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 Forni
Candace Roeder

General Manager
Mike Geary, PE

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

DATE: NOVEMBER 18, 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/82984171752?pwd=feLTTJkGvAx3FroMgFvFAsO9PwEpKu.1

Meeting ID: 829 8417 1752, Password 369275 or dial by telephone 1-669-900-6833 using access code #82984171752.

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. October 21, 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. Solid Waste Services – Recology Introduction Presentation – Discussion
6. Placer County LAFCo Special District Alternate – Discussion – **Action** (SotB Zangara)

7. Approval to Purchase Northstar Fire Department Vehicle – Discussion **– Action** (Chief Gibeaut)
8. Measure U Annual Report - Fiscal Year 2026 – Discussion

DIRECTOR REPORTS

9. 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

10. General Manager's Report – Geary - Discussion
11. Fire Department's Report – Gibeaut –Discussion
12. Public Works Report – Martin/Evans – Discussion
13. Administrative Report – Zangara – Discussion
14. First Quarter Financial Report – Plexico – Discussion

CLOSED SESSION PURSUANT TO AGENDA ITEMS 12 THROUGH 13

15. Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
16. 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

17. 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. October 21, 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 OCTOBER 21, 2026 – 9:00 A.M. 900 NORTHSTAR DRIVE

Vice President Forni called the meeting to order at 9:00 A.M. Wednesday, October 21, 2026. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT **Forni, Ives, Roeder**

DIRECTORS ABSENT: **Brown, Radanovich**

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

OTHERS PRESENT: **Dan Cox, Michael Miller, Austin Cho, Gene Roeder, Ryan Smith**

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Roeder moved to approve the following consent calendar items:

a. September 16, 2026 Regular Meeting Minutes
b. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

Gene Roeder provided the following update for NPOA:

- The next NPOA board meeting is scheduled for December 12
- HOA dues will be held steady
- The women's locker room remodel is proceeding well and under budget
- Excess funds from the remodel will be used to redo all saunas
- The men's locker room will be refreshed
- The article for Northstar Living about the Martis Valley Trail by Nancy Ives was well received

NORTHSTAR CALIFORNIA/VAIL UPDATE

Ryan Smith provided the following update for Northstar California/Vail:

- The chair lift repair has been completed
- November 20th is the opening date
- Winter Wonders will be returning for the 2026-27 season
- Ice rink will be open for opening weekend

TAHOE-TRUCKEE SANITATION AGENCY UPDATE
There was no update beyond the written report for this agenda item.

NEW BUSINESS

LAFCO CALL FOR NOMINATIONS FOR SPECIAL DISTRICT ALTERNATE SEAT
General Manager (GM) Mike Geary informed the Board of an opening alternate seat, and called for any interest in nominations from the Directors.

The Directors did not express interest in serving as an alternate for the special district seat.

DIRECTOR REPORTS
There was no update for this agenda item.

GENERAL MANAGER – GEARY
GM Geary provided the following report:

- Met with direct reports: Fire Chief, Director of Finance & Accounting, Human Resources & Administrative Manager/Board Secretary, and Director of Public Works
- Met with the new LAFCO Executive Officer Jason Fried and Chief Gibeaut on the MSR

FIRE DEPARTMENT – GIBEAUT
Fire Chief Jason Gibeaut provided the following report:

- The New LAFCO Executive Officer, Jason Fried, found the MSR unsatisfactory as it has failed to meet the typical requirements of an MSR.
- A new internal MSR may be performed, using data collected during the initial MSR, but there is no current timeline for an updated MSR to be completed.
- Chief Gibeaut will attend a multi-department meeting to discuss preparations for the upcoming winter and District efforts to address the potential for increased snowfall, rainfall and flooding.

PUBLIC WORKS REPORT – MARTIN/EVANS
DPW Martin and Utility Operations Supervisor (UOS) Shaun Evans provided the following report:

- DPW Martin and UOS Evans introduced Utility Service Worker Chris Bott to the Board
- The District has bridged half the funding gap for the Wood Energy Facility (WEF) and is currently seeking local funding sources.
- The boilers and other large equipment for the WEF will be delivered to the corporate yard for storage on Tuesday, October 27.
- The District has submitted an application to reallocate $400,000 in unused Segment 3F funding to apply towards the MVT Segment 4 design and permitting.
- UOS Evans and Senior Utility Services Worker Travis Dwyer met with Placer County to review snow removal berm gate function.
- Video inspection of the sewer siphon mains is being performed accompanying the sewer siphon pigging project performed this past summer.

ADMINISTRATIVE REPORT
Human Resources and Administrative Manager (HRAM) Julie Zangara provided the following report:

- The District Holiday Party will be December 4
- Administrative Specialist Lisa Jensen passed her California notary exam and will be available for notary services for the District around the end of November

The Board did not move to Closed Session.

ADJOURNMENT:
The meeting adjourned at 10:03 A.M.

Respectfully submitted,

Marilyn Forni, Vice President of the Board

Julie Zangara, Secretary of the Board

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Approval of Claims & Demands – Paid and Unpaid

DATE: November 18, 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: November 10, 2026

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 11/10/2026 10:50 AM

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Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
ACH	AT&02	AT&T	10/28/2026		
	10/20/2026	Internet and phone at Schaffer Mill Pump Statior			261.74
			Total for this ACH Check for Vendor AT&02:	0.00	261.74
			Total for Vendor AT&02 (AT&T):	0.00	261.74
			Report Total (1 checks):	0.00	261.74

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 11/10/2026 10:52 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	11/11/2026		
	11/02/2026	Retirement payment for PP#22 - EFT 10/29/202(			484.00
	11/02/2026	Retirement payment for PP#22 - EFT 10/29/202(			1,274.12
	11/02/2026	Retirement payment for PP#22 - EFT 10/29/202(			8,727.19
	11/02/2026	Retirement payment for PP#22 - EFT 10/29/202(			1,644.56
	11/02/2026	Retirement payment for PP#22 - EFT 10/29/202(			2,782.36
	11/02/2026	Retirement payment for PP#22 - EFT 10/29/202(			4,973.07
	11/02/2026	Retirement payment for PP#22 - EFT 10/29/202(			5,200.09
	11/02/2026	Retirement payment for PP#22 - EFT 10/29/202(			1,506.72
	11/02/2026	Retirement payment for PP#22 - EFT 10/29/202(			2,359.97
	11/02/2026	Retirement payment for PP#22 - EFT 10/29/202(			1,358.98
	11/02/2026	Retirement payment for PP#22 - EFT 10/29/202(			1,275.48
	11/02/2026	Retirement payment for PP#22 - EFT 10/29/202(			19,387.52
	11/02/2026	Retirement payment for PP#22 - EFT 10/29/202(			295.18
			Total for this ACH Check for Vendor CAL11:	0.00	51,269.24
ACH	CAL11	CalPERS RETIREMENT FUND	10/28/2026		
	10/19/2026	Retirement payment for PP#21 - EFT 10/14/202(			8,727.19
	10/19/2026	Retirement payment for PP#21 - EFT 10/14/202(			4,973.06
	10/19/2026	Retirement payment for PP#21 - EFT 10/14/202(			19,387.52
	10/19/2026	Retirement payment for PP#21 - EFT 10/14/202(			484.00
	10/19/2026	Retirement payment for PP#21 - EFT 10/14/202(			2,040.80
	10/19/2026	Retirement payment for PP#21 - EFT 10/14/202(			1,506.72
	10/19/2026	Retirement payment for PP#21 - EFT 10/14/202(			1,358.98
	10/19/2026	Retirement payment for PP#21 - EFT 10/14/202(			1,644.56
	10/19/2026	Retirement payment for PP#21 - EFT 10/14/202(			295.18
	10/19/2026	Retirement payment for PP#21 - EFT 10/14/202(			1,275.47
	10/19/2026	Retirement payment for PP#21 - EFT 10/14/202(			1,274.12
	10/19/2026	Retirement payment for PP#21 - EFT 10/14/202(			2,782.36
	10/19/2026	Retirement payment for PP#21 - EFT 10/14/202(			4,873.53
			Total for this ACH Check for Vendor CAL11:	0.00	50,623.49
			Total for Vendor CAL11 (CalPERS RETIREMENT FUND):	0.00	101,892.73
			Report Total (2 checks):	0.00	101,892.73

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 11/10/2026 10:53 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	10/28/2026		
	10/13/2026	Retiree OPEB - Oct 2026 - EFT 10/08/2026			163.12
	10/13/2026	Retiree OPEB - Oct 2026 - EFT 10/08/2026			1,141.82
	10/13/2026	Healthcare - Oct 2026 - EFT 10/08/2026			751.00
	10/13/2026	Retiree OPEB - Oct 2026 - EFT 10/08/2026			326.23
	10/13/2026	Healthcare - Oct 2026 - EFT 10/08/2026			21,310.12
	10/13/2026	Healthcare - Oct 2026 - EFT 10/08/2026			57.00
	10/13/2026	Healthcare - Oct 2026 - EFT 10/08/2026			13,234.30
	10/13/2026	Healthcare - Oct 2026 - EFT 10/08/2026			5,830.84
	10/13/2026	Healthcare - Oct 2026 - EFT 10/08/2026			31,195.90
	10/13/2026	Healthcare - Oct 2026 - EFT 10/08/2026			4,036.82
			Total for this ACH Check for Vendor CAL12:	0.00	78,047.15
			Total for Vendor CAL12 (CalPERS HEALTHCARE):	0.00	78,047.15
			Report Total (1 checks):	0.00	78,047.15

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 11/10/2026 11:03 AM

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Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
ACH	COM04	COMPUTERSHARE CORPORATE TRUS	11/04/2026		
	11/02/2026	Dec 1 Admin Bldg lease pmt less deposit of $81(			66,840.00
			Total for this ACH Check for Vendor COM04:	0.00	66,840.00
			Total for Vendor COM04 (COMPUTERSHARE CORPORATE TRUST SERVICES (LRB)):	0.00	66,840.00
			Report Total (1 checks):	0.00	66,840.00

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
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Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
ACH	DEL05	DE LAGE LANDEN FINANCIAL SERVI(	11/11/2026		
	598934473	Copier lease - Admin bldg - Oct 2026 - EFT 11/(			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

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 11/10/2026 11:07 AM

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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	11/11/2026		
	11/02/2026	Employee contribution to PEHP - PP#22 - EFT 1			600.00
	11/02/2026	Employer contribution to PEHP - PP#22 - EFT 1			1,000.00
	11/02/2026	Employer contribution to PEHP - PP#22 - EFT 1			200.00
	11/02/2026	Employee contribution to PEHP - PP#22 - EFT 1			1,840.99
	11/02/2026	Employee contribution to PEHP - PP#22 - EFT 1			1,725.00
	11/02/2026	Employer contribution to PEHP - PP#22 - EFT 1			600.00
	11/02/2026	Employee contribution to PEHP - PP#22 - EFT 1			200.00
	11/02/2026	Employer contribution to PEHP - PP#22 - EFT 1			200.00
	11/02/2026	Employer contribution to PEHP - PP#22 - EFT 1			1,725.00
			Total for this ACH Check for Vendor NAT04:	0.00	8,090.99
ACH	NAT04	NATIONWIDE TRUST COMPANY	10/28/2026		
	10/19/2026	Employer contribution to PEHP - PP#21 - EFT 1			200.00
	10/19/2026	Employer contribution to PEHP - PP#21 - EFT 1			200.00
	10/19/2026	Employer contribution to PEHP - PP#21 - EFT 1			1,000.00
	10/19/2026	Employee contribution to PEHP - PP#21 - EFT 1			200.00
	10/19/2026	Employer contribution to PEHP - PP#21 - EFT 1			1,725.00
	10/19/2026	Employee contribution to PEHP - PP#21 - EFT 1			600.00
	10/19/2026	Employee contribution to PEHP - PP#21 - EFT 1			1,200.00
	10/19/2026	Employee contribution to PEHP - PP#21 - EFT 1			1,725.00
	10/19/2026	Employer contribution to PEHP - PP#21 - EFT 1			600.00
			Total for this ACH Check for Vendor NAT04:	0.00	7,450.00
			Total for Vendor NAT04 (NATIONWIDE TRUST COMPANY):	0.00	15,540.99
			Report Total (2 checks):	0.00	15,540.99

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
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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	11/11/2026		
	11/02/2026	HRA Disbursement 2 - Oct 2026 - EFT 10/22/20			96.91
	11/02/2026	HRA Disbursement 2 - Oct 2026 - EFT 10/22/20			3,740.85
			Total for this ACH Check for Vendor NAV01:	0.00	3,837.76
ACH	NAV01	NAVIA BENEFIT SOLUTIONS INC	10/28/2026		
	10/13/2026	HRA Disbursement 1 - Oct 2026 - EFT 10/07/20			1,592.80
	10/13/2026	HRA Disbursement 1 - Oct 2026 - EFT 10/07/20			603.57
			Total for this ACH Check for Vendor NAV01:	0.00	2,196.37
			Total for Vendor NAV01 (NAVIA BENEFIT SOLUTIONS INC):	0.00	6,034.13
			Report Total (2 checks):	0.00	6,034.13

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User: aimeer@northstarcsd.org
Printed: 11/10/2026 11:09 AM

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Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
ACH	UPS01	UPS	11/11/2026		
	0000F1756J446	Shipping for reissued payment to Liberty Energy			47.03
			Total for this ACH Check for Vendor UPS01:	0.00	47.03
ACH	UPS01	UPS	10/28/2026		
	0000F1756J416	Required UPS Postage for Engine Prepayment E			16.08
			Total for this ACH Check for Vendor UPS01:	0.00	16.08
			Total for Vendor UPS01 (UPS):	0.00	63.11
			Report Total (2 checks):	0.00	63.11

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User: aimeer@northstarcsd.org
Printed: 11/10/2026 1:26 PM

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Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
31723	AMA01	AMAZON CAPITAL SERVICES	11/11/2026		
	1FD1-LGMV-VWX4	Ice melt | laundry detergent | foam roller			107.22
	1FD1-LGMV-VWX4	Kettlebells (7)			346.39
	1FD1-LGMV-VWX4	Air filters for Station 31			68.25
	1FTG-HG67-TCTL	Copy paper | paper towels | tissue | toilet paper |c			295.96
	1FTG-HG67-TCTL	Coffee (50%)			106.66
	1K9Q-RX34-NTGX	Fuel filter for stock supply			48.27
	1K9Q-RX34-NTGX	Work boots - Evans | Raymer			477.19
	1K9Q-RX34-NTGX	Time cards			52.60
			Total for Check Number 31723:	0.00	1,502.54
			Total for Vendor AMA01 (AMAZON CAPITAL SERVICES):	0.00	1,502.54
31749	AME02	AMERICHECK USA	11/18/2026		
	270978	Background check - Bergstrom			25.00
			Total for Check Number 31749:	0.00	25.00
			Total for Vendor AME02 (AMERICHECK USA):	0.00	25.00
31687	ANS01	ANSWERWEST INC	10/28/2026		
	C5203-101626	On-call answering service 10/12-11/08/2026			184.95
			Total for Check Number 31687:	0.00	184.95
			Total for Vendor ANS01 (ANSWERWEST INC):	0.00	184.95
31706	AP*00121	GWEN MANFRIN	11/04/2026		
	10/22/2026	Water leak repair rebate - 1323 Indian Hills			100.00
			Total for Check Number 31706:	0.00	100.00
			Total for Vendor AP*00121 (GWEN MANFRIN):	0.00	100.00
31707	AP*00122	TIM ROSSLER	11/04/2026		
	10/14/2026	GWR rebate - 155 Basque Dr			171.29
			Total for Check Number 31707:	0.00	171.29
			Total for Vendor AP*00122 (TIM ROSSLER):	0.00	171.29
31724	AP*00123	ALAN NI	11/11/2026		
	10/30/2026	GWR rebate - 202 Bitter Brush			171.29

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
			Total for Check Number 31724:	0.00	171.29
			Total for Vendor AP*00123 (ALAN NI):	0.00	171.29
31688	AR-Adva1	ADVANCED ASPHALT	10/28/2026		
		AR Refund			1,500.00
			Total for Check Number 31688:	0.00	1,500.00
			Total for Vendor AR-Adva1 (ADVANCED ASPHALT):	0.00	1,500.00
31689	ARE01	AREVALO TREE & DEFENSIBLE SPAC	10/28/2026		
	2026-0918-CalFi	2023 NEU PhII CalFire Fuels Reduction - Hazar			3,510.00
	2026-0930-CalFi	2023 NEU PhII CalFire Fuels Reduction - Hazar			3,060.00
			Total for Check Number 31689:	0.00	6,570.00
31708	ARE01	AREVALO TREE & DEFENSIBLE SPAC	11/04/2026		
	2026-0925Measur	Measure U Fuels Reduction Beyond 300' - Unit /			16,618.00
	2026-0929Measur	Measure U Fuels Reduction Beyond 300' - Unit /			5,136.00
	2026-1015Measur	Measure U Fuels Reduction Beyond 300' - Unit /			13,224.00
			Total for Check Number 31708:	0.00	34,978.00
			Total for Vendor ARE01 (AREVALO TREE & DEFENSIBLE SPACE SERVICES):	0.00	41,548.00
31709	AT&03	AT&T - CALNET 3	11/04/2026		
	000026024419	Fire alarm lines MVWS M&O facility 09/25-10/			58.97
			Total for Check Number 31709:	0.00	58.97
			Total for Vendor AT&03 (AT&T - CALNET 3):	0.00	58.97
31690	BAD01	BADGER METER INC	10/28/2026		
	80252555	Beacon cellular service - Sep 2026			904.50
	80252555	Beacon cellular service - Sep 2026			1,278.00
			Total for Check Number 31690:	0.00	2,182.50
			Total for Vendor BAD01 (BADGER METER INC):	0.00	2,182.50
31710	BAU01	BAUER COMPRESSORS INC	11/04/2026		
	0000356349	Annual maintenance of Bauer SCBA compressor			1,914.09
			Total for Check Number 31710:	0.00	1,914.09
			Total for Vendor BAU01 (BAUER COMPRESSORS INC):	0.00	1,914.09
31725	BRO02	WARREN "CHIP" BROWN	11/11/2026		
	11/02/2026	Healthcare reimb - Brown - Oct 2026			1,593.80
			Total for Check Number 31725:	0.00	1,593.80

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
		Total for Vendor BRO02 (WARREN "CHIP" BROWN):		0.00	1,593.80
31750	BUT01	BARBARA BUTTERFIELD	11/18/2026		
	217	Admin office cleaning - Oct 2026			1,500.00
		Total for Check Number 31750:		0.00	1,500.00
		Total for Vendor BUT01 (BARBARA BUTTERFIELD):		0.00	1,500.00
31711	CAL16	CALIFORNIA SPECIAL DISTRICTS ASS	11/04/2026		
	10/21/2026	CY2027 Annual CSDA Membership			10,736.00
		Total for Check Number 31711:		0.00	10,736.00
		Total for Vendor CAL16 (CALIFORNIA SPECIAL DISTRICTS ASSOCIATION):		0.00	10,736.00
31691	CHA02	CHARTER COMMUNICATIONS	10/28/2026		
	176991601100726	Cable service at Station 31 & 32 10/11-11/10/20			252.59
		Total for Check Number 31691:		0.00	252.59
31726	CHA02	CHARTER COMMUNICATIONS	11/11/2026		
	179209801102126	Cable and internet at Admin bldg 10/21-11/20/2(			375.54
		Total for Check Number 31726:		0.00	375.54
		Total for Vendor CHA02 (CHARTER COMMUNICATIONS):		0.00	628.13
31692	CIN01	CINTAS CORPORATION #623	10/28/2026		
	4274723574	Coverall Laundry | Inspection | Repair & Replac			164.69
	4274723574	Cleaning | Restroom | Safety Supplies & Service			255.50
	4285290102	Coverall Laundry | Inspection | Repair & Replac			164.69
	4285290102	Cleaning | Restroom | Safety Supplies & Service			284.14
	4286048072	Coverall Laundry | Inspection | Repair & Replac			164.69
	4286048072	Cleaning | Restroom | Safety Supplies & Service			368.20
		Total for Check Number 31692:		0.00	1,401.91
31712	CIN01	CINTAS CORPORATION #623	11/04/2026		
	4286816916	Cleaning | Restroom | Safety Supplies & Service			284.14
	4286816916	Coverall Laundry | Inspection | Repair & Replac			164.69
		Total for Check Number 31712:		0.00	448.83
31727	CIN01	CINTAS CORPORATION #623	11/11/2026		
	4287583041	Cleaning | Restroom | Safety Supplies & Service			269.41
	4287583041	Coverall Laundry | Inspection | Repair & Replac			164.69
		Total for Check Number 31727:		0.00	434.10
		Total for Vendor CIN01 (CINTAS CORPORATION #623):		0.00	2,284.84
31713	CIN02	CINDERLITE TRUCKING INC	11/04/2026		
	3118392	Sand for roads (73%)			1,510.46
	3118392	Sand for roads - use tax			-5.79

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
	3118392	Sand for roads (27%)			558.67
	3118392	Sand for roads (50%)			2,069.13
	3237438	Screened DG for TMT			1,070.78
	3238553	Screened DG for TMT			1,022.61
			Total for Check Number 31713:	0.00	6,225.86
			Total for Vendor CIN02 (CINDERLITE TRUCKING INC):	0.00	6,225.86
31693	CRA02	CRANMER ENGINEERING INC	10/28/2026		
	GIJ0271	Distribution bacterial analysis			380.00
	GIJ0279	Raw and distribution bacterial analysis | chemica			1,740.00
			Total for Check Number 31693:	0.00	2,120.00
			Total for Vendor CRA02 (CRANMER ENGINEERING INC):	0.00	2,120.00
31751	DOW01	DOWNEY BRAND ATTORNEYS LLP	11/18/2026		
	631628	Legal fees - Aug 2026			880.00
	631629	Legal fees - Aug 2026			2,745.72
	633550	Legal fees - Sep 2026			640.00
	633551	Legal fees - Sep 2026			1,711.00
	633552	Legal fees - Sep 2026			200.00
			Total for Check Number 31751:	0.00	6,176.72
			Total for Vendor DOW01 (DOWNEY BRAND ATTORNEYS LLP):	0.00	6,176.72
31694	ELE01	ELEVATED TREE EXPERTS LLC	10/28/2026		
	03013899	2023 NEU PHII CalFire Fuels Reduction - Main			77,000.00
			Total for Check Number 31694:	0.00	77,000.00
			Total for Vendor ELE01 (ELEVATED TREE EXPERTS LLC):	0.00	77,000.00
31728	FAS01	FASTENAL COMPANY	11/11/2026		
	NVREN114145	Splice connectors for stock supply			108.50
			Total for Check Number 31728:	0.00	108.50
			Total for Vendor FAS01 (FASTENAL COMPANY):	0.00	108.50
31729	FOR02	MARILYN FORNI	11/11/2026		
	11/02/2026	Healthcare reimb - Forni - Oct 2026			625.90
			Total for Check Number 31729:	0.00	625.90
			Total for Vendor FOR02 (MARILYN FORNI):	0.00	625.90
31714	GRA01	GRAINGER INC	11/04/2026		
	9121992326	Primary Control unit for heater at 267 lift station			155.18
	9127565118	Telescoping ladder for shop supply			406.58

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
			Total for Check Number 31714:	0.00	561.76
31730	GRA01	GRAINGER INC	11/11/2026		
	9131833486	Gas cylinder regulator for air tanks			347.51
	9133674938	Calibration gas			447.16
			Total for Check Number 31730:	0.00	794.67
			Total for Vendor GRA01 (GRAINGER INC):	0.00	1,356.43
31695	HAC01	HACH COMPANY INC	10/28/2026		
	15210139	Hydrochloric acid for WTP | DPD CL2 residual s			406.32
			Total for Check Number 31695:	0.00	406.32
			Total for Vendor HAC01 (HACH COMPANY INC):	0.00	406.32
31715	HUN01	HUNT & SONS INC	11/04/2026		
	391646	Diesel for generators at Station 31 & 32			3,105.16
	405544	Diesel			7,625.20
	405544	Gasoline			2,819.04
			Total for Check Number 31715:	0.00	13,549.40
			Total for Vendor HUN01 (HUNT & SONS INC):	0.00	13,549.40
31696	INF01	INFOSEND INC	10/28/2026		
	317415	Statement mailing & processing - Aug 2026			26.09
	317415	Statement mailing & processing - Aug 2026			254.80
	317415	Statement mailing & processing - Aug 2026			372.05
	317415	Statement mailing & processing - Aug 2026			361.00
	317415	Statement mailing & processing - Aug 2026			36.97
	317415	Statement mailing & processing - Aug 2026			518.93
	319249	Statement mailing & processing - Sep 2026			376.20
	319249	Statement mailing & processing - Sep 2026			255.35
	319249	Statement mailing & processing - Sep 2026			520.73
	319249	Statement mailing & processing - Sep 2026			36.92
	319249	Statement mailing & processing - Sep 2026			26.15
	319249	Statement mailing & processing - Sep 2026			360.49
			Total for Check Number 31696:	0.00	3,145.68
			Total for Vendor INF01 (INFOSEND INC):	0.00	3,145.68
31731	INT06	INTERMEDIA.NET INC	11/11/2026		
	2611037233	Intermedia - Phone system 10/02-11/01/2026 - S			169.16
	2611037233	Intermedia - Phone system 10/02-11/01/2026 - S			78.22
	2611037233	Intermedia - Phone system 10/02-11/01/2026			453.19
	2611037233	Intermedia - Phone system 10/02-11/01/2026			144.49
			Total for Check Number 31731:	0.00	845.06
			Total for Vendor INT06 (INTERMEDIA.NET INC):	0.00	845.06

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
31732	IVE01	NANCY IVES	11/11/2026		
	11/02/2026	Healthcare reimb - Ives - Oct 2026			1,085.52
			Total for Check Number 31732:	0.00	1,085.52
			Total for Vendor IVE01 (NANCY IVES):	0.00	1,085.52
31733	JAM01	JAMES MARTA & CO LLP	11/11/2026		
	6523	FY2026 Audit Billing - PP#02			19,000.00
			Total for Check Number 31733:	0.00	19,000.00
			Total for Vendor JAM01 (JAMES MARTA & CO LLP):	0.00	19,000.00
31697	JEN02	ERIC JENSEN	10/28/2026		
	10/16/2026	Company Officer 2A 2B 2C classes - Reimb Jen			450.00
			Total for Check Number 31697:	0.00	450.00
			Total for Vendor JEN02 (ERIC JENSEN):	0.00	450.00
31734	JEN03	LISA JENSEN	11/11/2026		
	10/30/2026	Mileage for Notary Bond & Oath Filing - Reimb			133.76
	10/30/2026	Notary Bond & Oath Filing - Reimb Jensen			39.00
			Total for Check Number 31734:	0.00	172.76
			Total for Vendor JEN03 (LISA JENSEN):	0.00	172.76
31698	LIB01	LIBERTY UTILITIES	10/28/2026		
	09/28/2026	Electricity - Aug 2026			39,209.10
	09/28/2026	Electricity - Aug 2026			97.53
	09/28/2026	Electricity - Aug 2026			938.51
	09/28/2026	Electricity - Aug 2026			906.27
	09/28/2026	Electricity - Aug 2026			634.83
	09/28/2026	Electricity - Aug 2026			3,462.81
	09/28/2026	Electricity - Aug 2026			17,862.17
	09/28/2026	Electricity - Aug 2026			4,143.26
			Total for Check Number 31698:	0.00	67,254.48
31752	LIB01	LIBERTY UTILITIES	11/18/2026		
	11/09/2026	Electricity - Oct 2026			605.73
	11/09/2026	Electricity - Oct 2026			4,289.73
	11/09/2026	Electricity - Oct 2026			296.20
	11/09/2026	Electricity - Oct 2026			58.84
	11/09/2026	Electricity - Oct 2026			2,660.59
	11/09/2026	Electricity - Oct 2026			8,914.12
	11/09/2026	Electricity - Oct 2026			22,244.25
			Total for Check Number 31752:	0.00	39,069.46
			Total for Vendor LIB01 (LIBERTY UTILITIES):	0.00	106,323.94

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
31716	LIF01	LIFE ASSIST INC	11/04/2026		
	2224686	Epinephrine | nitrile gloves | calcium chloride			604.08
			Total for Check Number 31716:	0.00	604.08
			Total for Vendor LIF01 (LIFE ASSIST INC):	0.00	604.08
31753	MES01	MESSERSMITH MANUFACTURING IN(	11/18/2026		
	8002	WEF Boiler System ready to ship - 4th payment			150,000.00
			Total for Check Number 31753:	0.00	150,000.00
			Total for Vendor MES01 (MESSERSMITH MANUFACTURING INC):	0.00	150,000.00
31717	MOU01	MOUNTAIN HARDWARE	11/04/2026		
	084349	Propane for stock supply			69.20
	109978	WD40 for TV camera			16.34
			Total for Check Number 31717:	0.00	85.54
31735	MOU01	MOUNTAIN HARDWARE	11/11/2026		
	110428	Thermostat for 267 Lift Station			41.41
			Total for Check Number 31735:	0.00	41.41
			Total for Vendor MOU01 (MOUNTAIN HARDWARE):	0.00	126.95
31699	MUN01	MUNICIPAL MAINTENANCE EQUIPMI	10/28/2026		
	054350	Studs (6) for water pump on V-2			187.95
			Total for Check Number 31699:	0.00	187.95
			Total for Vendor MUN01 (MUNICIPAL MAINTENANCE EQUIPMENT INC):	0.00	187.95
31736	NAV02	NAVIA BENEFIT SOLUTIONS INC	11/11/2026		
	11129239	Monthly admin fee - Oct 2026			83.24
	11129239	Monthly admin fee - Oct 2026			11.12
	11129239	Monthly admin fee - Oct 2026			55.60
	11129239	Monthly admin fee - Oct 2026			11.12
	11129239	Monthly admin fee - Oct 2026			38.92
			Total for Check Number 31736:	0.00	200.00
			Total for Vendor NAV02 (NAVIA BENEFIT SOLUTIONS INC):	0.00	200.00
31700	NEV06	NEVADA CHILLER & BOILER INC	10/28/2026		
	26-4110	HVAC troubleshooting | new heat pump control l			4,942.12
	26-4327	HVAC system repair for Admin bldg			645.00
			Total for Check Number 31700:	0.00	5,587.12
31737	NEV06	NEVADA CHILLER & BOILER INC	11/11/2026		
	26-4676	Blower wheel | motor adjustment for HVAC Sys			1,454.98

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
			Total for Check Number 31737:	0.00	1,454.98
		Total for Vendor NEV06 (NEVADA CHILLER & BOILER INC):		0.00	7,042.10
31701	OFF02	OFFICE1	10/28/2026		
	LVAR664491	Copier overage fees - Admin bldg 07/19-10/18/2			102.01
			Total for Check Number 31701:	0.00	102.01
31738	OFF02	OFFICE1	11/11/2026		
	LVAR666217	Copier overage fees - Utility ops 09/29-10/28/20			68.31
	LVAR666219	Copier overage fees - Captain's office 09/23-10/2			32.56
	LVAR666248	Copier base rate fee - Fire admin 10/22-11/21/20			35.00
			Total for Check Number 31738:	0.00	135.87
			Total for Vendor OFF02 (OFFICE1):	0.00	237.88
31718	OFF03	OFFICE1	11/04/2026		
	5040584595	Copier lease - Station 32 10/15-11/14/2026			216.16
			Total for Check Number 31718:	0.00	216.16
			Total for Vendor OFF03 (OFFICE1):	0.00	216.16
31739	ORE01	O'REILLY AUTOMATIVE INC - ACCT#1	11/11/2026		
	4426-405960	Battery for DMA at Coyote Fork			128.10
			Total for Check Number 31739:	0.00	128.10
		Total for Vendor ORE01 (O'REILLY AUTOMATIVE INC - ACCT#1894214):		0.00	128.10
31754	ORE02	O'REILLY AUTOMATIVE INC - ACCT#3	11/18/2026		
	4426-414351	Battery for F-305			229.49
			Total for Check Number 31754:	0.00	229.49
		Total for Vendor ORE02 (O'REILLY AUTOMATIVE INC - ACCT#3065624):		0.00	229.49
31740	PAC04	PACE SUPPLY CORP	11/11/2026		
	1811851964	Meters (8) | Registers (8) | Endpoints (8)			5,307.16
			Total for Check Number 31740:	0.00	5,307.16
			Total for Vendor PAC04 (PACE SUPPLY CORP):	0.00	5,307.16
31719	PLA06	PLACER COUNTY | PERSONNEL	11/04/2026		
	10/26/2026	Dental and vision insurance - Nov 2026			1,008.93
	10/26/2026	Dental and vision insurance - Nov 2026			32.40
	10/26/2026	Dental and vision insurance - Nov 2026			203.54
	10/26/2026	Dental and vision insurance - Nov 2026			867.39
	10/26/2026	Dental and vision insurance - Nov 2026			19.28

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
	10/26/2026	Dental and vision insurance - Nov 2026			1,796.78
	10/26/2026	Dental and vision insurance - Nov 2026			137.28
	10/26/2026	Dental and vision insurance - Nov 2026			79.44
	10/26/2026	Dental and vision insurance - Nov 2026			265.54
			Total for Check Number 31719:	0.00	4,410.58
			Total for Vendor PLA06 (PLACER COUNTY | PERSONNEL):	0.00	4,410.58
31755	PLA13	PLACER COUNTY | CDRA	11/18/2026		
	MA510-260320	Permitting fees - Billing through 02/27/2026			171.27
			Total for Check Number 31755:	0.00	171.27
			Total for Vendor PLA13 (PLACER COUNTY | CDRA):	0.00	171.27
31741	RAD02	JOHN RADANOVICH	11/11/2026		
	11/02/2026	Healthcare reimb - Radanovich - Oct 2026			797.50
			Total for Check Number 31741:	0.00	797.50
			Total for Vendor RAD02 (JOHN RADANOVICH):	0.00	797.50
31742	ROE01	CANDACE ROEDER	11/11/2026		
	11/02/2026	Healthcare reimb - Roeder - Oct 2026			2,027.40
			Total for Check Number 31742:	0.00	2,027.40
			Total for Vendor ROE01 (CANDACE ROEDER):	0.00	2,027.40
31743	ROS06	MICHAEL ROSS	11/11/2026		
	1347	Annual fire ladder testing			979.40
			Total for Check Number 31743:	0.00	979.40
			Total for Vendor ROS06 (MICHAEL ROSS):	0.00	979.40
31756	SEL01	SELMAN & COMPANY	11/18/2026		
	LB4088_20261101	Life insurance - Nov 2026			185.92
	LB4088_20261101	Life insurance - Nov 2026			18.10
	LB4088_20261101	Life insurance - Nov 2026			26.56
			Total for Check Number 31756:	0.00	230.58
			Total for Vendor SEL01 (SELMAN & COMPANY):	0.00	230.58
31757	SIE05	SIERRA SACRAMENTO VALLEY EMS A	11/18/2026		
	2026-147	Annual Continuing Education Provider renewal			100.00
			Total for Check Number 31757:	0.00	100.00
			Total for Vendor SIE05 (SIERRA SACRAMENTO VALLEY EMS AGENCY):	0.00	100.00

