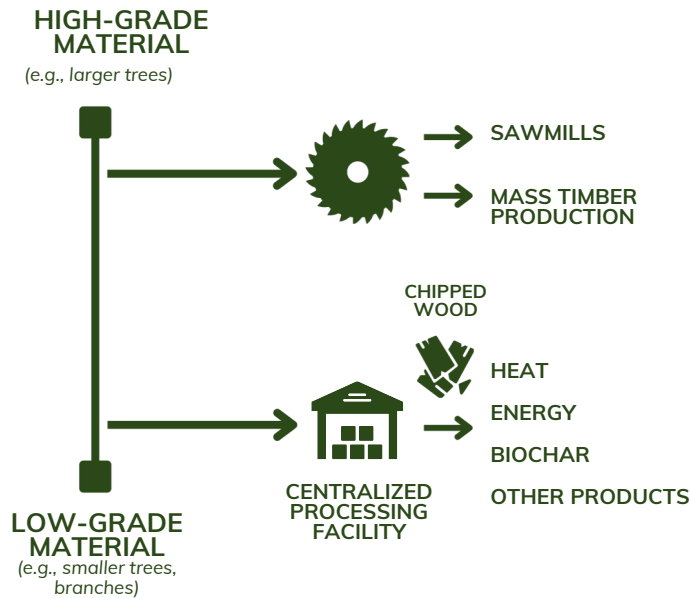
57-72K BDT/YR production estimate for regional agency feedstock (over 20-year period)

40-60+ JOBS created by new regional biomass facilities already in process





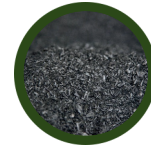
VISION FOR REGIONAL DISTRIBUTION



OUTCOMES



Renewably sourced power and heat, reducing costs while replacing demand for fossil fuels



Producing biochar and adding it to soil can boost agricultural productivity and improve water quality.



Sawmills process wood from overcrowded forests, and salvage burned timber from wildfires.



The biomass industry creates local jobs and revenue streams



Mass timber production facilities create fire-resistant construction materials that can support local housing

EMERGING BIOMASS PROJECTS



WHAT IS THE NORTH TAHOE TRUCKEE BIOMASS TASK FORCE?



Assess the scope of regional fuels reduction and biomass processing needs



Conducts centralized tracking of regional biomass developments and key data



Promotes a centralized biomass processing and distribution network



Supports the development of local biomass facilities



Engages in public outreach and discourse around forest health, wildfire, and biomass



Shares resources on community safety and economic benefits from local biomass processing

For more information, contact Jared Deck, Chair of North Tahoe Truckee County Biomass Task Force Deputy Director, Placer County Department of Public Works: JDeck@placer.ca.gov



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Administrative Report

DATE: August 19, 2026
TO: Board of Directors
FROM: Julie Zangara, Human Resources & Administrative Manager/Secretary of the Board
SUBJECT: Administrative Report – For Information Only

BACKGROUND: The discussion section below provides information from the District's administrative department on current projects and activities that are not the subject of a separate report. The report is prepared to provide new information and recent progress only.

DISCUSSION: The Finance and Administration department has the following updates to report to the Board:

- Patty Angel received a promotion from Accounting Tech to Senior Accounting Tech
- Preliminary audit work is in progress
- 2027 Health Premiums were announced for 2027, confirming a 7.34% increase. The FY 2026-27 budget estimated a 10% increase.

ATTACHMENTS: None

DATE PREPARED: August 10, 2026



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4th Quarter Financial Report - Fiscal Year 2025-26

DATE: August 19, 2026
TO: Board of Directors
FROM: Cheryl Plexico, Director of Finance and Accounting
SUBJECT: 4th Quarter Financial Report

SUMMARY: Through the 12th month of fiscal year 2025-26, the District was under year-to-date (YTD) budgeted revenue and under YTD budgeted expense totals. Total YTD revenues were \$5,364,829 (16.8%) under the YTD budget due to Wood Energy Project Revenue being \$4,518,677 (78.9%) under the YTD budget and Reimbursable & Grant Revenue for Trails being \$1,715,629 (30.4%) under the YTD budget. Total YTD expenses were \$9,946,651 (30.7%) under the YTD budget due mostly to Reimbursable Expense for Trails and Capital Expenditures for the Wood Energy Project being \$1,804,955 (32.2%) and \$7,861,216 (80.8%) under the YTD budget, respectively.

When the impacts of Reimbursables/Grants and other Restricted activity are removed, the District is over (YTD) Budgeted Revenue by \$675,248 (4.2%) and under year-to-date budgeted expense totals by \$319,371 (2%). As a result, after adding back depreciation and removing the impacts of Reimbursables/Grants and other Restricted activity, District revenues exceed expenses by \$2,435,382.

Overall District Revenues ¹

↑ Operating (Service) Revenue, which is comprised of fee-based activities, is \$570,350 (7.5%) over YTD budget. This is due in large part to water consumption for the Northstar Water System and the Martis Valley Water System which are \$47,418 (7.4%) and \$111,147 (27.3%) over YTD budget, respectively. Further increasing this budget surplus is \$284,693 in unbudgeted Fire strike team labor revenue.

↑ Non-operating (Non-service) Revenue, whose largest components are property tax and parcel tax (Measure E and Measure U) revenue, is \$104,898 (1.3%) over YTD budget due to

↑ General Fund revenue being \$43,348 (0.7%) over YTD budget because actual property tax received was greater than budgeted

↑ Fleet revenue being \$34,143 over YTD budget due to the unbudgeted sale of 5 pieces of equipment (1999 John Deere 772CH G-1, 1986 International Dump Truck D-1, 2005 Chevy 3500 Flatbed Dump Truck P-6, 1990 Case 580K Backhoe C-1 and the Blanchet Blower B-1).

↓ Restricted Revenue including capital replacement fees, contributions to capital reserves, connection fees, grant revenue for capital activity, and interest earnings is \$4,280,468 (45.7%) under YTD budget mainly due to the pace of capital projects resulting in the Wood Energy Facility project being \$4,518,677 (78.9%) under YTD budget.

↓ Reimbursable & Grant Revenue includes the revenue associated with Reimbursable and Grant Funded Projects that are not capital in nature. This account type is \$1,759,609 (26.2%) under YTD budget due to the pace of grant funded projects resulting in Trails being \$1,715,629 (30.4%) under YTD budget.

Overall District Expenditures ¹

↑ Salaries and Wages is \$174,201 (3.1%) over YTD budget.

↓ Benefits and Deductions is \$121,749 (3.9%) under YTD budget due in large part to staffing changes that lowered CalPERS employer contributions, Workers' Compensation expense and Health Insurance costs.

↓ Outside Services is \$31,141 (3.4%) under YTD budget due in large part to Professional/Other Services being \$20,561 (2.3%) under YTD budget.

↓ Utilities is \$42,653 (5.6%) under YTD budget due mostly to Electricity being \$79,126 (12.0%) under YTD budget.

↓ General Supplies is \$128,042 (35.4%) under YTD budget mainly due to the expenses associated with Uniforms and Operating Supplies being under budget by \$22,840 (43.5%) and \$83,370 (40.4%), respectively.

↓ Repairs & Maintenance is \$49,407 (18.2%) under YTD budget mostly due to Repairs & Maintenance for Martis Valley Water System, Fleet and Snow Motor Pool being under YTD budget by \$21,296 (59.2%), \$14,654 (43.2%), and \$18,133 (61.6%), respectively.

↓ Other Operating Expenses is \$166,369 (5.3%) under YTD budget mostly due to Education & Training and Property/Liability Insurance being under budget by \$37,205 (80.9%) and \$41,881 (6.6%), respectively.

↑ Non-operating Expenses is \$47,790 (25.2%) over YTD budget due to \$37,733 in unbudgeted Schwab Investment Fees.

↓ Reimbursable & Grant Expense is \$1,758,343 (27.1%) under YTD budget due to Grant funded activity associated with Trails. This Reimbursable & Grant Expense performance is consistent with expectations as Reimbursable & Grant Revenue for Trails is under YTD budget as shown in the Reimbursable Revenue section of this report. This variance can be further analyzed through the attached NCSD Project Reporting sheet.

↓ Capital Expenditures is \$7,868,937 (78.0%) under YTD budget mainly due to the Wood Energy Facility project which is \$7,861,216 (80.8%) under YTD budget. This variance can be further analyzed through the attached NCSD Project Reporting sheet.

Fund 120 – Martis Valley Water Operations ¹

↑ YTD revenues exceeded YTD expenses by \$70,594 after adding back depreciation.

↑ Revenue totals were \$128,737 (8.2%) over YTD budget mainly due to

↑ Operating Revenue being \$130,638 (8.3%) over YTD budget related to Single Family Consumption being over YTD budget by \$84,248 (23.5%).

↓ Expense totals were \$19,516 (0.9%) under YTD budget mainly due to

↑ Salaries & Wages being \$24,806 (12.7%) over YTD budget

↓ Utilities being \$20,374 (6.4%) under YTD budget

↓ Repairs & Maintenance being \$21,296 (59.2%) under YTD budget.

FISCAL IMPACTS/COSTS: None

RECOMMENDATION: Review

ATTACHMENTS: Board Report – All Funds

DATE PREPARED: August 6, 2026

¹ Favorable results are represented as ↑ (revenue greater than budget) and ↓ (expenditure less than budget) and unfavorable results are shown as ↓ (revenue less than budget) and ↑ (expenditure greater than budget).

General Ledger

Board Report - All Funds

User: cherylp@northstarcisd.org
 Printed: 7/31/2026 - 6:51 PM
 Period: 10 to 12, 2026
 Fiscal Year: 2026



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Account Type	Description	Current Quarter (Periods 10 to 12)			Year to Date (Periods 01 - 12)			Annual	
		Actual	Budget	Variance *	Actual	Budget	Variance *	Budget	% Expended
	Revenue								
R01	Operating Revenue	1,995,380	1,912,650	82,730	8,220,949	7,650,599	570,350	7,650,599	107.5%
R02	Non-operating Revenue	2,080,054	2,060,719	19,335	8,347,773	8,242,875	104,898	8,242,875	101.3%
R03	Restricted Revenue	1,145,516	2,340,876	(1,195,360)	5,083,035	9,363,503	(4,280,468)	9,363,503	54.3%
R04	Reimbursable Revenue	<u>366,987</u>	<u>1,681,617</u>	<u>(1,314,630)</u>	<u>4,966,858</u>	<u>6,726,467</u>	<u>(1,759,609)</u>	<u>6,726,467</u>	73.8%
	Total Revenue	5,587,937	7,995,862	(2,407,925)	26,618,615	31,983,444	(5,364,829)	31,983,444	83.2%
	Expense								
E02	Salaries & Wages	1,376,025	1,406,631	30,606	5,800,725	5,626,524	(174,201)	5,626,524	103.1%
E03	Benefits & Deductions	749,530	780,209	30,679	2,999,088	3,120,837	121,749	3,120,837	96.1%
E04	Outside Services	215,907	247,318	31,411	956,132	989,273	33,141	989,273	96.6%
E05	Utilities	199,973	190,941	(9,032)	721,112	763,765	42,653	763,765	94.4%
E06	General Supplies	58,712	90,487	31,775	233,905	361,947	128,042	361,947	64.6%
E07	Repairs & Maintenance	52,522	67,955	15,433	222,413	271,820	49,407	271,820	81.8%
E08	Other Operating Expenses	723,723	782,136	58,413	2,962,173	3,128,542	166,369	3,128,542	94.7%
E09	Non-operating Expenses	60,913	47,501	(13,412)	237,793	190,003	(47,790)	190,003	125.2%
E10	Intradistrict Allocations	-	-	-	-	-	-	-	-
E11	Reimbursable Expense	321,579	1,624,749	1,303,170	4,740,654	6,498,997	1,758,343	6,498,997	72.9%
E12	Transfers	-	-	-	-	-	-	-	-
E13	Capital Expenditures	146,416	2,521,797	2,375,381	2,218,249	10,087,186	7,868,937	10,087,186	22.0%
E14	Depreciation	<u>343,323</u>	<u>343,323</u>	<u>-</u>	<u>1,373,290</u>	<u>1,373,290</u>	<u>-</u>	<u>1,373,290</u>	100.0%
	Total Expense	4,248,623	8,103,047	3,854,424	22,465,534	32,412,184	9,946,650	32,412,184	69.3%
	Report Totals	1,339,314	(107,185)	1,446,499	4,153,081	(428,740)	4,581,821	(428,740)	-968.7%

* Favorable Variances are represented as positive numbers. Unfavorable Variances are represented as (negative) numbers.