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
31758	SOU01	SOUTHWEST GAS CO	11/18/2026		
	11/04/2026	Natural gas - Oct 2026			403.96
	11/04/2026	Natural gas - Oct 2026			429.06
	11/04/2026	Natural gas - Oct 2026			33.52
	11/04/2026	Natural gas - Oct 2026			960.30
	11/04/2026	Natural gas - Oct 2026			83.76
	11/04/2026	Natural gas - Oct 2026			35.39
			Total for Check Number 31758:	0.00	1,945.99
			Total for Vendor SOU01 (SOUTHWEST GAS CO):	0.00	1,945.99
31702	SPR01	SPRINGBROOK HOLDING COMPANY L	10/28/2026		
	INV-025212	CivicPay Transaction Fees - Sep 2026 (29.33%)			82.44
	INV-025212	CivicPay Transaction Fees - Sep 2026 (18.63%)			52.36
	INV-025212	CivicPay Transaction Fees - Sep 2026 (11.48%)			32.26
	INV-025212	CivicPay Transaction Fees - Sep 2026 (36.77%)			103.37
	INV-025212	CivicPay Transaction Fees - Sep 2026 (.90%)			2.51
	INV-025212	CivicPay Transaction Fees - Sep 2026 (2.90%)			8.16
			Total for Check Number 31702:	0.00	281.10
			Total for Vendor SPR01 (SPRINGBROOK HOLDING COMPANY LLC):	0.00	281.10
31744	SWI01	SWIFT COMMUNICATIONS OF CA	11/11/2026		
	IN251586	Job posting - Tahoe Online Classifieds|Sierra Su			553.50
			Total for Check Number 31744:	0.00	553.50
			Total for Vendor SWI01 (SWIFT COMMUNICATIONS OF CA):	0.00	553.50
31759	TAH01	TAHOE MOUNTAIN CLUB	11/18/2026		
	11/09/2026	2026 Holiday Party - Second retainer per contrac			5,172.59
			Total for Check Number 31759:	0.00	5,172.59
			Total for Vendor TAH01 (TAHOE MOUNTAIN CLUB):	0.00	5,172.59
31703	TAH06	TAHOE TRUCKEE SIERRA DISPOSAL	10/28/2026		
	0001134766	Garbage pickup service - Utility ops - Sep 2026			426.80
	0001135361	Garbage pickup service - Admin bldg - Sep 2026			333.40
	0001135485	Garbage pickup service - Station 31 - Sep 2026			53.09
	0001135542	Garbage pickup service - Station 32 - Sep 2026			38.17
	0001165527	Residential service 1439 units 10/01-12/31/2026			136,468.80
			Total for Check Number 31703:	0.00	137,320.26
31760	TAH06	TAHOE TRUCKEE SIERRA DISPOSAL	11/18/2026		
	0001166467	Garbage pickup service - Admin bldg - Oct 2026			333.40
			Total for Check Number 31760:	0.00	333.40
			Total for Vendor TAH06 (TAHOE TRUCKEE SIERRA DISPOSAL):	0.00	137,653.66

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
31745	TEI01	TEICHERT & SON INC	11/11/2026		
	10842368	Asphalt for entrance to CSA			503.58
	10842369	Asphalt for patches on Ridgeline Dr			262.70
	10844397	Asphalt for patch paving Northstar Dr			263.93
			Total for Check Number 31745:	0.00	1,030.21
			Total for Vendor TEI01 (TEICHERT & SON INC):	0.00	1,030.21
31746	THE04	THE HARTFORD INC	11/11/2026		
	786325161380	Life Insurance - Nov 2026			107.10
	786325161380	Life Insurance - Nov 2026			23.80
	786325161380	Life Insurance - Nov 2026			71.40
			Total for Check Number 31746:	0.00	202.30
			Total for Vendor THE04 (THE HARTFORD INC):	0.00	202.30
31747	TMO01	T-MOBILE	11/11/2026		
	218999193-6	SCADA alarm line backup 08/19-09/18/2026 - T			20.00
	218999193-6	SCADA alarm line backup 08/19-09/18/2026 - R			10.00
			Total for Check Number 31747:	0.00	30.00
			Total for Vendor TMO01 (T-MOBILE):	0.00	30.00
31748	TRU01	TRUCKEE DONNER PUD	11/11/2026		
	14231	Annual Groundwater Management Plan Reportir			4,333.33
	14231	Annual Groundwater Management Plan Reportir			4,333.33
			Total for Check Number 31748:	0.00	8,666.66
			Total for Vendor TRU01 (TRUCKEE DONNER PUD):	0.00	8,666.66
31704	TRU05	TRUCKEE SANITARY DISTRICT	10/28/2026		
	10/19/2026	TSD sewer user fees O&M facility 07/01-12/31/			131.04
			Total for Check Number 31704:	0.00	131.04
			Total for Vendor TRU05 (TRUCKEE SANITARY DISTRICT):	0.00	131.04
31720	TRU10	TRUCKEE OVERHEAD DOOR INC	11/04/2026		
	86762	Sand barn bay door replacement - Down Paymer			11,716.50
			Total for Check Number 31720:	0.00	11,716.50
			Total for Vendor TRU10 (TRUCKEE OVERHEAD DOOR INC):	0.00	11,716.50
31761	USB01	US BANK CORPORATE PAYMENT SYS	11/18/2026		
	Oct Coleman	Meal while attending Lithim Ion class - Ludwig			30.32
	Oct Contardi	Raley's - Distilled water for WTP			5.58
	Oct Contardi	Reno Embroidery - Safey vests (12) | orange (1)			757.27

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
	Oct Contardi	FireHose Direct - Diffuser adapter for TH2			371.15
	Oct Contardi	KEEN - Work boots (2) - Walsh			525.53
	Oct Contardi	Batteries Plus - Batteries for stock supply			17.76
	Oct Contardi	DOTMCS - MCS-150 Biennial Update			175.00
	Oct Dwyer	Safeway - District BBQ - Utilities | Admin | Fire			564.95
	Oct Dwyer	DXP Plumbing Solutions - Pressure dampener fc			2,792.04
	Oct Gibeaut	Martis Valley Grill-Lunch meeting-Gibeaut | Gea			78.83
	Oct Gibeaut	Tunnel Creek - Lunch meeting - Gibeaut | NLT F			37.82
	Oct Goates	Amazon Web Storage - Raw cloud storage | serv			1,775.71
	Oct Goates	The Office Boss - USB data stick			15.26
	Oct Goates	Google - Google Nest building security			100.00
	Oct Goates	Wasabi - Data storage			8.26
	Oct Goates	SMTP2GO - Email relaying service			15.00
	Oct Goates	Backblaze - Cloud data storage			144.76
	Oct Grant	FN Simple - Duty shirts (24) | sweatpants (7)			1,439.93
	Oct Mallonee	Provantage - Communications amplifier for Stati			619.50
	Oct Martin	City of Sac - Parking for SCALE Conference - M			9.00
	Oct Zangara	Raley's - Board meeting breakfast			36.46
	Oct Zangara	Doughboys Donuts - Board meeting donuts			19.99
			Total for Check Number 31761:	0.00	9,540.12
		Total for Vendor USB01 (US BANK CORPORATE PAYMENT SYSTEM):		0.00	9,540.12
31762	VER01	VERIZON WIRELESS	11/18/2026		
	6156746665	Cell phones 09/26-10/25/2026			51.45
	6156746665	Cell phones 09/26-10/25/2026			12.67
	6156746665	Cell phones 09/26-10/25/2026			52.68
	6156746665	Cell phones 09/26-10/25/2026			235.82
	6156746665	Cell phones 09/26-10/25/2026			12.67
	6156746666	Dumpster site gate cell service 09/26-10/25/202			38.01
	6156746666	SCADA alarm lines and connectivity 09/26-10/2			82.68
	6156746666	SCADA alarm lines and connectivity 09/26-10/2			170.72
	6156746666	SCADA alarm lines and connectivity 09/26-10/2			140.71
	6156746666	Admin internet backup 09/26-10/25/2026			38.01
	6156827595	Sewer flow meters 09/28-10/27/2026			184.86
			Total for Check Number 31762:	0.00	1,020.28
		Total for Vendor VER01 (VERIZON WIRELESS):		0.00	1,020.28
31763	VIT01	VITAL RECORDS CONTROL	11/18/2026		
	7196037	Monthly shredding service - Nov 2026			112.95
			Total for Check Number 31763:	0.00	112.95
		Total for Vendor VIT01 (VITAL RECORDS CONTROL):		0.00	112.95
31721	WES04	WESTERN NEVADA SUPPLY	11/04/2026		
	12512017	Meter box lids (3) | insulation for stock supply			671.56
			Total for Check Number 31721:	0.00	671.56
		Total for Vendor WES04 (WESTERN NEVADA SUPPLY):		0.00	671.56

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Void Checks	Check Amount
31764	WES07	WESTERN STATES FIRE PROTECTION	11/18/2026		
	204745	Admin bldg fire alarm monitoring 12/01/2026-0			75.00
			Total for Check Number 31764:	0.00	75.00
		Total for Vendor WES07 (WESTERN STATES FIRE PROTECTION):		0.00	75.00
31705	WOL01	WOLTERS KLUWER | CCH INCORPOF	10/28/2026		
	5418004189	ProSystem fx Fixed Asset software maintenance			2,898.50
			Total for Check Number 31705:	0.00	2,898.50
		Total for Vendor WOL01 (WOLTERS KLUWER | CCH INCORPORATED):		0.00	2,898.50
31722	ZOL01	ZOLL MEDICAL CORPORATION	11/04/2026		
	4582618	Batteries for cardiac monitor			1,503.00
			Total for Check Number 31722:	0.00	1,503.00
		Total for Vendor ZOL01 (ZOLL MEDICAL CORPORATION):		0.00	1,503.00
			Report Total (78 checks):	0.00	660,895.05

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 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

10/21/2026 Regular Board Meeting

1) The October 21st, 2026, 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 August.
- The updated Waste Discharge Requirements (WDR) were approved and adopted by the California Regional Water Quality Control Board effective October 1st. All operational and monitoring activities will continue to align with these regulatory standards.
- Filter rehabilitation activities continue to restore optimal performance and support improved effluent quality. Rehabilitation efforts are expected to enhance overall treatment reliability.

b) Capital Projects Report:

- Clean Water Revitalization Project (CWRP): WRP-37. Carollo 30% Design.
- Digestion Improvements Project: WRP-10. Brown and Caldwell (BC) 90% Design. Sole Source Justification Resolution should be available in November, along with the Waste Gas Burner Purchase Agreement.
- Network Upgrades Project: WRP-38. Jacobs 100% Design.
- SCADA Upgrades Project: WRP-39. Scope and Fee is ongoing.
- TRI Rehabilitation Project: Project Closeout – November 2026.

c) Laboratory Report:

- Continued CDPH COVID-19 sampling for the Department of Health.

d) Public Outreach and Training/Conferences:

- The Management Team prepared an Appreciation Workplace Safety Luncheon for Agency staff – 9/9.
- Truckee Community Block Party – 9/17.
- Tahoe Forest Beyond Possible Event – 9/25.
- Staff attended WEFTEC 2026 (Water Environmental Federation Technical Exhibition and Conference).
- Big Truck Day – 10/17.

e) Other Items Report:

- **The Board Approved:**
  - The Consent Agenda: Approval of the Regular Board Meeting Minutes for September 16th, 2026, and The Special Board Meeting Minutes for September 24th, 2026.
  - Approval of the Agency Investment Policy.
  - Approval of Resolution No.11-2026 for Commendation of Director Dale Cox for his Dedicated Service to the Board.
- **Additional Items:**
  - Professional Achievements were announced for the promotion of Jeff Navarrete to Lead Maintenance Mechanic.
  - Discussion and Review of the Agency Public Outreach Program.
  - Review and Comment on the Agency Board and Committee Meeting Calendar through 2027.
  - The next Board of Directors Regular meeting is November 18th, 2026.

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Board of Directors
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General Manager
Mike Geary, PE

AGENDA ITEM #5

Solid Waste Services – Recology Introduction Presentation

There is no written report for this agenda item.

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Placer County Local Agency Formation Commission (LAFCo) Selection of Special District Alternate

DATE: November 18, 2026

TO: District Board Members

FROM: Julie Zangara, Secretary of the Board

SUBJECT: Placer County Local Agency Formation Commission (LAFCo) Selection of Special District Alternate

BACKGROUND: At the October regular of the Board of Directors, LAFCo called for nominations from Placer County Special Districts for an alternate seat. The Board did not nominate any Director for the vacancy.

DISCUSSION: The Board is now invited to vote for a Special District Representative from the four nominations provided in the LAFCo nomination packet. There are two local nominees for alternate seat: Robert N. (Nick) Fabian Jr. of Tahoe City Cemetery District and Richard Koffler of Olympic Valley Public Services District.

FISCAL IMPACTS/COSTS: None

RECOMMENDATION: The Board selects one of two local nominees to serve as the LAFCo Special District Alternate.

ALTERNATIVES: The Board selects an alternative nominee to serve as the LAFCo Special District Alternate.

ATTACHMENTS:
1. LAFCO 2026 Special District Election Instruction
2. Ballot: Selection of Special District Representation on LAFCo
3. Candidate Statements of Qualifications

DATE PREPARED: November 6, 2026

Placer County Local Agency Formation Commission
110 Maple Street Auburn, CA 95603 | (530) 889-4097

COMMISSIONERS

Joshua Alpine
(Special District)

Anthony DeMattei
(County)

Whitney Eklund
Chair
(City)

Judy Friedman
(Special District)

Cindy Gustafson
(County)

Stephanie Youngblood
(City)

Susan Rohan
Vice Chair
(Public)

ALTERNATE COMMISSIONERS

David Bass
(City)

Shanti Landon
(County)

Cherri Spriggs
(*Public*)

Vacant
(Special District)

COUNSEL

Michael Walker
General Counsel

STAFF

Jason Fried
Executive Officer

Amy Engle
Analyst

Electronic Transmittal

November 4, 2026

TO: Independent Special District Presiding Officers
c/o District Clerk

FROM: Colette Santsche, Interim Executive Officer

SUBJECT: **Ballot Distribution and Voting Instructions: Special District Seat (Alternate Seat) to Placer LAFCo**

Dear Presiding Officer,

On September 29, 2026, the Placer Local Agency Formation Commission (LAFCo) initiated a call for nominations to fill a vacancy for one of the Alternate Special District Representative on the Commission. The presiding officer (Board Chair/President) of each independent special district were invited to submit nominations for qualified special district board members to fill this open seat.

At the close of the nomination period, LAFCo received a total of four (4) nominations for four (4) candidates, as summarized below (in order received):

Robert N. (Nick) Fabian Jr., Board Member, Tahoe City Cemetery District
Nominated by:
- Tahoe City Cemetery District

Gary Flanagan, Board Member, South Placer Fire District
Nominated by:
- South Placer Fire District

Jennifer (Jenny) Knisley, Board Member, Newcastle Rocklin Gold Hill Cemetery District
Nominated by:
- Newcastle Rocklin Gold Hill Cemetery District

Richard Koffler, Director, Olympic Valley Public Services District
Nominated by:
- Olympic Valley Public Services District

All three candidates are listed on the attached ballot. Also included in your packet for review are the statements of qualifications received by LAFCo.

Voting Instructions

- **Ballot Completion:** Please complete the attached ballot, clearly indicating your selection.
- **Authorized Signature:** To be valid, ballots must be signed by the district's presiding officer, or the presiding officer's alternate as designated by the governing body.
- **Designation of Alternate:** If an alternate has been designated by the governing body, please include a copy of the official meeting minutes or minute order documenting this designation.
- **Quorum Requirement**: A minimum of 19 of the 37 independent special districts in Placer County must submit ballots for the election to be valid.
- **Election Outcome:** The candidate receiving the highest number of votes will be appointed as the Special District Representative to LAFCo.

Submission Deadline

Please return your completed ballot via email to lafco@placer.ca.gov no later than Friday, December 18, 2026, at 3:00 PM.

Thank you for your participation and commitment to ensuring that independent special districts remain effectively represented on the Commission. Should you have any questions, please contact our office at (530) 889-4097.

Sincerely,

Jason Fried

Jason Fried
Executive Officer
Placer LAFCo

Placer County Local Agency Formation Commission
110 Maple Street Auburn, CA 95603 | (530) 889-409

Ballot: Selection of Special District Representation on LAFCo

Please choose one candidate:

- ☐ **Robert N. (Nick) Fabian Jr,** Tahoe City Cemetery District
- ☐ **Gary Flanagan,** South Placer Fire District
- ☐ **Jennifer (Jenny) Knisley,** Newcastle Rocklin Gold Hill Cemetery District
- ☐ **Richard Koffler,** Olympic Valley Public Services District

Name of Special District: _____

Name of Presiding Officer: _____

Signature of Presiding Officer: _____

Date: _____

Must be received by LAFCo at our office

or via email at lafco@placer.ca.gov no later than

December 18, 2026 by 3pm

Robert N. (Nick) Fabian

Tahoe City Cemetery District Board

Candidate for Placer County LAFCo Special District Alternate Seat

I am running for the Special District Alternate seat on Placer County LAFCo. I serve currently on the board of the Tahoe City Cemetery District.

I have owned a home in Tahoe City, located in the eastern unincorporated part of Placer County, for 23 years, and I have been a full-time resident for the past 11 years. I moved permanently to California in 2015, after 15 years in higher-education management at Emory University in Atlanta, Georgia. For the past 7 years, I have worked for Sierra Boat Company, turning a great hobby into gainful employment.

Placer County is a wonderfully diverse place, from its cities and towns to its foothills, mountains, and national forest lands. To support the interests of the many people who live, work, recreate, and vacation here, while simultaneously protecting the rich natural resources that underpin our histories and lifestyles is a challenging undertaking. My interest in LAFCo stems from a desire to see government services function efficiently and effectively for our local communities. Balance, thoughtful stewardship, and informed decision-making will form the basis of creative solutions to the complex issues affecting our future growth and prosperity.

The Special Districts provide services to many different communities across Placer County. As Special Districts Alternate, I will listen, learn, and advocate for the interests of the Special District communities. It is essential that LAFCo consider and address the needs and concerns of our communities and the Special Districts that serve them as Placer County moves forward into the future.

I ask for your vote to serve as the LAFCo Special Districts Alternate. I appreciate both the trust and the responsibility that come with your support.

Candidate Biography (Gary W. Flanagan)

With 25 years of dedicated service as a peace officer with the **Sacramento County Sheriff's Department**, I bring a deeply rooted commitment to public safety, community preservation, and proven leadership to local governance. During my tenure in law enforcement, my most rewarding assignments were serving as a Field Training Officer and a Firearms Instructor, where I took pride in mentoring the next generation of deputies and reinforcing the highest standards of accountability and skill.

My wife Karen and I chose Granite Bay as our home in 1985, and it is where we raised our three children. As a proud local family, all three of our children attended Greenhills Elementary, Eureka Elementary, Cavitt Junior High, and Granite Bay High School. My long-standing involvement in our community includes serving on the **Granite Bay Municipal Advisory Committee, (MAC)** and previously serving as an alternate for the Placer County Grand Jury.

Beyond public safety and civic planning, I am deeply passionate about our local environment. I am the co-founder of two non-profit organizations, including **Friends of Auburn Ravine**, which focuses on the conservation of salmon and steelhead habitats. Additionally, I served on the Placer County Fish and Game Commission for 13 years and spent two terms as president and board member of the Granite Bay Flycasters.

I have a proven track record of listening to residents and cutting through bureaucratic red tape to get results. As Chair of the **Granite Bay Municipal Advisory Committee, MAC,** am proud of being chair of our **MAC Traffic Subcommittee**, where I successfully led the persistence campaign that convinced Public Works to reinstall the westbound left-turn lane on Douglas Boulevard into the Granite Village Shopping Center, collaborating directly with local business owners and Supervisor Jones to restore vital access to our community.

Currently, I serve as a Director on the South Placer Fire Board. I ran for this position with a clear, unwavering mission: to keep our fire department locally controlled, protect our taxpayer dollars, and successfully reopen the two closed fire stations that our neighborhoods rely on for rapid emergency response.

Serving as an alternate on the **Placer County Local Agency Formation Commission (LAFCO)** Board would offer me a unique opportunity to shape local community growth, influence municipal boundaries, and gain hands-on civic experience.

Statement of Qualifications

Placer County Local Agency Formation Commission (LAFCO)
Alternate Special District Representative

Jenny Knisley
4135 Hunters Drive
Loomis, CA 95650
Phone: 916-719-1132
Email: Jenny4Loomis@gmail.com

October 28, 2026

Dear Special District Selection Committee Members:

I am pleased to submit my application for the position of **Alternate Special District Representative to the Placer County Local Agency Formation Commission (LAFCO)**. Having previously served as the Alternate City LAFCO Commissioner representing the Town of Loomis, I bring firsthand knowledge of the Commission's responsibilities, a strong background in local government, and a commitment to representing the diverse interests of Placer County's special districts.

During my previous service as the Alternate City LAFCO Commissioner, I maintained consistent attendance at Commission meetings, remained actively engaged in its work, and stayed informed and prepared to serve when called upon. My participation in CALAFCO conferences and training opportunities further strengthened my understanding of LAFCO's role in responsible growth, governmental efficiency, and the delivery of essential public services. This experience has provided me with a strong foundation to contribute effectively to the Commission.

My current service as a board representative for the **Newcastle, Rocklin, and Gold Hill Cemetery District** has given me firsthand experience with the responsibilities and challenges facing special districts. From governance and fiscal oversight to long-term planning and public accountability, I understand the importance of ensuring that special districts have a voice in regional decisions. My additional experience serving on the **South Placer Fire Oversight** Committee has reinforced the value of collaboration among public agencies and the need to balance community needs with available resources.

My broader public service background includes serving as Mayor and Council Member for the Town of Loomis, as well as Executive Director of the Loomis Basin Chamber of Commerce and Interim CEO for the Rocklin Chamber of Commerce. These roles provided opportunities to work closely with special districts, local governments, businesses, and community organizations throughout Placer County. I have consistently supported thoughtful growth, fiscal responsibility, economic development, and partnerships that strengthen our communities.

My professional qualifications include an Economic Development Certificate through the California Association for Local Economic Development (CALED), Institute for Organization Management certification, completion of Leadership Rocklin and the Western Association of Chamber Executives Academy, and leadership in developing the Loomis Leadership Program. I have also contributed to community initiatives, including efforts supporting the rebuilding of the Loomis Library and Community Learning Center. My nearly three decades of involvement with Soroptimist International reflect my longstanding commitment to community service and leadership development.

I recognize that Placer County's special districts provide a wide range of essential services, each with unique responsibilities, financial considerations, and community needs. I believe effective representation requires listening, understanding different perspectives, and making informed decisions that consider both individual districts and the broader interests of Placer County.

My previous LAFCO experience, combined with my current special district board service, provides a valuable perspective that I would bring to this position. I understand the importance of being prepared, attending meetings, reviewing materials, and remaining engaged, even when not serving in a voting capacity. I am committed to being an active, dependable, and knowledgeable Alternate Special District Representative.

Thank you for your consideration. I would be honored to have the opportunity to return to the Placer County LAFCO Commission, this time representing the special districts that provide such important services to our communities.

Sincerely,

Jenny Knisley

Applicant for Special District Alternate Commissioner
Placer County Local Agency Formation Commission

RICHARD KOFFLER

Olympic Valley Public Service District, Board member and chair of the Finance Committee
Olympic Valley Mutual Water Company, Board member and treasurer

I welcome the opportunity to support Placer County LAFCO's mission to foster orderly growth, protect open space, and ensure reliable, cost-effective public services across the county.

I offer direct governance experience within both a LAFCO-regulated special district and a mutual water company, underpinned by more than four decades of executive leadership in finance, corporate governance, and complex negotiations.

Local roots and special district service

An Olympic Valley full-time resident whose family has owned a home in the Valley since 1965, I am deeply engaged in how our community's essential services are structured, funded, and delivered:

Olympic Valley Public Service District. Board member, chair of the Finance Committee, and member of the committee overseeing water, sewer, fire and EMS services for the Alterra/Palisades Tahoe Village expansion.

Olympic Valley Mutual Water Company. Board Member and Treasurer, directly overseeing financial strategy, capital reserve planning, and California statutory compliance.

Holding concurrent leadership roles on both boards provides me with direct, practical insight into the core tenets of LAFCO's mandate—including service boundary determinations, coordination between public and private providers, municipal service reviews, and evaluating the long-term financial viability of service agencies.

Executive leadership and board governance

Across a 40-year career as chief executive officer in high technology, life sciences, and healthcare, I have held ultimate operational and fiduciary responsibility for capital raising, financial management, corporate restructuring, and contract negotiations with partners, investors and customers. Moreover, my service across numerous corporate and non-profit boards has centered on rigorous fiscal oversight, strategic alignment, and executive accountability.

Value brought to Placer County LAFCO

Thorough financial due diligence: The ability to scrutinize the fiscal durability of proposed annexations, reorganizations, and service extensions.

Disciplined governance: A fair, transparent approach to balancing competing stakeholder interests and statutory requirements.

Regional insight: Knowledge of eastern Placer County's distinct infrastructure, environmental, and community challenges.

N·C·S·D
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Board of Directors
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Nancy Ives
Marilyn Forni
Michael "Spoon" Witherspoon
General Manager
Mike Geary, PE
Fire Chief
Jason Gibeaut

Fire Department Vehicle Purchase

DATE: November 18, 2026

TO: District Board Members

FROM: Jason Gibeaut, Fire Chief

SUBJECT: Approval of Fire Department Vehicle Purchase

BACKGROUND: The Northstar Fire Department seeks to replace its utility vehicles every 10-15 years per the Department's replacement schedule. The current utility vehicle used by the Department's Fire Suppression division has a manufacturer's date of 2009/2010. Additionally, although drivable, the vehicle has some mechanical issues that will be costly to fix.

Vehicles may be procured through the California Multiple Award Schedules (CMAS) Program which streamlines the process – by way of state-wide contracts - for state and local government agencies to purchase vehicles. It provides pre-negotiated pricing and terms, making it easier and potentially more cost-effective for agencies to acquire vehicles. The contract is managed by the California Department of General Services (DGS). The use of these contracts is optional and available to California State and Local Government agencies.

DISCUSSION: To best serve the Department's needs, the purchase of a 4-wheel drive, regular cab Chevrolet Silverado 2500 pickup is desired. A state contract is available for this vehicle through Winner Chevrolet, who won the government bid this year for this vehicle.

FISCAL/RESOURCE IMPACTS: The capital purchase of one utility vehicle was budgeted ($100,000.00) for FY2026. It is anticipated that the cost of the purchase as well as the outfitting of the vehicle will not exceed what was budgeted.

RECOMMENDATION: To allow for the purchase and outfitting of one utility vehicle for an amount not-to-exceed $100,000.

ATTACHMENTS: Winner Chevrolet estimate for the purchase of the vehicle.

DATE PREPARED: November 5, 2026

Winner Chevrolet

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

TO: Jason Gibeaut
Northstar CSD
910 Northstar Drive
Truckee, CA 96161

(530) 562-7529

DATE November 12, 2026
Quotation # C6600G
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 37 Chevrolet Silverado 2500 Crew Cab 4x4	$ 50,836.00
Options (Refer to Window Sticker):	$ 4,375.00
Upgrade to Custom Trim	$ 2,260.00
****** 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.******	

	Subtotal	$ 57,471.00
	DOC Fee	$ 85.00
(Order Acknowledgment Signature) **(Date)**	**Taxable Subtotal:**	$ 57,556.00
Tax Rate(Subject to change):	7.250%	$ 4,172.81
CA Tire Fee: $1.75 / Per Tire	**Tire Fee:**	$8.75
	Fuel	$0.00
	Delivery Charge:	$400.00
	Total:	**$ 62,137.56**
QTY **1**	**Grand Total**	$ 62,137.56

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] 2027 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ 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: 30212. Data Updated: Nov 11, 2026 6:52:00 PM 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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Data Version: 30212. Data Updated: Nov 11, 2026 6:52:00 PM UTC.

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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Data Version: 30212. Data Updated: Nov 11, 2026 6:52:00 PM UTC.

Winner Chevrolet Inc. / Elk Grove Auto

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

Vehicle: [Fleet] 2027 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Window Sticker

SUMMARY

[Fleet] 2027 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom

Interior:Jet Black, Cloth seat trim

Exterior 1:Red Hot

Exterior 2:No color has been selected.

Engine, 6.6L V8

Transmission, Allison 10-Speed automatic

OPTIONS

CODE	MODEL		MSRP
CK20743	[Fleet] 2027 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom		
	OPTIONS		
1CX	Custom Preferred Equipment Group		$0.00
8F2	Ornamentation, delete		$0.00
9L7	Upfitter switch kit, (5)		$150.00
A2X	Seat adjuster, driver 10-way power	Inc.	
AZ3	Seats, front 40/20/40 split-bench		$0.00
BTV	Remote vehicle starter system	Inc.	
C49	Defogger, rear-window electric	Inc.	
C7E	GVWR, 11,000 lbs. (4990 kg)		$0.00
CGN	Chevytec spray-on bedliner	Inc.	
DD8	Mirror, inside rearview auto-dimming	Inc.	
DWI	Mirrors, outside power-adjustable vertical trailering with heated and auto-dimming upper glass	Inc.	
G7C	Red Hot		$0.00
GT4	Rear axle, 3.73 ratio		$0.00
H0U	Jet Black, Cloth seat trim		$0.00
IOR	Audio system, Chevrolet Infotainment 3 system		$0.00
JHD	Hill Descent Control	Inc.	
K4Z	Battery, auxiliary, 700 cold-cranking amps/70 Amp-hr		$135.00

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Vehicle: [Fleet] 2027 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

KC9	Power outlet, bed mounted, 120-volt	Inc.	
KGU	Universal Vehicle Module		$295.00
KI4	Power outlet, interior, 120-volt	Inc.	
KW5	Alternator, 220 amps		$150.00
L8S	Engine, 6.6L V8		$0.00
MKM	Transmission, Allison 10-Speed automatic		$0.00
NZZ	Skid Plates	Inc.	
PCX	Custom Convenience Package	Inc.	
PDX	Custom Value Package		$2,425.00
PQA	WT/CX Safety Package	Inc.	
QFG	Tires, LT275/65R20 E 126/123 BF Goodrich off-road T/A KO3	Inc.	
QT5	Tailgate, gate function manual with EZ Lift	Inc.	
SRI	Wheels, 20" (50.8 cm) High gloss Black painted wheel	Inc.	
UBI	USB ports, rear, dual, charge-only	Inc.	
UD5	Front and Rear Park Assist, ultrasonic	Inc.	
UF2	LED Cargo Area Lighting	Inc.	
UFG	Rear Cross Traffic Alert	Inc.	
UGA	Recovery hooks, front, frame-mounted, Red	Inc.	
UKC	Lane Change Alert with Side Blind Zone Alert	Inc.	
UTJ	Theft-deterrent system, unauthorized entry	Inc.	
VK3	License plate kit, front		$0.00
WPK	Trail Boss Package		$1,395.00
YF5	Emissions, California state requirements		$0.00
Z71	Z71 Off-Road Package		$325.00
___	Option/package discount		($500.00)
___	Suspension, Off-Road	Inc.	

FUEL ECONOMY

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Vehicle: [Fleet] 2027 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Est City:N/A

Est Highway:N/A

Est Highway Cruising Range:N/A

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Winner Chevrolet Inc. / Elk Grove Auto

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casey@winnerchevy.com/cdekoning@knightelkgrove.com

Vehicle: [Fleet] 2027 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Standard Equipment

Package	
	Trailering Package includes trailer hitch, 7-pin connector and (CTT) Hitch Guidance
Mechanical	
	Durabed, pickup bed
	Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline (STD)
	Transmission, Allison 10-Speed automatic (STD) (Standard with (L8S) V8 gas engine.)
	Rear axle, 3.73 ratio (Requires (L8S) V8 gas engine. Not available with (L6P) Duramax Turbo-Diesel V8 engine.)
	GVWR, 11,000 lbs. (4990 kg) (STD) (Included and only available with CK20743 with (L8S) V8 gas engine or CC20943 with (L8S) V8 gas engine.)
	Push Button Start
	Air filter, heavy-duty
	Air filtration monitoring
	Transfer case, two-speed electronic shift with push button controls (Requires 4WD models.)
	Auto-locking rear differential
	Four wheel drive
	Cooling, external engine oil cooler
	Cooling, auxiliary external transmission oil cooler
	Battery, heavy-duty 720 cold-cranking amps/80 Amp-hr maintenance-free with rundown protection and retained accessory power (Included and only available with (L8S) V8 gas engine.)
	Alternator, 170 amps (Requires (L8S) V8 gas engine.)
	Trailer brake controller, integrated
	Frame, fully-boxed, hydroformed front section and a fully-boxed stamped rear section
	Recovery hooks, front, frame-mounted, Black (Not available with (VLQ) Chrome recovery hooks.)
	Suspension Package
	Steering, Electric power steering
	Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors and eBoost braking system
	Brake lining wear indicator
	Capless Fuel Fill (Requires (L8S) V8 gas engine.)
	Exhaust, single, side

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Vehicle: [Fleet] 2027 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Exterior	
	Wheels, 20" (50.8 cm) machined aluminum with Grazen Metallic painted accents, 10-spoke (STD)
	Tires, LT275/65R20 all-terrain, blackwall (STD)
	Tire, spare LT275/70R18 all-terrain, blackwall
	Bumper, front (High gloss Black.)
	Bumper, rear (High gloss Black.)
	CornerStep, rear bumper
	BedStep, Black integrated on forward portion of bed on driver and passenger side
	Moldings, beltline, Black
	Cargo tie downs (12), fixed rated at 500 lbs per corner
	Headlamps, halogen reflector with halogen Daytime Running Lamps
	IntelliBeam, automatic high beam on/off
	Taillamps with incandescent tail, stop and reverse lights
	Lamps, cargo area, cab mounted integrated with center high mount stop lamp, with switch in bank on left side of steering wheel
	Mirrors, outside power-adjustable vertical trailering with heated upper glass, lower convex mirrors, integrated turn signals, manual folding/extending (extends 3.31" [84.25mm])
	Mirror caps, Black
	Glass, deep-tinted
	Tailgate, standard
	Tailgate and bed rail protection cap, top
	Tailgate, locking, utilizes same key as ignition and door (Upgraded to (QT5) EZ Lift power lock and release tailgate when (PCX) Custom Convenience Package is ordered.)
	Tailgate, gate function manual, no EZ Lift
	Door handles, Black grained
Entertainment	
	Audio system, Chevrolet Infotainment 3 system 7" diagonal HD color touchscreen, AM/FM stereo, Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)
	SiriusXM with 360L Trial Subscription. SiriusXM with 360L transforms your customers ride with our most extensive and personalized radio experience on the road. (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 siriusxm.com which includes full terms and how to cancel. All fees, content, features, and availability are subject to change. Some features require GM connected vehicle services.)

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Vehicle: [Fleet] 2027 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Entertainment	
	Audio system feature, 6-speaker system
	Wireless phone projection for Apple CarPlay and Android Auto
	Bluetooth for phone connectivity to vehicle infotainment system
	Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)
Interior	
	Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)
	Cloth seat trim
	Seat adjuster, driver 4-way manual
	Seat adjuster, passenger 4-way manual
	Seat, rear 60/40 folding bench (folds up), 3-passenger (includes child seat top tether anchor)
	Floor covering, color-keyed carpeting
	Floor mats, rubberized vinyl, front (Deleted when LPO floor liners are ordered.)
	Floor mats, rubberized-vinyl rear (Deleted when LPO floor liners are ordered.)
	Steering wheel, urethane
	Steering column, Tilt-Wheel, manual with wheel locking security feature
	Instrument cluster 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
	Driver Information Center, 3.5" diagonal monochromatic display
	Exterior Temperature Display located in radio display
	Compass located in instrument cluster
	Rear Seat Reminder
	Window, power front, drivers express up/down
	Window, power front, passenger express down
	Windows, power rear, express down
	Door locks, power
	Remote Keyless Entry with 2 transmitters
	Adaptive Cruise Control
	USB Ports, 2, Charge/Data ports located on instrument panel
	Power outlet, front auxiliary, 12-volt
	Air conditioning, single-zone
	Air vents, rear, heating/cooling

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Vehicle: [Fleet] 2027 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Interior	
	Mirror, inside rearview, manual tilt
	Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted
	Chevrolet Connected Access capable (Subject to terms. See onstar.com or dealer for details.)
Safety-Mechanical	
	Automatic Emergency Braking
	Front Pedestrian and Bicyclist Braking
	StabiliTrak stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist
Safety-Exterior	
	Daytime Running Lamps with automatic exterior lamp control
Safety-Interior	
	Airbags, Dual-stage frontal airbags for driver and front outboard 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 outboard 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.)
	HD Rear Vision Camera
	Hitch Guidance dynamic single line to aid in trailer alignment for hitching
	Lane Departure Warning
	Following Distance Indicator
	Forward Collision Alert
	Seat Belt Adjustable Guide Loops, front row only
	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 menu
	Rear Seat Belt Indicator
	Teen Driver a 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

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Safety-Interior

OnStar Basics (OnStar Fleet Basics for Fleet) Drive with confidence and convenience using core OnStar services, featuring built-in voice assistance, real-time navigation, and access to audio streaming apps. With your vehicle mobile app, you can seamlessly manage your vehicle by sending commands and enjoy peace of mind knowing Automatic Crash Response can connect you to help if you're in need. (Requires (UE1) OnStar. OnStar Basics is standard for 8 years; 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 model year, vehicle, device and software version. Includes available audio apps only. Third-party services may require separate subscription. Subject to user terms. See onstar.com for details and limitations. Removed with a ship-to of Guam, Puerto Rico or the Virgin Islands.)

Processing-Other

Trailering Information Label provides max trailer ratings for tongue weight, conventional, gooseneck and 5th wheel trailering

WARRANTY

Warranty Note: <<< Preliminary 2027 Warranty >>>
Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Drivetrain Note: 3.0L & 6.6L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles
Corrosion Years (Rust-Through): 6
Corrosion Years: 3
Corrosion Miles/km (Rust-Through): 100,000
Corrosion Miles/km: 36,000
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000
Roadside Assistance Note: 3.0L & 6.6L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles
Maintenance Note: First Visit: 12 Months/12,000 Miles

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Vehicle: [Fleet] 2027 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Weight Ratings

WEIGHT RATINGS	
Front Gross Axle Weight Rating:	N/A
Rear Gross Axle Weight Rating:	N/A
Gross Vehicle Weight Rating:	11000.00 lbs

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Vehicle: [Fleet] 2027 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Custom (✔ Complete)

Technical Specifications

Powertrain

Transmission

Drivetrain	Four Wheel Drive	Trans Order Code	MKM
Trans Type	10	Trans Description Cont.	Automatic
Trans Description Cont. Again	N/A	First Gear Ratio (:1)	4.54
Second Gear Ratio (:1)	2.87	Third Gear Ratio (:1)	2.06
Fourth Gear Ratio (:1)	1.72	Fifth Gear Ratio (:1)	1.48
Sixth Gear Ratio (:1)	1.26	Reverse Ratio (:1)	4.54
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	Seventh Gear Ratio (:1)	1.00
Eighth Gear Ratio (:1)	0.85	Ninth Gear Ratio (:1)	0.69
Tenth Gear Ratio (:1)	0.63		

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	N/A

Engine

Engine Order Code	L8S	Engine Type	Gas V8
Displacement	6.6L/-TBD-	Fuel System	Direct Injection
SAE Net Horsepower @ RPM	N/A	SAE Net Torque @ RPM	N/A
Engine Oil Cooler	Yes		

Electrical

Cold Cranking Amps @ 0° F (Primary)	720	Cold Cranking Amps @ 0° F (2nd)	700
Cold Cranking Amps @ 0° F (3rd)	N/A	Maximum Alternator Capacity (amps)	220

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Powertrain

Cooling System

Total Cooling System Capacity	N/A

Traction Battery

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

Vehicle

Emissions

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

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	4013 lbs
Curb Weight - Rear	2812 lbs	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	6825.00 lbs
As Spec'd Payload	4175.00 lbs	Maximum Payload Capacity	4175.00 lbs
Gross Combined Wt Rating	26000 lbs	Gross Axle Weight Rating	N/A
Curb Weight	6825.00 lbs	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	11000.00 lbs

Trailering

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

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Chassis

Frame

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

Suspension

Suspension Type - Front	Short/Long Arm	Suspension Type - Rear	Multi-Leaf Springs
Spring Capacity - Front	N/A	Spring Capacity - Rear	N/A
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	3.73
Shock Absorber Diameter - Front	51 mm	Shock Absorber Diameter - Rear	51 mm
Stabilizer Bar Diameter - Front	1.38 in	Stabilizer Bar Diameter - Rear	N/A

Tires

Front Tire Order Code	QFG	Rear Tire Order Code	QFG
Spare Tire Order Code	ZYG	Front Tire Size	LT275/65R20
Rear Tire Size	LT275/65R20	Spare Tire Size	LT275/70R18
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	20 x -TBD- in	Rear Wheel Size	20 x -TBD- in
Spare Wheel Size	18 x -TBD- in	Front Wheel Material	Aluminum
Rear Wheel Material	Aluminum	Spare Wheel Material	N/A

Steering

Steering Type	Pwr	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	52.7 ft	Turning Diameter - Wall to Wall	N/A

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Chassis

Brakes

Brake Type	Pwr	Brake ABS System	4-Wheel
Brake ABS System (Second Line)	N/A	Disc - Front (Yes or)	Yes
Disc - Rear (Yes or)	Yes	Front Brake Rotor Diam x Thickness	14.0 x 1.6 in
Rear Brake Rotor Diam x Thickness	14.1 x 1.3 in	Drum - Rear (Yes or)	N/A
Rear Drum Diam x Width	N/A		

Fuel Tank

Fuel Tank Capacity, Approx	36 gal	Aux Fuel Tank Capacity, Approx	N/A
Fuel Tank Location	N/A	Aux Fuel Tank Location	N/A

Dimensions

Interior Dimensions

Passenger Capacity	6	Front Head Room	43.03 in
Front Leg Room	44.53 in	Front Shoulder Room	66.02 in
Front Hip Room	61.18 in	Second Head Room	40.12 in
Second Leg Room	43.4 in	Second Shoulder Room	65.3 in
Second Hip Room	60.24 in		

Exterior Dimensions

Wheelbase	159 in	Length, Overall w/o rear bumper	N/A
Length, Overall w/rear bumper	N/A	Length, Overall	250.04 in
Width, Max w/o mirrors	81.85 in	Height, Overall	79.82 in
Overhang, Front	N/A	Overhang, Rear w/o bumper	N/A
Front Bumper to Back of Cab	N/A	Cab to Axle	42.17 in
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	10.12 in	Ground Clearance, Rear	10.12 in
Body Length	0.00 ft	Cab to Body	N/A

Cargo Area Dimensions

Cargo Box Length @ Floor	82.25 in	Cargo Box Width @ Top, Rear	N/A

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Dimensions

Cargo Area Dimensions

Cargo Box Width @ Floor	71.4 in	Cargo Box Width @ Wheelhousings	51.85 in
Cargo Box (Area) Height	21 in	Tailgate Width	N/A
Cargo Volume	69.5 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

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

General Manager
Mike Geary, PE

Measure U
FY 2026 Annual Summary Report (Unaudited)

DATE: November 18, 2026

TO: District Board Members

FROM: Mike Geary, General Manager; Cheryl Plexico, Director of Finance and Accounting; Cooper Johnson, Forestry Assistant

SUBJECT: Annual (Unaudited) Financial and Progress Summary Report for Measure U – Wildfire Prevention Parcel Tax (FY 2025-26)

BACKGROUND: In November 2021, voters within the Northstar Community Services District approved Measure U, a ten-year special parcel tax dedicated to wildfire prevention, forest health, and related services, such as fuels reduction and green-waste disposal. For FY 2025-26, Measure U generated $501,345 in revenue.

Measure U requires that before January 1 of each year, the District prepare a report detailing (1) the amount of Measure U funds collected and expended, and (2) the status and progress of Measure U-funded projects. This Board Report, together with the attached Financial Report, Projects Reports, and Maps, is referred to as the "*FY 2026 Annual Summary Report (Unaudited)*" and is intended to satisfy that requirement for the period from July 1, 2025 to June 30, 2026.

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

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

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

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

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

DISCUSSION:

1. Funding Overview for FY 2025-26 – Blended Model

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

For FY 2026, total Fuels Management Revenues were $1,515,357, made up of:

- **Measure U component (including Parcel Tax and Cost-Share Contributions): $606,304**
  - **Measure U Parcel Tax Revenue: $501,345**
  - **Partner Cost-Share Contributions (NPOA, Trimont): $104,959**
- **Non-Measure U component: $909,053**
  - **Enterprise Contributions (Water, Sewer, Solid Waste): $189,710**
  - **Grants (Truckee Tahoe Airport District and CalFire): $719,343**

On the Expense side, total Fuels Management expenditures were $1,496,971, comprised of:

- **Measure U Expenses: $636,610**
- **Non-Measure U Expenses: $860,361**

At the program level, this yields a positive year-end balance of $18,385 for the Fuels Management Department as a whole. At the Measure U component level, however, expenses exceed revenues.

2. Measure U – Revenue vs Expense
For FY 2025-26:

- **Measure U Revenue: $606,304**
- **Measure U Expenses: $636,610**
- **Net Measure U Position: ($30,306) (deficit)**

When comparing revenue to expense, Measure U expense exceeds Measure U revenue by $30,306. This variance has come about because the District performed more Measure U-eligible work than Measure U funds alone would allow. Ultimately, this means that a portion of other Fuels Management revenue was used to supplement Measure U activities.

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

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

- **Forester and Forestry Assistant salaries and wages ($180,546 charged to Measure U, with $68,483 charged to non-Measure U);**
- **Benefits and payroll taxes ($89,141 Measure U / $33,812 non-Measure U); and**
- **Intradistrict allocations for administrative support (payroll, HR, accounting, management) ($88,751 Measure U / $29,647 non-Measure U).**

By using Measure U to support these necessary administrative and staffing costs, the District can submit more competitive grant applications that request funding primarily for direct fuels-reduction work. In FY 2025-26, this strategy helped secure these grant funds:

- **Truckee Tahoe Airport District (TTAD): $317,818**
- **CalFire: $401,525**

Together, these grants provided $719,343 in non-Measure U funding and supported a substantial amount of fuels-reduction work.

4. Measure U Funded Cost-Share and Beyond 300' Projects

The District designed and managed multiple landscape level Measure U funded Cost-Share (Unit A1-A2) and Beyond 300' (Unit A3) fuels reduction projects, within the Wildfire Protection Zone (WPZ), within 300 feet of property lines with habitable structures, and beyond 300' from property lines with habitable structures. This work involved both mechanical and hand-crew treatments, including but not limited to thinning, hazard tree removal, limbing, mastication of brush, chipping/broadcasting of biomass, and stacking of hand-built burn piles. Ignition of burn piles takes place every fall/winter and plays a critical role in the District's Prescribed Fire Program.

Project FY 2026-Unit A1-A3:

- **Total acres treated: 83 acres (Cost-Share, Beyond 300' combined)**
- **Total project cost: $268,817**
- **Funding split:**
  - **Measure U (District share): $163,858**
  - **Cost-share partners (combined): $104,959**

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

- **Ski Trails Condominiums (144 units), Aspen Grove (180 units), and Gold Bend Condominiums (127 units)**
- **Trailside Townhomes**
- **NPOA Recreation Center**
- **The Village at Northstar**
- **Multiple single-family neighborhoods including Big Springs, Grouse Ridge, Mill Site Road, Wagon Wheel, Basque, Martis Landing, Northstar Drive, Beaver Pond**
- **Primary evacuation routes including Northstar Drive, Big Springs Drive, Ridgeline Road, and Highlands View Road**

This project also created or maintained fuel breaks beyond 300' from property lines with habitable structures, extending to the furthest boundary lines along the WPZ's:

- **Eastern boundary, and**
- **Western boundary**

5. Grant-Funded Projects and Total Acres Treated

The District completed several major Grant-Funded Projects in FY 2026, including:

- **Project FY2026-Unit A4: Eastern Boundary Fuel Break Part I – 98.3 acres**

- **Project FY2026-Unit A5(1): Eastern Boundary Fuel Break Part II – 24.6 acres**
- **Project FY2026-Unit A5(2): Hazard Mitigation – 68.6 acres**
- **Project FY2026-Unit A5(3): Pile Burning – 15.6 acres**

These projects, combined with the Measure U cost-share work, resulted in approximately 290 acres treated across the Northstar community in FY 2025-26. Treatments included canopy thinning, limbing, masticating manzanita and bitterbrush, constructing and burning piles, and maintaining previously treated areas to keep fuel loads low.

6. Green Waste Curbside Pickup Program

In addition to forest-based work, the Green Waste Curbside Pickup Program, identified as Unit A5(4) within the *FY 2026 Project Report Table*, continued to provide significant support to property owners:

- **Cost: $57,115 (funded entirely by grant revenue, not Measure U)**
- **Workload: 5 pickup sessions over 15 eight-hour workdays**
- **Volume: Approximately 894 cubic yards of material collected and delivered to Eastern Regional Landfill**
- **Reach: Service to over 900 single-family homes and multiple condominium complexes across the District.**

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

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

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

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

From a financial and operational perspective, FY 2025-26 demonstrates that managing Measure U revenues in combination with other funding sources, rather than in isolation, produces the highest efficiency and greatest number of acres treated:

- **Measure U revenues ($606,303) and expenses ($636,610) result in a planned Measure U deficit of about $30,306, reflecting that more Measure U-eligible work was completed than Measure U funds alone could support.**

- **Non-Measure U sources (enterprise contributions and grants) generated a surplus of approximately $48,692, yielding an overall Fuels Management program surplus of $18,386 for FY 2025-26.**
- **Grants and partner cost-sharing provided $824,302 in additional funding for fuels reduction and green waste work, greatly amplifying the impact of Measure U.**

This blended-funding model:

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

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

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

Staff recommends that the Board receive and file the Measure U *FY 2026 Annual Summary Report (Unaudited)*.

ATTACHMENTS:
1. **FY 2026 Measure U Financial Report (Unaudited)**
2. **FY 2026 Projects Report (Table)**
3. **FY 2026 Projects Report (Descriptions)**
4. **FY 2026 (Summer 2025) Measure U Work Plan Map + FY 2026 Grant Funded Projects**

DATE PREPARED: October 29, 2026

Fuels Management
FY 2025-26
July 1, 2025 to June 30, 2026

	Fuels Management Department				
	Measure U ($)	Non-Measure U ($)	Total ($)	Measure U (%)	Non-Measure U (%)
Revenue					
Enterprise Contributions	$ -	$ 189,710	$ 189,710	0%	100%
Measure E Parcel Tax	$ -	$ -	$ -	0%	0%
Measure U Parcel Tax	$ 501,345	$ -	$ 501,345	100%	0%
Ad Valorem Property Tax	$ -	$ -	$ -	0%	0%
Partner Contribution - NPOA	$ 42,005	$ -	$ 42,005	100%	0%
Partner Contribution - Trimont	$ 62,954	$ -	$ 62,954	100%	0%
Grant - Cal Fire	$ -	$ 401,525	$ 401,525	0%	100%
Grant - Truckee Tahoe Airport	$ -	$ 317,818	$ 317,818	0%	100%
Revenue Total	**$ 606,304**	**$ 909,053**	**$ 1,515,357**	**--**	
Expenses					
Salaries	$ 180,546	$ 68,483	$ 249,029	72%	28%
Benefits & Payroll Taxes	$ 89,141	$ 33,812	$ 122,953	73%	27%
Outside Svcs. - Project #A1, A2, A3, A5(3) - Cost Share - Arevalo/Summitt	$ 268,817	$ -	$ 268,817	100%	0%
Utilities - Mobile Connectivity	$ 1,425	$ 540	$ 1,965	73%	27%
General Supplies - uniforms, operating supplies, tools, fuel.	$ 4,219	$ 1,148	$ 5,367	79%	21%
Repairs & Maintenance - vehicles & equipment	$ 2,503	$ 670	$ 3,173	79%	21%
Other Operating Expenses - training, software fees, dumpster rebates	$ 1,208	$ 1,518	$ 2,726	44%	56%
Intradistrict Allocations	$ 88,751	$ 29,647	$ 118,398	75%	25%
Project #A2, A3 - Grant Project - Summitt/Arevalo	$ -	$ 7,752	$ 7,752	0%	100%
Project #4A - Grant Project - Elevated Tree	$ -	$ 317,818	$ 317,818	0%	100%
Project #A5(1) - Grant Project - Arevalo	$ -	$ 86,079	$ 86,079	0%	100%
Project #A5(2) - Grant Project - Elevated Tree/Arevalo	$ -	$ 238,177	$ 238,177	0%	100%
Project #A5(3) - Grant Project - Arevalo	$ -	$ 12,402	$ 12,402	0%	100%
Project #A5(4) - Grant Project - Arevalo	$ -	$ 57,115	$ 57,115	0%	100%
Fuels Management Capital Contribution	$ -	$ 5,200	$ 5,200	0%	100%
Expenses Total	**$ 636,610**	**$ 860,361**	**$ 1,496,971**		
Variance	**$ (30,306.00)**	**$ 48,692**	**$ 18,386**		

Northstar CSD Fuels Management
Measure U - Projects Report - Table
FY 2026
July 1, 2025 to June 30, 2026

Project Data						
Project #	**RFP #**	**Project Name**	**Acres**	**Location**	**Contractor**	**Project Cost**
Unit A1	1	Measure U/Trimont Cost-Share	35.535	WPZ. *Within* 300-ft. Multiple Areas	Summitt Forests, Inc. + Arevalo Tree & Defensible Space Services	$ 111,492
Unit A2	1	Measure U/NPOA Cost-Share	29.7	WPZ. *Within* 300-ft. Multiple Areas	Summitt Forests, Inc.	$ 91,594
Unit A3	1	Measure U Beyond 300'	17.84	WPZ. *Beyond* 300-ft. Multiple Areas	Summitt Forests, Inc. + Arevalo Tree & Defensible Space Services	$ 59,067
Unit A4	2	Eastern Boundary Fuel Break: Part I	98.33	WPZ. *Beyond* 300-ft. Multiple Areas	Elevated Tree Experts	$ 317,818
Unit A5(1)	2	Eastern Boundary Fuel Break: Part II	24.594	WPZ. *Beyond* 300-ft. Multiple Areas	Arevalo Tree & Defensible Space Services	$ 86,079
Unit A5(2)	No RFP	Hazard Mitigation	68.59	WPZ. *Within* 300-ft. Multiple Areas	Elevated Tree Experts + Arevalo Tree & Defensible Space Services	$ 238,177
Unit A5(3)	No RFP	Pile Burning	15.6	WPZ. Multiple Areas.	Arevalo Tree & Defensible Space Services	$ 26,818
Unit A5(4)	No RFP	FY 2026 Green Waste Curbside Pickup Program	N/A	WPZ. *Within* 300-ft. Multiple Areas	Arevalo Tree & Defensible Space Services	$ 57,115
					Total:	**$988,159**

Project Data		Funding Source				
Project #	**Project Cost**	**Measure U**	**NPOA**	**Trimont**	**TTAD Grant**	**CAL FIRE Grant**
Unit A1	$ 111,492	$ 55,746	$ -	$ 55,746	$ -	$ -
Unit A2	$ 91,594	$ 42,005	$ 42,005	$ -	$ -	$ 7,584
Unit A3	$ 59,067	$ 58,899	$ -	$ -	$ -	$ 168.24
Unit A4	$ 317,818	$ -	$ -	$ -	$ 317,818	$ -
Unit A5(1)	$ 86,079	$ -	$ -	$ -	$ -	$ 86,079
Unit A5(2)	$ 238,177	$ -	$ -	$ -	$ -	$ 238,177
Unit A5(3)	$ 26,818	$ 7,208	$ -	$ 7,208	$ -	$ 12,402
Unit A5(4)	$ 57,115	$ -	$ -	$ -	$ -	$ 57,115
Total	**$988,159**	**$163,858**	**$42,005**	**$62,954**	**$317,818**	**$401,525**
	100%	17%	4%	6%	32%	41%

FY 2026 Fuels Management On-The-Ground Budget Analysis

Measure U/Trimont Cost-Share	**$**	**55,746**

Unit A1

The scope of work for Project Areas 1, 2, 3 (completed by Summitt), and Project Area 4 (completed by Arevalo) included both mechanical and non-mechanical treatment methods. Hand crews thinned conifers from below to achieve the desired 10-20 feet in canopy spacing. All residual trees were limbed. A track chipper and masticator were used where feasible to increase efficiency. In Project Area 1, the steep rocky topography present led to fifteen 10'x10' burn piles needing to be constructed. Fuels Management covered the piles, allowed them to cure, and returned over the winter to conduct a three day burning operation. Project Area 4 was awarded to Arevalo in the spring of 2026. The decision was made to not amend Summitt's contract due to disparities in their finished product. The majority of the projects biomass was chipped and broadcast on-site. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components presenting the highest fire hazard including manzanita and bitterbrush were masticated down to the roots. Please note, an outstanding balance of $22.50 ($11.25 District Share / $11.25 Cost-Share Agreement) will be used to treat Measure U Trimont project area in FY 2027.

	Project Area 1	Project Area 2	Project Area 3	Project Area 4 *	Totals
Acres Treated	16.23	9.441	5.312	4.552	35.535
Treatment Cost	$ 50,059	$ 29,119	$ 16,382	$ 15,932	$ 111,492
Avg. Cost per Acre	$ 3,084	$ 3,084	$ 3,084	$ 3,500	$ 3,188

Contractor Summitt Forests, Inc. + Arevalo Tree & Defensible Space Services

Measure U (District Share)	$	55,746
Cost-Share Agreement (Partner Share)	$	55,746
	$	111,492

* Contingency Work (Completed by Arevalo)

Measure U/NPOA Cost-Share	**$**	**42,005**

Unit A2

The scope of work for Project Areas 1 and 2 included both mechanical and non-mechanical treatment methods. Hand crews thinned conifers from below to achieve the desired 10-20 feet in canopy spacing. All residual trees were limbed. A track chipper and masticator were used where feasible to increase efficiency. Project Area 1 was completed by Summitt. The project was steep and rocky topography, which A 75-foot exclusion zone (WLPZ) had to be established and any fuels reduction occurring within the WLPZ had to be completed by hand and dragged out. The majority of the projects biomass was chipped and broadcast on-site. Due to the 3" maximum chip depth being met in multiple locations, some chips had to be blown directly into a truck and hauled off-site. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components presenting the highest fire hazard including manzanita and bitterbrush were masticated down to the roots.

	Project Area 1	Project Area 2	Totals
Acres Treated	19.42	10.28	29.7
Treatment Cost	$ 59,891	$ 31,703	$ 91,594
Avg. Cost per Acre	$ 3,084	$ 3,084	$ 3,084

Contractor Summitt Forests, Inc.

Measure U (District Share)	$	42,005
Cost-Share Agreement (Partner Share)		42,005
Grant 2	$	7,584
	$	91,594

Measure U Beyond 300' — $ 58,899

Unit A3

The scope of work for Project Area 1 (treated by Summitt) and Project Area 2 (treated by Arevalo) included both mechanical and non-mechanical treatment methods. Hand crews thinned conifers from below to achieve the desired 10-20 feet in canopy spacing. All residual trees were limbed. A track chipper and masticator were used where feasible to increase efficiency. In Project Area 1, steep rocky topography present led to 157 8'x8' burn piles having to be constructed. Project Area 2 was awarded to Arevalo due to it's high degree of difficulty. A steep slope aspect and proximity to active mountain bike trails made it nearly impossible to access with heavy machinery. Another 57 burn piles needed to be constructed. Fuels Management covered the piles, allowed them to cure, and returned over the winter to conduct multiple three day burning operations. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components presenting the highest fire hazard including manzanita and bitterbrush were masticated down to the roots.

	Project Area 1	Project Area 2	Totals
Acres Treated	8.109	9.731	17.84
Treatment Cost	$ 25,006	$ 34,061	$ 59,067
Avg. Cost per Acre	$ 3,084	$ 3,500	$ 3,292

Contractor: Summitt Forests, Inc. + Arevalo Tree & Defensible Space Services

Measure U (District Share)	$ 58,899
Grant 2	$ 168
	$ 59,067

Eastern Boundary Fuel Break: Part I — $ -

Unit A4

The scope of work for Project Areas 1 and 2 included both mechanical and non-mechanical treatment methods. Hand crews thinned conifers from below to achieve the desired 10-20 feet in canopy spacing. All residual trees were limbed. A track chipper and masticator were used where feasible to increase efficiency. In Project Area 2, fifteen burn piles had to be constructed due to accessibility issues with heavy machinery. Those piles are scheduled to be burned winter 206-2027. The remaining biomass was either chipped and broadcast on-site or chipped into a truck and hauled off-site if maximum chip depth was met. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components presenting the highest fire hazard including manzanita and bitterbrush were masticated down to the roots. This project marks some of the first completed fuels reduction work along the eastern boundary that the District has seen in over 15-years. Please note, $82,182.50 in the project budget remains and will be used in FY 2027.

	Project Area 1	Project Area 2	Totals
Acres Treated	47.11	51.22	98.33
Treatment Cost	$ 145,735	$ 172,083	$ 317,818
Avg. Cost per Acre	$ 3,093	$ 3,360	$ 3,227

Contractor: Elevated Tree Experts

Grant 1	$ 317,818
	317,818

Eastern Boundary Fuel Break: Part II — $ -

Unit A5(1)

The scope of work for Project Area 1 included both mechanical and non-mechanical treatment methods. Hand crews thinned conifers from below to achieve the desired 10-20 feet in canopy spacing. All residual trees were limbed. A track chipper was used where feasible to increase efficiency. Project Area 1 was awarded to Arevalo due to its high degree of difficulty. A steep slope aspect and proximity to active mountain bike trails made it nearly impossible to access with heavy machinery. While difficult, Arevalo succeeded in chipping and broadcasting most of the projects biomass, which in the end saved the Fuels Management Department time and money further down the road. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components presenting the highest fire hazard including manzanita and bitterbrush were masticated down to the roots.

	Project Area 1	Totals
Acres Treated	24.594	24.594
Treatment Cost	$ 86,079	$ 86,079
Avg. Cost per Acre	$ 3,500	$ 3,500

Contractor: Arevalo Tree & Defensible Space Services

Grant 2	$ 86,079
	86,079

Hazard Mitigation		**$**	**-**

Unit A5(2)

The scope of work for Project Area 2 (completed by Elevated) and Project Area 3 (completed by Arevalo) included both mechanical and non-mechanical treatment methods. Hand crews thinned conifers from below to achieve the desired 10-20 feet in canopy spacing. All residual trees were limbed. A track chipper and masticator were used where feasible to increase efficiency. In Project Area 2, Elevated cut and disposed of dead, dying, and diseased trees, as well as vulnerable intermediate class conifers along Northstar Drive. The project was completed for both fuels reduction and forest health purposes. Project Area 3 involved Arevelo treating multiple project areas within the WPZ. The primary focus of this work involved maintaining safe and effective evacuation routes, while continuing to thin more trees from previous projects.Most of the projects biomass was chipped and broadcast on-site. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components presenting the highest fire hazard including manzanita and bitterbrush were masticated down to the roots.

	Project Area 2	Project Area 3	Totals
Acres Treated	4.756	63.83	68.586
Treatment Cost	$ 14,745	$ 223,432	$ 238,177
Avg. Cost per Acre	$ 3,100	$ 3,500	$ 3,300

Contractor Elevated Tree Experts + Arevalo Tree & Defensible Space Services

Grant 2	$	238,177
		238,177

Pile Burning		**$**	**14,416**

Unit A5(3)

The scope of work for pile burning within Project Area 4 involved uncovering the 8'x8' piles, igniting, chunking and consolidation, cutting line, monitoring, and ultimately confirming extinguishment. There were three separate ignitions in FY 2026. Each ignition typically equated to a three-day operation. In total, 223 piles were burned. Reduced overall fuel load by up to 35,000 tons per acre in some of the Districts most inaccessible areas.

	Project Area 4	Totals
Acres Treated	15.6	15.6
Treatment Cost	$ 26,818	$ 26,818
Avg. Cost per Acre	$ 1,719	$ 1,719

Contractor Arevalo Tree & Defensible Space Services

Measure U (District Share)	$	7,208
Cost-Share Agreement (Partner Share)		7,208
Grant 2	$	12,402
	$	26,818

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

Unit A5(4)

The Green Waste Curbside Pickup Program took fifteen workdays to complete five total sessions. In total, 894 cubic yards of biomass (a NEW record) were picked up from Northstar property owners and transported to the Eastern Regional Landfill. This program continues to serve over 900 single family homes and condominium associations within the District, while playing an integral part in assisting property owners with meeting and maintaining their annual defensible space requirements.

Funding Breakdown

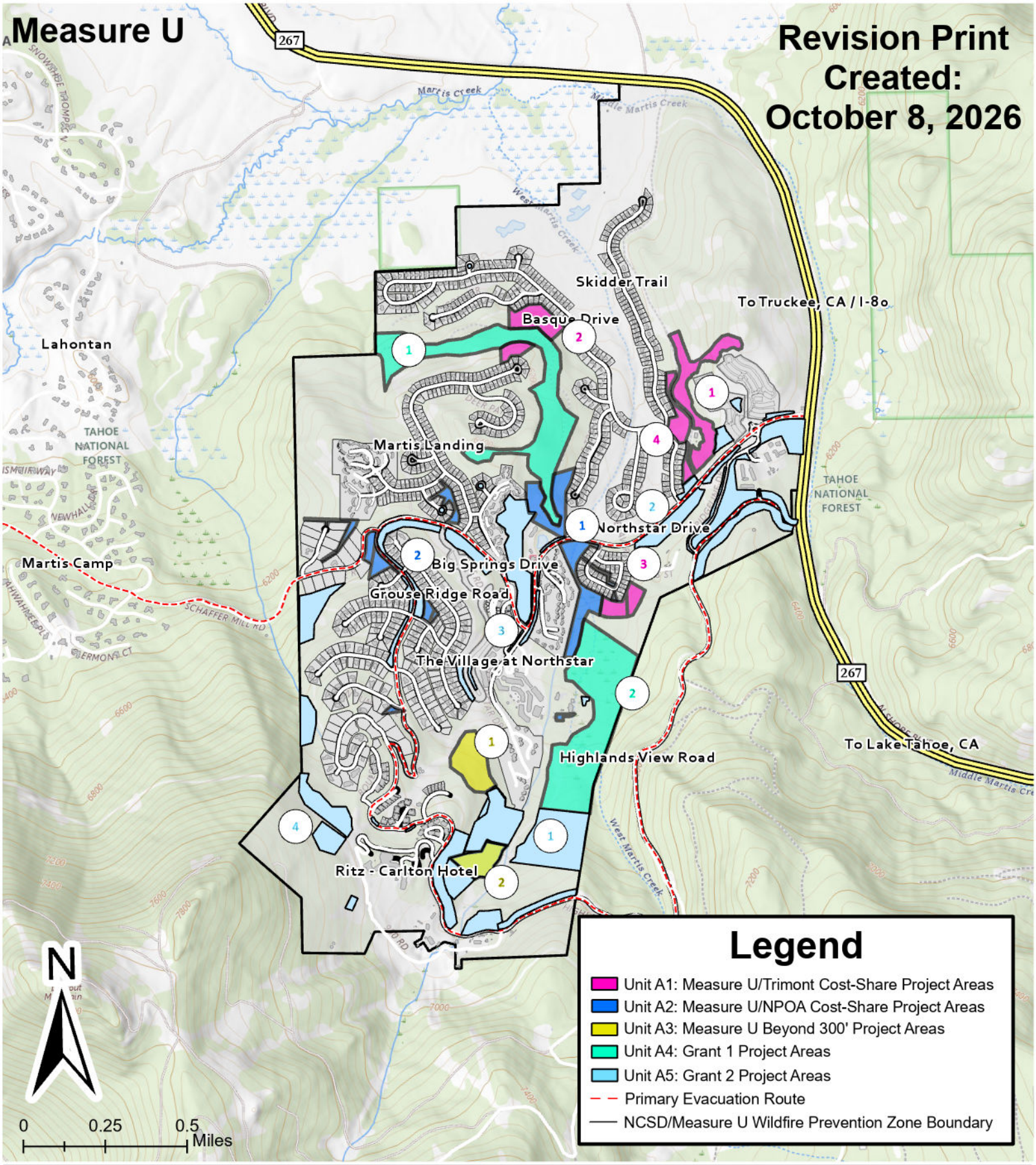
Measure U	$ -	$ -	$ -	$ -	$ -	$ -
Grant 1	12,491	5,814	3,319	20,310	15,181	57,115
	$ 12,491	$ 5,814	$ 3,319	$ 20,310	$ 15,181	$ 57,115

Contractor Arevalo Tree & Defensible Space Services

Other work		**$**	**-**

Measure U Outside Services		**$**	**163,858**
Measure U Cost-Shares		**$**	**104,959**
Grants/Other Funding Sources		**$**	**719,343**

Grant Total:		**$**	**988,160**



FY 2026 (Summer 2025) Measure U Work Plan Map + FY 2026 Grant Funded Projects

July 1, 2025 - June 30, 2026

Unit A1: 35.5 Acres
Unit A2: 29.7 Acres
Unit A3: 17.8 Acres
Unit A4: 98.3 Acres
Unit A5: 108.8 Acres

N·C·S·D
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John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Forni
Candace Roeder

General Manager
Mike Geary, PE

AGENDA ITEM #9

Director Reports

There is no written report for this agenda item.

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Candace Roeder

General Manager
Mike Geary, PE

General Manager's Report

DATE: November 18, 2026

TO: District Board Members

FROM: Mike Geary, General Manager

SUBJECT: General Manager's Report – For Information Only

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

DISCUSSION: The General Manager participated in the following meetings in the last month:

- Direct Reports – weekly with Fire Chief, Director of Finance and Accounting, Human Resources & Administrative Manager (HR&AM) / Secretary of the Board, and Director of Public Works.
- Completed mandatory *Fiscal and Financial Oversight Training*, with the Board and staff, as required by Senate Bill 827 since January 1, 2026.
- Empower 457 Deferred Compensation Plan – representative from Empower.
- Personnel Management – several meetings with HRAM Zangara, DPW Martin, and Chief Gibeaut.
- Board Member Recruitment – met with two prospective Board Members, Chief Gibeaut, and Directors Ives and Forni.
- Northstar Community Facilities District (CFD) #1 – two meetings with counsel for the District and the bondholders.
- Monthly Board Meeting Prep Meeting – HR&AM Zangara, DPW Martin, DFA Plexico, Chief Gibeaut, and UOS Evans.
- Truckee North Tahoe Transportation Management Association – DPW Martin was awarded the top prize in the "Trailblazing" category and Trail Project of the Year at their Annual Award Recognition for his unmatched and incomparable work on the *Martis Valley Trail, Segment 3F*. NCSD's pride of Eric's work is *also* unmatched.

DATE PREPARED: November 13, 2026

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.northstarcsd.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

DATE: November 18th, 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:
- Prepare for upcoming executive briefings before the Board.
- Continue to research and explore the concept of a Wildland Fire Division.
- Complete and offer "Ride-along" program for prospective firefighter.
- Meeting with Utilities and Public Works to discuss and understand everyone's roles in winter's preparation and response to emergencies.
- Walk-throughs of the Ritz Carlton with hotel staff to determine locations of primary and secondary electrical shut-offs.
- Burn Ban suspension lifted. Public information drafted and sent to all stakeholders.
- Inform the Department of the MSR being found unsatisfactory and the next steps offered by LAFCO.
- Research and work with management companies to better understand how the ventilation systems work within our community's underground parking garages.
- Research and work with a 3rd party consultant to better understand code requirements pertaining to exit requirements for 9001 Northstar Drive, Gondola building.
- Firefighters completed all "winter prep" tasks in prep for winter impacts and emergencies.
- Bi-monthly meetings with Fuels Management to discuss upcoming season's required work.
- Perform construction inspections (new residential construction, deck remodels, battery storage, etc....)
- Attached is a report reflecting the number and types of calls NFD was dispatched over the last month.

FUELS MANAGEMENT
- **Forest Fuels Reduction:** With weather transitioning to cooler temperatures, bringing with it rain and snow, forest fuels reduction operations have concluded for the season. The Department's focus will now transition to pile-burning operations this fall and winter.

  All required burn permits and approvals from Placer County and CAL FIRE have been obtained and the seasonal ban has been lifted. A map has been included that identifies the areas targeted for pile-burning operations. Notifications regarding the upcoming pile-burn season have been made.

- **Sugar Pine Reforestation:** Arevalo Tree and Defensible Space Services completed the planting of approximately 1,200 sugar pine seedlings east of Highlands View Road near Sawmill Heights Apartments and Water Tank E.