General Ledger

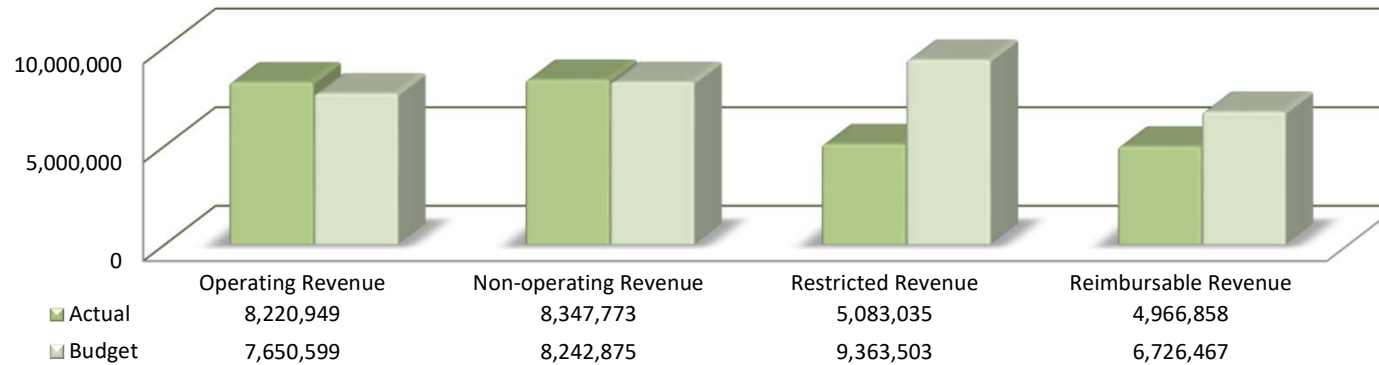
Board Report - All Funds

Period: 10 to 12, 2026
Fiscal Year: 2026

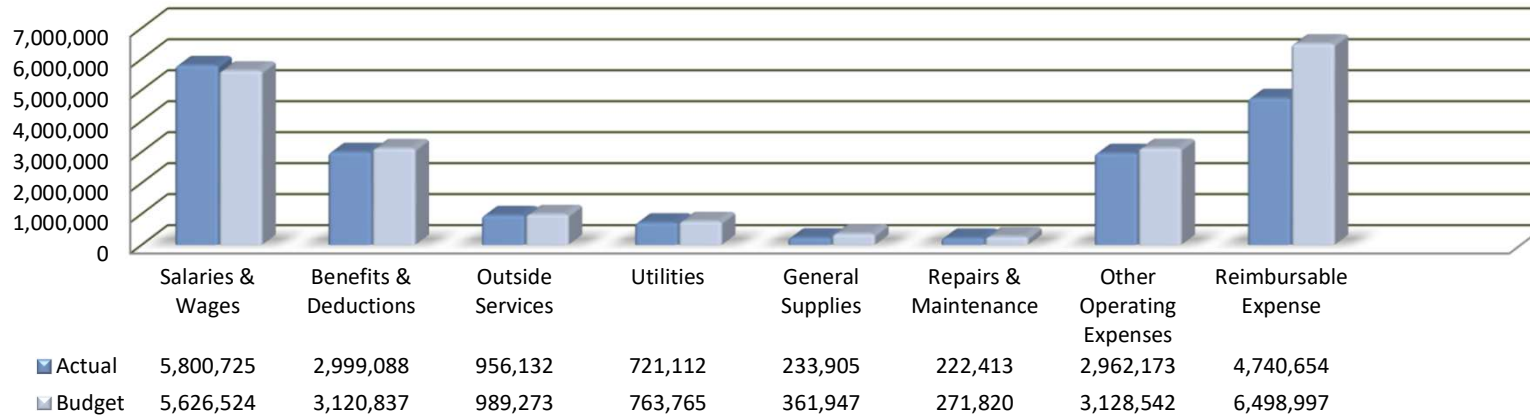


N·C·S·D
Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarcsd.org

Year to Date Revenue



Year to Date Expense



General Ledger

Board Report - Limited Activity *

User: cherylp@northstarcisd.org
 Printed: 7/31/2026 - 6:51 PM
 Period: 10 to 12, 2026
 Fiscal Year: 2026



N·C·S·D
 Northstar Community Services District
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Account Type	Description	Current Quarter (Periods 10 to 12)			Year to Date (Periods 01 - 12)			Annual	
		Actual	Budget	Variance **	Actual	Budget	Variance **	Budget	% Expended
	Revenue								
R01	Operating Revenue	1,995,380	1,912,650	82,730	8,220,949	7,650,599	570,350	7,650,599	107.5%
R02	Non-operating Revenue	2,080,054	2,060,719	19,335	8,347,773	8,242,875	104,898	8,242,875	101.3%
R03	Restricted Revenue †	-	-	-	-	-	-	-	-
R04	Reimbursable Revenue	-	-	-	-	-	-	-	-
	Total Revenue	4,075,434	3,973,369	102,065	16,568,722	15,893,474	675,248	15,893,474	104.2%
	Expense								
E02	Salaries & Wages	1,376,025	1,406,631	30,606	5,800,725	5,626,524	(174,201)	5,626,524	103.1%
E03	Benefits & Deductions	749,530	780,209	30,679	2,999,088	3,120,837	121,749	3,120,837	96.1%
E04	Outside Services	215,907	247,318	31,411	956,132	989,273	33,141	989,273	96.6%
E05	Utilities	199,973	190,941	(9,032)	721,112	763,765	42,653	763,765	94.4%
E06	General Supplies	58,712	90,487	31,775	233,905	361,947	128,042	361,947	64.6%
E07	Repairs & Maintenance	52,522	67,955	15,433	222,413	271,820	49,407	271,820	81.8%
E08	Other Operating Expenses	723,723	782,136	58,413	2,962,173	3,128,542	166,369	3,128,542	94.7%
E09	Non-operating Expenses	60,913	47,501	(13,412)	237,793	190,003	(47,790)	190,003	125.2%
E10	Intradistrict Allocations	-	-	-	-	-	-	-	-
E11	Reimbursable Expense	-	-	-	-	-	-	-	-
E12	Transfers	-	-	-	-	-	-	-	-
E13	Capital Expenditures	-	-	-	-	-	-	-	-
E14	Depreciation	-	-	-	-	-	-	-	-
	Total Expense	3,437,305	3,613,178	175,873	14,133,341	14,452,711	319,370	14,452,711	97.8%
	Report Totals	638,129	360,191	277,938	2,435,381	1,440,763	994,618	1,440,763	169.0%

* Limited Activity includes all District activity except most Restricted Revenue, Reimbursable Revenue/Expenditures, Depreciation, and CEPPT interest earnings.

** Favorable Variances are represented as positive numbers. Unfavorable Variances are represented as (negative) numbers.

† Restricted Revenue includes only revenue that has been restricted for use by Operating Funds.

General Ledger

Board Report - Limited Activity *

Period: 10 to 12, 2026

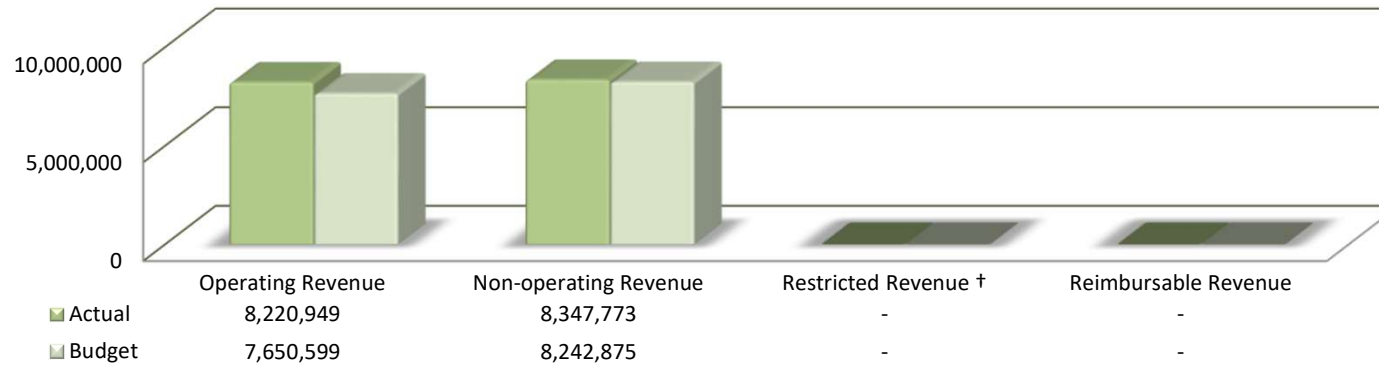
Fiscal Year: 2026



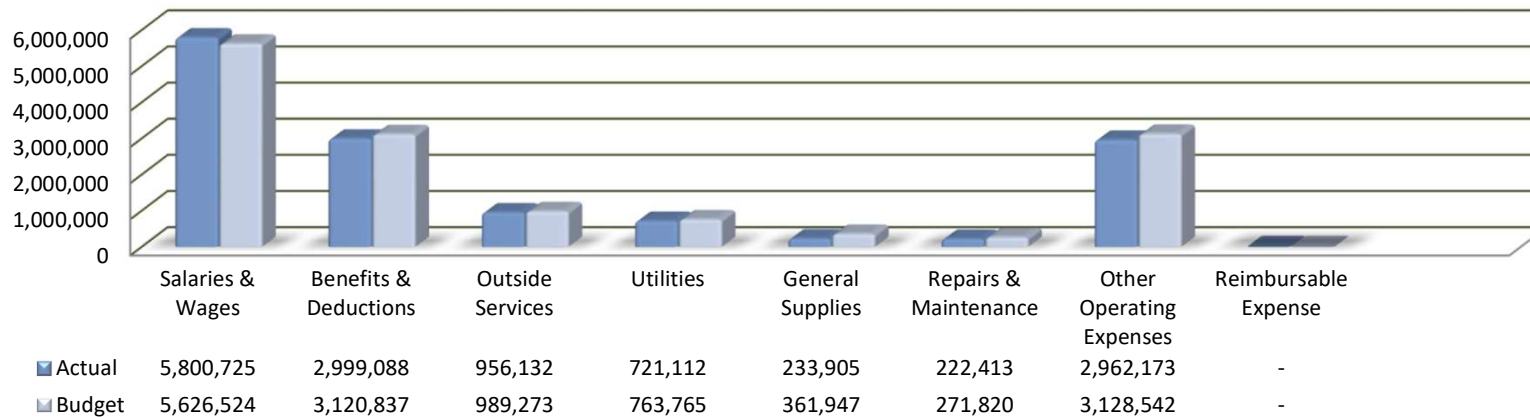
N.C.S.D

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Year to Date Revenue



Year to Date Expense



* Limited Activity includes all District activity except Capital Revenue/Expenditures, Reimbursable Revenue/Expenditures, and Depreciation.

† Restricted Revenue includes only revenue that has been restricted for use by Operating Funds.

General Ledger

Board Report - Martis Valley Water System (Operations) *

User: cherylp@northstarcsd.org
 Printed: 7/31/2026 - 7:10 PM
 Period: 10 to 12, 2026
 Fiscal Year: 2026



N.C.S.D.
 Northstar Community Services District
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Account Type	Description	Current Quarter (Periods 10 to 12)			Year to Date (Periods 01 - 12)			Annual	
		Actual	Budget	Variance **	Actual	Budget	Variance **	Budget	% Expended
	Revenue								
R01	Operating Revenue	447,625	392,820	54,805	1,701,918	1,571,280	130,638	1,571,280	108.3%
R02	Non-operating Revenue	-	-	-	-	-	-	-	-
R03	Restricted Revenue †	-	-	-	-	-	-	-	-
R04	Reimbursable Revenue	-	1,125	(1,125)	2,599	4,500	(1,901)	4,500	57.8%
	Total Revenue	447,625	393,945	53,680	1,704,517	1,575,780	128,737	1,575,780	108.2%
	Expense								
E02	Salaries & Wages	70,494	48,803	(21,691)	220,017	195,211	(24,806)	195,211	112.7%
E03	Benefits & Deductions	1,022	338	(684)	3,214	1,351	(1,863)	1,351	237.9%
E04	Outside Services	3,476	7,940	4,464	49,924	31,759	(18,165)	31,759	157.2%
E05	Utilities	86,764	79,780	(6,984)	298,744	319,118	20,374	319,118	93.6%
E06	General Supplies	7,119	6,250	(869)	18,683	25,000	6,317	25,000	74.7%
E07	Repairs & Maintenance	9,066	9,000	(66)	14,704	36,000	21,296	36,000	40.8%
E08	Other Operating Expenses	38,228	34,128	(4,100)	131,453	136,511	5,058	136,511	96.3%
E09	Non-operating Expenses	-	-	-	-	-	-	-	-
E10	Intradistrict Allocations	221,710	225,997	4,287	894,814	903,989	9,175	903,989	99.0%
E11	Reimbursable Expense	-	1,125	1,125	2,369	4,500	2,131	4,500	52.6%
E12	Transfers	-	-	-	-	-	-	-	-
E13	Capital Expenditures	-	-	-	-	-	-	-	-
E14	Depreciation	-	-	-	-	-	-	-	-
	Total Expense	437,879	413,361	(24,518)	1,633,922	1,653,439	19,517	1,653,439	98.8%
	Report Totals	9,746	(19,416)	29,162	70,595	(77,659)	148,254	(77,659)	-90.9%

* MVWS (Operations) includes all Reimbursable Revenue/Expenditures but does not include Capital Revenue/Expenditures and Depreciation.

** Favorable Variances are represented as positive numbers. Unfavorable Variances are represented as (negative) numbers.

† Restricted Revenue includes only revenue that has been restricted for use by the MVWS Operations Fund.