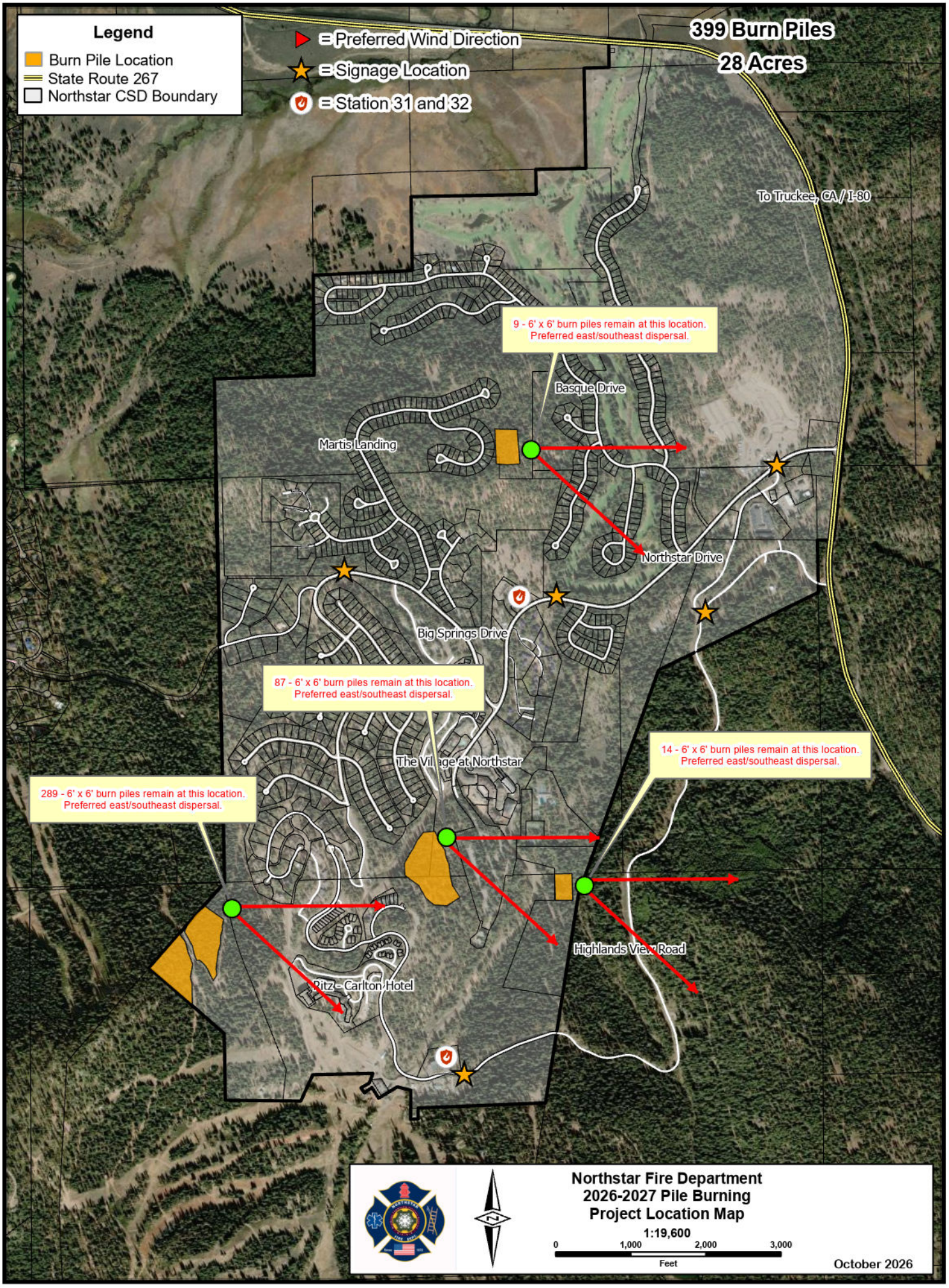
With the completion of this planting**, a total of 3,600 sugar pine seedlings have been planted in 2026**. 100% of funding for both the seedlings and the associated planting labor was generously provided by the Sugar Pine Foundation. These reforestation efforts support long-term forest health, ecological restoration, and the establishment of a more resilient forest landscape.

- **Defensible Space:** Defensible space inspections are beginning to slow as winter weather approaches. Following the transfer of the program's responsibilities to the Fuels Management Department in 2026, staff will begin a comprehensive evaluation of the first year under new management.

  This evaluation will include an assessment of inspection procedures, administrative processes, compliance tracking, and opportunities for operational improvements. A detailed report outlining the Department's findings and recommendations will be provided to Fire Chief Jason Gibeaut to assist with planning and implementation of improvements for the 2027 inspection season.

- **Archaeological and Cultural Resource Training:** Forestry Assistant Cooper Johnson has successfully completed his CAL FIRE Archaeological Training recertification. State regulations require completion of this refresher course every five years to maintain the authorization necessary to legally conduct archaeological surveys.

Respectfully Submitted,
Jason Gibeaut
Northstar Fire Chief


Legend
Burn Pile Location
State Route 267
Northstar CSD Boundary
= Preferred Wind Direction
= Signage Location
= Station 31 and 32
399 Burn Piles
28 Acres
To Truckee, CA / I-80
9 - 6' x 6' burn piles remain at this location.
Preferred east/southeast dispersal.
Basque Drive
Martis Landing
Northstar Drive
Big Springs Drive
87 - 6' x 6' burn piles remain at this location.
Preferred east/southeast dispersal.
The Village at Northstar
14 - 6' x 6' burn piles remain at this location.
Preferred east/southeast dispersal.
289 - 6' x 6' burn piles remain at this location.
Preferred east/southeast dispersal.
Highlands View Road
Ritz - Carlton Hotel
Northstar Fire Department
2026-2027 Pile Burning
Project Location Map
1:19,600
0
1,000
2,000
3,000
Feet
October 2026

Filter statement

Filters **Incident onset** 10/21/26 to 11/18/26 | **Incident status** Locked

Incident Types (NERIS)

Count of Incidents

Count of Incidents
10
Count of Exposures **0**

Count of Medical Incidents...

Count of EMS Calls
3
Percent of EMS Calls **30.00%**

Count of Fire Incidents (Pri...

Count of Fire Calls
0
Percent of Fire Calls **0%**

Count of Other Incidents (...

Count of Other Calls
7
Percent of Other Calls **70.00%**

Mutual Aid Given or Receiv...

Aid Given
2
Aid Received **2**

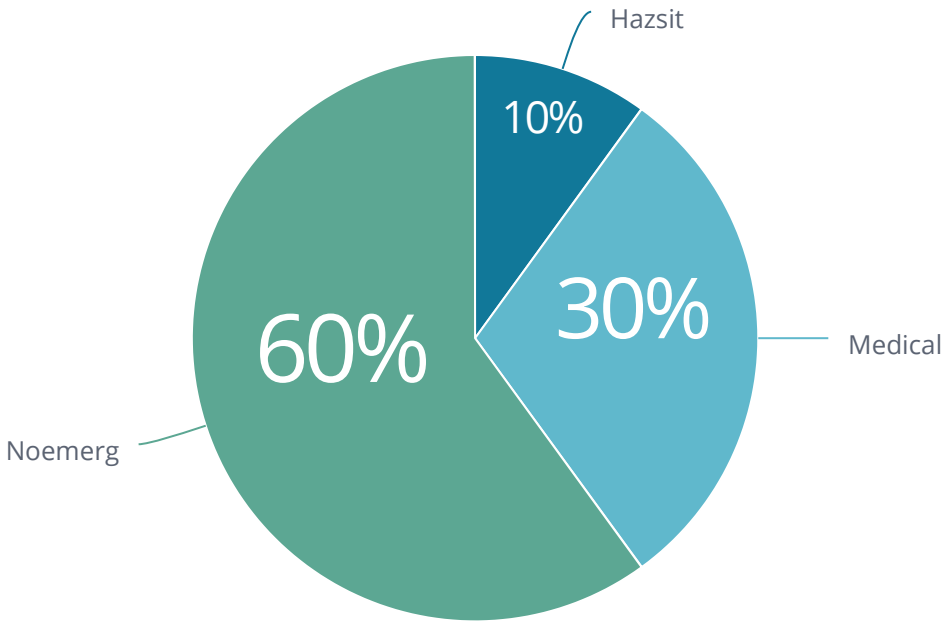
Incident Types (NERIS)

Nov 12, 2026 9:55:10 AM Fire Incidents (NERIS)

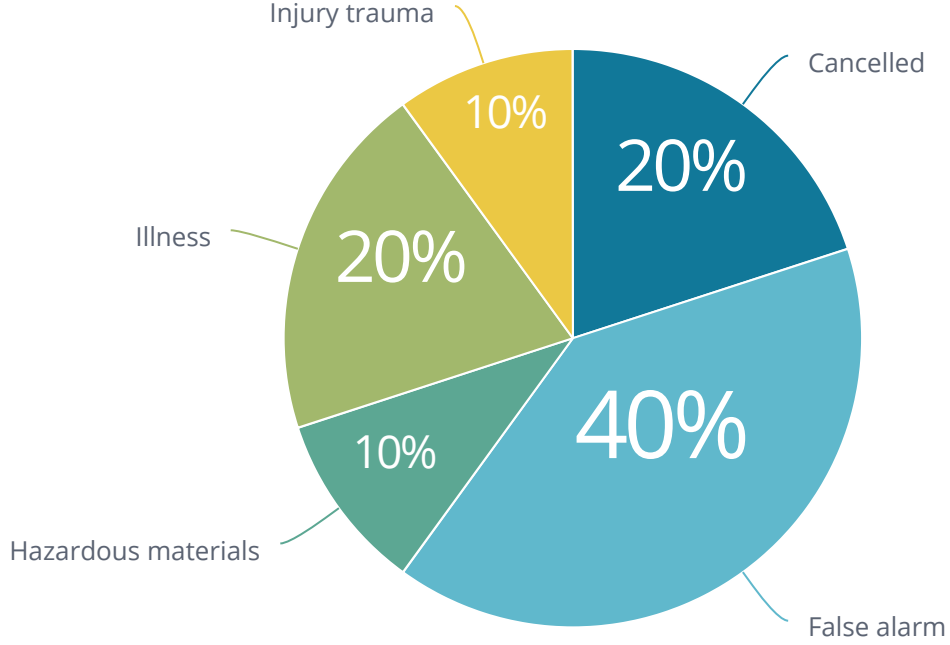
Filter statement

Filters **Incident onset** 10/21/26 to 11/18/26 | **Incident status** Locked

Primary Incident Type by Category



Primary Incident Types by Subcategory



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Marilyn Forni
Candace Roeder

General Manager
Mike Geary, PE

Public Works Report

DATE: November 18, 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:

- **Wood Energy Facility:**
  - Funding:
    - US Forest Service Community Wood Energy Grant Program ($1M request) – The project was selected for award. DPW Martin continues to provide supplemental information to the grant award team. USFS staff reported that grant agreements are being processed as quickly as possible, but they are experiencing delays. They are prioritizing our agreement.
    - GM Geary and DPW Martin spoke with Tahoe Mountain Resorts Foundation representative John Jewett, and a commitment is being thoroughly considered.
    - GM Geary and DPW Martin are actively pursuing funding with the Truckee Tahoe Airport District, Tahoe Truckee Community Foundation, the Tahoe Fund, Placer County, and Congressman Ami Bera.
  - Value Engineering Design Services: DPW Martin met with PR Design representatives for review of a metal building substitution analysis. Separately, DPW Martin met with the Design Team to discuss an iterative approach of integrating geotechnical engineering findings into the building design to provide maximum project savings.
  - Boiler Equipment: The Messersmith boiler equipment package was delivered and is being stored at the Corporate Yard.
  - Fuel Procurement: DPW Martin reached out to Recology (soon to take ownership of Tahoe Truckee Sierra Disposal) to continue fuel procurement negotiations. Separately, DPW Martin met with Truckee Fire Prevention District representatives to discuss fuel procurement opportunities.

- **Public Outreach:**

    - **DPW Martin met with Sugar Bowl's project implementation team to discuss permitting strategies.**

    - **DPW Martin collaborated with North Lake Tahoe Biomass Task Force agencies in support of biomass friendly legislation.**

- **Martis Valley Trail:**
    - **DPW Martin provided comments on the North Tahoe Regional Trails System Strategic Implementation Plan.**

    - **DPW Martin met with North Tahoe Community Alliance representatives to gather stakeholder input for prioritizing projects and programs funded through Transient Occupancy Tax (TOT).**

    - **DPW Martin continues to coordinate with Placer County on the pending grant application to reallocate $400,000 in unused Segment 3F Placer County Park Dedication Fee funding for Segment 4.**

    - **DPW Martin was awarded Truckee North Tahoe Transportation Management Association's trail project of the year for his work on Segment 3F.**

- **DPW Martin participated as a member of Tahoe-Truckee Sanitation Agency's Clean Water Revitalization Project Community Project Support Team.**

- **GM Geary, Chief Gibeaut, DPW Martin UOS Evans, and TPA Detwiler met internally to discuss El Nino winter preparedness.**

- **DPW Martin and IT/GIS Coordinator Goates attended Pipetech software training (sewer television inspection and reporting software).**

- **Interested staff met with the District's deferred compensation plan representative.**

UTILITIES UPDATE:

- **USW Raymer and UOS Evans attended a CWEA mutual aid training event with neighboring agencies.**

- **The Utility Department has completed final preparations for winter operations.**

MONTHLY WATER DATA TABLE:

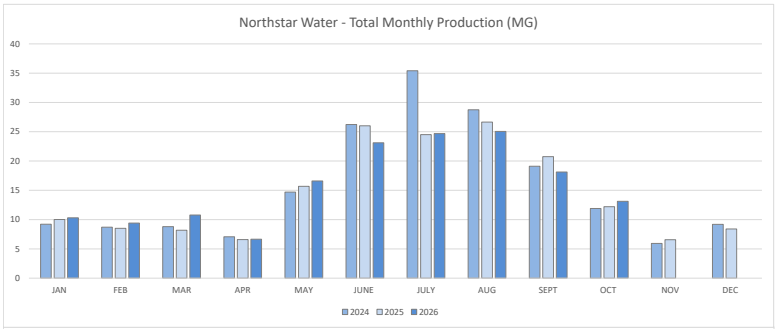
NWS Production and Pumping Data			
	Oct. 2024	Oct. 2025	Oct. 2026
WTP Production	9.0 MG	10.1 MG	11.1 MG
TH1 Production	2.8 MG	0.1 MG	0.0 MG
TH2 Production	0.1 MG	2.1 MG	2.0 MG
TH1 Static Level / Pumping Level	29.0' / 46.7'	5.4' / 25.3'	5.' / n/a
TH2 Static Level / Pumping Level	40.2' / 109.2'	32.4' / 104.1'	31.9' / 106.4'
Northstar Drive BPS	0.1 MG	0.5 MG	0.6 MG
Spring Collection & Storage Data			
Reservoir A Volume (180 AF Capacity)	148 AF (82%)	170 AF (94%)	127 AF (71%)
Reservoir A Elevation (Max = 6,985')	6,981.5'	6,984.5'	6,979.0'
Big Springs	400 GPM	360 GPM	350 GPM
Sawmill Flat	56 GPM	56 GPM	30 GPM
Maximum Storage in Tanks = 3.6 MG	2.4 MG	2.2 MG	2.0 MG

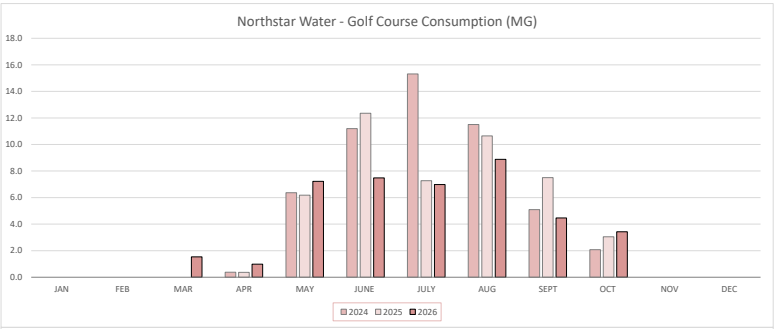
MVWS Production and Pumping Data			
	Oct. 2024	Oct. 2025	Oct. 2026
Well 1 Production	0.0 MG	9.1 MG	7.7 MG
Well 2 Production	17.3 MG	4.6 MG	8.0 MG
Well 3 Production	0.00 MG	0.00 MG	3.7 MG
Well 1 Static Level / Pumping Level	137.5' / n/a	139.6' / 178.4'	136.3' / 168.1'
Well 2 Static Level / Pumping Level	133.9' / 192.7'	125.3' / 189.8'	133.9' / 192.7'
Well 3 Static Level / Pumping Level	273.3' / n/a	270.2' / n/a	279.2' / 380.5'

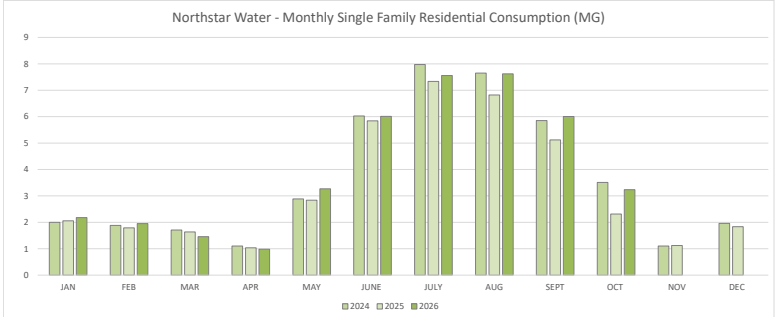
DATE PREPARED: November 10, 2026

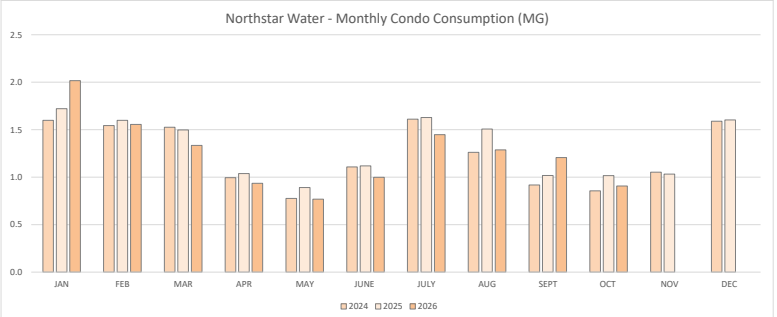
ATTACHMENTS:

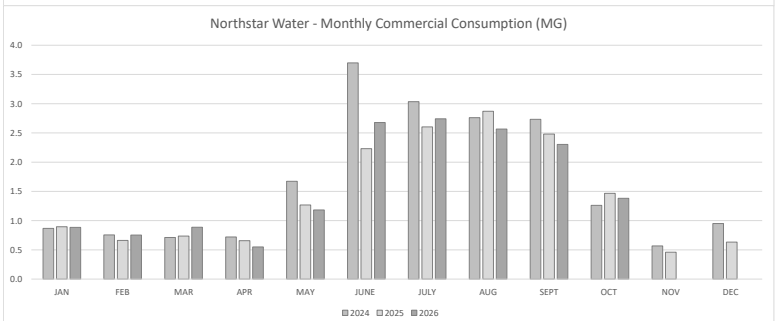
1. Water System Production and Consumption Trends
2. Messersmith Equipment Delivery Photos

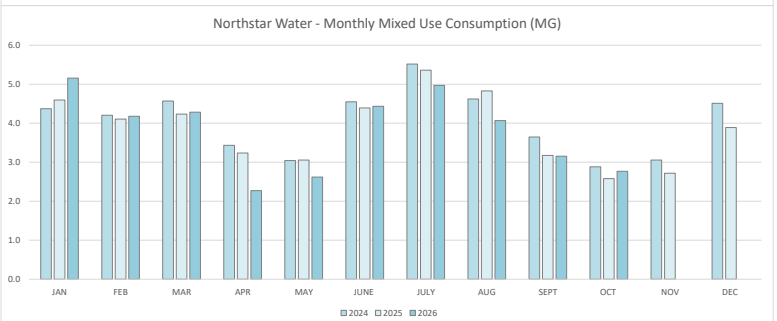

Northstar Water - Total Monthly Production (MG)
40
35
30
25
20
15
10
5
0
JAN
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEPT
OCT
NOV
DEC
2024
2025
2026

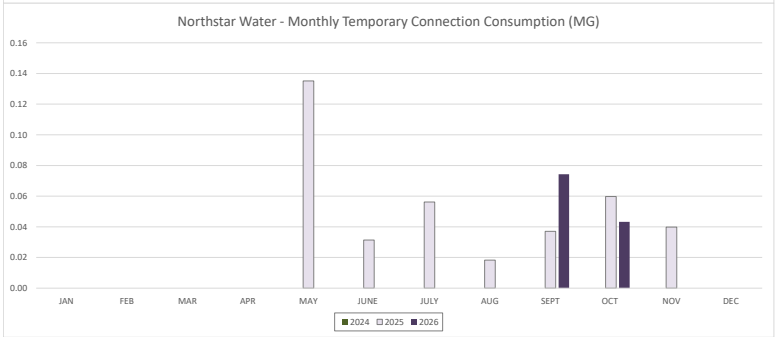

Northstar Water - Golf Course Consumption (MG)
18.0
16.0
14.0
12.0
10.0
8.0
6.0
4.0
2.0
0.0
JAN
FEB
MAR
APR
MAY
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JULY
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2025
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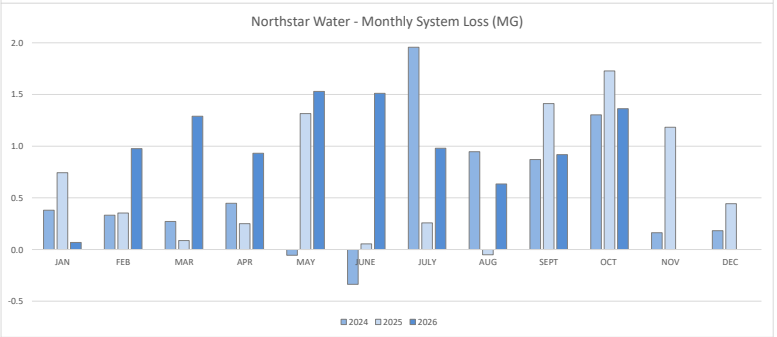

Northstar Water - Monthly Single Family Residential Consumption (MG)
9
8
7
6
5
4
3
2
1
0
JAN
FEB
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MAY
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2025
2026

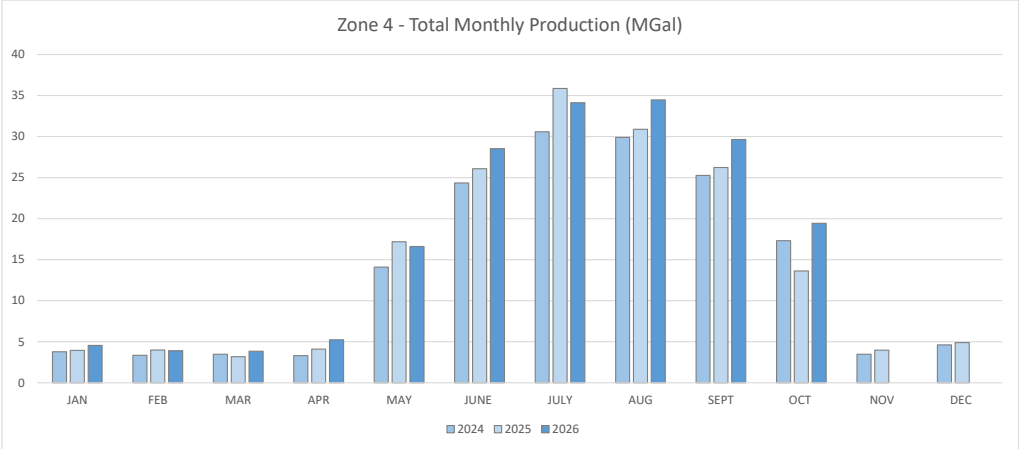

Northstar Water - Monthly Condo Consumption (MG)
2.5
2.0
1.5
1.0
0.5
0.0
JAN
FEB
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APR
MAY
JUNE
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2025
2026

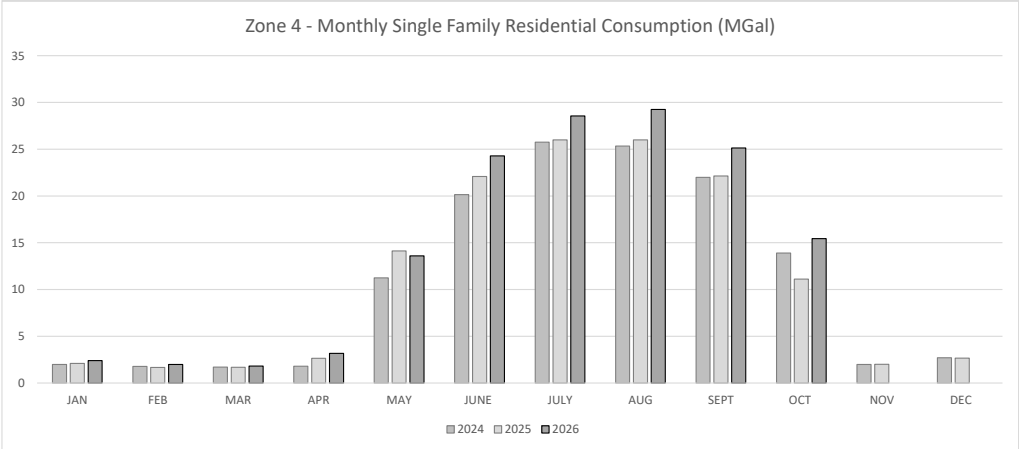

Northstar Water - Monthly Commercial Consumption (MG)
4.0
3.5
3.0
2.5
2.0
1.5
1.0
0.5
0.0
JAN
FEB
MAR
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2025
2026

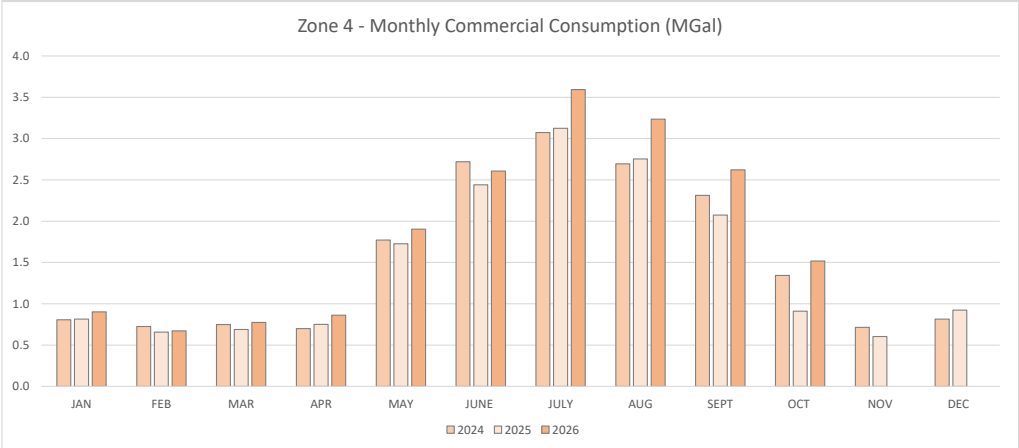

Northstar Water - Monthly Mixed Use Consumption (MG)
6.0
5.0
4.0
3.0
2.0
1.0
0.0
JAN
FEB
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2024
2025
2026

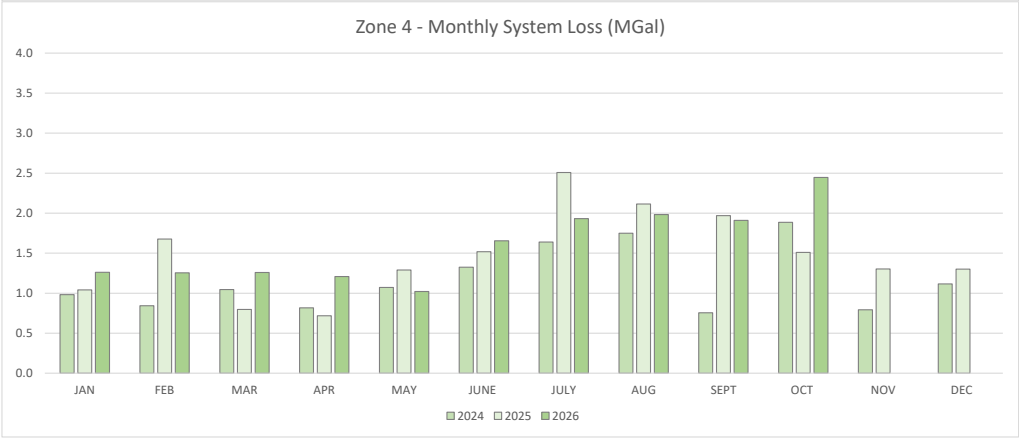

Northstar Water - Monthly Temporary Connection Consumption (MG)
0.16
0.14
0.12
0.10
0.08
0.06
0.04
0.02
0.00
JAN
FEB
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DEC
2024
2025
2026

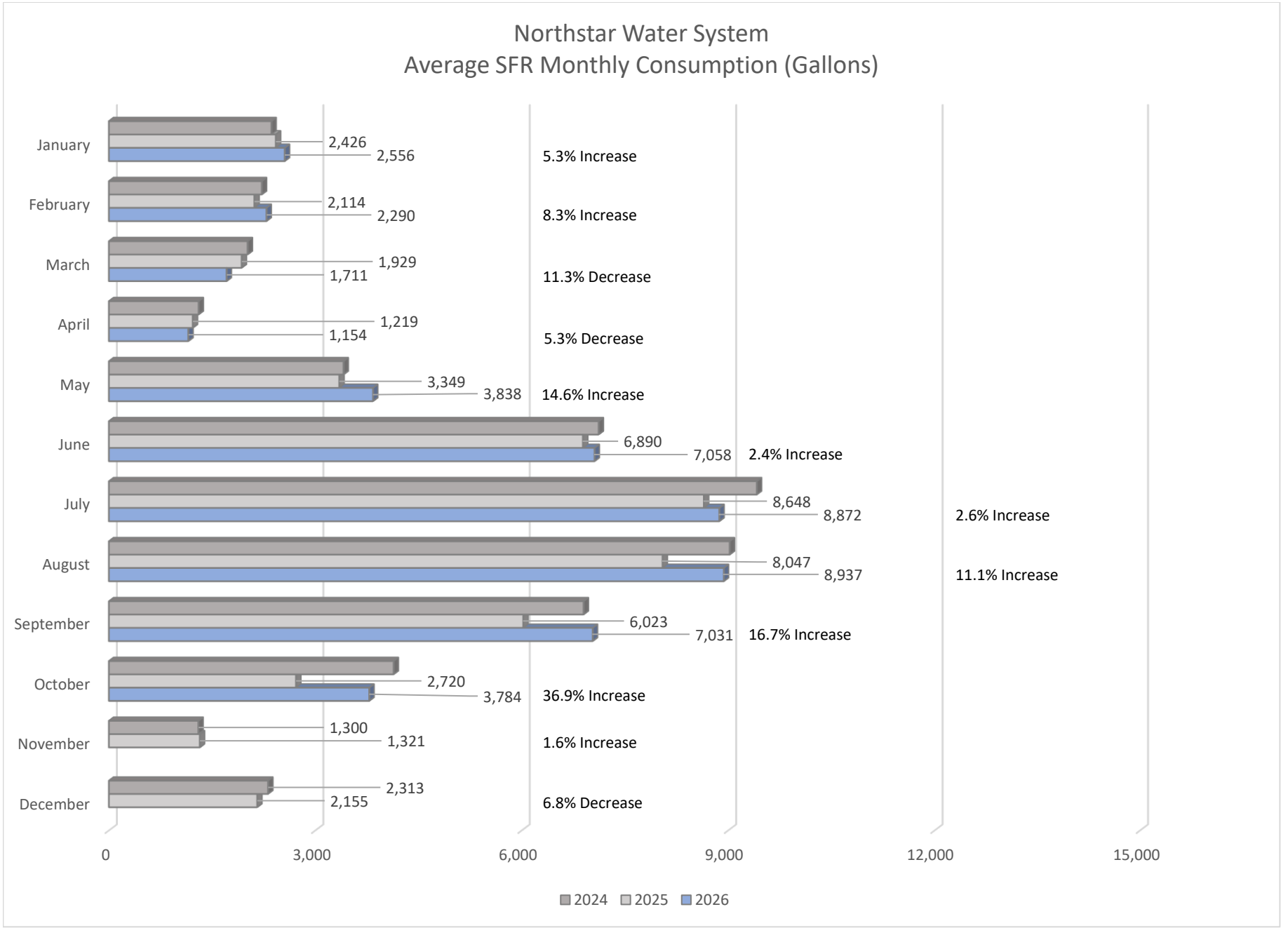

Northstar Water - Monthly System Loss (MG)
2.0
1.5
1.0
0.5
0.0
-0.5
JAN
FEB
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APR
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2024
2025
2026

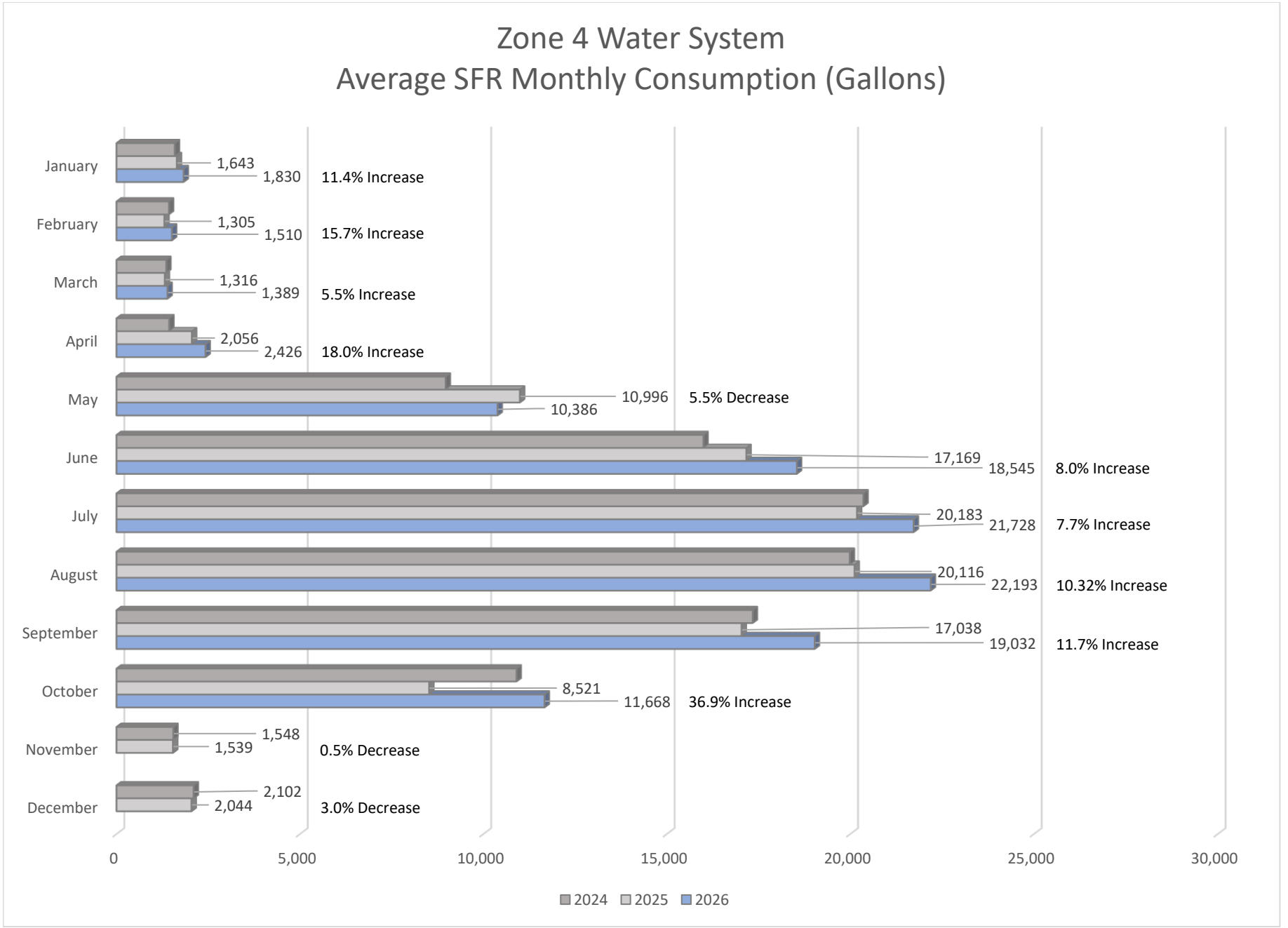

Zone 4 - Total Monthly Production (MGal)
40
35
30
25
20
15
10
5
0
JAN
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEPT
OCT
NOV
DEC
2024
2025
2026


Zone 4 - Monthly Single Family Residential Consumption (MGal)
35
30
25
20
15
10
5
0
JAN
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEPT
OCT
NOV
DEC
2024
2025
2026


Zone 4 - Monthly Commercial Consumption (MGal)
4.0
3.5
3.0
2.5
2.0
1.5
1.0
0.5
0.0
JAN
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEPT
OCT
NOV
DEC
2024
2025
2026


Zone 4 - Monthly System Loss (MGal)
4.0
3.5
3.0
2.5
2.0
1.5
1.0
0.5
0.0
JAN
FEB
MAR
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MAY
JUNE
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SEPT
OCT
NOV
DEC
2024
2025
2026


Northstar Water System
Average SFR Monthly Consumption (Gallons)
January
2,426
2,556
5.3% Increase
February
2,114
2,290
8.3% Increase
March
1,929
1,711
11.3% Decrease
April
1,219
1,154
5.3% Decrease
May
3,349
3,838
14.6% Increase
June
6,890
7,058
2.4% Increase
July
8,648
8,872
2.6% Increase
August
8,047
8,937
11.1% Increase
September
6,023
7,031
16.7% Increase
October
2,720
3,784
36.9% Increase
November
1,300
1,321
1.6% Increase
December
2,313
2,155
6.8% Decrease
0
3,000
6,000
9,000
12,000
15,000
2024
2025
2026


Zone 4 Water System
Average SFR Monthly Consumption (Gallons)
January
1,643
1,830
11.4% Increase
February
1,305
1,510
15.7% Increase
March
1,316
1,389
5.5% Increase
April
2,056
2,426
18.0% Increase
May
10,996
10,386
5.5% Decrease
June
17,169
18,545
8.0% Increase
July
20,183
21,728
7.7% Increase
August
20,116
22,193
10.32% Increase
September
17,038
19,032
11.7% Increase
October
8,521
11,668
36.9% Increase
November
1,548
1,539
0.5% Decrease
December
2,102
2,044
3.0% Decrease
0
5,000
10,000
15,000
20,000
25,000
30,000
2024
2025
2026

WOOD ENERGY FACILITY | BOILER SYSTEM PHOTOS









WOOD ENERGY FACILITY | BOILER SYSTEM PHOTOS







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General Manager
Mike Geary, PE

Administrative Report

DATE: November 18, 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:

- Placer County has been notified of John Radanovich's resignation from the Board
- The Board vacancy has been posted at six locations throughout the District and on the website
- The Board will appoint a new Director at the December Regular Meeting
- The Administrative and Accounting departments are preparing for calendar year changes in the payroll system

ATTACHMENTS: None

DATE PREPARED: November 6, 2026

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General Manager
Mike Geary, PE

1st Quarter Financial Report - Fiscal Year 2026-27

DATE: November 18, 2026

TO: Board of Directors

FROM: Cheryl Plexico, Director of Finance and Accounting

SUBJECT: 1st Quarter Financial Report

SUMMARY: Through the 3rd month of fiscal year 2026-27, the District's YTD revenue and expense shortfalls were driven mainly by the timing of Wood Energy Facility (WEF) Project work and Trails activity. Total YTD revenues were $1,260,418 (19.4%) under budget, including WEF Grant Revenue that was $1M (99.9%) under budget and Reimbursable Revenue, primarily related to Trails, that was $96,795 (24.4%) under budget. Total YTD expenses were $1,179,579 (17.3%) under budget, mainly because of Capital Expenditures for the WEF Project and Reimbursable Expense for Trails.