General Ledger

Board Report - Martis Valley Water System (Operations) *

Period: 10 to 12, 2026

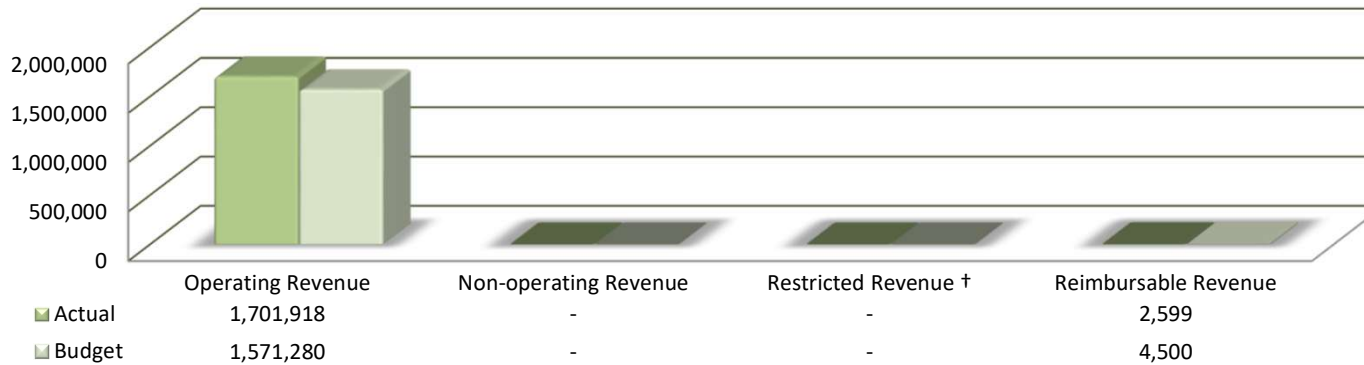
Fiscal Year: 2026



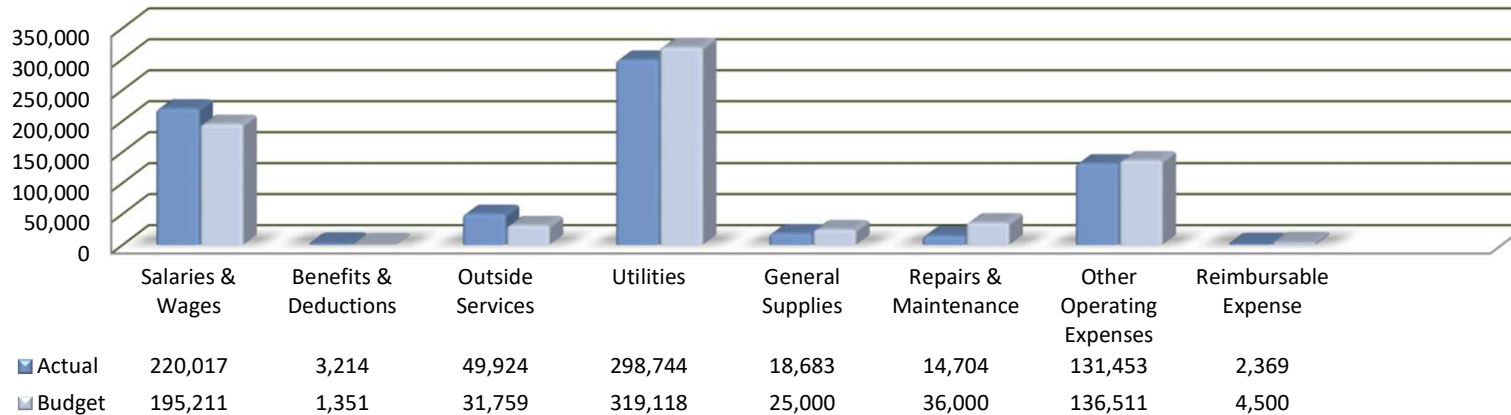
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Year to Date Revenue



Year to Date Expense



* Limited Activity includes all District activity except Capital Revenue/Expenditures, Reimbursable Revenue/Expenditures, and Depreciation.

† Restricted Revenue includes only revenue that has been restricted for use by Operating Funds.

NCSD Project Reporting

for the 12 Months Ending June 30, 2026

		Revenue		Expense					C = Completed CXL = Cancelled P = Postponed
Project Number	Project Description	Adopted Budget *	Actual Revenue	Adopted Budget *	Budget Adjustment	Total Available Budget *	Year To Date		
							Actual Expenditure	Favorable / (Unfavorable)	
Capital Purchases									
Fund 119 - Northstar Water System Capital Expenditures									
C26-MTR	Meter Purchases - FY2026 (NWS Portion)	6,000	-	6,000	-	6,000	2,547	3,453	C
	Total Fund 119	6,000	-	6,000	-	6,000	2,547	3,453	
Fund 129 - Martis Valley Water System Capital Expenditures									
C25-MTR	Meter Purchases - FY2025	-	-	-	-	-	(0)	0	C
C26-001	Newhall Mixer Replacement	-	-	16,000	-	16,000	12,012	3,988	C
C26-MTR	Meter Purchases - FY2026 (MVWS Portion)	-	-	20,000	-	20,000	21,555	(1,555)	C
	Total Fund 129	-	-	36,000	-	36,000	33,567	2,433	
Fund 619 - Fire Capital Expenditures									
C24-012	Fire Chief Vehicle (C-300)	-	-	100,000	-	100,000	86,811	13,189	C
C25-007	Bendix King Radios (2)	-	-	8,500	-	8,500	8,322	178	C
C25-008	SCBA Multiple_FEMA AFG	-	-	14,000	-	14,000	8,986	5,014	C
	Total Fund 619	-	-	122,500	-	122,500	104,120	18,380	
	Total Capital Purchases	6,000	-	164,500	-	164,500	140,234	24,266	
Capital Projects									
Fund 019 - Egr & Utility Ops Capital Expenditures									
C24-022	EV Charger Design & Install (Utility Ops Portion)	94,621	(40,053)	181,742	-	181,742	106,769	74,973	C
	Total Fund 019	94,621	(40,053)	181,742	-	181,742	106,769	74,973	
Fund 029 - Fleet Capital Expenditures									
C26-003	2026 Ford F550 Dump Truck	-	-	-	-	-	105,518	(105,518)	C
	Total Fund 029	-	-	-	-	-	105,518	(105,518)	
Fund 329 - Wood Energy Facility Capital Exp									
C23-009	Wood Energy (non-Grant Exp)	-	-	4,000,000	-	4,000,000	23,229	3,976,771	
C24-014	WEF Hard Costs_CalFIRE B&WDG	1,490,000	(855,768)	1,490,000	-	1,490,000	855,768	634,232	
C24-017	WEF Interpretive Displays_CTA	20,000	-	20,000	-	20,000	-	20,000	
C24-020	WEF Const_TTCF Forest Futures	150,000	(100,000)	150,000	-	150,000	100,000	50,000	C
C24-021	WEF General_2024 TMRF	11,984	(59,590)	11,984	-	11,984	59,590	(47,606)	C
C24-024	WEF Boiler_USDA FS Wood Energy	4,960	(4,960)	4,960	-	4,960	4,960	0	C
C25-011	WEF Building_SNC Wildfire	1,000,000	-	1,000,000	-	1,000,000	-	1,000,000	

		Revenue		Expense					C = Completed CXL = Cancelled P = Postponed
Project Number	Project Description	Adopted Budget *	Actual Revenue	Adopted Budget *	Budget Adjustment	Total Available Budget *	Year To Date		
							Actual Expenditure	Favorable / (Unfavorable)	
C25-012	WEF Hard Costs_Tahoe Fund	250,000	(184,873)	250,000	-	250,000	184,873	65,127	
C25-015	WEF Const_TTCF (Martis Fund)	-	(3,077)	-	-	-	3,077	(3,077)	
C26-002	WEF General_Investment Tax Cr	2,800,000	-	2,800,000	-	2,800,000	634,233	2,165,768	
	Total Fund 329	5,726,944	(1,208,267)	9,726,944	-	9,726,944	1,865,728	7,861,216	
	Fund 619 - Fire Capital Expenditures								
C25-010	Station 32 - Interior Painting	-	-	14,000	-	14,000	-	14,000	P
	Total Fund 619	-	-	14,000	-	14,000	-	14,000	
	Total Capital Projects	5,821,565	(1,248,321)	9,922,686	-	9,922,686	2,078,015	7,844,671	
	Total Capital Purchases & Projects	5,827,565	(1,248,321)	10,087,186	-	10,087,186	2,218,249	7,868,937	

Operating Projects

	Fund 620 - Fuels Mgt Operations								
O26-001	NPOA Cost Share_NCSD	-	-	42,005	-	42,005	42,005	-	C
O26-002	Trimont Cost Share_NCSD	-	-	62,976	-	62,976	62,954	23	
O26-003	Fuels Reduction Beyond 300'	-	-	58,889	-	58,889	58,899	(10)	C
	Total Fund 620	-	-	163,870	-	163,870	163,858	13	
	Total Operating Projects	-	-	163,870	-	163,870	163,858	13	

Reimbursable & Grant Funded Projects [†]

	Reimbursable Projects								
R17-001	Ritz - East Parcel	-	-	-	-	-	-	-	
R22-002	Schaffer's Mill - Phase 2F/G	-	(77)	-	-	-	-	-	C
R23-001	Schaffer's Mill Golf Maint	4,500	(2,522)	4,500	-	4,500	2,369	2,131	
R23-003	Family Barn Expansion	-	-	-	-	-	-	-	
R24-002	Mountainside Cost Share_Owner	-	0	-	-	-	-	-	C
R26-001	NPOA Cost Share_Partner	42,005	(42,005)	42,005	-	42,005	42,005	-	C
R26-002	Trimont Cost Share_Partner	62,976	(62,954)	62,976	-	62,976	62,954	23	
R25-005	Mid-Mtn Maint Sewer Expansion	-	(230)	-	-	-	-	-	
	Total Reimbursable Projects	109,481	(107,787)	109,481	-	109,481	107,328	2,154	

		Revenue		Expense					C = Completed CXL = Cancelled P = Postponed
Project Number	Project Description	Adopted Budget *	Actual Revenue	Adopted Budget *	Budget Adjustment	Total Available Budget *	Year To Date		
							Actual Expenditure	Favorable / (Unfavorable)	
Reimbursable Accounts									
R26-CFD	CFD Funded Admin	60,700	(103,857)	60,700	-	60,700	90,033	(29,333)	C
R26-MVT	Martis Valley Trail - O&M	-	(60,100)	-	-	-	1,170	(1,170)	C
R26-PRD	Highlands PRD Reimbursable	230,190	(84,916)	38,070	-	38,070	15,178	22,892	C
R26-TRI	Trimont Reimbursable	35,150	(19,709)	35,500	-	35,500	19,709	15,791	C
R26-STR	Strike Team Reimbursable	-	(3,007)	-	-	-	3,022	(3,022)	C
Total Reimbursable Accounts		326,040	(271,590)	134,270	-	134,270	129,113	5,157	
Grant Funded Projects									
G19-003	MVT - Multiple Phases_TOT	2,025,946	(885,536)	1,990,946	-	1,990,946	926,617	1,064,329	C
G26-002	MVT - Segment 3F_PDF	400,000	-	400,000	-	400,000	-	400,000	
G26-003	MVT - Segment 3F_NTCA TOT	3,215,000	(2,997,552)	3,215,000	-	3,215,000	2,873,205	341,795	
G24-001	NEU Phase II_2023 CalFire CCI	250,000	(401,525)	250,000	-	250,000	401,525	(151,525)	
G26-001	Fuels Reduction_2026 TTAD	400,000	(302,868)	400,000	-	400,000	302,868	97,133	
Total Grant Funded Projects		6,290,946	(4,587,480)	6,255,946	-	6,255,946	4,504,214	1,751,732	
Total Grant Funded & Reimbursable Projects		6,726,467	(4,966,858)	6,499,697	-	6,499,697	4,740,654	1,759,043	

Summary

Capital Purchases	6,000	-	164,500	-	164,500	140,234	24,266
Capital Projects	5,821,565	(1,248,321)	9,922,686	-	9,922,686	2,078,015	7,844,671
Operating Projects	-	-	163,870	-	163,870	163,858	13
Reimbursable Projects	6,726,467	(4,966,858)	6,499,697	-	6,499,697	4,740,654	1,759,043
Total	12,554,032	(6,215,178)	16,750,753	-	16,750,753	7,122,760	9,627,993

* If a project is split among multiple funds, then the project budgeted revenue and expense are represented as being specific to each fund in which the project resides.

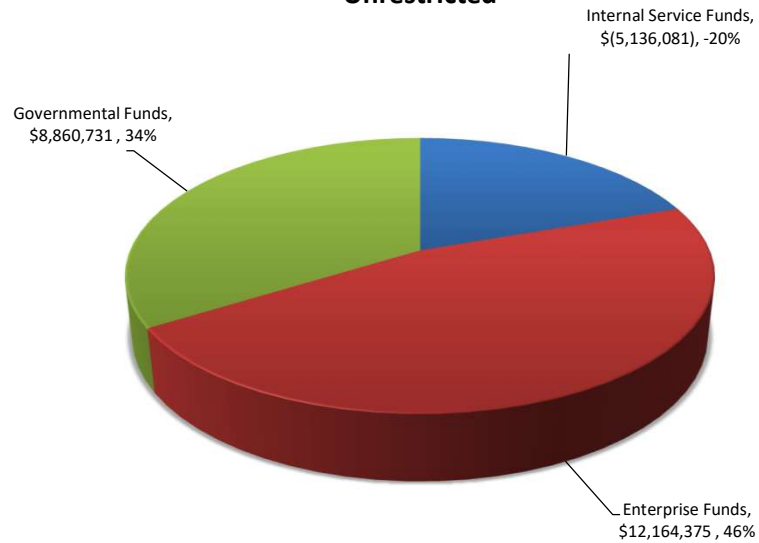
† Grant Funded and Reimbursable Project revenues are reported inclusive of weighted labor revenue paid to the District. Expenses are reported exclusive of labor incurred by the District.

Northstar Community Services District
Cash and Investment Reporting
For the Quarter ending 06/30/2026

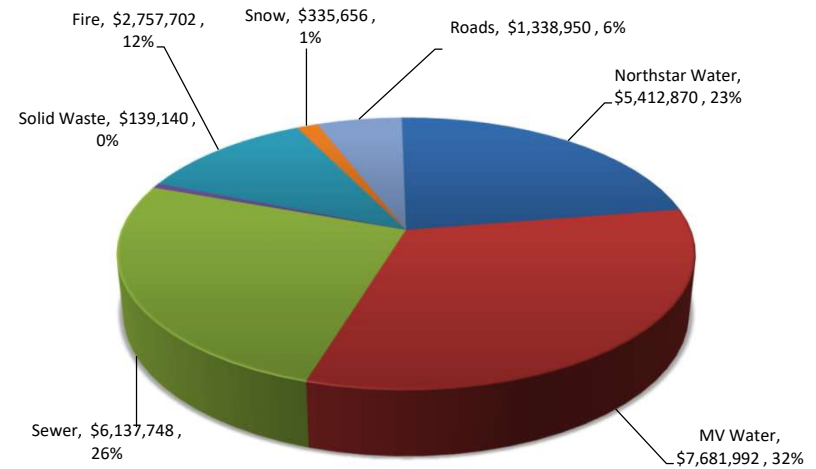
	Unrestricted			
	Internal Service Funds	Enterprise Funds	Governmental Funds	Total
US Bank/LAIF	\$ (5,507,300)	\$ 12,392,885	\$ 9,446,466	\$ 16,332,050
Section 115 Trust (CEPPT)	-	-	-	-
Charles Schwab	-	-	-	-
Interfund (Payable) / Receivable	413,445	398,407	(542,214)	269,638
Encumbrances	(42,226)	(626,917)	(43,520)	(712,663)
	\$ (5,136,081)	\$ 12,164,375	\$ 8,860,731	\$ 15,889,025

	Restricted for Capital/Pension									Total Unrestricted & Restricted
	Internal Service Funds	Enterprise Funds				Governmental Funds			Total	
		Northstar Water	MV Water	Sewer	Solid Waste	Fire	Snow	Roads		
	\$ 3,920,208	\$ 36,411	\$ 860,634	\$ (647,493)	\$ (1,083)	\$ (961,807)	\$ (203,190)	\$ 587,540	\$ (328,987)	\$ 16,003,063
		-	-	-	-	1,932,295	-	-	5,852,503	5,852,503
		5,879,353	6,911,524	5,970,958	140,224	1,709,832	538,845	1,325,080	22,475,817	22,475,817
		(502,894)	(90,166)	814,283	-	82,809	-	(573,670)	(269,638)	-
		-	-	-	-	(5,427)	-	-	(5,427)	(718,091)
	\$ 3,920,208	\$ 5,412,870	\$ 7,681,992	\$ 6,137,748	\$ 139,140	\$ 2,757,702	\$ 335,656	\$ 1,338,950	\$ 27,724,267	\$ 43,613,292

Unrestricted



Restricted for Capital



The Fog Is Lifting

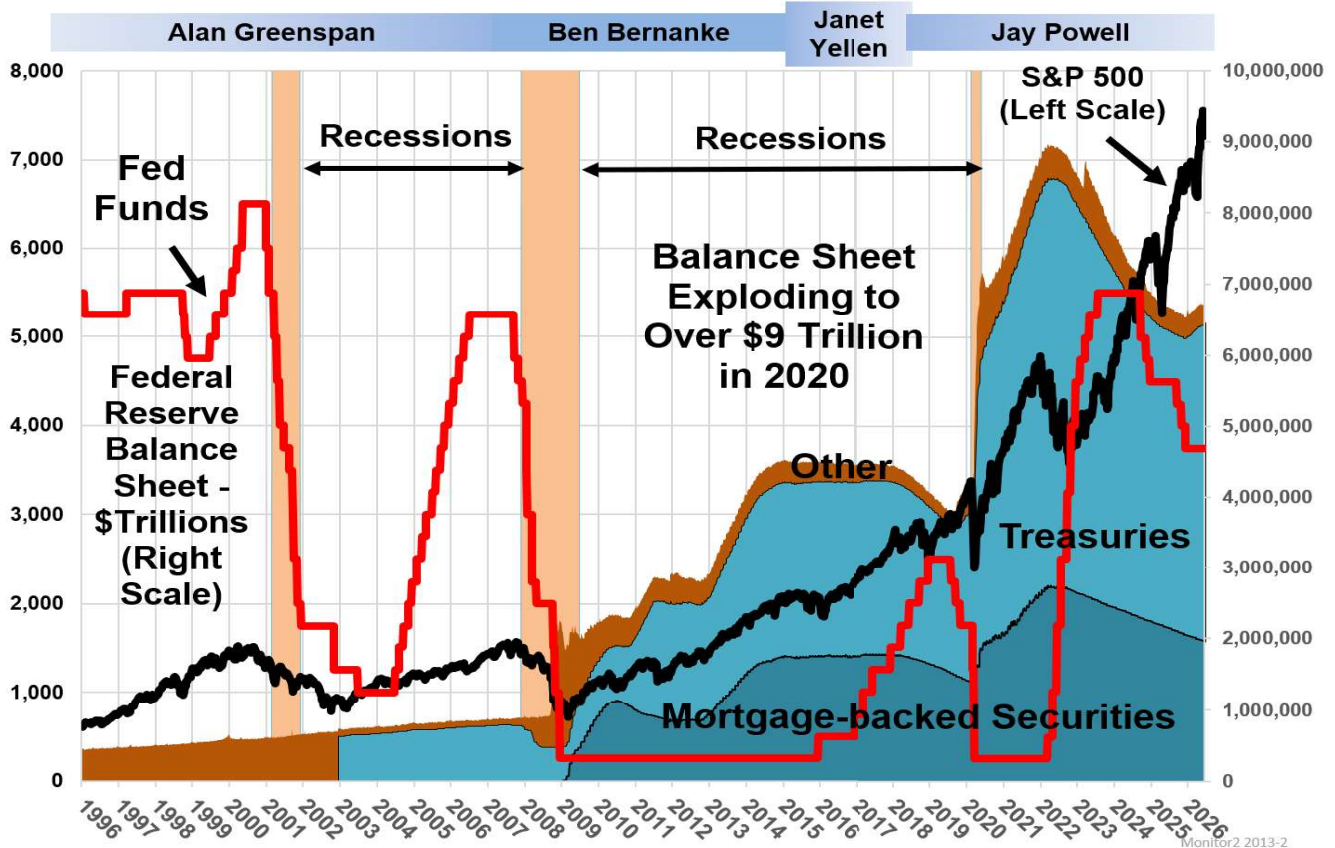
A Historical Perspective: Liquidity-Driven Markets

In our KCM April Commentary, we rigorously reviewed our January investment thesis through the lens of the “**Fog of War.**” War in Iran had degraded the reliability of traditional financial forecasts, introducing severe commodity volatility, energy supply disruptions, and deep policy uncertainty.

Today, the fog has mostly rolled out. We are still navigating a few macroeconomic speed bumps, but we have swapped out **some** active geopolitical guesswork for a clearer, scenario-based approach. By tuning into the forward-looking "market-based signals" favored by new Fed Chair Kevin Warsh, we can get a real, unvarnished look at **current economic conditions** and try to figure out where near-term Fed policy is actually headed. It is pretty clear to us that under the new Chair, the Fed's path has shifted toward **tighter financial conditions**. **The central bank is taking a firm stand against re-accelerating inflation by potentially pulling both levers at once: hiking short-term interest rates and shrinking its massive balance sheet through Quantitative Tightening (QT), despite political pressure for lower rates.**

Following a sharp pullback in the first quarter of 2026, the markets finally found their footing and bottomed on March 30, 2026. Since that pivot point, stocks have staged a ferocious comeback, powered primarily by a spectacular 49+% surge in the technology sector.

From 3/30/2026	Total Names	Total Winners	Percent Winners	Percent That Beat Sector Return	Sector Return
Consumer Discretionary	48	36	75.00%	43.75%	11.22
Consumer Staples	36	22	61.11%	52.78%	2.16
Energy	22	4	18.18%	59.09%	-13.67
Financials	75	59	78.67%	47.37%	11.24
Real Estate	31	26	83.87%	58.06%	10.45
Healthcare	58	37	63.79%	43.10%	10.80
Industrials	79	62	78.48%	31.65%	18.56
Information Technology	73	57	78.08%	35.62%	49.54
Materials	26	19	73.08%	57.69%	3.93
Communication Services	22	10	45.45%	47.83%	-0.51
Utilities	31	18	58.06%	64.52%	-0.68



The chart above clearly illustrates the tight correlation between the Federal Reserve Balance Sheet (right scale, stacked area) the Fed Funds rate, and the performance of the S&P 500 (left scale, black line).

- Following the Great Financial Crisis, the post-2009 bull market was heavily supported by Ben Bernanke's Federal Reserve's unprecedented liquidity injections, a sharply lower Fed Funds rate of 0.25% from December 2008 to December 2015, and a Fed balance sheet that increased by over \$4 trillion. (Quantitative Easing).
- This dynamic peaked in 2020 when under Jay Powell the balance sheet exploded to over \$9 trillion, creating a massive liquidity floor that propelled equity valuations aggressively upward.

Policy Shifts and Recessions

In the chart above the orange vertical bands mark historical periods of economic recession, which have consistently been preceded by specific Fed actions:

- Major equity stress and economic contractions historically coincide with cycles where the Fed aggressively raises interest rates (red line) while simultaneously attempting to withdraw liquidity, a possibility under Kevin Warsh.
- We also note a distinct lag effect. As seen in the 2000–2001 dot-com bust and the 2007–2008 financial crisis, market corrections typically occur after the Fed Funds rate peaks and begins to flatten or rapidly reverse, underscoring the lag with which tightening hits the real economy.

The Composition of the Balance Sheet: The MBS Dynamic

The breakdown of the balance sheet into its components reveals a critical risk factor for today's market:

- **Mortgage-Backed Securities (MBS):** Notice that from 2009 onward, MBS (dark blue area) became a structural cornerstone of the Fed's asset holdings. By functioning as a continuous buyer, the Fed artificially compressed mortgage spreads to stimulate housing.
- **The Current Runoff:** The sharp taper on the right side of the chart shows the ongoing balance sheet contraction (Quantitative Tightening) heading into 2026. The explicit roll-off of these mortgage assets removes the Fed's dominant bid, partially explaining why consumer mortgage rates face compounding upward pressure even when benchmark Treasury yields stabilize.

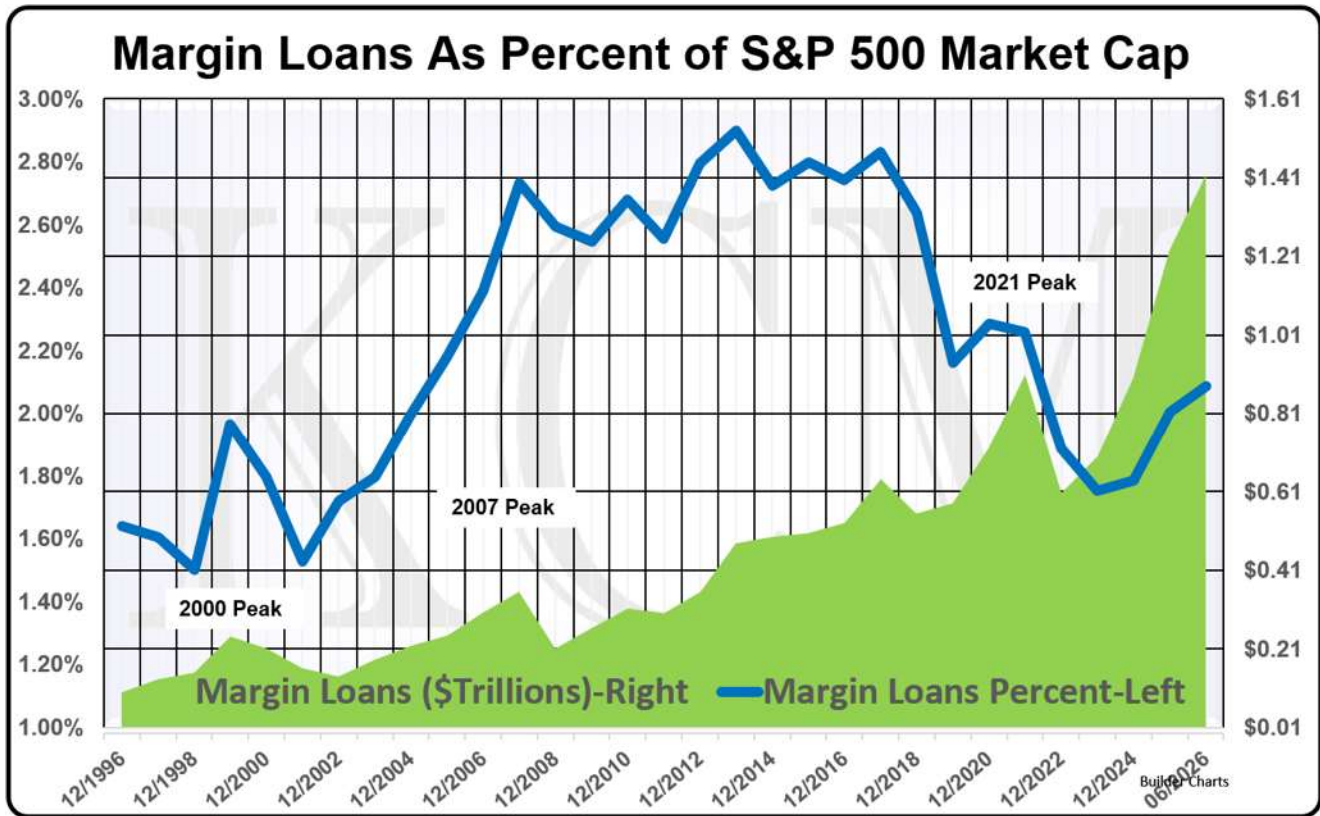
Current Outlook: Navigating the 2026 Tightening Regime

Looking at the far right of the timeline (2025–2026), the economy is entering historically rare and contractionary territory:

- **Dual-Lever Tightening:** While the Fed Funds rate had initially leveled off around 3.50%–3.75%, persistent inflation pressures mean the market is pricing in a potential resumption of rate hikes.
- **The Risk Profile:** If the Fed pursues rate hikes while aggressively shrinking the balance sheet, it removes liquidity from two directions at once (tightening both the *price* and the *quantity* of money).