When the impacts of Reimbursables/Grants and other Restricted activity are removed, the District is over (YTD) Budgeted Revenue by $247,788 (6%) and over year-to-date budgeted expense totals by $5,004 (0.1%). As a result, after adding back depreciation and removing the impacts of Reimbursables/Grants and other Restricted activity, District revenues exceed expenses by $697,841.

Highlights from the quarter include prepayment for the new fire engine and completion of the sewer main pigging project.

Overall District Revenues [1]

↑ Operating (Service) Revenue, which is comprised of fee-based activities, is $264,130 (13.1%) over YTD budget due mostly to the seasonality of water consumption for both water systems.

↓ Non-operating (Non-service) Revenue, whose largest components are property tax and parcel tax (Measure E and Measure U) revenue, is $16,342 (0.8%) under YTD budget.

↓ Restricted Revenue including capital replacement fees, contributions to capital reserves, connection fees, grant revenue for capital activity, and interest earnings is $1,411,410 (72.2%) under YTD budget mainly due to the pace of the Wood Energy Facility project.

Reimbursable & Grant Revenue includes the revenue associated with Reimbursable and Grant Funded Projects that are not capital in nature. This account type is $96,795 (24.4%) under YTD budget due to the timing of reimbursable annual service agreements, the timing and pace of grant funded work for Trails (Trails being $102,545 (77.4%) under YTD budget), offset by the timing of fuels management work that is done during favorable weather.

Overall District Expenditures [1]

Salaries and Wages is $68,583 (5.1%) under YTD budget.

Benefits and Deductions is $26,517 (3.3%) under YTD budget.

Outside Services is $104,271 (39.7%) over YTD budget due to timing of fuels management work during the year.

Utilities is $25,028 (11.2%) under YTD budget due mostly to Electricity being $18,706 (10.1%) under YTD budget.

General Supplies is $29,485 (30.4%) under YTD budget mainly due to the expenses associated with Operating Supplies being under budget by $16,267 (30.9%).

Repairs & Maintenance is $18,153 (17.4%) over YTD budget mostly due to the timing of the sewer main pigging project that, as planned, used more than half of the sewer repair budget in quarter 1.

Other Operating Expenses is $20,910 (2.6%) over YTD budget mostly due to payment for annual computer software contracts paid in quarter 1.

Non-operating Expenses is $11,282 (25.4%) over YTD budget due to $9,652 in unbudgeted Schwab Investment Fees.

Reimbursable & Grant Expense is $54,105 (16.2%) 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 are $1,314,709 (46.2%) under YTD budget mainly due to the Wood Energy Facility project which is $1,954,190 (100.0%) 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 $244,568 after adding back depreciation.

↑ Revenue totals were $205,648 (47.84%) over YTD budget mainly due to

- ↑ Operating Revenue, specifically Single Family Consumption, being over YTD budget by $181,676 (160.7%).

↓ Expense totals were $32,510 (7.7%) under YTD budget mainly due to

- ↓ Intradistrict Allocations being $30,181 (13.4%) under YTD Budget
- ↑ Utilities being $11,317 (12.0%) over YTD Budget
- ↓ Repairs & Maintenance being $5,332 (62.7%) under YTD Budget

FISCAL IMPACTS/COSTS: None

RECOMMENDATION: Review

ATTACHMENTS: Board Report – All Funds

DATE PREPARED: November 8, 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@northstarcsd.org
Printed: 11/8/2026 - 2:22 PM
Period: 01 to 03, 2027
Fiscal Year: 2027

N·C·S·D
Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
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		Current Quarter (Periods 01 to 03)			Year to Date (Periods 01 - 03)			Annual	
Account Type	Description	Actual	Budget	Variance *	Actual	Budget	Variance *	Budget	% Expended
	Revenue								
R01	Operating Revenue	2,283,349	2,019,219	264,130	2,283,349	2,019,219	264,130	8,076,875	28.3%
R02	Non-operating Revenue	2,116,076	2,132,419	(16,343)	2,116,076	2,132,419	(16,343)	8,529,674	24.8%
R03	Restricted Revenue	543,909	1,955,319	(1,411,410)	543,909	1,955,319	(1,411,410)	7,821,277	7.0%
R04	Reimbursable Revenue	299,470	396,265	(96,795)	299,470	396,265	(96,795)	1,585,059	18.9%
	Total Revenue	**5,242,804**	**6,503,222**	**(1,260,418)**	**5,242,804**	**6,503,222**	**(1,260,418)**	**26,012,885**	**20.2%**
	Expense								
E02	Salaries & Wages	1,281,126	1,349,709	68,583	1,281,126	1,349,709	68,583	5,398,834	23.7%
E03	Benefits & Deductions	773,308	799,825	26,517	773,308	799,825	26,517	3,199,301	24.2%
E04	Outside Services	366,835	262,564	(104,271)	366,835	262,564	(104,271)	1,050,257	34.9%
E05	Utilities	198,551	223,579	25,028	198,551	223,579	25,028	894,317	22.2%
E06	General Supplies	67,524	97,009	29,485	67,524	97,009	29,485	388,035	17.4%
E07	Repairs & Maintenance	122,542	104,389	(18,153)	122,542	104,389	(18,153)	417,557	29.3%
E08	Other Operating Expenses	835,931	815,021	(20,910)	835,931	815,021	(20,910)	3,260,084	25.6%
E09	Non-operating Expenses	55,766	44,484	(11,282)	55,766	44,484	(11,282)	177,934	31.3%
E10	Intradistrict Allocations	-	-	-	-	-	-	-	-
E11	Reimbursable Expense	279,115	333,220	54,105	279,115	333,220	54,105	1,332,879	20.9%
E12	Transfers	-	-	-	-	-	-	-	-
E13	Capital Expenditures	1,314,709	2,445,187	1,130,478	1,314,709	2,445,187	1,130,478	9,780,747	13.4%
E14	Depreciation	340,890	340,890	-	340,890	340,890	-	1,363,560	25.0%
	Total Expense	**5,636,297**	**6,815,877**	**1,179,580**	**5,636,297**	**6,815,877**	**1,179,580**	**27,263,505**	**20.7%**
	Report Totals	**(393,493)**	**(312,655)**	**(80,838)**	**(393,493)**	**(312,655)**	**(80,838)**	**(1,250,620)**	**31.5%**

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

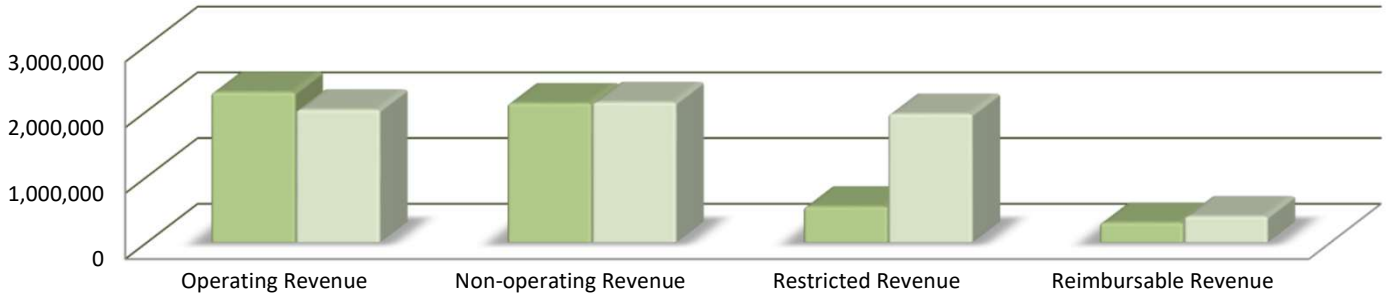
General Ledger

Board Report - All Funds

Period: 01 to 03, 2027
Fiscal Year: 2027

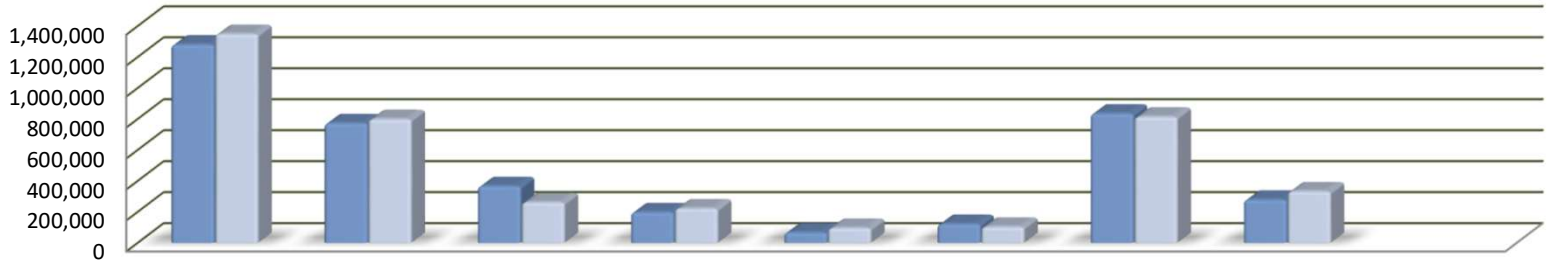
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900 Northstar Drive, Truckee, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarcsd.org

Year to Date Revenue



	Operating Revenue	Non-operating Revenue	Restricted Revenue	Reimbursable Revenue
Actual	2,283,349	2,116,076	543,909	299,470
Budget	2,019,219	2,132,419	1,955,319	396,265

Year to Date Expense



	Salaries & Wages	Benefits & Deductions	Outside Services	Utilities	General Supplies	Repairs & Maintenance	Other Operating Expenses	Reimbursable Expense
Actual	1,281,126	773,308	366,835	198,551	67,524	122,542	835,931	279,115
Budget	1,349,709	799,825	262,564	223,579	97,009	104,389	815,021	333,220

General Ledger

Board Report - Limited Activity *

User: cherylp@northstarcsd.org
Printed: 11/8/2026 - 2:22 PM
Period: 01 to 03, 2027
Fiscal Year: 2027

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

		Current Quarter (Periods 01 to 03)			Year to Date (Periods 01 - 03)			Annual	
Account Type	Description	Actual	Budget	Variance **	Actual	Budget	Variance **	Budget	% Expended
	Revenue								
R01	Operating Revenue	2,283,349	2,019,219	264,130	2,283,349	2,019,219	264,130	8,076,875	28.3%
R02	Non-operating Revenue	2,116,076	2,132,419	(16,343)	2,116,076	2,132,419	(16,343)	8,529,674	24.8%
R03	Restricted Revenue †	-	-	-	-	-	-	-	-
R04	Reimbursable Revenue	-	-	-	-	-	-	-	-
	Total Revenue	**4,399,425**	**4,151,638**	**247,787**	**4,399,425**	**4,151,638**	**247,787**	**16,606,549**	**26.5%**
	Expense								
E02	Salaries & Wages	1,281,126	1,349,709	68,583	1,281,126	1,349,709	68,583	5,398,834	23.7%
E03	Benefits & Deductions	773,308	799,825	26,517	773,308	799,825	26,517	3,199,301	24.2%
E04	Outside Services	366,835	262,564	(104,271)	366,835	262,564	(104,271)	1,050,257	34.9%
E05	Utilities	198,551	223,579	25,028	198,551	223,579	25,028	894,317	22.2%
E06	General Supplies	67,524	97,009	29,485	67,524	97,009	29,485	388,035	17.4%
E07	Repairs & Maintenance	122,542	104,389	(18,153)	122,542	104,389	(18,153)	417,557	29.3%
E08	Other Operating Expenses	835,931	815,021	(20,910)	835,931	815,021	(20,910)	3,260,084	25.6%
E09	Non-operating Expenses	55,766	44,484	(11,282)	55,766	44,484	(11,282)	177,934	31.3%
E10	Intradistrict Allocations	-	-	-	-	-	-	-	-
E11	Reimbursable Expense	-	-	-	-	-	-	-	-
E12	Transfers	-	-	-	-	-	-	-	-
E13	Capital Expenditures	-	-	-	-	-	-	-	-
E14	Depreciation	-	-	-	-	-	-	-	-
	Total Expense	**3,701,583**	**3,696,580**	**(5,003)**	**3,701,583**	**3,696,580**	**(5,003)**	**14,786,319**	**25.0%**
	Report Totals	**697,842**	**455,058**	**242,784**	**697,842**	**455,058**	**242,784**	**1,820,230**	**38.3%**

* *Limited Activity includes all Disctrict 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.*

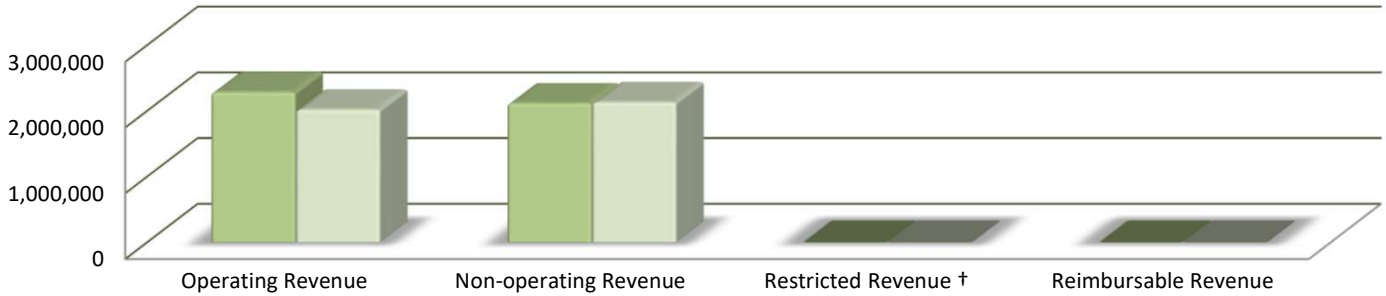
General Ledger

Board Report - Limited Activity *

Period: 01 to 03, 2027
Fiscal Year: 2027

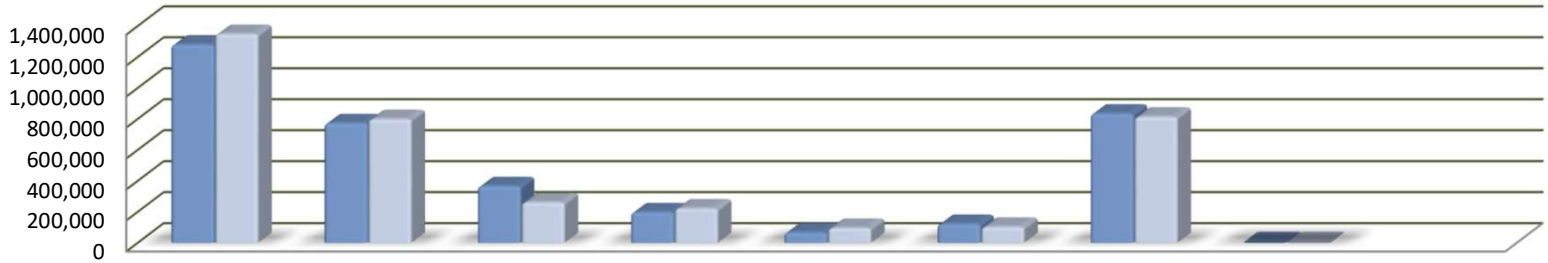
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900 Northstar Drive, Truckee, CA 96161
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Year to Date Revenue



	Operating Revenue	Non-operating Revenue	Restricted Revenue †	Reimbursable Revenue
Actual	2,283,349	2,116,076	-	-
Budget	2,019,219	2,132,419	-	-

Year to Date Expense



	Salaries & Wages	Benefits & Deductions	Outside Services	Utilities	General Supplies	Repairs & Maintenance	Other Operating Expenses	Reimbursable Expense
Actual	1,281,126	773,308	366,835	198,551	67,524	122,542	835,931	-
Budget	1,349,709	799,825	262,564	223,579	97,009	104,389	815,021	-

** Limited Activity includes all Disctrict 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: 11/8/2026 - 2:32 PM
Period: 01 to 03, 2027
Fiscal Year: 2027

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Northstar Community Services District
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		Current Quarter (Periods 01 to 03)			Year to Date (Periods 01 - 03)			Annual	
Account Type	Description	Actual	Budget	Variance **	Actual	Budget	Variance **	Budget	% Expended
	Revenue								
R01	Operating Revenue	635,493	429,220	206,273	635,493	429,220	206,273	1,716,880	37.0%
R02	Non-operating Revenue	-	-	-	-	-	-	-	-
R03	Restricted Revenue †	-	-	-	-	-	-	-	-
R04	Reimbursable Revenue	-	625	(625)	-	625	(625)	2,500	0.0%
	Total Revenue	**635,493**	**429,845**	**205,648**	**635,493**	**429,845**	**205,648**	**1,719,380**	**37.0%**
	Expense								
E02	Salaries & Wages	42,502	47,247	4,745	42,502	47,247	4,745	188,988	22.5%
E03	Benefits & Deductions	618	348	(270)	618	348	(270)	1,390	44.5%
E04	Outside Services	4,868	8,325	3,457	4,868	8,325	3,457	33,300	14.6%
E05	Utilities	105,968	94,651	(11,317)	105,968	94,651	(11,317)	378,605	28.0%
E06	General Supplies	6,900	5,250	(1,650)	6,900	5,250	(1,650)	21,000	32.9%
E07	Repairs & Maintenance	3,168	8,500	5,332	3,168	8,500	5,332	34,000	9.3%
E08	Other Operating Expenses	31,417	32,949	1,532	31,417	32,949	1,532	131,795	23.8%
E09	Non-operating Expenses	-	-	-	-	-	-	-	-
E10	Intradistrict Allocations	195,484	225,665	30,181	195,484	225,665	30,181	902,658	21.7%
E11	Reimbursable Expense	-	500	500	-	500	500	2,000	0.0%
E12	Transfers	-	-	-	-	-	-	-	-
E13	Capital Expenditures	-	-	-	-	-	-	-	-
E14	Depreciation	-	-	-	-	-	-	-	-
	Total Expense	**390,925**	**423,435**	**32,510**	**390,925**	**423,435**	**32,510**	**1,693,736**	**23.1%**
	Report Totals	**244,568**	**6,410**	**238,158**	**244,568**	**6,410**	**238,158**	**25,644**	**953.7%**

* *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.*

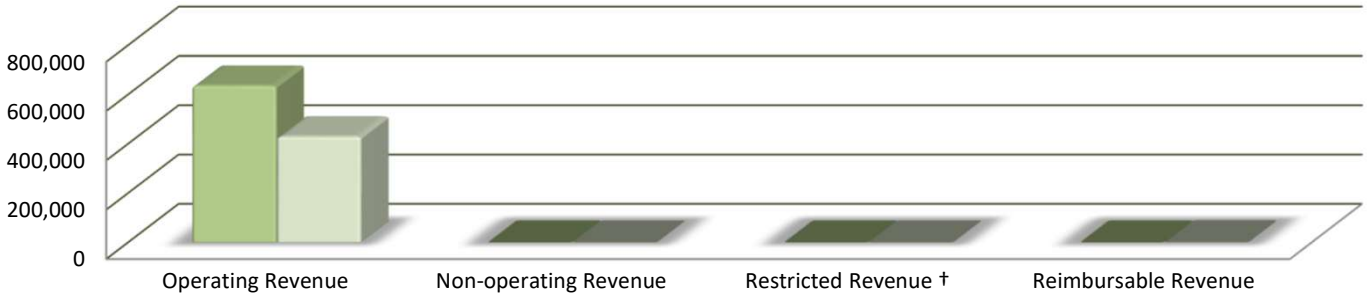
General Ledger

Board Report - Martis Valley Water System (Operations) *

Period: 01 to 03, 2027
Fiscal Year: 2027

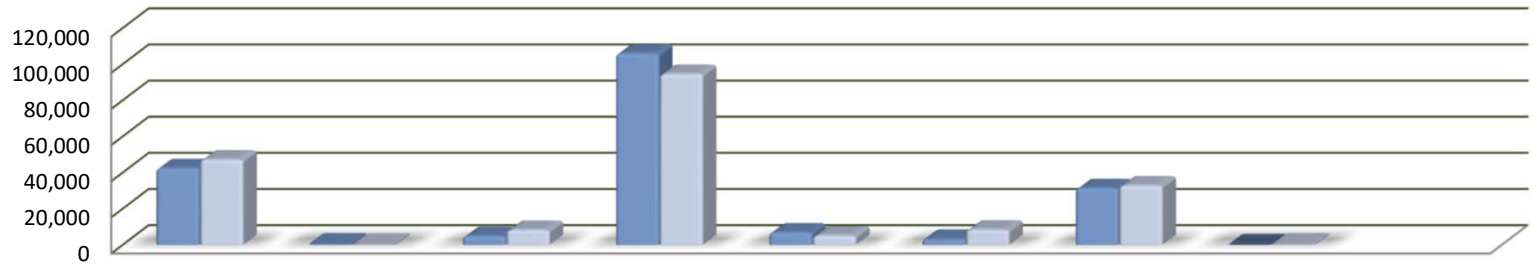
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Year to Date Revenue



	Operating Revenue	Non-operating Revenue	Restricted Revenue †	Reimbursable Revenue
Actual	635,493	-	-	-
Budget	429,220	-	-	625

Year to Date Expense



	Salaries & Wages	Benefits & Deductions	Outside Services	Utilities	General Supplies	Repairs & Maintenance	Other Operating Expenses	Reimbursable Expense
Actual	42,502	618	4,868	105,968	6,900	3,168	31,417	-
Budget	47,247	348	8,325	94,651	5,250	8,500	32,949	500

** Limited Activity includes all Disctrict 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 3 Months Ending September 30, 2026

Project Number	Project Description		Revenue: Adopted Budget *	Revenue: Actual Revenue	Expense: Adopted Budget *	Expense: Budget Adjustment	Expense: Total Available Budget *	Year To Date: Actual Expenditure	Year To Date: Favorable / (Unfavorable)	C = Completed CXL = Cancelled P = Postponed
Capital Purchases										
	Fund 029 - Fleet Capital Expenditures									
C27-002	Utility Vehicle(P8) Replacemnt		-	-	68,500	-	68,500	-	68,500	
	Total Fund 029		-	-	68,500	-	68,500	-	68,500	
	Fund 119 - Northstar Water System Capital Expenditures									
C27-MTR	Meter Purchases - FY2027	(NWS Portion)	-	-	6,500	-	6,500	-	6,500	
	Total Fund 119		-	-	6,500	-	6,500	-	6,500	
	Fund 129 - Martis Valley Water System Capital Expenditures									
C27-MTR	Meter Purchases - FY2027	(MVWS Portion)	-	-	22,500	-	22,500	-	22,500	
	Total Fund 129		-	-	22,500	-	22,500	-	22,500	
	Fund 619 - Fire Capital Expenditures									
C27-007	Fire Utility Vehicle		-	-	100,000	-	100,000	-	100,000	
C27-008	Fire Engine - Type 1		-	-	1,350,000	-	1,350,000	1,282,121	67,879	
C27-009	Bendix King Radios (2)		-	-	8,500	-	8,500	-	8,500	
C27-011	Forcible Entry Training Door		-	-	-	-	-	9,824	(9,824)	C
	Total Fund 619		-	-	1,458,500	-	1,458,500	1,291,946	166,554	
	Fund 719 - Snow Capital Expenditures									
C27-010	Blower (B2) Replacement		-	-	275,000	-	275,000	-	275,000	
	Total Fund 719		-	-	275,000	-	275,000	-	275,000	
	Total Capital Purchases		**-**	**-**	**1,831,000**	**-**	**1,831,000**	**1,291,946**	**539,054**	
Capital Projects										
	Fund 019 - Egr & Utility Ops Capital Expenditures									
C27-001	Corp Yard Sand Barn Bay Door	(Utility Ops Portion	-	-	20,000	-	20,000	-	20,000	
	Total Fund 019		-	-	20,000	-	20,000	-	20,000	
	Fund 059 - Administrative Capital Expenditures									
C27-003	Aerial Imagery and Lidar Data		-	-	13,747	-	13,747	5,323	8,424	
	Total Fund 059		-	-	13,747	-	13,747	5,323	8,424	
	Fund 119 - Northstar Water System Capital Expenditures									

Project Number	Project Description	Revenue: Adopted Budget *	Revenue: Actual Revenue	Expense: Adopted Budget *	Expense: Budget Adjustment	Expense: Total Available Budget *	Year To Date: Actual Expenditure	Year To Date: Favorable / (Unfavorable)	C = Completed CXL = Cancelled P = Postponed
C27-004	Tank D Roof Repair	-	-	15,000	-	15,000	16,630	(1,630)	C
C27-005	Aspen Grove Water Laterals	-	-	26,000	-	26,000	-	26,000	
C27-006	Tank E | NS Dr PS SCADA	-	-	55,000	-	55,000	-	55,000	
	Total Fund 119	-	-	96,000	-	96,000	16,630	79,370	
	Fund 329 - Wood Energy Facility Capital Exp								
C23-009	Wood Energy (non-Grant Exp)	-	-	3,800,000	-	3,800,000	-	3,800,000	
C24-017	WEF Interpretive Displays_CTA	20,000	-	20,000	-	20,000	-	20,000	
C25-011	WEF Building_SNC Wildfire	1,000,000	-	1,000,000	-	1,000,000	-	1,000,000	
C25-015	WEF Const_TTCF (Martis Fund)	-	(810)	-	-	-	810	(810)	
C26-002	WEF General_Investment Tax Cr	3,000,000	-	3,000,000	-	3,000,000	-	3,000,000	
	Total Fund 329	4,020,000	(810)	7,820,000	-	7,820,000	810	7,819,190	
	Total Capital Projects	**4,020,000**	**(810)**	**7,949,747**	**-**	**7,949,747**	**22,763**	**7,926,984**	
	Total Capital Purchases & Projects	**4,020,000**	**(810)**	**9,780,747**	**-**	**9,780,747**	**1,314,709**	**8,466,038**	
	Operating Projects								
	Fund 620 - Fuels Mgt Operations								
O26-002	Trimont Cost Share_NCSD	-	-	-	-	-	-	-	
O27-001	Trimont Cost Share_NCSD	-	-	63,987	-	63,987	63,987	-	C
O27-002	Fuels Reduction Beyond 300'	-	-	105,490	-	105,490	78,410	27,080	
	Total Fund 620	-	-	169,477	-	169,477	142,397	27,080	
	Total Operating Projects	**-**	**-**	**169,477**	**-**	**169,477**	**142,397**	**27,080**	
	Reimbursable & Grant Funded Projects †								
	Reimbursable Projects								
R23-001	Schaffer's Mill Golf Maint	2,500	-	2,000	-	2,000	-	2,000	
R26-002	Trimont Cost Share_Partner	-	-	-	-	-	-	-	
R27-001	Trimont Cost Share_Partner	63,987	(63,987)	63,987	-	63,987	63,987	-	C
	Total Reimbursable Projects	**66,487**	**(63,987)**	**65,987**	**-**	**65,987**	**63,987**	**2,000**	

Project Number	Project Description	Revenue: Adopted Budget *	Revenue: Actual Revenue	Expense: Adopted Budget *	Expense: Budget Adjustment	Expense: Total Available Budget *	Year To Date: Actual Expenditure	Year To Date: Favorable / (Unfavorable)	C = Completed CXL = Cancelled P = Postponed
	Reimbursable Accounts								
R27-CFD	CFD Funded Admin	60,200	(395)	60,200	-	60,200	-	60,200	
R27-MVT	Martis Valley Trail - O&M	-	(18,485)	-	-	-	1,271	(1,271)	
R27-PRD	Highlands PRD Reimbursable	277,580	(2,392)	55,900	-	55,900	590	55,310	
R27-TRI	Trimont Reimbursable	32,857	(2,146)	32,857	-	32,857	2,146	30,711	
R27-STR	Strike Team Reimbursable	-	(84)	-	-	-	-	-	
	Total Reimbursable Accounts	**370,637**	**(23,502)**	**148,957**	**-**	**148,957**	**4,008**	**144,950**	
	Grant Funded Projects								
G24-001	NEU Phase II_2023 CalFire CCI	217,935	(115,888)	145,355	72,580	217,935	115,888	102,047	
G26-001	Fuels Reduction_2026 TTAD	-	(82,183)	-	-	-	82,183	(82,183)	C
G26-003	MVT - Segment 3F_NTCA TOT	-	(13,911)	-	-	-	13,050	(13,050)	C
G27-001	Fuels Reduction_2027 TTAD	400,000	-	400,000	-	400,000	-	400,000	
G27-002	MVT - Segment 4_PDF	400,000	-	400,000	-	400,000	-	400,000	
G27-003	MVT - Segment 4_NTCA TOT	130,000	-	100,000	-	100,000	-	100,000	
	Total Grant Funded Projects	**1,147,935**	**(211,981)**	**1,045,355**	**72,580**	**1,117,935**	**211,120**	**906,815**	
	Total Grant Funded & Reimbursable Projects	**1,585,059**	**(299,470)**	**1,260,299**	**72,580**	**1,332,879**	**279,115**	**1,053,764**	

Summary

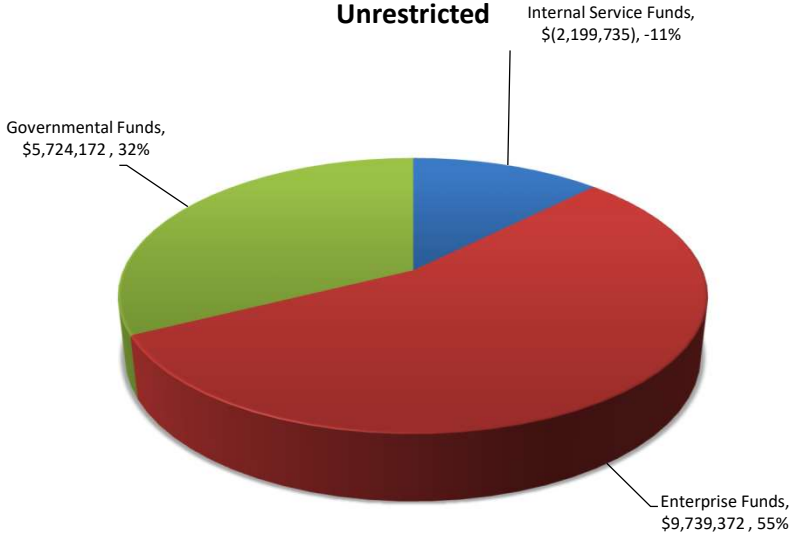
	Capital Purchases	-	-	1,831,000	-	1,831,000	1,291,946	539,054	
	Capital Projects	4,020,000	(810)	7,949,747	-	7,949,747	22,763	7,926,984	
	Operating Projects	-	-	169,477	-	169,477	142,397	27,080	
	Reimbursable Projects	1,585,059	(299,470)	1,260,299	72,580	1,332,879	279,115	1,053,764	
	Total	**5,605,059**	**(300,280)**	**11,210,523**	**72,580**	**11,283,103**	**1,736,221**	**9,546,882**	

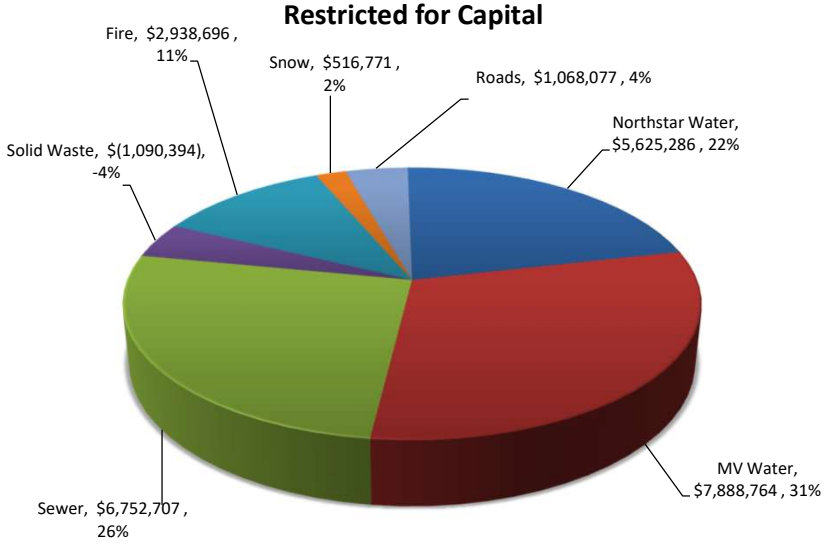
* *If a project is split among multiple funds, then the project budgeted revenue and expense are represented as being specific to each fund in which the project resides.*

† *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 9/30/2026

	Unrestricted				Restricted for Capital/Pension									
						Enterprise Funds				Governmental Funds				
	Internal Service Funds	Enterprise Funds	Governmental Funds	Total	Internal Service Funds	Northstar Water	MV Water	Sewer	Solid Waste	Fire	Snow	Roads	Total	Total Unrestricted & Restricted
US Bank/LAIF	$ (2,634,559)	$ 9,489,968	$ 6,443,038	$ 13,298,447		$ 318,596	$ 1,140,032	$ (560,689)	$ (1,031)	$ (961,807)	$ (196,265)	$ 619,955	$ 358,793	$ 13,657,240
Section 115 Trust (CEPPT)	-	-	-	-	3,836,902	-	-	-	-	1,888,052	-	-	5,724,955	5,724,955
Charles Schwab	-	-	-	-		5,821,986	6,849,443	5,933,795	140,252	1,695,983	533,736	1,308,486	22,283,681	22,283,681
Interfund (Payable) / Receivable	464,582	348,957	(555,073)	258,466		(515,297)	(100,712)	1,379,601	(657,461)	316,466	179,300	(860,364)	(258,466)	-
Encumbrances	(29,757)	(99,553)	(163,793)	(293,103)		-	-	-	(572,154)	-	-	-	(572,154)	(865,257)
	$ (2,199,735)	$ 9,739,372	$ 5,724,172	$ 13,263,810	$ 3,836,902	$ 5,625,286	$ 7,888,764	$ 6,752,707	$ (1,090,394)	$ 2,938,696	$ 516,771	$ 1,068,077	$ 27,536,809	$ 40,800,619







Flying by Instruments

Federal Reserve Policy – What the Data Is Telling Us

When the clouds roll in, a good pilot stops looking out the window and flies by the instruments. On August 28, 2026, in his first major address as Chairman of the Federal Reserve, Kevin Warsh told the Kansas City Fed's symposium in Jackson Hole, Wyoming, that the Fed intends to do much the same. Forward guidance, he argued, "should be pulled back sharply in normal times," calling it "a crisis tool that outlived its purpose." In its place he offered a set of principles, chief among them acting on trends in timely data rather than on stale or isolated readings. As he put it, "I stand here today committed to a discipline, not to a decision."