As the chart's historical cycles remind us, this combination traditionally compresses equity valuation and elevates market volatility. **Draining this liquidity too quickly represents the classic tail-risk policy error, a painful historical lesson we hope Kevin Warsh pays close attention to.**

Liquidity Driven Market: Two Different Stories, Absolute Debt vs. Relative Leverage



A recent Wall Street Journal article pointed out the historically high margin balances in investors stock portfolios, raising a concern that this historically high number may indicate a near-term stock market bubble. Maybe not. (Historical data from FINRA)

The above chart plots two distinct metrics that reveal a divergence in recent years.

- **Margin Loans in Dollars (Green Area, Right Axis):** This represents the raw volume of money investors have borrowed against their portfolios. It has grown exponentially, skyrocketing from a fraction of a trillion in the late 1990s to an all-time high of over \$1.41 trillion in 2026.
- **Margin Loans as a % of Market Cap (Blue Line, Left Axis):** This scales the borrowed money against the total value of the market. While absolute debt is at record highs, relative leverage actually peaked between 2014 and 2018 at over 2.80%. As of mid-2026, it sits around 2.10%, meaning that while debt is massive, the overall size of the stock market has grown even faster.

Historical Context of Major Market Peaks

Margin debt is highly cyclical and often serves as a barometer for investor euphoria and systemic risk. The chart above explicitly flags three major market tops:

- **2000 Peak (Dot-Com Bubble):** Margin debt as a percent of market cap spiked rapidly to about 2.00% before collapsing alongside the tech crash.

- **2007 Peak (Great Financial Crisis):** Relative leverage surged even higher, hitting roughly 2.75% right before the housing market and banking sector collapsed.
- **2021 Peak (Post-Pandemic Boom):** Absolute margin debt hit a massive structural peak, while the relative percentage saw a sharp, brief spike to around 2.30% before the 2022 market correction forced a wave of deleveraging.

The Current Outlook (Mid-2026)

Looking at the far right of the chart, we are seeing a sharp, vertical surge in absolute margin loans (the green mountain). However, because mega-cap stocks have ballooned the overall S&P 500 market cap, the blue line is rising at a more moderate pace.

The Takeaway: Investors are borrowing more money than ever before in absolute terms, but because the market is so heavily capitalized, the *percentage* of leverage hasn't quite reached the danger zones seen in 2007 or 2015–2018.

The current level of margin debt, which has surged to a record \$1.41 trillion, has a profound impact on market dynamics. While leverage fuels a bull market on the way up, it inherently creates structural vulnerabilities.

The biggest systemic risk of high margin debt isn't the debt itself, but how it behaves during a correction. It creates a highly reactive, circular feedback loop:

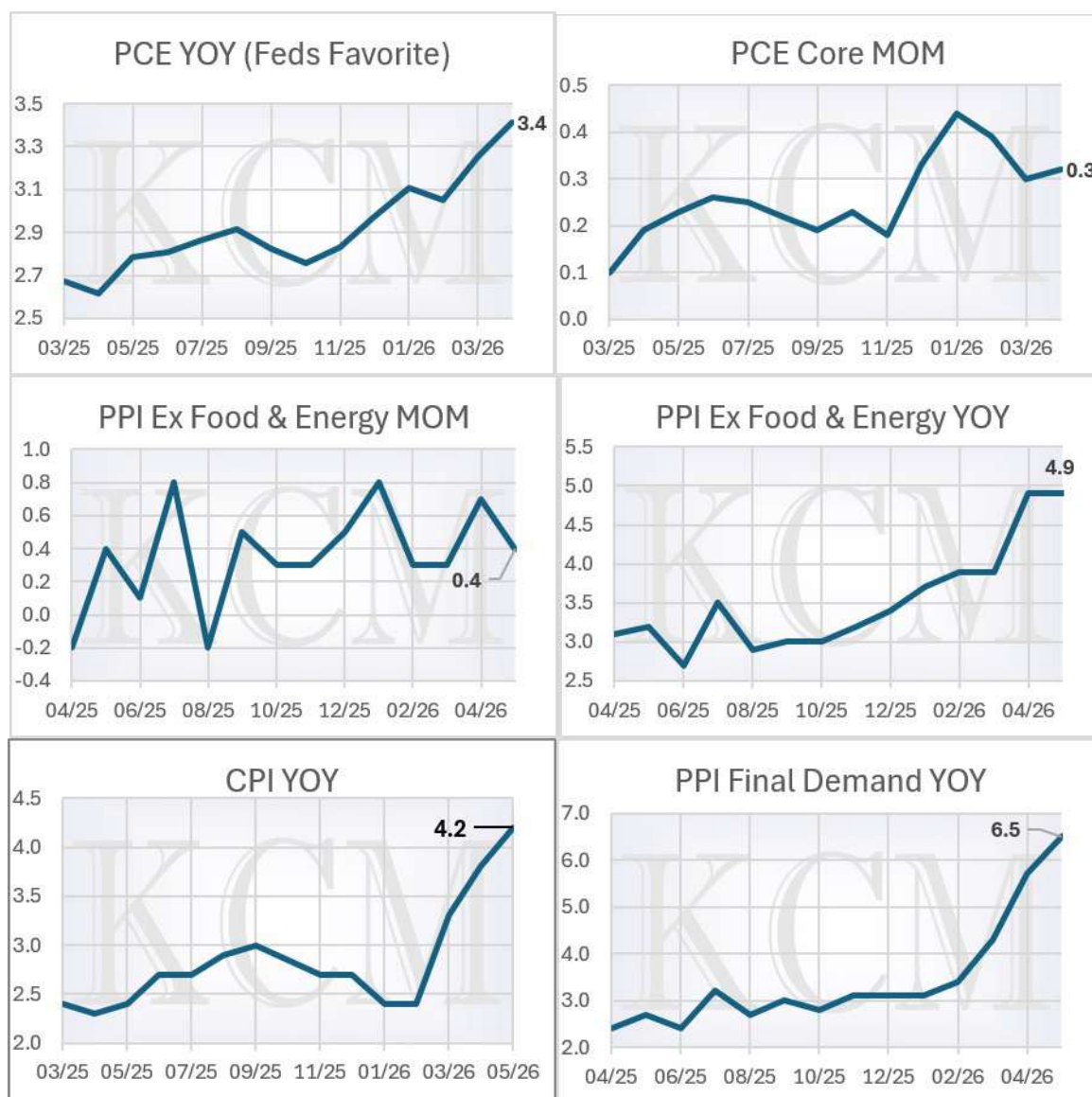
1. **The Trigger:** A normal market correction occurs due to macro events (e.g., interest rate jitters or geopolitical friction).
2. **The Call:** As portfolio values drop, investors' equity falls below the maintenance margin required by brokerages.
3. **The Cascade:** Brokers automatically liquidate stocks to cover the loans. Because brokers sell whatever is liquid, this forced selling drives prices down further, triggering *more* margin calls for *other* investors. What begins as a minor pullback can quickly cascade into a severe downturn.

The Silver Lining: The "Denominator Effect"

Despite the staggering \$1.41 trillion figure, the blue line on the chart (Margin Loans as a Percent of Market Cap) has prevented an immediate collapse. Because the total value of the S&P 500 has expanded so massively, the relative burden of this debt sits around 2.10%, well below the dangerous 2.80%+ levels seen before the 2008 financial crisis. The market's immense size provides a cushion that absorbs some of the risk.

Summary: The current level of margin debt acts like an accelerant. It does not *cause* a market crash on its own, but it ensures that whenever the next natural market downturn happens, the speed and severity of the drop will be significantly magnified. It leaves the market with a very low margin for error.

Inflation indicators remain well above the Fed's stated target of 2%.

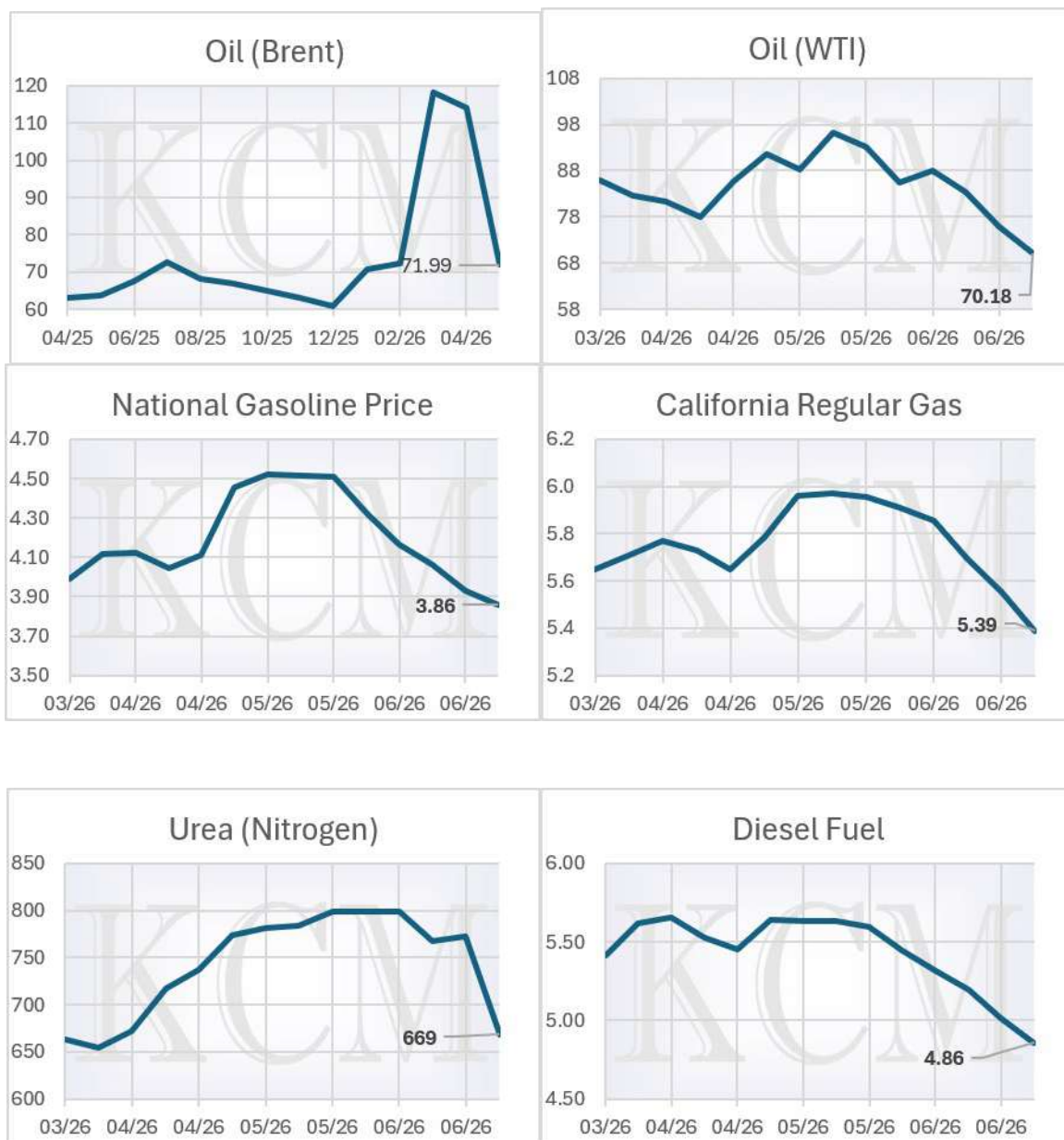


The Fed's favorite inflation indicator, Personal Consumption Expenditures (PCE), has accelerated to 3.4% year-over-year, well above the Fed's stated target of 2.0%. In the current 2026 economic landscape, tracking the PCE trajectory has been paramount for anticipating monetary policy moves. Core PCE's climb from 3.0% in December 2025 to 3.3% in April 2026 signaled a meaningful re-acceleration of structural inflation. This metric provided the primary data justification for new Fed Chair Kevin Warsh to shift the central bank toward a hawkish regime of tighter financial conditions, keeping short-term interest rates elevated.

PPI stands for Producer Price Index, a measure of wholesale inflation that refers to the cost of raw materials for producers before they add a sales price to consumers. It can be an early warning that higher Consumer Prices (CPI) are in the pipeline.

The 6.5% surge PPI Final Demand signals a potential future significant increase in future inflation.

The American Consumer, Resilient Foundation, Eroding Edges

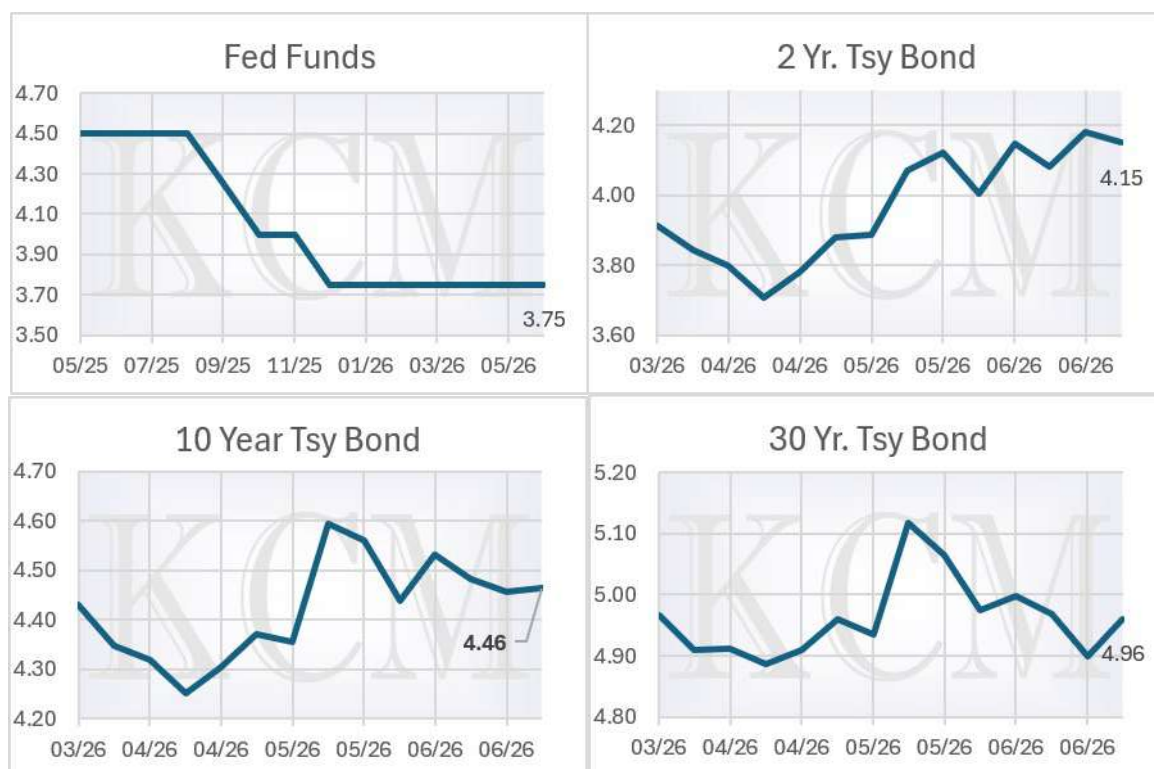


Despite rising nominal incomes and crude oil, gasoline, and fertilizer prices that have declined from their March worldwide highs, war-driven commodity inflation operates as a *de facto* tax on consumption. Higher costs at the pump, elevated grocery costs, and rising utility bills continue to crimp household discretionary spending.

The American Consumer, Resilient Foundation



The core structural underpinning of the American consumer, personal consumption expenditures (which account for about 70% of the total U.S. economy), remains durable. There has been no mass layoff cycle, and the labor market has firmed meaningfully. Private payrolls averaged 117,000 per month through May 2026 versus just 10,000 per month in 2025, keeping unemployment low at 4.3%.



Monetary Policy: The Fed Tailwind Meets the Stagflation Headwind

- **The Policy Shift:** The proactive, sustained rate-cutting mode assumed earlier this year has reversed. The supply-side inflation shock, higher oil and commodity prices, created a potential stagflation scenario that ended the simple "cut rates = good for stocks" logic.
- **The June Reality:** The FOMC held the policy target rate at 3.50%–3.75% at its June 17 meeting. However, market-driven yields sit significantly higher: the 2-Year Treasury is at 4.09%, while the 10-Year and 30-Year bonds sit at 4.37% and 4.87% respectively following the new Chairman's debut. See charts on the previous page.
- **Behind the Curve:** With the short end of the market curve tracking well above the current policy rate, investors are explicitly pricing in tighter monetary policy. The market is effectively telling the Fed that current conditions remain too loose. Conversely, the slight flattening or moderation at the long end indicates tentative market confidence that inflation will be contained over a longer horizon.
- **The Warsh Action Plan:** To achieve "price stability," a phrase Chair Warsh mentioned 12 times in his first press conference, the Fed is expected, despite President Trump's plea for lower rates, to adopt a hawkish stance. This potentially means raising the policy rate closer to the 4.25%–4.50% range to catch up with market realities.

Fiscal Policy: The Big Beautiful Bill and the Tariff Clarity Assumption

- **Durable Provisions:** The legislated tax refund injections (projected at \$191 billion) and 100% bonus depreciation rules are real, enacted mechanisms already flowing through the pipeline. War does not reverse domestic tax legislation.
- **Lower Multipliers:** However, the stimulative multiplier of this fiscal injection is partially swallowed by a war-driven inflationary environment. Households receiving refunds face higher gasoline and grocery bills, leaving them with lower net purchasing power than originally projected.
- **Regime Uncertainty:** The assumption that peak tariff uncertainty had passed was over-optimistic. Strategic conflict involving major trading partners introduces significant "regime uncertainty," reopening trade policy debates and keeping corporate supply chain strategies in a state of prolonged flux.
- **Geopolitical Volatility:** Sustained low oil prices were the single biggest casualty of geopolitical disruptions. Crude oil previously experienced a massive supply shock, with Brent Crude spiking from roughly \$59 to a peak of almost \$120.
- **The Current Plateau:** Brent crude has since pulled back to about \$72 and West Texas Intermediate (WTI) crude has also pulled back and settled near \$69. Clearly, the structural landscape has changed.
- **Continuing Headwinds:** Lower energy prices will again be a stealth tax cut; but not just yet. They are still operating as a baseline cost burden, and gas prices need to continue to come down to reflect the sharp decline in crude prices. That always takes time. Regular unleaded

gasoline in California was about \$4.00 /gallon in January of 2026. Lower input cost will eventually lead to margin expansions, becoming a tailwind to the corporate profit outlook. However, that, too, will not happen overnight.

Inflation and the AI Productivity Miracle: The Most Resilient Pillar

- **Structural Insulation:** The "AI Productivity Miracle" stands as our most resilient, war-resistant economic driver. Software deployment and enterprise workflows do not stop when commodity channels fragment.
- **Workflow Efficiencies:** Agentic AI continues to compress costs, streamline operations, and allow companies to expand output without proportional increases in headcount.
- **Important Qualifications:** While AI allows companies to absorb higher domestic labor costs by lowering unit expenses, it offers a less direct offset against lingering high energy and utility costs. An AI-optimized logistics operation or factory still has to pay for fuel and electricity. Furthermore, macro-uncertainty may shorten corporate planning horizons, extending the timeline needed to fully operationalize these strategic gains.

Bond Yields, Credit Spreads, and the Yield Curve

The dual tightening mechanism now on the table—raising the fed funds rate while subtracting from the balance sheet via Quantitative Tightening (QT)—is unusually contractionary, removing liquidity from the system from two directions simultaneously.

The Mortgage Spread Impact: Mortgage rates face severe compounding upward pressure. As Chair Warsh stops reinvesting in Mortgage-Backed Securities (MBS) and allows them to roll off, the Fed systematically exits as a primary buyer. This removes a vital market bid, widening the spread between mortgage rates and Treasury yields. Affordability may deteriorate, mortgage refinancing activity may slow up, and housing-sensitive sectors may face continued pressure.

- **Abundant System Liquidity:** On a positive note, investors are hoarding a massive amount of dry powder, driving Cash in Money Market Funds to an all-time record high of **\$7.919 Trillion**. This, combined with recovering Money Supply (M2) YoY growth of 4.7%, means the broader financial plumbing retains abundant liquidity.
- **Credit Quality:** Credit risk remains remarkably low, as demonstrated by the tight Junk Bond Spread at 302 bps. However, tight spreads are a peacetime condition that can gap wider non-linearly if risk aversion spikes. We strictly favor investment-grade bonds, Treasuries, and high-grade municipal debt as critical portfolio ballast.

The Equity Market Outlook: Re-evaluating the S&P 500

Simultaneous rate hikes and aggressive balance sheet runoff represent a fundamentally equity-unfriendly combination. Reversing both liquidity levers compresses equity valuations through higher discount rates and shrinks the exact reserve base that fueled the post-2009 bull market.

- **Valuation Compression:** We may get elevated market volatility and multiple compression, leaving long-duration growth and concentrated tech-growth portfolios particularly vulnerable. Forward S&P 500 estimates face input costs and demand disruptions.
- **The Counter-Weight: This is a regime of tighter financial conditions, not an outright crash.** The balance-sheet reduction is explicitly designed to be slow and gradual to avoid a liquidity air-pocket. More importantly, the stable labor market gives the Fed room to prioritize inflation without immediately fracturing real economic activity.

Conclusion: The Wisdom of Discipline, Quality, and Staying the Course

The transition out of the geopolitical fog demands a shift from a concentrated, high-conviction expression of the bullish thesis to a scenario-aware portfolio construction. In our judgement the appropriate investment posture is straightforward: **stay invested in KCM BlueBlood stocks and high-quality bonds.**

- **Stick with KCM BlueBloods:** In equities, we suggest prioritize large-cap, U.S.-based multinationals with durable competitive advantages, diversified global revenue streams, fortress balance sheets, and explicit pricing power. These enterprises possess the structural capability to capture AI productivity gains, withstand energy input shocks, and harvest mechanical currency translation advantages when the dollar shifts.
- **Maintain High-Quality Bonds:** In fixed income, rely on investment-grade holdings to deliver necessary income, capital preservation, and tactical liquidity. This dry powder and diversification ensures the stability needed to take advantage of potential equity dislocations rather than being forced to sell into them.

Great businesses and sound credit endure. Temporary policy adjustments do not erase long-term value, and the discipline to stay invested when the financial headlines shift remains one of the most reliable pillars of investing alpha.

To be clear: I am not predicting an imminent market top.

History shows that investor mania can run much farther than logic dictates. Back in December 1996, amid the early dot-com boom, the recently deceased Fed Chairman Alan Greenspan famously warned that "irrational exuberance" was inflating asset prices far beyond their fundamental economic value. It felt like a definitive swan song. Yet, despite that dire warning from the world's most powerful central banker, the market surged about another 100% before finally peaking nearly four years later in September 2000.

Fast forward to today: the market is undergoing a remarkably similar parabolic melt-up, this time fueled by the massive expectations for the artificial intelligence revolution. While leverage and valuations are undeniably stretched, history reminds us that secular tech revolutions can sustain immense upward momentum for a lot longer than investors care to admit.

As we stated in our last quarterly communication, we are aware that we will never achieve perfect accuracy in our forecasts, and there may be additional challenges ahead. But we will always be available to navigate and adjust through them with you, and once again thank you for your faith in us. All of us at KCM wish you a delightful summer.

Jay Kellett

Founder & CEO,

KCM Investment Advisors LLC

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INVESTMENT ADVISORS LLC

Northstar Community Services District
Attn: Cheryl Plexico
900 Northstar Drive
Truckee, CA 96161

July 23, 2026

Dear Cheryl,

Enclosed are the 2026 Q2 KCM Portfolio Reports for the various Northstar Community Service District accounts. During the six months ending 06/30/2026, the Combined Accounts had investment gains of \$178,612, representing a return of +0.80%. Net of KCM fees the returns were +0.72%.

We managed your investments in conformance with the CA Government Code as adopted within your Investment Guidelines and Objectives.

As you will see in the table below, KCM is comparing favorably to the bond market benchmarks:

KCM's performance compared to:

1-3 year US Treasury Index *(as reported through Bloomberg)*

1-3 year Investment-grade Corporate Index *(as reported through Bloomberg)*

LAIF - yield information provided by California State Treasurer's office *(website)*

Returns vs Market Indices	<u>2026 YTD</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>
KCM (gross of fees)	0.80%	5.36%	5.01%	4.65%	-3.30%
1-3 yr Treasury	1.29%	5.17%	4.03%	4.31%	-3.33%
1-3 yr Corporate	2.35%	5.88%	5.28%	5.49%	-3.83%

Market Yield vs Quarterly Average	<u>2026 Q2</u>	<u>2026 Q1</u>	<u>2025 Q4</u>	<u>2025 Q3</u>	<u>2025 Q2</u>
KCM (Yield to Maturity)	4.43%	4.15%	4.19%	4.35%	4.50%
KCM (Market Yield)	4.38%	4.26%	3.93%	4.05%	4.10%
LAIF (Qtrly Average)	3.83%	3.87%	4.09%	4.05%	4.10%

<u>Market Yield vs Quarterly Average</u>	<u>2025 Q1</u>	<u>2024 Q4</u>	<u>2024 Q3</u>	<u>2024 Q2</u>	<u>2024 Q1</u>
KCM (Yield to Maturity)	4.46%	4.64%	4.43%	5.50%	5.48%
KCM (Market Yield)	4.23%	4.28%	4.46%	5.50%	5.47%
LAIF (Qtrly Average)	4.34%	4.62%	4.71%	4.36%	4.30%

We will continue to monitor your holdings and advise you of any need to make changes to your investment strategy or individual investment holdings during this upcoming year.