That is a meaningful change. For years, the Fed told investors where it expected interest rates to go. Now it will let the data do the talking, and so must we. Chairman Warsh named about 30 indicators in his speech and alluded to roughly 120 more. We have charted all 150 of them. What follows is our reading of the instrument panel.

Why does this matter so much? The Fed sets the price of money, and nearly every asset and economic decision depends on it. Guided by its mandate of maximum employment and roughly 2% inflation, the Fed uses interest rates and its balance sheet to influence borrowing costs, spending, the dollar, and inflation expectations. Short-term bond yields track expected Fed policy, while long-term yields also reflect inflation risk. Higher "real" (inflation-adjusted) interest rates lower stock valuations, especially for growth companies. Fed policy sets the cost and availability of credit for everything from mortgages and car loans to business investment and government borrowing. Tighter policy cools demand, hiring, and inflation; easier policy stimulates them.

What the Instruments Are Telling Us

Taken together, the 150 indicators describe an economy that is re-accelerating while inflation is stuck well above the Fed's target. The job market has firmed from its late-2025 soft patch, business investment, especially in AI and data centers, is booming, and corporate earnings are at record highs. But headline and core PCE inflation remain at or above 3%, producer prices are re-accelerating, and household inflation expectations are climbing again.

The markets have taken notice. The Fed raised its target to a 4.00% upper band in September, the entire Treasury yield curve has sold off for seven straight months (the 10-year Treasury yields 5.26% and the 30-year 5.62%), real yields are at cycle highs, and bond market volatility has spiked to a 12-month high.

The soft spots are the consumer and housing. Consumer sentiment is near its lows, the saving rate has dropped to a 12-month low, retail sales slipped in September, and higher mortgage rates are pushing housing activity down. In short: a hot corporate and investment economy, a squeezed household sector, and a Fed leaning hawkish into rising long-term interest rates.

Inflation Has Stalled, Not Reversed

PCE inflation, the Fed's preferred gauge, was 3.4% year over year in August, unchanged from July and up from a low of 2.7% in October 2025. Core PCE, which excludes food and energy, was 3.0%. Both measures peaked in May 2026, so the upswing that began late last year has stalled rather than reversed.

There is some good news. Shorter-term momentum is cooling. On a six-month annualized basis, headline PCE has eased from a 4.70% May peak to 3.45%, and core PCE has declined three straight months to 2.75%. Core CPI has also fallen three straight months to 2.4%. Still, a roughly 3% pace is too fast for the Fed's comfort.

The pipeline is the concern. Producer prices (PPI) accelerated to 5.4% year over year from 4.8%, and PPI excluding food and energy climbed to 4.6%. With oil back above $90 a barrel, those producer-price pressures could find their way into consumer prices in the months ahead and undo the recent cooling. We do not believe the Fed can declare victory on price stability.

Underlying Inflation: A Split Decision

The Fed's "trend" inflation gauges disagree. The Dallas Fed trimmed-mean PCE, which strips out the most extreme price moves, is a reassuring 2.28%, close to target. The Atlanta Fed sticky-price CPI has fallen three straight months to 2.74%. But the Cleveland Fed median CPI points the other way, rising to 3.60% in September.

On balance, underlying inflation appears to be running at about 2.3% to 2.7%, which suggests the high headline readings are being driven by a narrow set of large price increases, mainly energy and some services, rather than broad-based inflation. The rise in median CPI is a reminder that this could still spread.

Households Are Worried

Consumers are becoming more anxious about prices. The University of Michigan's one-year inflation expectations jumped 0.6 percentage points to 4.6%, near the May high of 4.8%, and its five-to-ten-year

measure edged up to 3.4%. The New York Fed survey is calmer, at 3.58% for one year and 3.19% for three years, but both remain above average.

Bond investors, by contrast, remain confident. Market-based long-term inflation expectations are anchored at about 2.3% to 2.5%, which tells us investors believe the Fed will ultimately deliver. But most of these measures have risen for two or three months in a row. Rising expectations, combined with September's rate hike, are exactly the backdrop in which a central bank begins to worry about its credibility.

The Job Market Has Firmed

The unemployment rate is 4.1%, the lowest of the past year and down from a 4.5% peak in November 2025. August nonfarm payrolls rose 162,000 after a weak 21,000 in July, and ADP's September report showed private hiring rebounding to 90,000. Initial jobless claims are a low 197,000, continuing claims have fallen to 1.72 million, and the layoff rate is just 1.0%.

There are soft spots. Labor force participation (61.6%) remains below average, so part of the drop in unemployment reflects fewer people looking for work rather than stronger hiring alone. And the hiring trend has been uneven, including a sharp loss of 156,000 jobs in February 2026. Wage signals are mixed: average hourly earnings growth has slowed to 3.1%, while the Atlanta Fed wage tracker has risen to 4.1%. Unit labor costs are growing a modest 1.4%, helped by strong productivity.

Bottom line: employment is close to the Fed's goal of "maximum employment." Wages are not clearly inflationary, but the question remains open.

A Strong Economy With a Tired Consumer

Real GDP growth was revised up to 2.2% annualized in the second quarter, after 2.5% in the first. Underneath the headline, private domestic final purchases, a cleaner read on domestic demand, rose an impressive 9.5%. Businesses are upbeat: the ISM manufacturing and services surveys are 54.6 and 55.4, both comfortably in expansion territory.

The consumer is a different story. Consumer spending jumped 0.9% in August, far outpacing income growth of just 0.2%. As a result, the saving rate fell to 4.1%, a 12-month low, leaving households with a thinner cushion. Sentiment is poor: Conference Board confidence fell to 81.9, a 12-month low after three straight declines, and University of Michigan sentiment fell to 48.1, near its May low. Households are being squeezed by inflation and higher interest rates, and we believe consumer spending is the most likely source of any slowdown.

The AI Building Boom

Business investment is the strongest part of the economy. Real equipment investment grew 12.6% annualized in the second quarter, the third straight increase. Core capital goods orders jumped 1.6% in August, pointing to more equipment spending ahead. Data-center construction reached a record $75.2 billion annualized in July, its eighth straight monthly rise and up about 53% from a year earlier. Electricity demand is near its high, consistent with power-hungry AI infrastructure. Outside of data centers, however, construction is flat to weaker.

This investment cycle, driven by AI and technology infrastructure, helps explain the strong GDP detail and resilient manufacturing. But it also adds demand to an economy where inflation is already too high.

Are Stocks Still Attractively Priced?

Corporate profits are at record levels. National Income and Product Account (NIPA) corporate profits grew 22.8% year over year in the second quarter, the third straight acceleration. S&P 500 trailing earnings are $328 per share and forward earnings $360, both at record highs, and the net profit margin of 15.6% is also a record.

Interestingly, valuations have actually fallen. The S&P 500 is at a record 7,710, yet the forward price-to-earnings (P/E) ratio has compressed to 21.3x from 26.3x in January. This rally is being driven by earnings, not by investors paying higher multiples, and the market is not in bubble territory compared with past peaks of 29x in 2000 and 26x in 2021.

But stocks are a riskier asset class than Treasury bonds and highly-rated corporate and municipal debt. One way to judge whether the extra risk is worth it is to calculate the equity risk premium. Dividing forward earnings of $360 by the index level of 7,710 gives an earnings yield of about 4.67%. Subtract the 5.26% yield on the ten-year Treasury bond, and the equity risk premium is about negative 0.6%. In other words, a guaranteed Treasury bond currently yields more than the stock market earns. Historically, equities have performed relatively well when that premium is 2.0% or higher.

Leadership is also narrow. The Nasdaq 100 and the technology sector are at record highs, while the equal-weighted S&P 500 fell 379 points in September, and most other sectors declined. Utilities, real estate, and consumer discretionary stocks, the sectors most sensitive to interest rates and consumer spending, are lagging. Equity investors remain calm, with the VIX at a below-average 15.9, but bond investors are not: the MOVE index of bond market volatility jumped 31 points to 106.6, its highest of the past year. Record technology earnings are masking a narrower, rate-sensitive market underneath.

Cracks at the Low End of Credit

High-quality credit is still in good shape, but spreads are starting to widen. The investment-grade corporate spread is 0.82% and BBB is 1.00%, both slightly above average after widening in September.

The riskiest borrowers are under strain. The high-yield (junk) bond spread widened 48 basis points to 3.09%, and the spread on CCC-rated and lower bonds has widened five straight months to 9.98%, up from 5.95% in January. This is exactly the pattern we would expect from rising real interest rates: the weakest, most heavily floating-rate borrowers feel it first. Broad financial conditions remain loose, which partly explains why the Fed tightened, but stress is building at the lower-quality end of the credit market and warrants close monitoring.

The Banks Are Lending

The Fed's Senior Loan Officer Survey shows credit easing. Net tightening of business lending standards has fallen to zero for large and medium-sized firms and just 1.8% for small firms, and business loan demand has turned positive. Consumer credit grew $18.1 billion in July. Easy bank credit supports continued investment, but it works against the Fed. With banks lending freely and financial conditions loose, September's rate hike has yet to bite.

Money Growth Is Accelerating

The M2 money supply has risen seven straight months to $23.28 trillion, and its growth rate has climbed to 5.7% year over year, up from 3.8% in November. The Fed's balance sheet, which Chairman Warsh would like to shrink, has also turned up, growing to $6.75 trillion from a $6.55 trillion low. Money is not yet turning over any faster, but with M2 growing near 6% and the balance sheet expanding, liquidity is increasing rather than tightening. That partly offsets the rate hike and is consistent with sticky inflation.

Interest Rates Are the Pressure Point

The Fed raised its target rate 25 basis points to a 4.00% upper bound in September, and the Treasury market has sold off sharply. Two-, five-, and ten-year yields have each risen seven straight months and are at their 2026 highs:

- **2-year:** 4.86%, up 51 basis points in September (February 2026 low: 3.37%)
- **5-year:** 5.05%, up 55 basis points (low: 3.50%)
- **10-year:** 5.26%, up 51 basis points (low: 3.94%)
- **30-year:** 5.62%, up 37 basis points (low: 4.61%)

The gap between 2-year and 10-year yields has narrowed to 41 basis points from 71 in January as short-term yields rise fastest, a classic reaction to a hawkish Fed. Importantly, the move is being driven by real yields: the 10-year TIPS yield jumped 47 basis points to 2.90%, while inflation expectations barely moved. Investors are demanding a higher real return, and that is what is squeezing housing, utilities, real estate, and low-rated credit.

Commodities Are Rallying

The Bloomberg Commodity Index is at a high of 142.9, up about 33% from a year ago. WTI crude oil is $91.20 a barrel, up $5.50 in September and well above its $77.80 average. Copper is at a record, consistent with AI and electrification demand, and corn and soybeans are at their highs. Gold is the exception at $4,174, down $263 on the month, as one would expect when real yields rise. Higher energy and food prices are a key upside risk to inflation in the fourth quarter.

Housing Feels It First

Housing is the clearest casualty of higher rates. The 30-year mortgage rate jumped 37 basis points to 7.03%, up from 5.98% in February. Builder sentiment plunged to 37, existing home sales have fallen three straight months to 3.98 million, and housing starts and permits are below average and declining. Low supply is still supporting prices, which are up 2.5% year over year. The farm economy, on the other hand, is in good shape, with record net farm income and rallying grain prices.

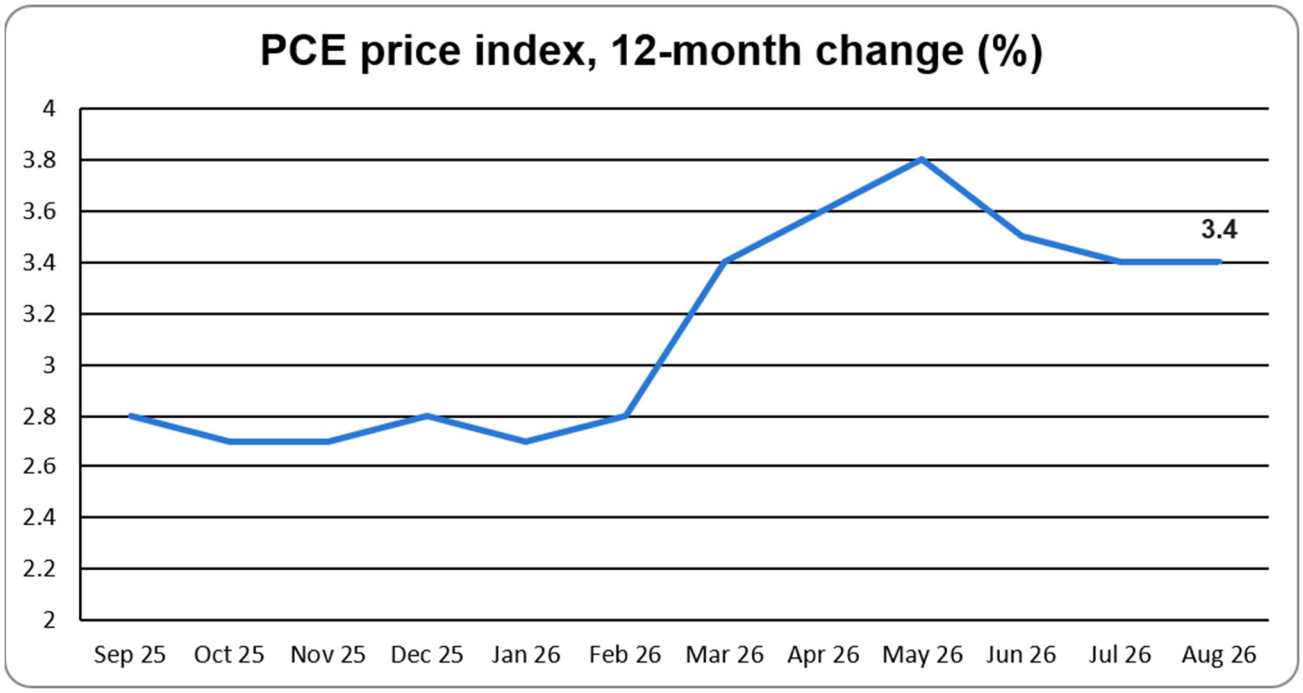
Putting It All Together

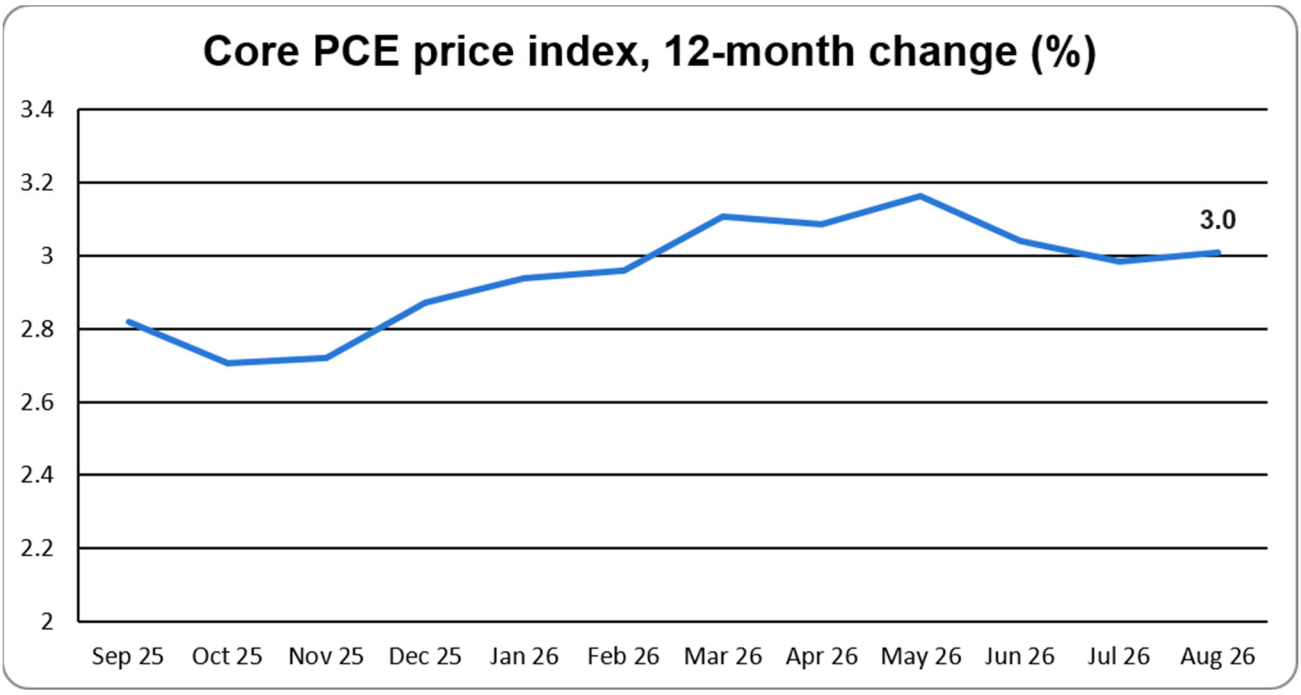
Theme	What the instruments show
Inflation	Stuck at roughly 3.0–3.4% on PCE; short-term momentum cooling; producer prices and oil are upside risks
Expectations	Long-term anchored at about 2.3–2.5%; households increasingly worried
Jobs	Near full employment; labor supply soft; wage signals mixed
Growth	Strong business investment and private demand; a weakening consumer
Markets	Record earnings, narrow technology leadership, rising bond volatility
Rates	The Fed is hiking; yields at their 2026 highs; real yields driving the move
Stress points	Housing, low-quality credit, utilities and real estate, consumer confidence

Both sides of the Fed's mandate argue against easing: employment is strong, and inflation is above target with upside risks. We expect the Fed to keep leaning hawkish. The main risks to that view are:

1. Consumer spending rolls over, as the retail sales and sentiment data suggest (although August consumer spending was up 0.9%).
2. Rising real yields tighten financial conditions faster than intended, as is already visible in housing and low-grade credit.
3. Equities, heavily dependent on technology earnings, are exposed if long-term yields keep rising.

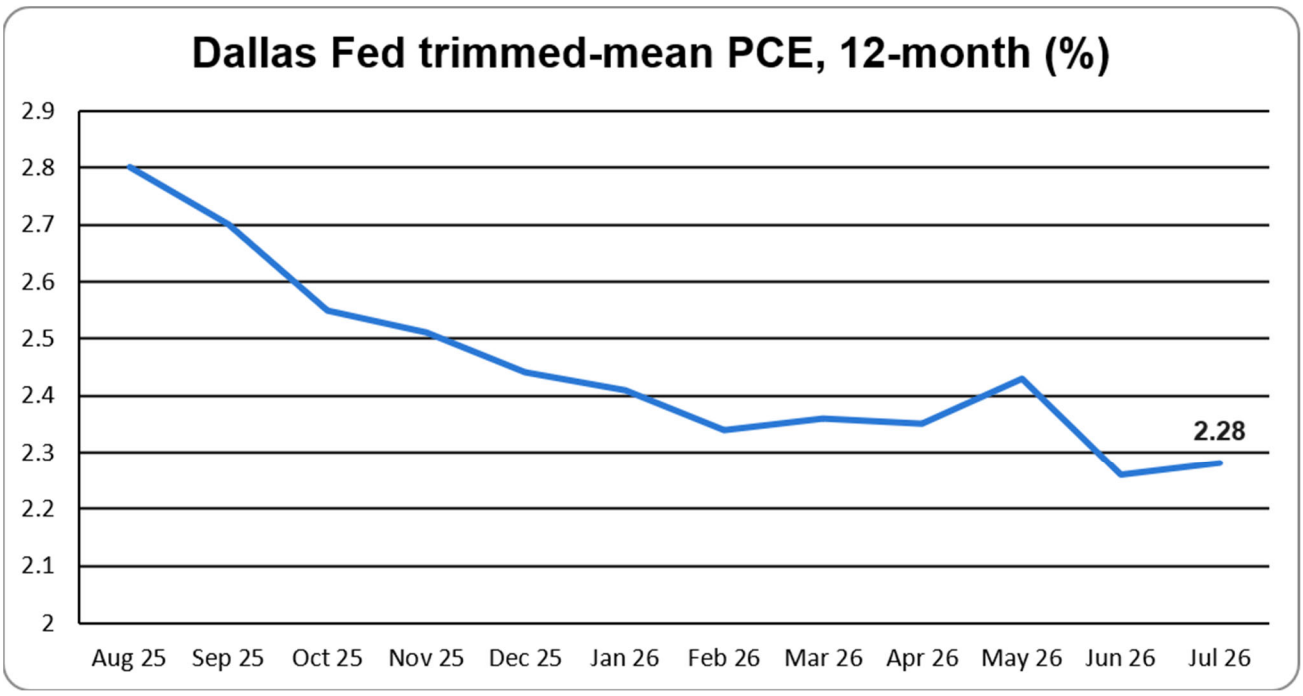
PRICE STABILITY

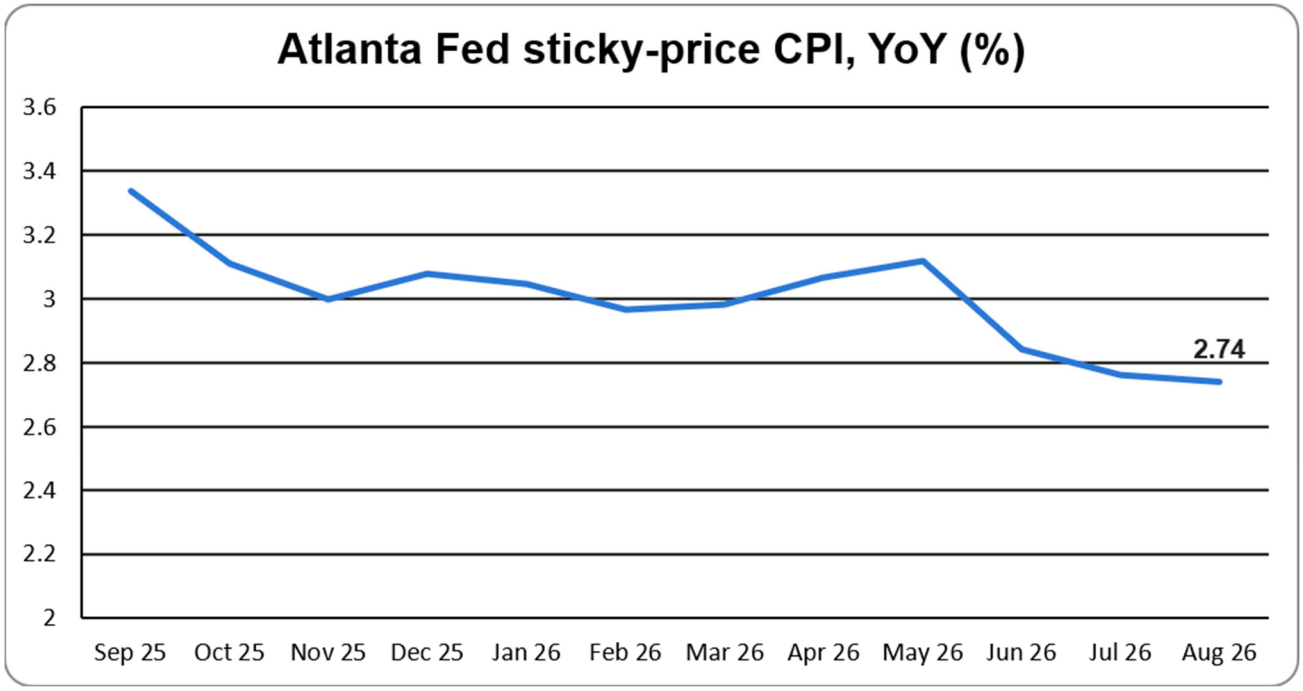




Headline and core PCE inflation are stuck well above the Fed's 2% target. PCE inflation was 3.4% in August, up from a 2.7% low in October 2025, and core PCE was 3.0%. Both peaked in May, so the upswing has stalled rather than reversed (see exhibit).

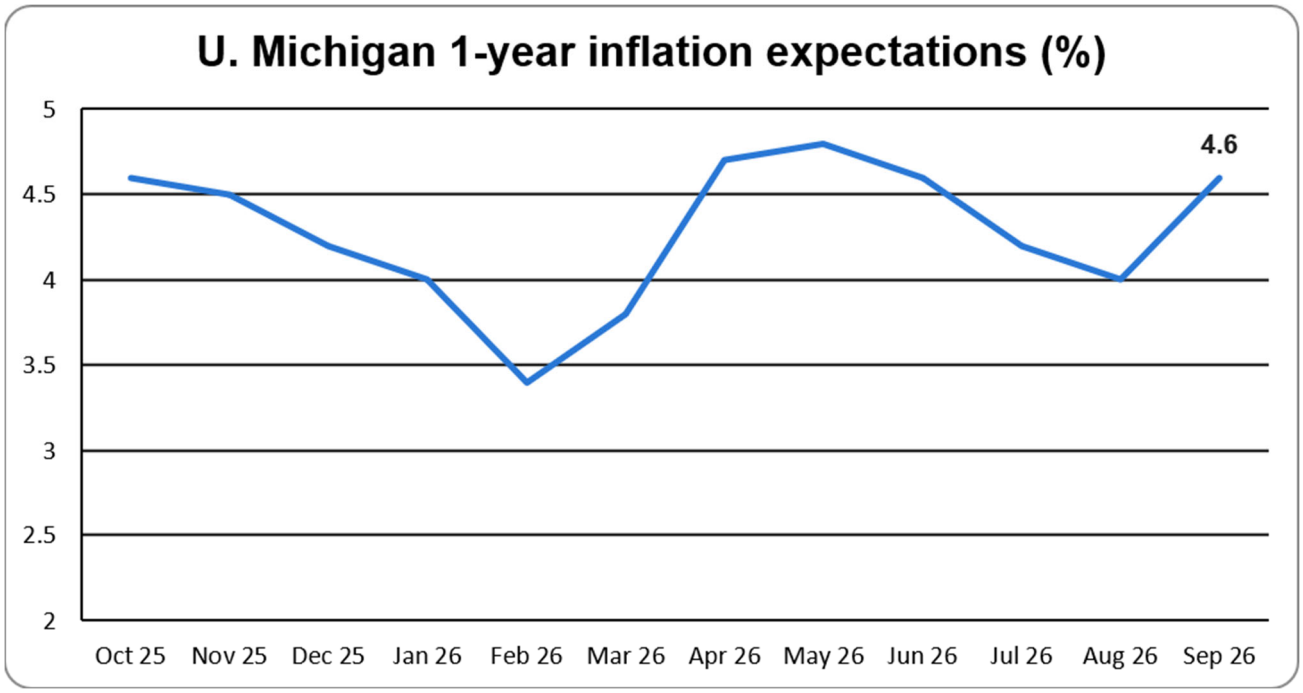
UNDERLYING / TREND INFLATION

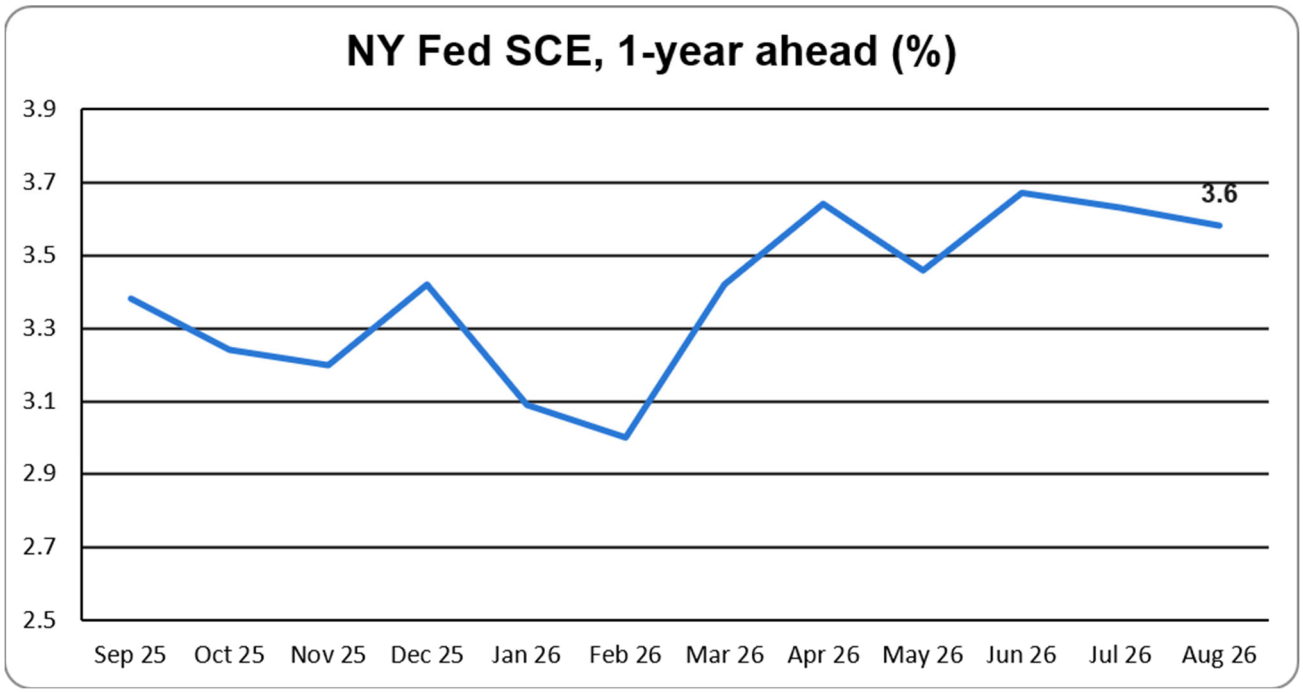




The trend gauges disagree. The Dallas Fed trimmed-mean PCE (2.28%) is close to target, and the Atlanta Fed sticky-price CPI has fallen three straight months to 2.74%: slow-moving prices are gradually cooling (see exhibit).

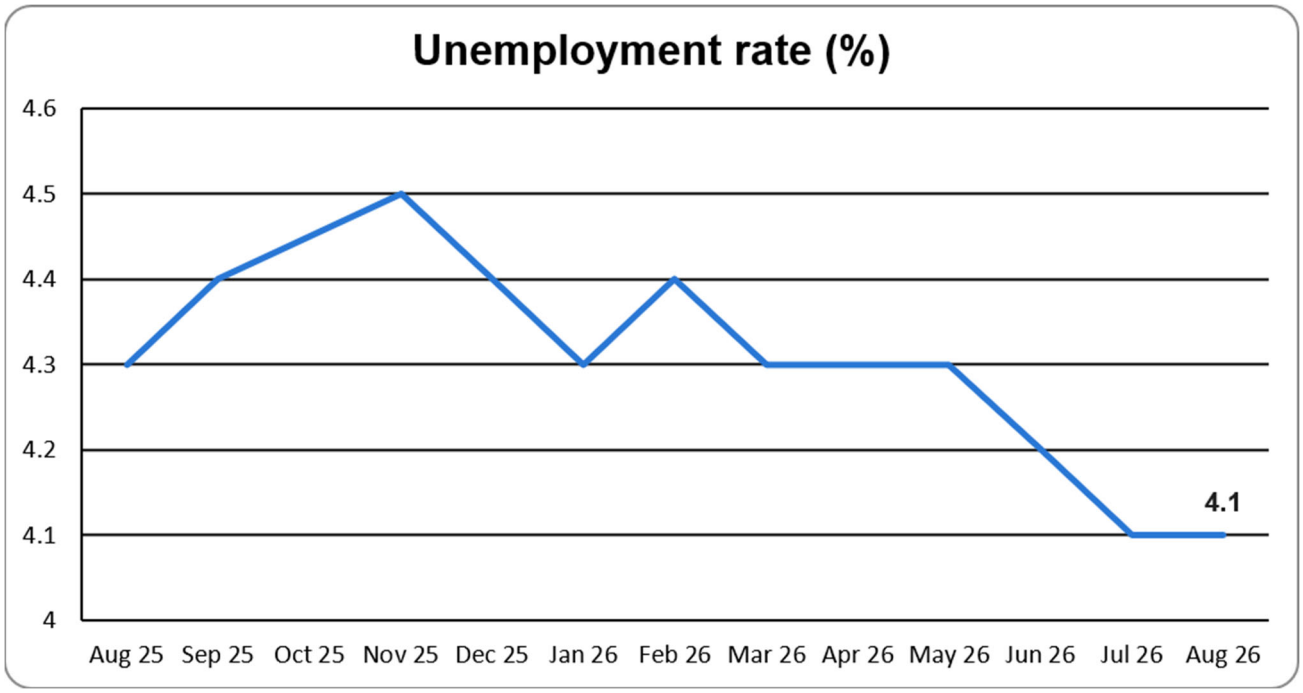
INFLATION EXPECTATIONS

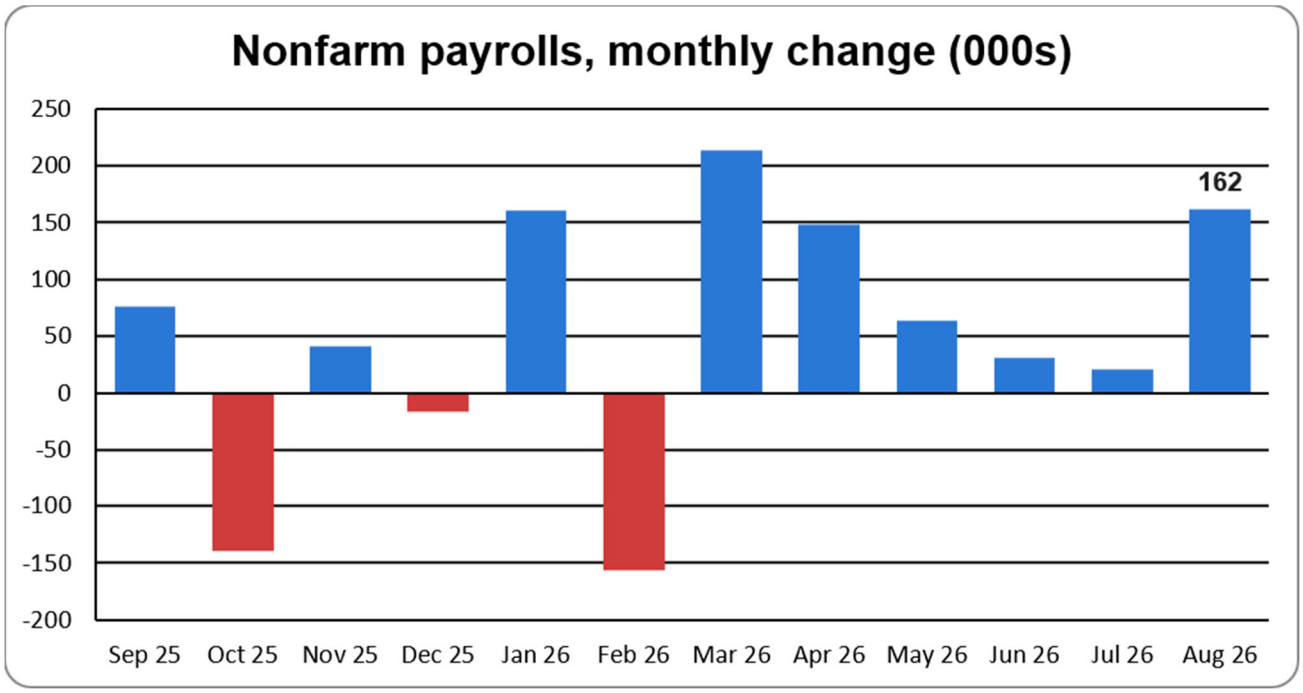




Households are becoming more worried. University of Michigan one-year inflation expectations jumped to 4.6%, near the May high of 4.8%, while the New York Fed survey is calmer at 3.58%. Both remain well above the Fed's 2% target (see exhibit).