Kindest regards,
Don Jesberg
Portfolio Manager



KCM Investment Advisors LLC
PORTFOLIO SUMMARY
Northstar Community Services District
Combined Accounts
 June 30, 2026

<u>Security Type</u>	<u>Adjusted Cost</u>	<u>Market Value</u>	<u>Pct. Assets</u>	<u>Cur. Yield</u>	<u>Est. Annual Income</u>
Cash Or Cash Equiv					
CASH AND	70,812.67	70,812.67	0.3	0.0	7.08
EQUIVALENTS					
Money Market Mutual	28,255.75	28,255.75	0.1	3.4	955.89
Funds					
	<u>99,068.42</u>	<u>99,068.42</u>	<u>0.4</u>	<u>1.0</u>	<u>962.97</u>
 Taxable Fixed Income					
Corporates	17,881,127.02	17,737,744.97	78.1	4.4	789,340.60
GOVERNMENT	4,151,008.41	4,119,649.33	18.1	4.1	170,186.25
BONDS					
GOVERNMENT	524,883.39	516,787.43	2.3	3.7	19,530.00
AGENCY					
Accrued Interest		<u>237,838.92</u>	<u>1.0</u>		
	<u>22,557,018.82</u>	<u>22,612,020.64</u>	<u>99.6</u>	<u>4.3</u>	<u>979,056.85</u>
 TOTAL PORTFOLIO	 22,656,087.24	 22,711,089.06	 100.0	 4.3	 980,019.82



Northstar Community Services District
Combined Accounts
900 Northstar Drive
Truckee, CA 96161

KCM Investment Advisors LLC
STATEMENT OF MANAGEMENT FEES

Cash Or Cash Equiv as of 06-30-26	\$	99,068.42
99,068 @ 0.1700% per annum		42.10
Taxable Fixed Income as of 06-30-26	\$	22,612,020.64
22,612,021 @ 0.1700% per annum		9,610.11
Quarterly Management Fee	\$	9,652.21
TOTAL DUE & DEDUCTED FROM YOUR ACCOUNT	\$	9,652.21

KCM INVESTMENT ADVISORS LLC
300 Drakes Landing Road, Suite 210
Greenbrae, CA 94904
(415) 461-7788



KCM Investment Advisors LLC
PERFORMANCE REPORT
 Discounted Cash Flow Method Gross of
 Fees

Northstar Community Services District
Combined Accounts

From 12-31-25 to 06-30-26

Portfolio Value on 12-31-25	21,735,262.00
Accrued Interest	225,599.41
Contributions	590,650.72
Withdrawals	-19,035.38
Realized Gains	1,773.29
Unrealized Gains	-299,299.48
Interest	463,899.00
Dividends	0.00
Change in Accrued Interest	12,239.50
Portfolio Value on 06-30-26	22,473,250.15
Accrued Interest	<u>237,838.92</u>
	22,711,089.07
Total Gain before Fees	178,612.31
IRR for 0.50 Years	0.80%



KCM Investment Advisors LLC
PERFORMANCE REPORT
Discounted Cash Flow Method Net of Fees
Northstar Community Services District
Combined Accounts
From 12-31-25 to 06-30-26

Portfolio Value on 12-31-25	21,735,262.00
Accrued Interest	225,599.41
Contributions	590,650.72
Withdrawals	-200.00
Realized Gains	1,773.29
Unrealized Gains	-299,299.48
Interest	463,899.00
Dividends	0.00
Change in Accrued Interest	12,239.50
Management Fees	-18,835.38
Portfolio Value on 06-30-26	22,473,250.15
Accrued Interest	237,838.92
	22,711,089.07
Total Gain after Fees	159,776.93
IRR for 0.50 Years	0.72%



KCM Investment Advisors
PORTFOLIO SUMMARY

Northstar Community Services District - Northstar Water
Charles Schwab Account #NNNN-NNNN

June 30, 2026

<u>Security Type</u>	<u>Adjusted Cost</u>	<u>Market Value</u>	<u>Pct. Assets</u>	<u>Cur. Yield</u>	<u>Est. Annual Income</u>
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	5,265.15	5,265.15	0.1	0.0	0.53
Money Market Mutual Funds	276.57	276.57	0.0	3.5	9.76
	<u>5,541.72</u>	<u>5,541.72</u>	<u>0.1</u>	<u>0.2</u>	<u>10.29</u>
Taxable Fixed Income					
Corporates	4,800,967.09	4,759,081.20	80.1	4.5	214,260.00
GOVERNMENT BONDS	993,675.07	986,717.14	16.6	4.1	40,317.50
GOVERNMENT AGENCY	129,971.13	127,966.41	2.2	3.8	4,836.00
Accrued Interest		63,944.30	1.1		
	<u>5,924,613.28</u>	<u>5,937,709.05</u>	<u>99.9</u>	<u>4.4</u>	<u>259,413.50</u>
TOTAL PORTFOLIO	5,930,155.00	5,943,250.77	100.0	4.4	259,423.79



Northstar Community Services District - Northstar Water
Charles Schwab Account #NNNN-NNNN
900 Northstar Drive
Truckee, CA 96161

KCM Investment Advisors
STATEMENT OF MANAGEMENT FEES

Portfolio Valuation with Accrued Interest as of 06-30-26	\$	5,943,250.77
5,943,251 @ 0.170 % per annum		<u>2,525.88</u>
Quarterly Management Fee	\$	2,525.88

TOTAL DUE & AUTOMATICALLY DEDUCTED FROM ACCOUNT \$ 2,525.88



KCM Investment Advisors
PERFORMANCE REPORT
Discounted Cash Flow Method NET OF FEES
Northstar Community Services District -
Northstar Water
Charles Schwab Account #NNNN-NNNN
From 12-31-25 to 06-30-26

Portfolio Value on 12-31-25	5,838,668.72
Accrued Interest	62,378.89
Contributions	0.00
Withdrawals	-50.00
Realized Gains	467.42
Unrealized Gains	-81,165.23
Interest	126,406.79
Dividends	0.00
Change in Accrued Interest	1,565.41
Portfolio Value on 06-30-26	5,879,306.47
Accrued Interest	63,944.30
Total Gain after Fees	42,253.15
IRR for 0.50 Years	0.72

Please contact us to schedule a portfolio review to discuss any changes to your investment objective or financial situation, or if you have any questions regarding your account.



KCM Investment Advisors
PORTFOLIO SUMMARY

Northstar Community Services District - Martis Valley Water
Charles Schwab Account #NNNN-NNNN

June 30, 2026

<u>Security Type</u>	<u>Adjusted Cost</u>	<u>Market Value</u>	<u>Pct. Assets</u>	<u>Cur. Yield</u>	<u>Est. Annual Income</u>
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	38,431.58	38,431.58	0.6	0.0	3.84
Money Market Mutual Funds	531.42	531.42	0.0	3.5	18.75
	<u>38,963.00</u>	<u>38,963.00</u>	<u>0.6</u>	<u>0.1</u>	<u>22.59</u>
Taxable Fixed Income					
Corporates	5,624,018.74	5,575,853.59	79.8	4.4	246,415.30
GOVERNMENT BONDS	1,155,692.85	1,149,173.89	16.5	4.2	47,875.00
GOVERNMENT AGENCY	149,966.68	147,653.55	2.1	3.8	5,580.00
Accrued Interest		72,827.66	1.0		
	<u>6,929,678.28</u>	<u>6,945,508.69</u>	<u>99.4</u>	<u>4.4</u>	<u>299,870.30</u>
TOTAL PORTFOLIO	6,968,641.28	6,984,471.69	100.0	4.3	299,892.89



Northstar Community Services District - Martis Valley Water
Charles Schwab Account #NNNN-NNNN
900 Northstar Drive
Truckee, CA 96161

KCM Investment Advisors
STATEMENT OF MANAGEMENT FEES

Portfolio Valuation with Accrued Interest as of 06-30-26	\$	6,984,471.69
6,984,472 @ 0.170 % per annum		<u>2,968.40</u>
Quarterly Management Fee	\$	2,968.40

TOTAL DUE & AUTOMATICALLY DEDUCTED FROM ACCOUNT \$ 2,968.40



KCM Investment Advisors
PERFORMANCE REPORT
 Discounted Cash Flow Method NET OF FEES
Northstar Community Services District - Martis
Valley Water
Charles Schwab Account #NNNN-NNNN
From 12-31-25 to 06-30-26

Portfolio Value on 12-31-25	6,859,025.81
Accrued Interest	71,810.67
Contributions	0.00
Withdrawals	-50.00
Realized Gains	674.11
Unrealized Gains	-89,724.60
Interest	147,616.57
Dividends	0.00
Change in Accrued Interest	1,017.00
Portfolio Value on 06-30-26	6,911,644.03
Accrued Interest	72,827.66
Total Gain after Fees	53,685.21
IRR for 0.50 Years	0.77

Please contact us to schedule a portfolio review to discuss any changes to your investment objective or financial situation, or if you have any questions regarding your account.



KCM Investment Advisors
PORTFOLIO SUMMARY
Northstar Community Services District - Sewer
Charles Schwab Account #NNNN-NNNN
June 30, 2026

<u>Security Type</u>	<u>Adjusted Cost</u>	<u>Market Value</u>	<u>Pct. Assets</u>	<u>Cur. Yield</u>	<u>Est. Annual Income</u>
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	4,053.43	4,053.43	0.1	0.0	0.41
Money Market Mutual Funds	4,494.28	4,494.28	0.1	3.4	151.85
	<u>8,547.71</u>	<u>8,547.71</u>	<u>0.1</u>	<u>1.8</u>	<u>152.25</u>
Taxable Fixed Income					
Corporates	4,703,432.69	4,667,893.65	77.4	4.4	205,369.50
GOVERNMENT BONDS	1,155,527.54	1,144,809.26	19.0	4.1	47,481.25
GOVERNMENT AGENCY	149,966.68	147,653.55	2.4	3.8	5,580.00
Accrued Interest		64,215.27	1.1		
	<u>6,008,926.92</u>	<u>6,024,571.72</u>	<u>99.9</u>	<u>4.3</u>	<u>258,430.75</u>
TOTAL PORTFOLIO	6,017,474.63	6,033,119.43	100.0	4.3	258,583.00



***Northstar Community Services District - Sewer
Charles Schwab Account #NNNN-NNNN
900 Northstar Drive
Truckee, CA 96161***

KCM Investment Advisors
STATEMENT OF MANAGEMENT FEES

Portfolio Valuation with Accrued Interest as of 06-30-26	\$	6,033,119.43
6,033,119 @ 0.170 % per annum		<u>2,564.08</u>
Quarterly Management Fee	\$	2,564.08

TOTAL DUE & AUTOMATICALLY DEDUCTED FROM ACCOUNT \$ 2,564.08



KCM Investment Advisors
PERFORMANCE REPORT
Discounted Cash Flow Method NET OF FEES
Northstar Community Services District - Sewer
Charles Schwab Account #NNNN-NNNN
From 12-31-25 to 06-30-26

Portfolio Value on 12-31-25	5,371,582.80
Accrued Interest	56,677.56
Contributions	568,024.77
Withdrawals	-60.00
Realized Gains	596.44
Unrealized Gains	-79,723.51
Interest	113,245.37
Dividends	0.00
Change in Accrued Interest	7,537.70
Portfolio Value on 06-30-26	5,968,904.17
Accrued Interest	64,215.27
Total Gain after Fees	36,894.30
IRR for 0.50 Years	0.65

Please contact us to schedule a portfolio review to discuss any changes to your investment objective or financial situation, or if you have any questions regarding your account.



KCM Investment Advisors

PORTFOLIO SUMMARY*Northstar Community Services District - Solid Waste**Charles Schwab Account #NNNN-NNNN**June 30, 2026*

<u>Security Type</u>	<u>Adjusted Cost</u>	<u>Market Value</u>	<u>Pct. Assets</u>	<u>Cur. Yield</u>	<u>Est. Annual Income</u>
Cash Or Cash Equiv					
CASH AND	1,107.29	1,107.29	0.8	0.0	0.11
EQUIVALENTS					
Money Market Mutual	14,307.46	14,307.46	10.1	3.4	483.41
Funds					
	<u>15,414.75</u>	<u>15,414.75</u>	<u>10.9</u>	<u>3.1</u>	<u>483.52</u>
Taxable Fixed Income					
Corporates	60,369.55	59,739.20	42.3	4.4	2,655.00
GOVERNMENT	65,654.41	64,892.19	45.9	4.1	2,662.50
BONDS					
Accrued Interest		1,306.10	0.9		
	<u>126,023.96</u>	<u>125,937.48</u>	<u>89.1</u>	<u>4.3</u>	<u>5,317.50</u>
TOTAL PORTFOLIO	141,438.71	141,352.23	100.0	4.1	5,801.02



Northstar Community Services District - Solid Waste
Charles Schwab Account #NNNN-NNNN
900 Northstar Drive
Truckee, CA 96161-4204

KCM Investment Advisors
STATEMENT OF MANAGEMENT FEES

Portfolio Valuation with Accrued Interest as of 06-30-26	\$	141,352.23
141,352 @ 0.170 % per annum		60.07
Quarterly Management Fee	\$	60.07
TOTAL DUE & AUTOMATICALLY DEDUCTED FROM ACCOUNT \$		60.07



KCM Investment Advisors
PERFORMANCE REPORT
Discounted Cash Flow Method NET OF FEES
Northstar Community Services District - Solid
Waste
Charles Schwab Account #NNNN-NNNN
From 12-31-25 to 06-30-26

Portfolio Value on 12-31-25	118,510.35
Contributions	22,625.95
Withdrawals	0.00
Realized Gains	-248.16
Unrealized Gains	-1,583.55
Interest	847.82
Dividends	0.00
Change in Accrued Interest	1,306.10
Portfolio Value on 06-30-26	140,046.14
Accrued Interest	1,306.10
Total Gain after Fees	215.94
IRR for 0.50 Years	0.17

Please contact us to schedule a portfolio review to discuss any changes to your investment objective or financial situation, or if you have any questions regarding your account.