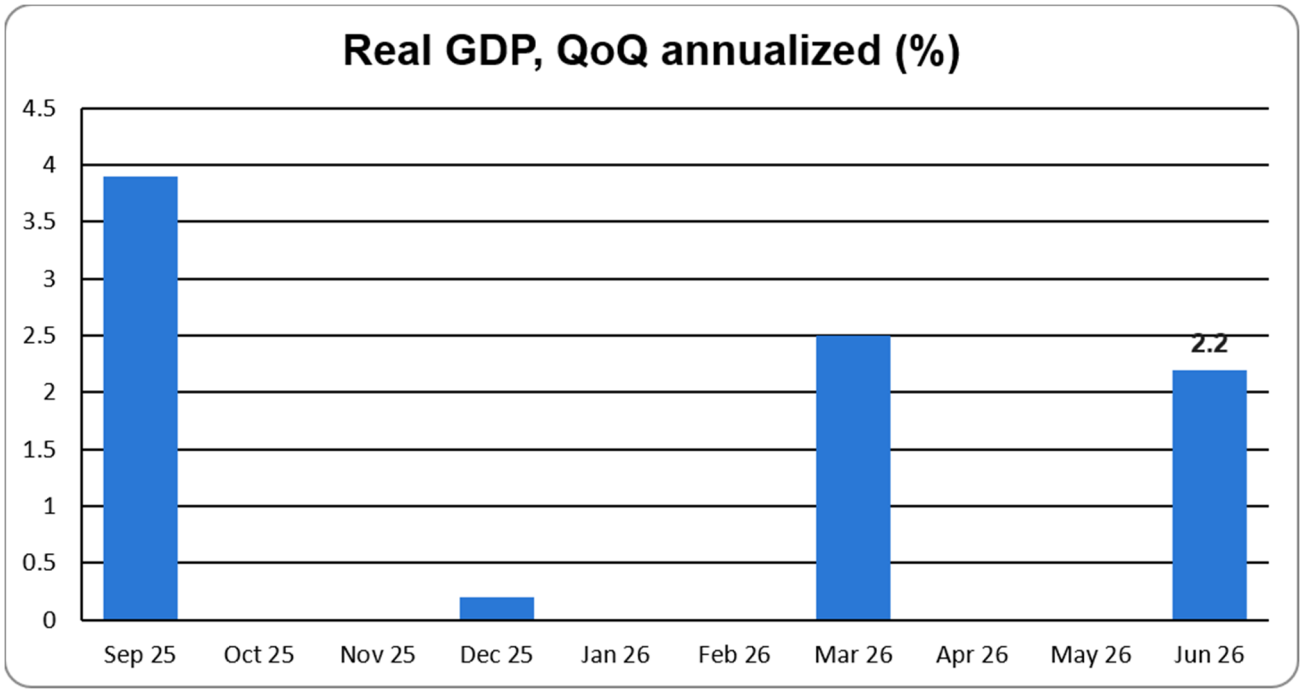
MAXIMUM EMPLOYMENT

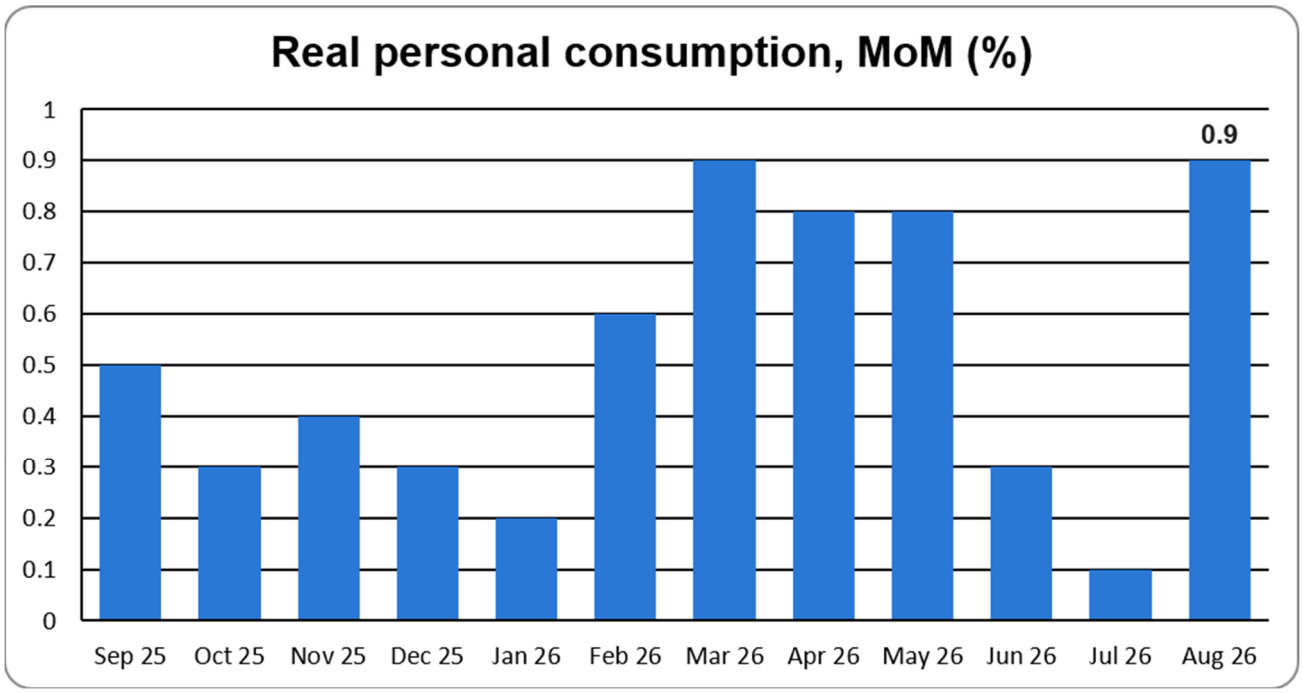




The job market has firmed. Unemployment is 4.1%, down from a 4.5% peak in November 2025, and August payrolls rose 162,000 after a weak July. The hiring trend has been uneven, including a sharp loss in February (see exhibit).

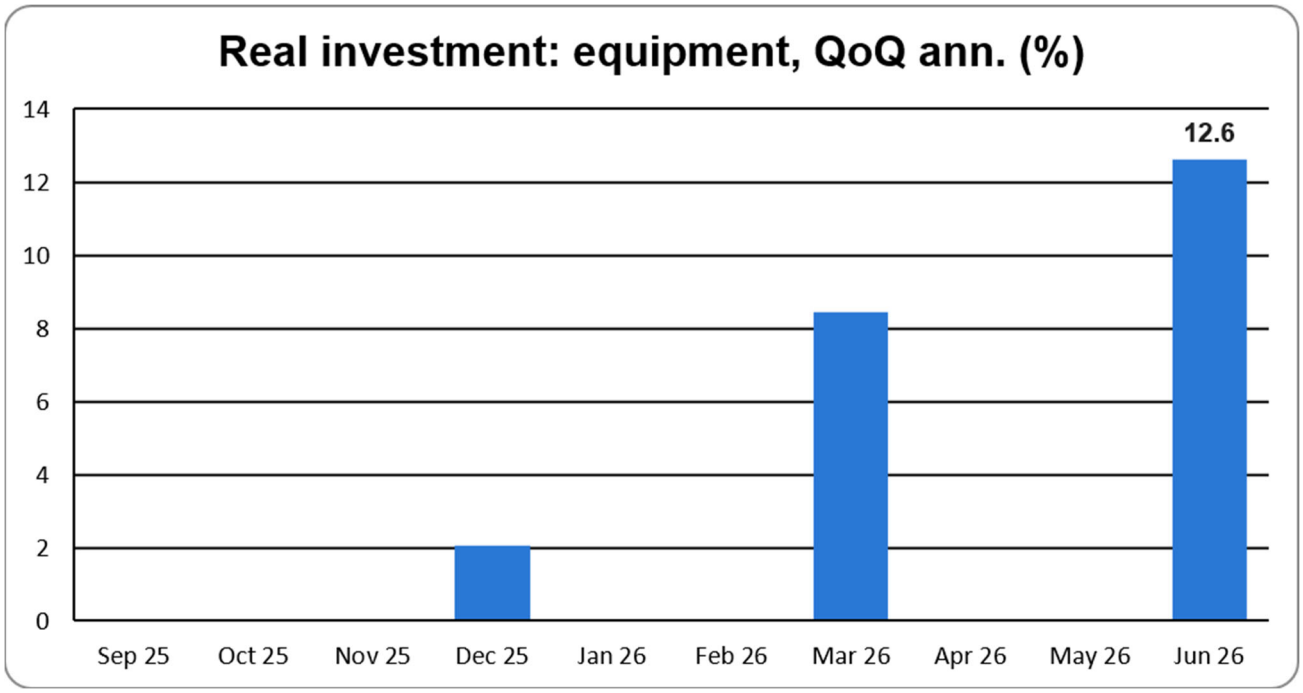
ACTIVITY AND THE CONSUMER

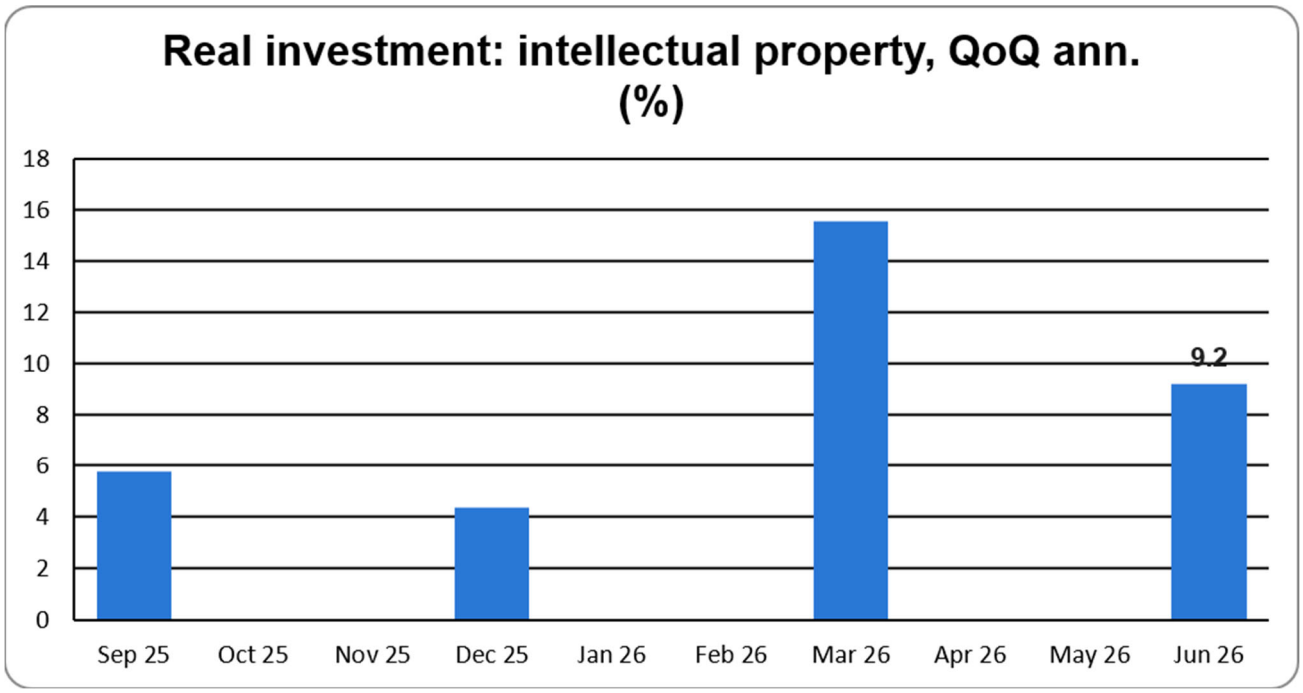




Growth looks fine on the surface and strong underneath: real GDP grew 2.2% in the second quarter. But consumer spending jumped 0.9% in August while incomes grew just 0.2%, so households are running down their cushion (see exhibit).

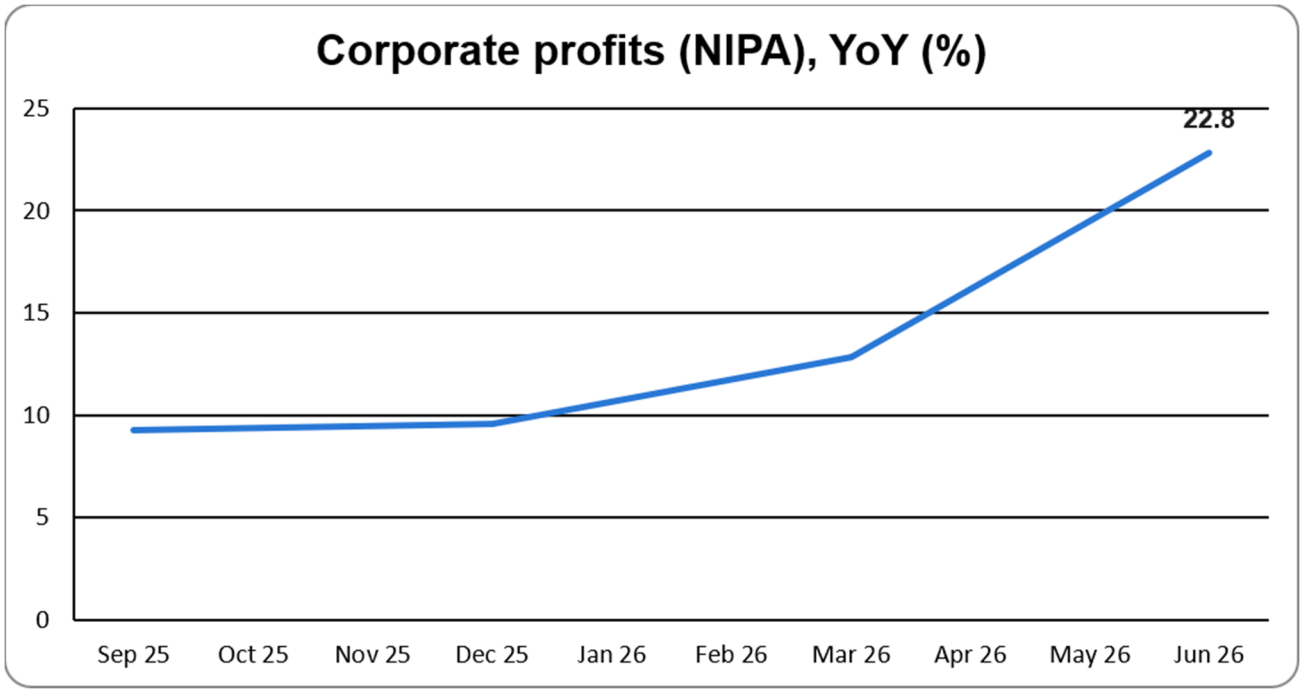
BUSINESS CAPITAL EXPENDITURE

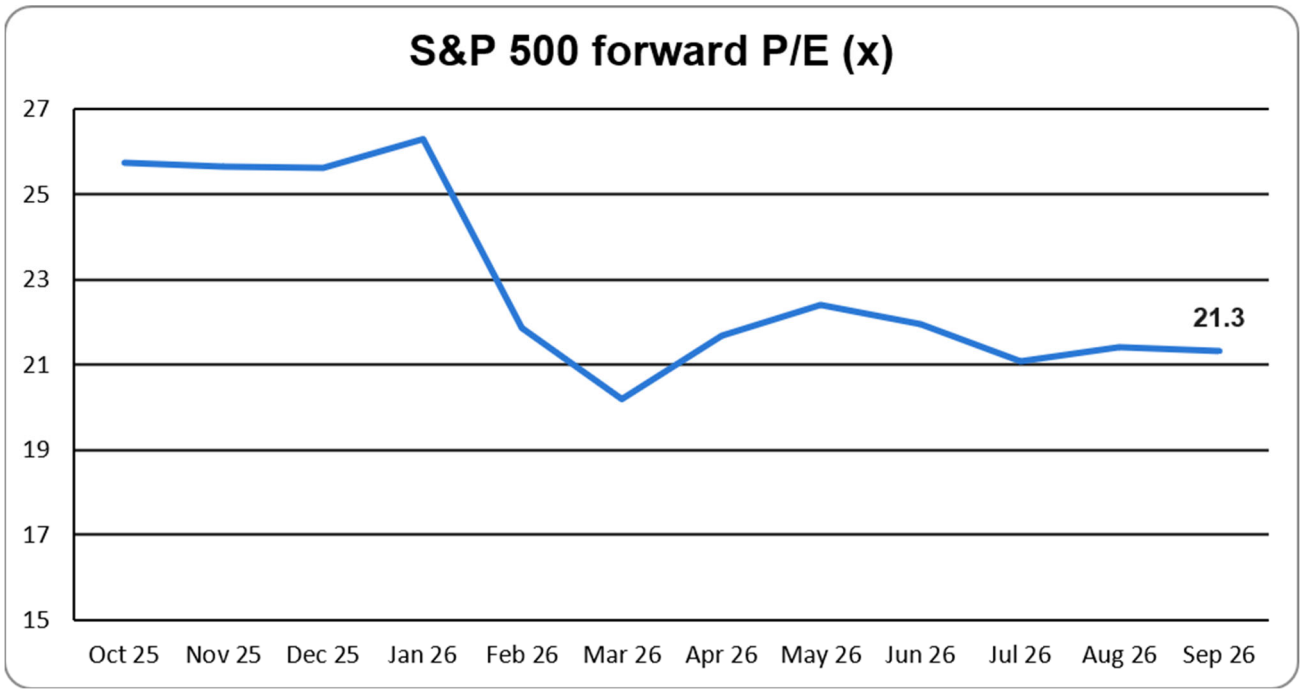




The strongest part of the economy. Real equipment investment grew 12.6% annualized in the second quarter, the third straight rise, while intellectual-property investment grew 9.2% (see exhibit).

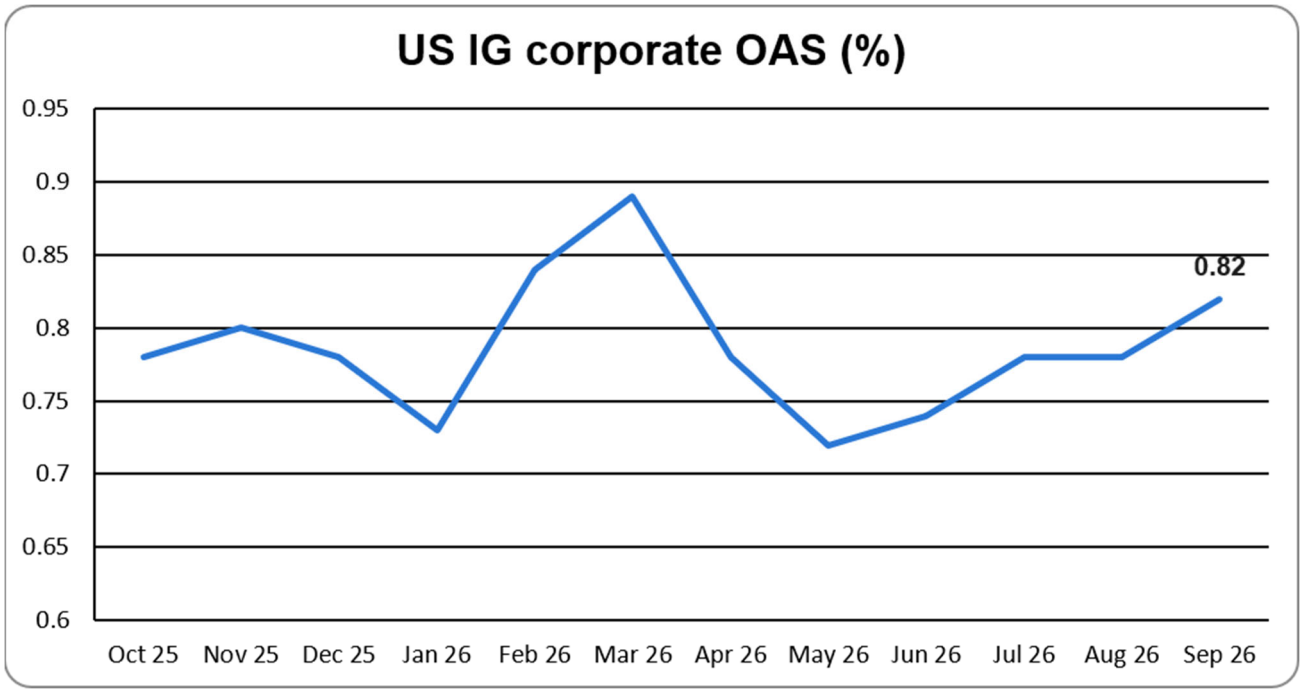
CORPORATE PROFITS AND MARKET INTERNALS

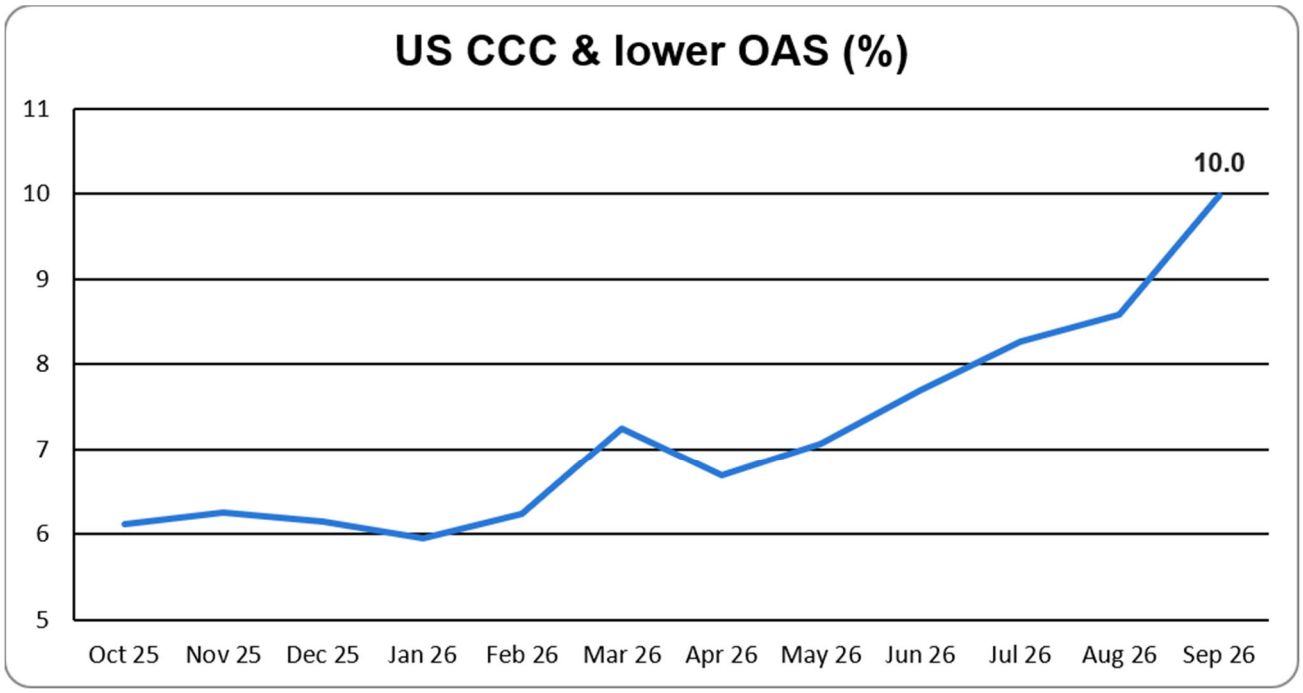




Profits are at records: corporate profits grew 22.8% in the second quarter, and S&P 500 forward earnings of $360 and a 15.6% profit margin are both records. Yet the forward P/E has compressed to 21.3x from 26.3x in January. This rally is about earnings, not multiples (see exhibit).

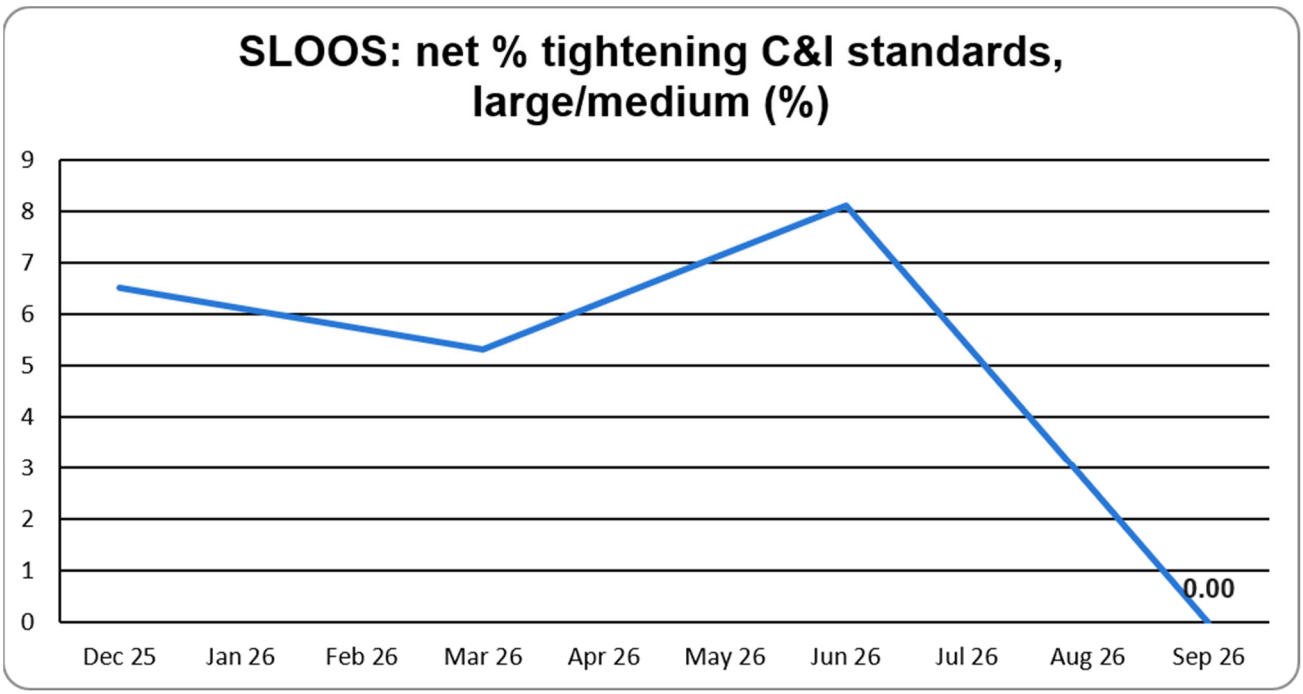
CREDIT AND FINANCIAL CONDITIONS

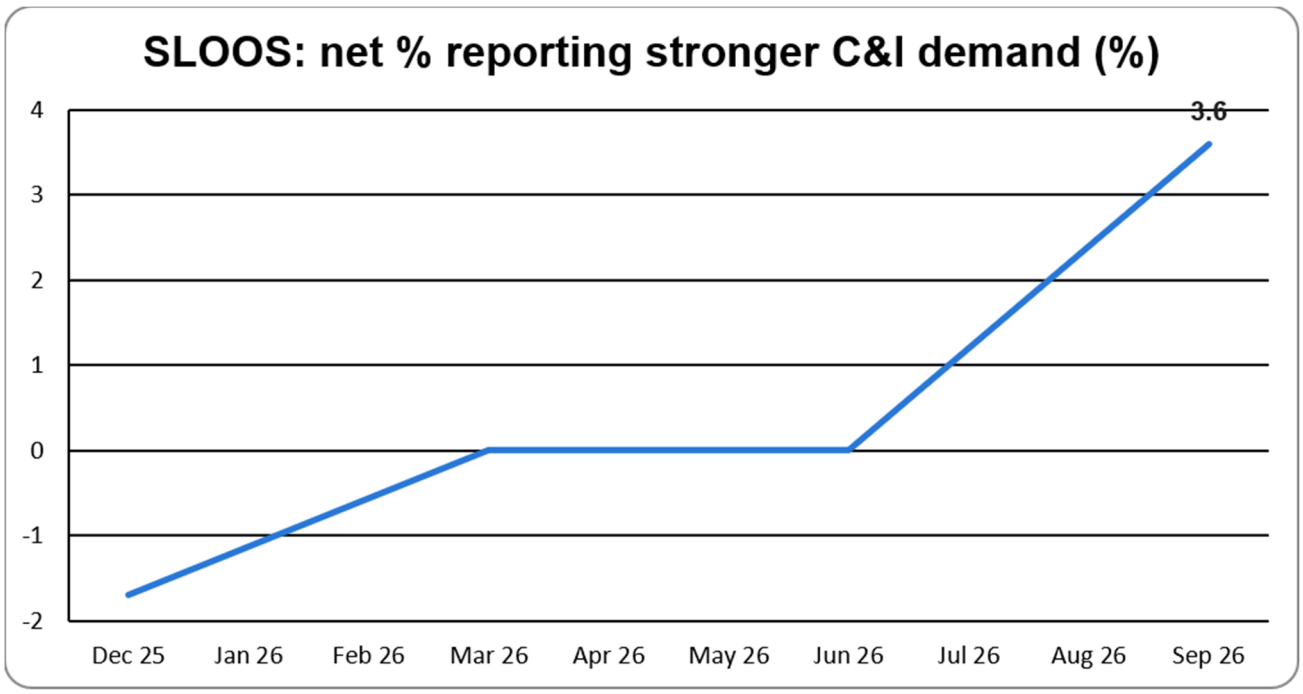




High-quality credit is still tight but widening. Meanwhile, the riskiest borrowers are under strain: the CCC-and-lower spread has widened five straight months to 9.98%, up from 5.95% in January, the pattern we would expect from rising real rates (see exhibit).

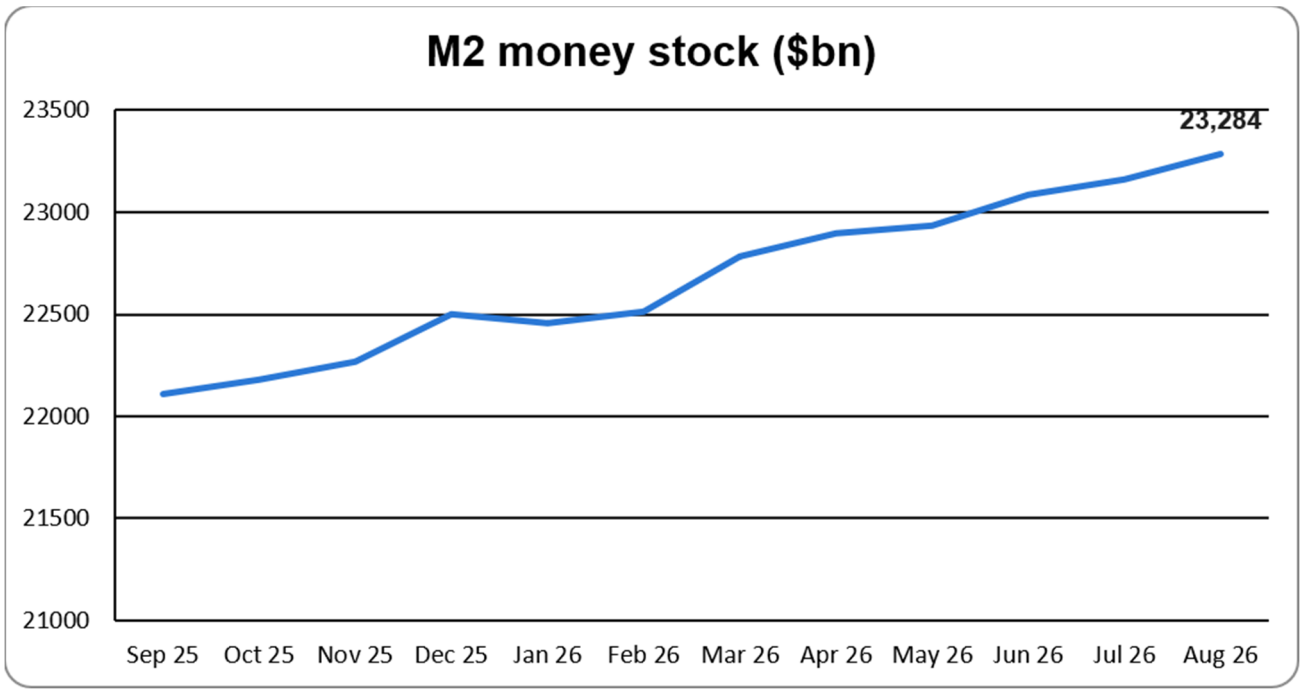
BANK LENDING

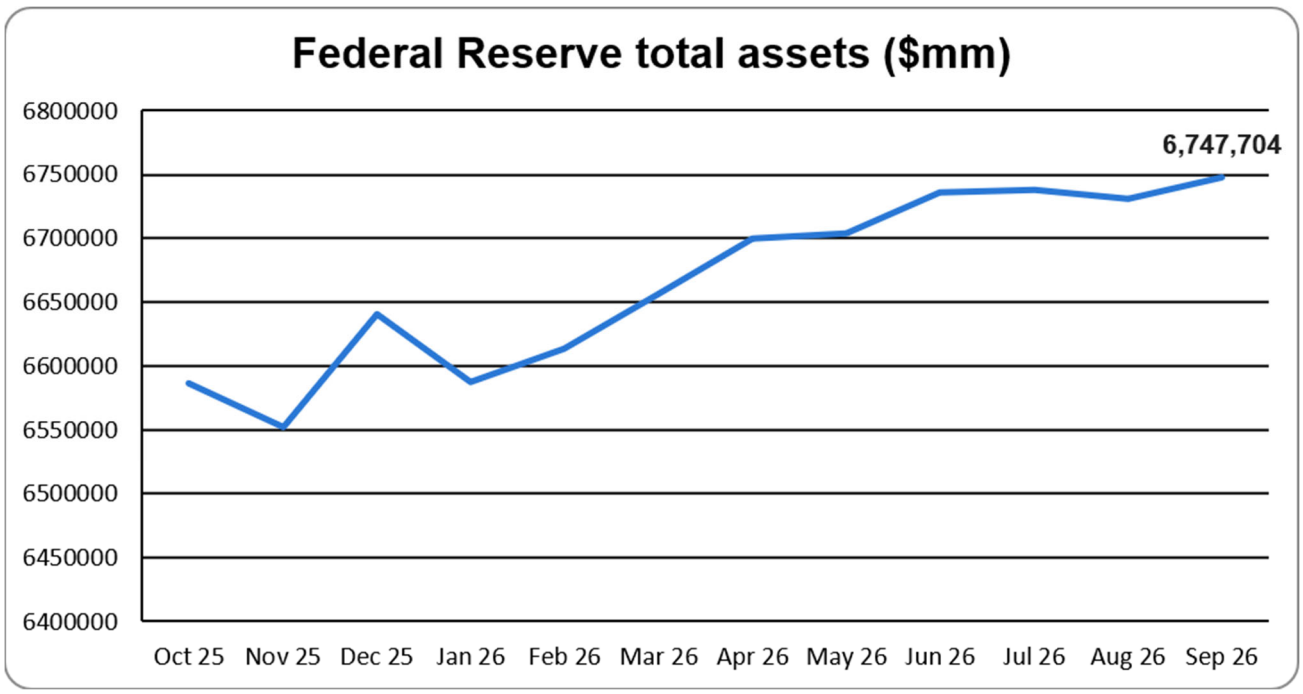




Banks are easing. Net tightening of business lending standards has fallen to zero for large and medium firms, and loan demand has turned positive. Easy credit supports investment, but it works against the Fed (see exhibit).