KCM Investment Advisors
PORTFOLIO SUMMARY
Northstar Community Services District - Fire
Charles Schwab Account #NNNN-NNNN
June 30, 2026

<u>Security Type</u>	<u>Adjusted Cost</u>	<u>Market Value</u>	<u>Pct. Assets</u>	<u>Cur. Yield</u>	<u>Est. Annual Income</u>
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	9,418.77	9,418.77	0.5	0.0	0.94
Money Market Mutual Funds	6,525.49	6,525.49	0.4	3.4	220.48
	<u>15,944.26</u>	<u>15,944.26</u>	<u>0.9</u>	<u>1.4</u>	<u>221.42</u>
Taxable Fixed Income					
Corporates	1,288,704.62	1,280,233.15	74.1	4.6	58,480.05
GOVERNMENT BONDS	367,575.32	364,479.84	21.1	4.1	14,931.25
GOVERNMENT AGENCY	49,988.89	49,217.85	2.8	3.8	1,860.00
Accrued Interest		17,463.60	1.0		
	<u>1,706,268.84</u>	<u>1,711,394.44</u>	<u>99.1</u>	<u>4.4</u>	<u>75,271.30</u>
TOTAL PORTFOLIO	1,722,213.10	1,727,338.70	100.0	4.4	75,492.72



Northstar Community Services District - Fire
Charles Schwab Account #NNNN-NNNN
900 Northstar Drive
Truckee, CA 96161

KCM Investment Advisors
STATEMENT OF MANAGEMENT FEES

Portfolio Valuation with Accrued Interest as of 06-30-26	\$	1,727,338.70
1,727,339 @ 0.170% per annum		<u>734.12</u>
Quarterly Management Fee	\$	734.12

TOTAL DUE & AUTOMATICALLY DEDUCTED FROM ACCOUNT \$ 734.12



KCM Investment Advisors
PERFORMANCE REPORT
Discounted Cash Flow Method NET OF FEES
Northstar Community Services District - Fire
Charles Schwab Account #NNNN-NNNN
From 12-31-25 to 06-30-26

Portfolio Value on 12-31-25	1,696,939.81
Accrued Interest	16,799.03
Contributions	0.00
Withdrawals	-20.00
Realized Gains	136.98
Unrealized Gains	-22,236.47
Interest	36,513.21
Dividends	0.00
Change in Accrued Interest	664.57
Portfolio Value on 06-30-26	1,709,875.10
Accrued Interest	17,463.60
Total Gain after Fees	13,619.86
IRR for 0.50 Years	0.79

Please contact us to schedule a portfolio review to discuss any changes to your investment objective or financial situation, or if you have any questions regarding your account.



KCM Investment Advisors
PORTFOLIO SUMMARY
Northstar Community Services District - Snow
Charles Schwab Account #NNNN-NNNN
June 30, 2026

<u>Security Type</u>	<u>Adjusted Cost</u>	<u>Market Value</u>	<u>Pct. Assets</u>	<u>Cur. Yield</u>	<u>Est. Annual Income</u>
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	10,648.44	10,648.44	2.0	0.0	1.06
	<u>10,648.44</u>	<u>10,648.44</u>	<u>2.0</u>	<u>0.0</u>	<u>1.06</u>
Taxable Fixed Income					
Corporates	386,522.08	383,735.85	70.5	4.3	16,661.25
GOVERNMENT BONDS	125,981.92	124,773.62	22.9	4.1	5,112.50
GOVERNMENT AGENCY	19,995.56	19,687.14	3.6	3.8	744.00
Accrued Interest		5,301.74	1.0		
	<u>532,499.56</u>	<u>533,498.35</u>	<u>98.0</u>	<u>4.3</u>	<u>22,517.75</u>
TOTAL PORTFOLIO	543,148.00	544,146.79	100.0	4.2	22,518.81



Northstar Community Services District - Snow
Charles Schwab Account #NNNN-NNNN
900 Northstar Drive
Truckee, CA 96161

KCM Investment Advisors
STATEMENT OF MANAGEMENT FEES

Portfolio Valuation with Accrued Interest as of 06-30-26	\$	544,146.79
544,147 @ 0.170 % per annum		231.26
Quarterly Management Fee	\$	231.26

TOTAL DUE & AUTOMATICALLY DEDUCTED FROM ACCOUNT \$ 231.26



KCM Investment Advisors
PERFORMANCE REPORT
 Discounted Cash Flow Method NET OF FEES
Northstar Community Services District - Snow
Charles Schwab Account #NNNN-NNNN
 From 12-31-25 to 06-30-26

Portfolio Value on 12-31-25	535,704.03
Accrued Interest	5,255.39
Contributions	0.00
Withdrawals	-10.00
Realized Gains	9.39
Unrealized Gains	-7,508.30
Interest	11,110.14
Dividends	0.00
Change in Accrued Interest	46.35
Portfolio Value on 06-30-26	538,845.05
Accrued Interest	5,301.74
Total Gain after Fees	3,197.37
IRR for 0.50 Years	0.59

Please contact us to schedule a portfolio review to discuss any changes to your investment objective or financial situation, or if you have any questions regarding your account.



KCM Investment Advisors
PORTFOLIO SUMMARY
Northstar Community Services District - Roads
Charles Schwab Account #NNNN-NNNN
June 30, 2026

<u>Security Type</u>	<u>Adjusted Cost</u>	<u>Market Value</u>	<u>Pct. Assets</u>	<u>Cur. Yield</u>	<u>Est. Annual Income</u>
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	1,888.01	1,888.01	0.1	0.0	0.19
Money Market Mutual Funds	2,120.53	2,120.53	0.2	3.4	71.65
	<u>4,008.54</u>	<u>4,008.54</u>	<u>0.3</u>	<u>1.8</u>	<u>71.84</u>
Taxable Fixed Income					
Corporates	1,017,112.25	1,011,208.34	75.6	4.5	45,499.50
GOVERNMENT BONDS	286,901.30	284,803.39	21.3	4.1	11,806.25
GOVERNMENT AGENCY	24,994.45	24,608.93	1.8	3.8	930.00
Accrued Interest		12,780.25	1.0		
	<u>1,329,007.99</u>	<u>1,333,400.91</u>	<u>99.7</u>	<u>4.4</u>	<u>58,235.75</u>
TOTAL PORTFOLIO	1,333,016.53	1,337,409.45	100.0	4.4	58,307.59



Northstar Community Services District - Roads
Charles Schwab Account #NNNN-NNNN
900 Northstar Drive
Truckee, CA 96161

KCM Investment Advisors
STATEMENT OF MANAGEMENT FEES

Portfolio Valuation with Accrued Interest as of 06-30-26	\$	1,337,409.45
1,337,409 @ 0.170 % per annum		<u>568.40</u>
Quarterly Management Fee	\$	568.40

TOTAL DUE & AUTOMATICALLY DEDUCTED FROM ACCOUNT \$ 568.40



KCM Investment Advisors
PERFORMANCE REPORT
 Discounted Cash Flow Method NET OF FEES
Northstar Community Services District - Roads
Charles Schwab Account #NNNN-NNNN
From 12-31-25 to 06-30-26

Portfolio Value on 12-31-25	1,314,830.48
Accrued Interest	12,677.87
Contributions	0.00
Withdrawals	-10.00
Realized Gains	137.11
Unrealized Gains	-17,357.83
Interest	28,159.10
Dividends	0.00
Change in Accrued Interest	102.39
Portfolio Value on 06-30-26	1,324,629.20
Accrued Interest	12,780.25
Total Gain after Fees	9,911.10
IRR for 0.50 Years	0.75

Please contact us to schedule a portfolio review to discuss any changes to your investment objective or financial situation, or if you have any questions regarding your account.

Calendar for NCSD 2026

JANUARY	FEBRUARY	MARCH
	• 1st & 2nd Quarter Financial Reporting • Ethics Training	• File Form 700 by April 1 • FY 2025 Audit Report • Budget Draft 1 • WEF – Award of Bid
APRIL	MAY	JUNE
• Budget - Draft 2 • Harassment Training	• Budget – Draft 3 • 3rd Quarter Financial Reporting • MUOC Annual Report • Election Services Resolution	• Approve FY2025/2026 Budget • Resolutions for user fees on tax rolls • Reserve Schedule A & B • Resolution to place delinquent Water charges on the Tax Roll • June 3 - Ribbon Cutting Ceremony for Martis Valley Trail
JULY	AUGUST	SEPTEMBER
• Budget needs to be in place • Finance Training • ACES Game - TBD		• 4th Quarter Financial Reporting • Establishment of Fee Schedules - NFD
OCTOBER	NOVEMBER	DECEMBER
	• 1st Quarter Financial Reporting • Measure U Annual Fiscal Report	• Nomination of Board Officers for 2026 • FY 2025-26 external audit presentation • District Holiday Party – TBA

***Tentative**

NCSA Acronym Listing

<u>Acronym</u>	<u>Definition</u>
ACOE	Army Corps of Engineers
ACWA	Association of California Water Agencies
ADP	Additional Discretionary Payment
AMR	Automatic Meter Reading
AWWA	American Water Works Association
BMP	Best Management Practices
BMS	Business Management System
BPS	Booster Pump System
CalPERS	California Public Employees' Retirement System
CAMCO	Condominium Association Management Company
CEPPT	California Employers' Pension Prefunding Trust
CC&Rs	Covenants, Conditions and Restrictions
CEQA	California Environmental Quality Act
CFD	Community Facilities District (Mello-Roos)
CIP	Capital Improvement Plan
CMMS	Computerized Maintenance Management System
COLA	Cost of Living Adjustment
CSA	County Service Area
CSDA	California Special Districts Association
CPUC	California Public Utilities Commission
CWPP	Community Wildfire Protection Plan
CY	Current Year or Calendar Year
DE	District Engineer
DFA	Director of Finance & Administration
DIP	Debtor in Possession
EDU	Equivalent Dwelling Unit
EVA	Emergency Vehicle Access
EWP	East West Partners
FASB	Financial Accounting Standards Board
FOG	Fats, Oil, and Grease
FSE	Food Service Establishment
FY	Fiscal Year
FYE	Fiscal Year End
GAP	Generally Accepted Accounting Principles
GASB	Governmental Accounting Standards Board
GPM	Gallons per Minute
GWMP	Groundwater Management Plan
HHC	Highlands Hotel Company
HRA	Health Reimbursement Arrangement or Human Resources Administrator
HVR	Highlands View Road
IT	Information Technology
JPA	Joint Powers Authority
LAFCo	Local Agency Formation Commission
LAIF	Local Agency Investment Fund
Lahontan	Lahontan Regional Water Quality Control Board

NCSA Acronym Listing

MCL	Maximum Contaminant Level
MOU	Memorandum of Understanding
MSR	Municipal Services Review
MVWS	Martis Valley Water System (aka ZONE 4)
NCSA	Northstar Community Services District
NWS	Northstar Water System
NEPA	National Environmental Policy Act
NLTRA	North Lake Tahoe Resort Association
NMMA	Northstar Mountain Master Association
NMP	Northstar Mountain Properties
NPOA	Northstar Property Owners Association
NTCA	North Tahoe Community Alliance
NTPUD	North Tahoe Public Utility District
O&M	Operations and Maintenance
OVPSD	Olympic Valley Public Service District
OPEB	Other Post-Employment Benefits
PCMP	Pension Cost management Policy
PCWA	Placer County Water Agency
PEPRA	Public Employees' Pension Reform Act
PERF	Public Employees' Retirement Fund
POUs	Public Owned Utilities
PRD	Permanent Road Division
RFP	Request for Proposal
RMA	Rate and Method of Apportionment
SAS	Statement on Auditing Standards
SCADA	Supervisory Control and Data Acquisition
SCBA	Self Contained Breathing Apparatus (Air Tanks)
SEP	Supplemental Environmental Project
SOW	Scope of Work
SSMP	Sewer System Management Plan
TCPUD	Tahoe City Public Utility District
TDPUD	Truckee Donner Public Utility District
TLC	Trimont Land Company
TOT	Transient Occupancy Tax
TROA	Truckee River Operating Agreement
TSD	Truckee Sanitary District
TTSA	Tahoe Truckee Sanitation Agency
TTSD	Tahoe Truckee Sierra Disposal
UOM	Utility Operations Manager
UAL	Unfunded Accrued Liability
VE	Value Engineering
VTM	Vesting Tentative Map
WEF	Wood Energy Facility
WTP	Water Treatment Plant
WUI	Wildland Urban Interface
ZONE4	PCWA nomenclature for Martis Camp, Schaffer's Mill, Lahontan, and adjacent communities

NCSD Acronym Listing