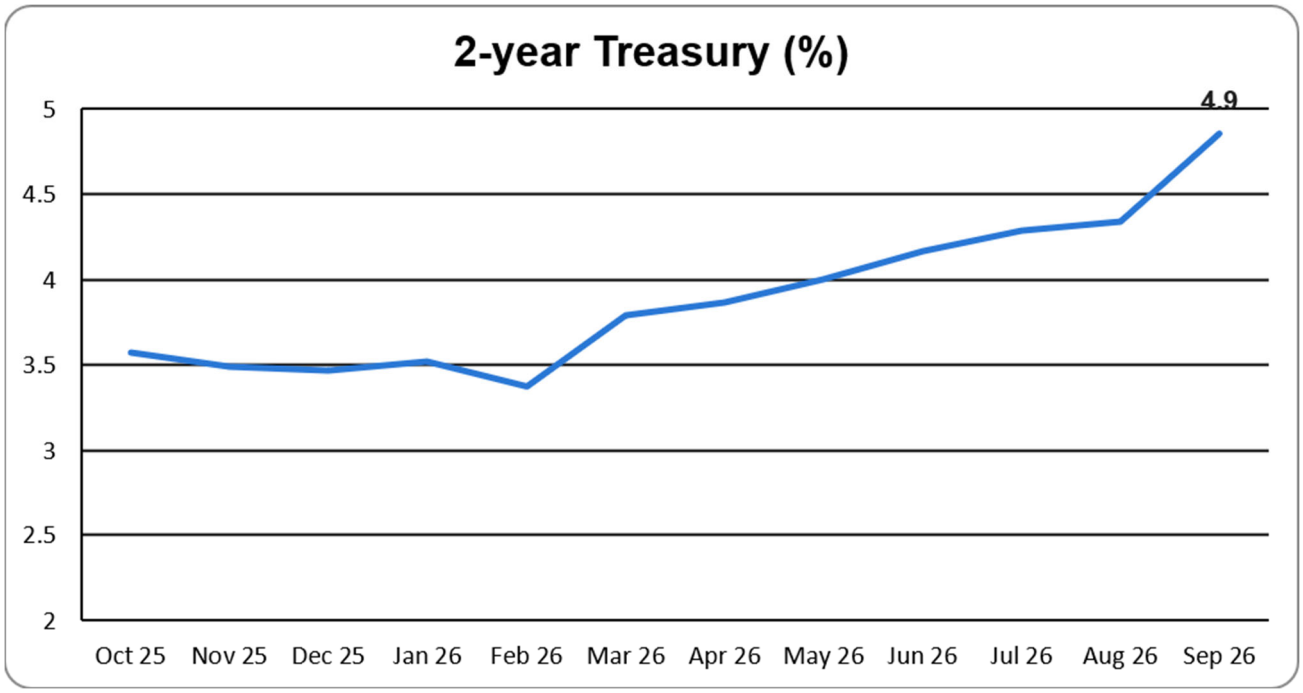
MONEY

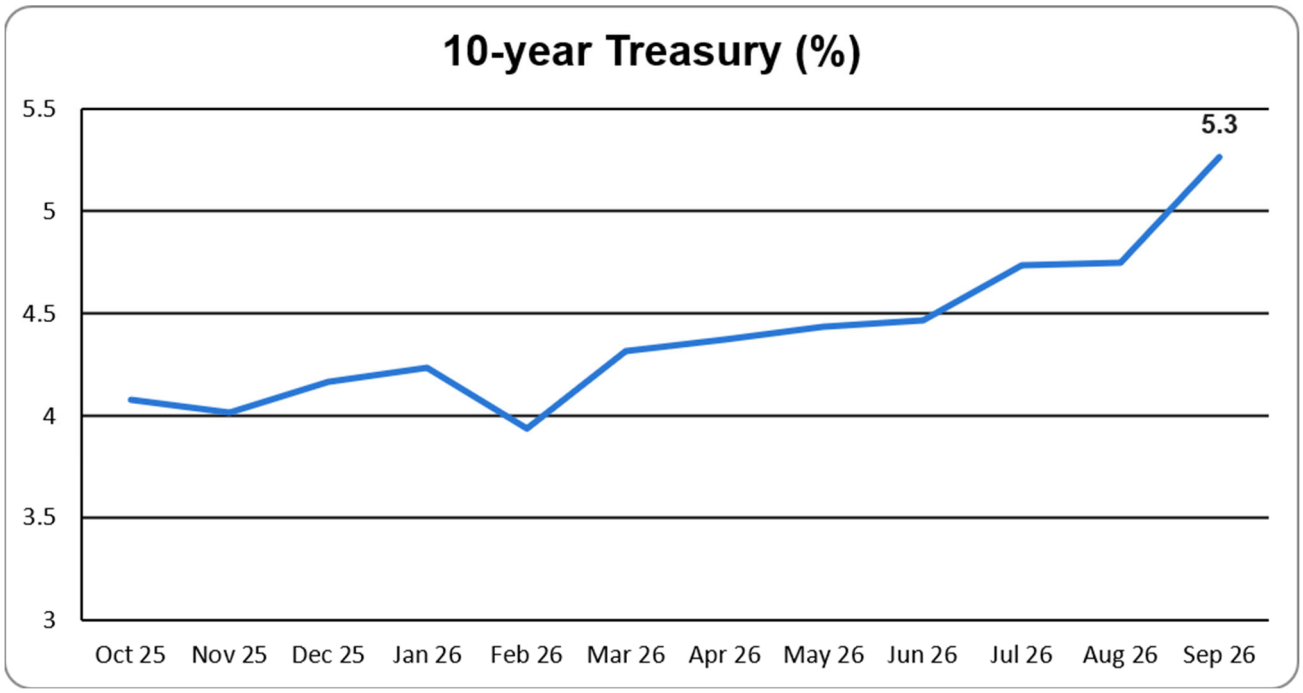




Money growth is accelerating. M2 has risen seven straight months to $23.28 trillion, growing 5.7% year over year. The Fed's balance sheet, which Chairman Warsh wants to shrink, has turned up to $6.75 trillion (see exhibit).

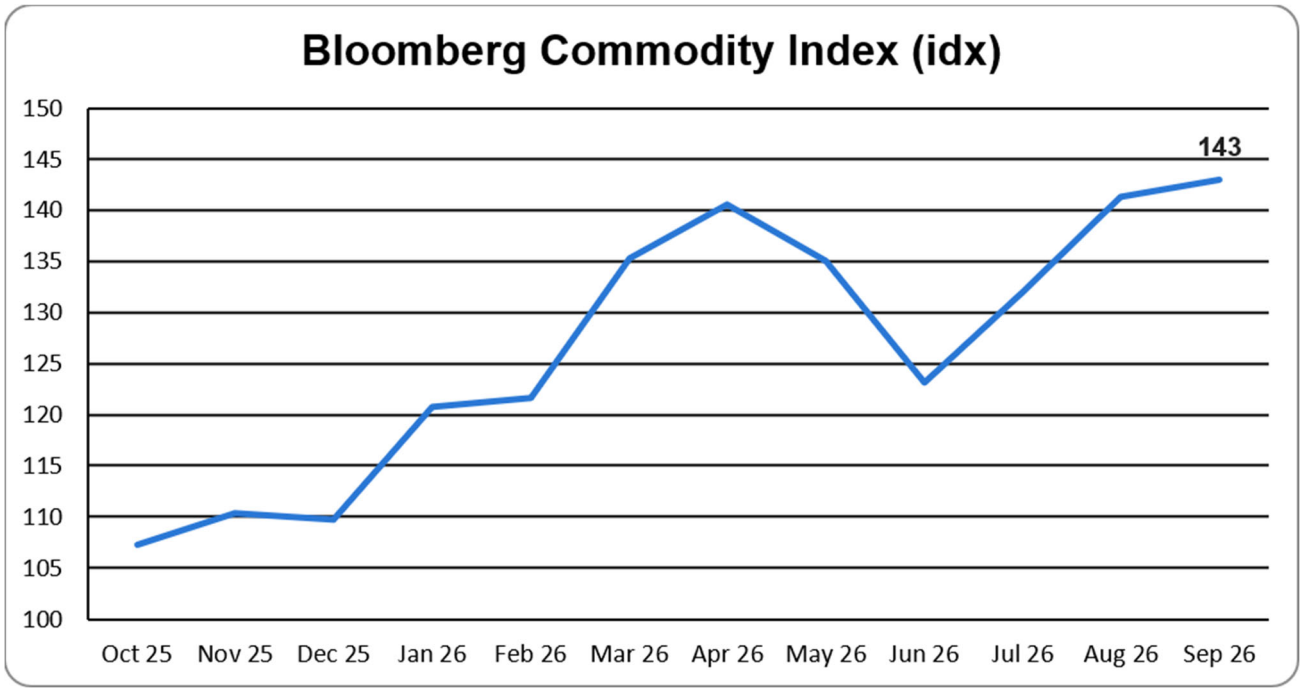
TREASURY BONDS

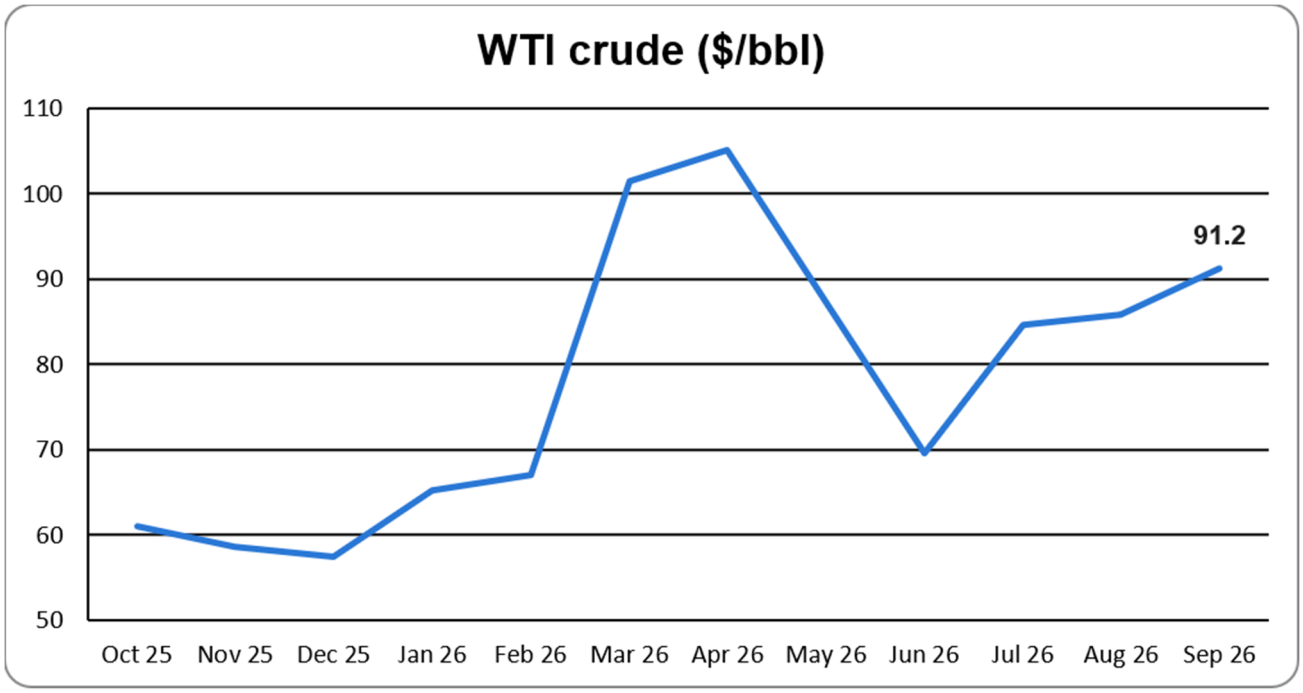




Interest rates are the market's main pressure point. A ten-year Treasury yield above 5% and a 2.9% real yield are squeezing housing, utilities, real estate, and low-rated credit. The yield curve has flattened as short-term yields rise fastest, a classic reaction to a hawkish Fed (see exhibit).

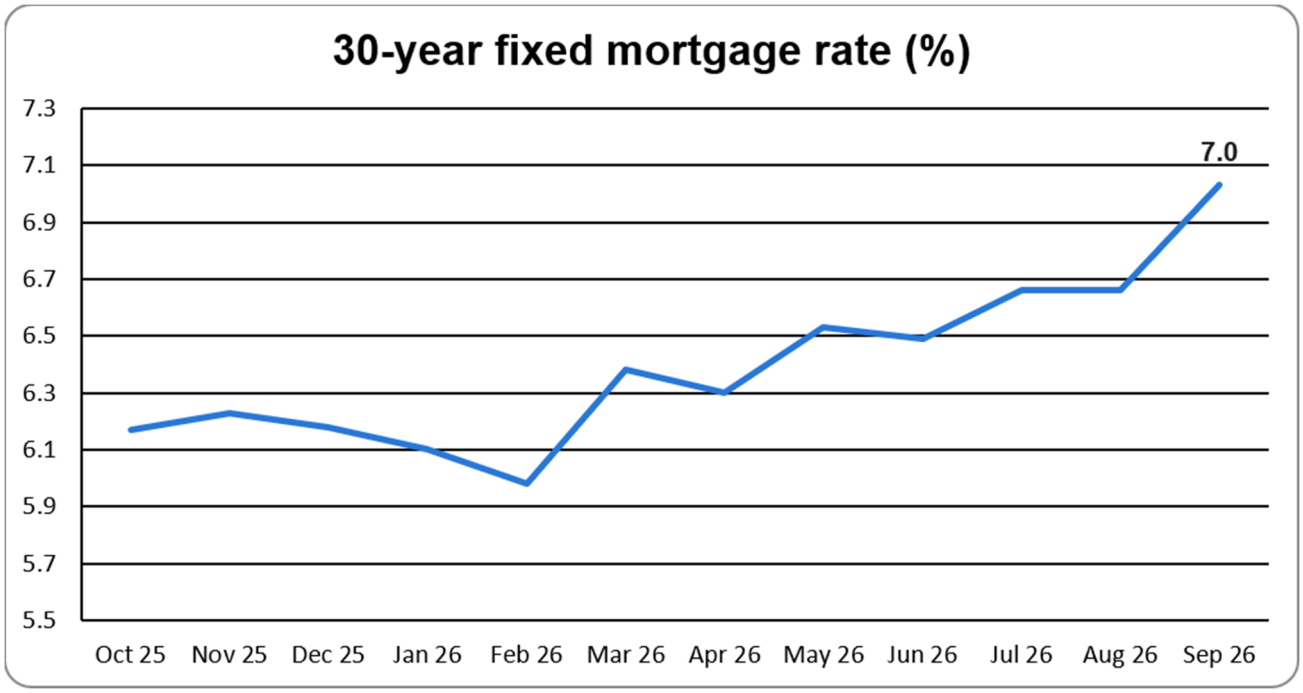
COMMODITIES

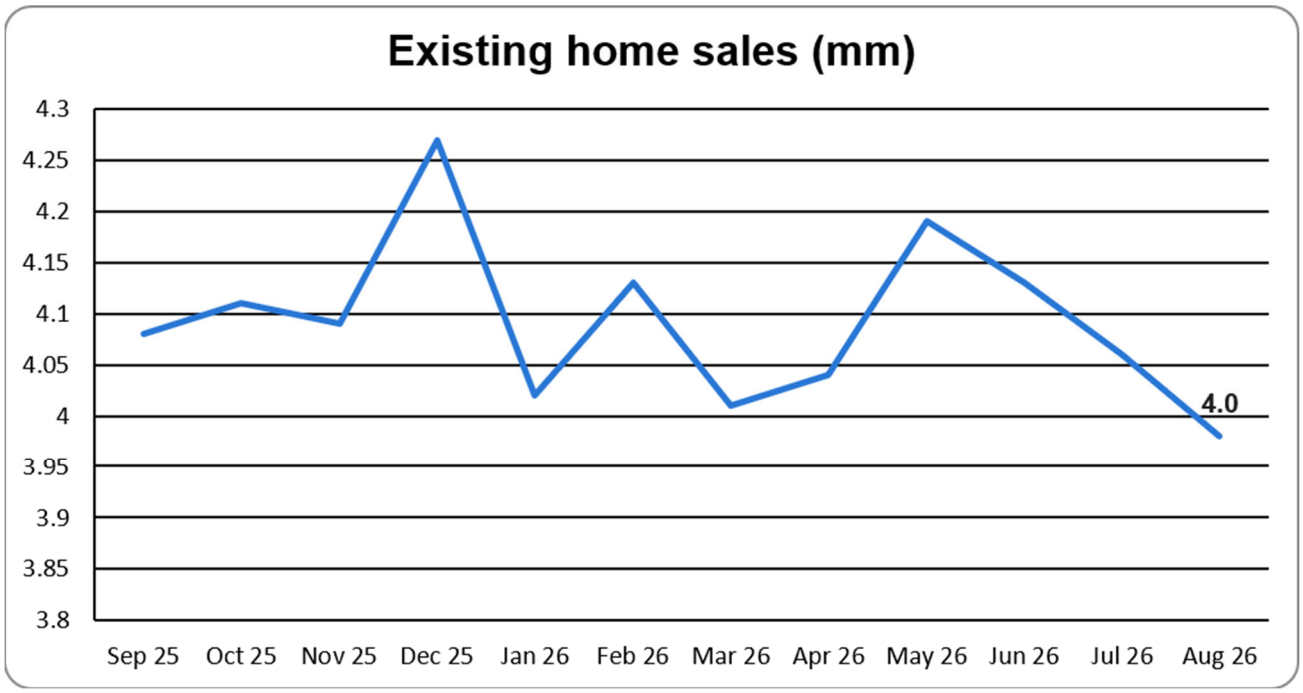




Commodities are rallying broadly. The Bloomberg Commodity Index is at a high, up about 33% from a year ago, and WTI crude oil is $91.20 a barrel, well above its $77.80 average. Higher energy prices are an upside risk to inflation (see exhibit).

HOUSING AND AGRICULTURE





Housing is the clearest casualty of higher rates. The 30-year mortgage rate has climbed to 7.03% from 5.98% in February, builder sentiment has plunged to 37, and existing home sales have fallen three straight months (see exhibit).

Wrapping up:

Chairman Warsh has told us the Fed will fly by the instruments, and right now the instruments are flashing caution. The economy is re-accelerating, led by an AI investment boom and record corporate profits, while inflation is stuck at about 3%, producer prices and oil are climbing, and household inflation expectations are rising. Money growth is accelerating and banks are lending freely. Both sides of the Fed's mandate argue against easing, and the Fed has already started to tighten.

The pressure is showing up in interest rates. The ten-year Treasury yield has climbed above 5%, real yields are at cycle highs, and bond market volatility is at its highest level of the year. Housing is feeling it first, the lowest-quality borrowers are feeling it next, and a squeezed consumer could be the next shoe to drop. The stock market is at a record high on record earnings, but its leadership is narrow, and a guaranteed Treasury bond now yields more than the stock market earns.

In times like these, we believe quality is what matters most.

1. Our Advice: Stay With KCM BlueBloods – Quality Equities Built for Turbulence

In equities, quality means exactly what KCM's BlueBloods strategy was designed to deliver: large-cap, U.S.-based multinationals with durable competitive advantages, diversified global revenue streams, fortress balance sheets, and the pricing power to navigate inflationary environments without permanent damage to their profit margins. These are not speculative positions that depend on a specific economic outcome. They are businesses that have survived recessions, wars, inflation cycles, and policy reversals across decades, and have compounded shareholder wealth through all of them.

2. …And Stick With High-Quality Bonds – Ballast, Income, and Optionality

In terms of fixed income, quality means staying with Treasuries and highly-rated corporate and municipal bonds, rather than reaching for yield in the parts of the credit market most vulnerable to sudden spread widening, such as junk bonds and leveraged private credit. High-quality bonds, by contrast, remain the ballast of a portfolio. Even when yields are volatile, investment-grade bonds provide income, preserve capital, and give us the liquidity to rebalance opportunistically when the stock market overshoots to the downside. And with ten-year Treasury yields above 5%, high-quality bonds are paying investors well to wait.

As always, we are glad to meet with you to address your questions or concerns, and we thank you for investing with KCM. It is our constant goal to exceed your expectations.

Jay Kellett

Founder and CEO

Referrals are always welcomed!

KCM
INVESTMENT ADVISORS LLC

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

October 16, 2026

Dear Cheryl,

Enclosed are the 2026 Q3 KCM Portfolio Reports for the various Northstar Community Service District accounts. During the nine months ending 09/30/2026, the Combined Accounts had investment gains of $12,832, representing a return of +0.06%. Net of KCM fees the returns were -0.07%.

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	2026 YTD	2025	2024	2023	2022
KCM (gross of fees)	+0.06%	5.36%	5.01%	4.65%	-3.30%
1-3 yr Treasury	+0.62%	5.17%	4.03%	4.31%	-3.33%
1-3 yr Corporate	+1.31%	5.88%	5.28%	5.49%	-3.83%

Market Yield vs Quarterly Average	2026 Q3	2026 Q2	2026 Q1	2025 Q4	2025 Q3
KCM (Yield to Maturity)	+5.18%	4.43%	4.15%	4.19%	4.35%
KCM (Market Yield)	+5.56%	4.38%	4.26%	3.93%	4.05%
LAIF (Qtrly Average)	+3.97%	3.83%	3.87%	4.09%	4.05%

Market Yield vs Quarterly Average	2025 Q2	2025 Q1	2024 Q4	2024 Q3	2024 Q2
KCM (Yield to Maturity)	4.50%	4.46%	4.64%	4.43%	5.50%
KCM (Market Yield)	4.10%	4.23%	4.28%	4.46%	5.50%
LAIF (Qtrly Average)	4.10%	4.34%	4.62%	4.71%	4.36%

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

September 30, 2026

Security Type	Adjusted Cost	Market Value	Pct. Assets	Cur. Yield	Est.Annual Income
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	73,164.69	73,164.69	0.3	0.0	7.32
Money Market Mutual Funds	4,618.54	4,618.54	0.0	3.5	163.16
	77,783.23	77,783.23	0.3	0.2	170.48
Taxable Fixed Income					
Corporates	17,789,666.24	17,318,467.33	76.7	4.4	736,429.85
GOVERNMENT BONDS	4,475,765.43	4,378,469.91	19.4	4.1	134,006.25
GOVERNMENT AGENCY	524,894.12	508,960.20	2.3	3.7	19,530.00
Accrued Interest		281,910.65	1.2		
	22,790,325.79	22,487,808.09	99.7	4.3	939,966.10
TOTAL PORTFOLIO	**22,868,109.02**	**22,565,591.32**	**100.0**	**4.3**	**990,136.58**



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 09-30-26	$	77,783.23
77,783 @ 0.1700% per annum		33.06
Taxable Fixed Income as of 09-30-26	$	22,487,808.09
22,487,808 @ 0.1700% per annum		9,557.32
Quarterly Management Fee	$	9,590.38
TOTAL DUE & DEDUCTED FROM YOUR ACCOUNT	**$**	**9,590.38**

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 09-30-26

Portfolio Value on 12-31-25	21,735,262.00
Accrued Interest	225,599.41
Contributions	620,614.84
Withdrawals	-28,717.59
Realized Gains	706.75
Unrealized Gains	-710,206.44
Interest	666,021.11
Dividends	0.00
Change in Accrued Interest	56,311.24
Portfolio Value on 09-30-26	22,283,680.67
Accrued Interest	281,910.65
	22,565,591.32
Total Gain before Fees	12,832.66
IRR for 0.75 Years	**0.06%**

A security's or a firm's past investment performance is not a guarantee or predictor of future investment performance. Please contact us if you have any questions.

KCM

KCM Investment Advisors LLC

PERFORMANCE REPORT

Discounted Cash Flow Method Net of Fees

Northstar Community Services District

Combined Accounts

From 12-31-25 to 09-30-26

Portfolio Value on 12-31-25	21,735,262.00
Accrued Interest	225,599.41
Contributions	620,614.84
Withdrawals	-230.00
Realized Gains	706.75
Unrealized Gains	-710,206.44
Interest	666,021.11
Dividends	0.00
Change in Accrued Interest	56,311.24
Management Fees	-28,487.59
Portfolio Value on 09-30-26	22,283,680.67
Accrued Interest	281,910.65
	22,565,591.32
Total Gain after Fees	-15,654.93
IRR for 0.75 Years	**-0.07%**

A security's or a firm's past investment performance is not a guarantee or predictor of future investment performance. Please contact us if you have any questions.

KCM Investment Advisors

PORTFOLIO SUMMARY

Northstar Community Services District - Northstar Water

Charles Schwab Account #NNNN-NNNN

September 30, 2026

Security Type	Adjusted Cost	Market Value	Pct. Assets	Cur. Yield	Est.Annual Income
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	19,713.45	19,713.45	0.3	0.0	1.97
Money Market Mutual Funds	279.20	279.20	0.0	3.7	10.26
	19,992.65	19,992.65	0.3	0.1	12.23
Taxable Fixed Income					
Corporates	4,748,709.93	4,617,989.77	78.3	4.6	211,484.00
GOVERNMENT BONDS	1,080,148.49	1,057,975.54	17.9	4.2	43,906.25
GOVERNMENT AGENCY	129,973.78	126,028.24	2.1	3.8	4,836.00
Accrued Interest		74,396.08	1.3		
	5,958,832.20	5,876,389.62	99.7	4.5	260,226.25
TOTAL PORTFOLIO	**5,978,824.85**	**5,896,382.27**	**100.0**	**4.5**	**260,238.48**

KCM

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 09-30-26	$	5,896,382.27
5,896,382 @ 0.170% per annum		2,505.96
Quarterly Management Fee	$	2,505.96

TOTAL DUE & AUTOMATICALLY DEDUCTED FROM ACCOUNT $ 2,505.96

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 09-30-26

Portfolio Value on 12-31-25	5,838,668.72
Accrued Interest	62,378.89
Contributions	0.00
Withdrawals	-60.00
Realized Gains	-246.58
Unrealized Gains	-189,709.57
Interest	180,880.75
Dividends	0.00
Change in Accrued Interest	12,017.18
Portfolio Value on 09-30-26	5,821,986.20
Accrued Interest	74,396.08
Total Gain after Fees	-4,605.34
IRR for 0.75 Years	**-0.08**

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

September 30, 2026

Security Type	Adjusted Cost	Market Value	Pct. Assets	Cur. Yield	Est.Annual Income
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	23,165.31	23,165.31	0.3	0.0	2.32
	23,165.31	23,165.31	0.3	0.0	2.32
Taxable Fixed Income					
Corporates	5,621,397.57	5,472,665.49	78.9	4.5	246,415.30
GOVERNMENT BONDS	1,229,965.01	1,208,195.26	17.4	4.2	50,968.75
GOVERNMENT AGENCY	149,969.75	145,417.20	2.1	3.8	5,580.00
Accrued Interest		86,150.96	1.2		
	7,001,332.33	6,912,428.91	99.7	4.4	302,964.05
TOTAL PORTFOLIO	**7,024,497.64**	**6,935,594.22**	**100.0**	**4.4**	**302,966.37**

KCM

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 09-30-26	$	6,935,594.22
6,935,594 @ 0.170% per annum		2,947.63
Quarterly Management Fee	$	2,947.63
TOTAL DUE & AUTOMATICALLY DEDUCTED FROM ACCOUNT	**$**	**2,947.63**

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 09-30-26

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	-211,153.46
Interest	209,813.06
Dividends	0.00
Change in Accrued Interest	14,340.29
Portfolio Value on 09-30-26	6,849,443.26
Accrued Interest	86,150.96
Total Gain after Fees	4,807.74
IRR for 0.75 Years	**0.07**

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

September 30, 2026

Security Type	Adjusted Cost	Market Value	Pct. Assets	Cur. Yield	Est.Annual Income
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	8,346.51	8,346.51	0.1	0.0	0.83
	8,346.51	8,346.51	0.1	0.0	0.83
Taxable Fixed Income					
Corporates	4,763,264.24	4,636,498.07	77.2	4.5	210,518.50
GOVERNMENT BONDS	1,174,580.98	1,143,533.34	19.0	4.2	48,281.25
GOVERNMENT AGENCY	149,969.75	145,417.20	2.4	3.8	5,580.00
Accrued Interest		74,885.30	1.2		
	6,087,814.97	6,000,333.91	99.9	4.5	264,379.75
TOTAL PORTFOLIO	**6,096,161.48**	**6,008,680.42**	**100.0**	**4.5**	**264,380.58**

SEWER 2



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 09-30-26	$	6,008,680.42
6,008,680 @ 0.170% per annum		2,553.69
Quarterly Management Fee	$	2,553.69

TOTAL DUE & AUTOMATICALLY DEDUCTED FROM ACCOUNT $ 2,553.69

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 09-30-26

Portfolio Value on 12-31-25	5,371,582.80
Accrued Interest	56,677.56
Contributions	596,846.04
Withdrawals	-80.00
Realized Gains	990.26
Unrealized Gains	-196,019.59
Interest	167,801.39
Dividends	0.00
Change in Accrued Interest	18,207.74
Portfolio Value on 09-30-26	5,933,795.12
Accrued Interest	74,885.30
Total Gain after Fees	-16,345.98
IRR for 0.75 Years	**-0.28**

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

September 30, 2026

Security Type	Adjusted Cost	Market Value	Pct. Assets	Cur. Yield	Est.Annual Income
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	2,876.20	2,876.20	2.0	0.0	0.29
	2,876.20	2,876.20	2.0	0.0	0.29
Taxable Fixed Income					
Corporates	60,320.98	58,466.62	41.3	4.5	2,655.00
GOVERNMENT BONDS	80,568.35	78,908.79	55.7	4.2	3,281.25
Accrued Interest		1,410.94	1.0		
	140,889.33	138,786.35	98.0	4.3	5,936.25
TOTAL PORTFOLIO	**143,765.53**	**141,662.55**	**100.0**	**4.2**	**5,936.54**



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 09-30-26	$	141,662.55
141,663 @ 0.170% per annum		60.21
Quarterly Management Fee	$	60.21

TOTAL DUE & AUTOMATICALLY DEDUCTED FROM ACCOUNT $ 60.21

KCM

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 09-30-26

Portfolio Value on 12-31-25	118,510.35
Contributions	23,768.80
Withdrawals	0.00
Realized Gains	-248.16
Unrealized Gains	-3,837.77
Interest	2,224.73
Dividends	0.00
Change in Accrued Interest	1,410.94
Portfolio Value on 09-30-26	140,251.61
Accrued Interest	1,410.94
Total Gain after Fees	-616.60
IRR for 0.75 Years	**-0.46**

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

September 30, 2026

Security Type	Adjusted Cost	Market Value	Pct. Assets	Cur. Yield	Est.Annual Income
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	7,775.28	7,775.28	0.5	0.0	0.78
Money Market Mutual Funds	2,200.36	2,200.36	0.1	3.5	77.53
	9,975.64	9,975.64	0.6	0.8	78.31
Taxable Fixed Income					
Corporates	1,237,941.29	1,209,765.23	70.4	4.6	55,848.80
GOVERNMENT BONDS	437,550.34	427,770.10	24.9	4.2	17,931.25
GOVERNMENT AGENCY	49,989.92	48,472.40	2.8	3.8	1,860.00
Accrued Interest		21,382.82	1.2		
	1,725,481.55	1,707,390.56	99.4	4.5	75,640.05
TOTAL PORTFOLIO	**1,735,457.19**	**1,717,366.20**	**100.0**	**4.5**	**75,718.36**



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 09-30-26	$	1,717,366.20
1,717,366 @ 0.170% per annum		729.88
Quarterly Management Fee	$	729.88

TOTAL DUE & AUTOMATICALLY DEDUCTED FROM ACCOUNT $ 729.88

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 09-30-26

Portfolio Value on 12-31-25	1,696,939.81
Accrued Interest	16,799.03
Contributions	0.00
Withdrawals	-20.00
Realized Gains	-205.18
Unrealized Gains	-50,032.66
Interest	51,493.94
Dividends	0.00
Change in Accrued Interest	4,583.79
Portfolio Value on 09-30-26	1,695,983.37
Accrued Interest	21,382.82
Total Gain after Fees	3,647.35
IRR for 0.75 Years	**0.21**

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

September 30, 2026

Security Type	Adjusted Cost	Market Value	Pct. Assets	Cur. Yield	Est.Annual Income
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	5,387.23	5,387.23	1.0	0.0	0.54
	5,387.23	5,387.23	1.0	0.0	0.54
Taxable Fixed Income					
Corporates	386,526.88	376,834.61	69.8	4.4	16,661.25
GOVERNMENT BONDS	135,970.06	132,124.80	24.5	4.2	5,562.50
GOVERNMENT AGENCY	19,995.97	19,388.96	3.6	3.8	744.00
Accrued Interest		5,949.79	1.1		
	542,492.91	534,298.15	99.0	4.3	22,967.75
TOTAL PORTFOLIO	**547,880.14**	**539,685.38**	**100.0**	**4.3**	**22,968.29**



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 09-30-26	$	539,685.38
539,685 @ 0.170% per annum		229.37
Quarterly Management Fee	$	229.37

TOTAL DUE & AUTOMATICALLY DEDUCTED FROM ACCOUNT	**$**	**229.37**

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 09-30-26

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	-17,424.12
Interest	16,147.77
Dividends	0.00
Change in Accrued Interest	694.40
Portfolio Value on 09-30-26	533,735.59
Accrued Interest	5,949.79
Total Gain after Fees	-1,264.04
IRR for 0.75 Years	**-0.23**

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

September 30, 2026

Security Type	Adjusted Cost	Market Value	Pct. Assets	Cur. Yield	Est.Annual Income
Cash Or Cash Equiv					
CASH AND EQUIVALENTS	5,900.71	5,900.71	0.4	0.0	0.59
Money Market Mutual Funds	2,138.98	2,138.98	0.2	3.5	75.37
	8,039.69	8,039.69	0.6	0.9	75.96
Taxable Fixed Income					
Corporates	971,505.35	946,247.54	71.3	4.5	42,847.00
GOVERNMENT BONDS	336,982.20	329,962.09	24.9	4.3	14,075.00
GOVERNMENT AGENCY	24,994.96	24,236.20	1.8	3.8	930.00
Accrued Interest		17,734.76	1.3		
	1,333,482.51	1,318,180.60	99.4	4.4	57,852.00
TOTAL PORTFOLIO	**1,341,522.20**	**1,326,220.29**	**100.0**	**4.4**	**57,927.96**



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 09-30-26	$	1,326,220.29
1,326,220 @ 0.170% per annum		563.64
Quarterly Management Fee	$	563.64

TOTAL DUE & AUTOMATICALLY DEDUCTED FROM ACCOUNT $ 563.64

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 09-30-26

Portfolio Value on 12-31-25	1,314,830.48
Accrued Interest	12,677.87
Contributions	0.00
Withdrawals	-10.00
Realized Gains	-267.10
Unrealized Gains	-42,029.26
Interest	37,659.47
Dividends	0.00
Change in Accrued Interest	5,056.89
Portfolio Value on 09-30-26	1,308,485.53
Accrued Interest	17,734.76
Total Gain after Fees	-1,278.06
IRR for 0.75 Years	**-0.10**

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**

NCSD Acronym Listing

Acronym	Definition
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

MCL	Maximum Contaminant Level
MOU	Memorandum of Understanding
MSR	Municipal Services Review
MVWS	Martis Valley Water System (aka ZONE 4)
NCSD	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