



N·C·S·D

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

Board of Directors

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

General Manager

Mike Geary, PE

NORTHSTAR COMMUNITY SERVICES DISTRICT NOTICE OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

DATE: MARCH 25, 2026
TIME: 9:00 A.M.
PLACE: 900 NORTHSTAR DRIVE AND ZOOM
TELECONFERENCE LOCATION: 5142 ISHIMATSU PL., SAN JOSE, CA 95124

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/86754734059?pwd=bB7cGGE5FVZ8dOj0bNgAfam4GLb7kd.1>

Meeting ID: 867 5473 4059, Password 041292 or dial by telephone 1-669-900-6833 using access code #86754734059.

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. February 26, 2026 Special 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. Audit Presentation by James Marta & Co. – Discussion

6. Insurance Services Offices (ISO) – Northstar Fire Department Retrogression – Discussion (Chief Gibeaut)

DIRECTOR REPORTS

7. 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

8. General Manager’s Report – Geary – Discussion
9. Fire Department’s Report – Gibeaut – Discussion
10. Public Works Report – Martin/Evans – Discussion
11. Administrative Report – Zangara – Discussion

CLOSED SESSION PURSUANT TO AGENDA ITEMS 12 THROUGH 13.

12. Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
13. 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
14. Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager

OPEN SESSION

15. 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. February 26, 2026 Special Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid



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General Manager

Mike Geary, PE

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS FEBRUARY 26, 2026 – 9:00 A.M. 900 NORTHSTAR DRIVE

Vice President Forni called the meeting to order at 9:00 A.M. Thursday, February 26, 2026. The Pledge of Allegiance and roll call followed.

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

DIRECTORS ABSENT: None

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

OTHERS PRESENT: Tara Schoedinger, Maggie Steakley

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Brown moved to approve the following consent calendar items:

- a. January 21, 2026 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

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

NEW BUSINESS

FIVE YEAR STRATEGIC PLAN

Director of Public Works (DPW Martin) Introduced Maggie Steakley, a Principal Associate of Glen Price Group who is the consultant that will be providing services in the development of the District's Strategic Plan Update. Ms. Steakley reviewed her background and experience, defined the purpose of a strategic plan, and outlined the process for the development of a strategic plan.

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

There was no update for this agenda item.

NORTHSTAR CALIFORNIA/VAIL UPDATE

Tara Schoedinger provided the following report for Northstar California/Vail:

- The resort received eighty inches of snow followed by one and a half inches of rain
- President's Week was extremely busy
- Women's Weekend is scheduled for March 6
- There's a new s'mores cart in the village
- Hoping for the forecast to offer more snow in the coming weeks

NEW BUSINESS

APPROVAL OF NEW JOB DESCRIPTIONS AND SALARY RANGES

Secretary of the Board (SotB) Julie Zangara stated District staff performed a comprehensive, in-house salary and benefit survey with the purpose of identifying the need for salary range adjustments and/or other updates to address the recent restructuring of the administrative department. The survey included a review of other local agencies' wage scales, benefit packages, and job descriptions. Additionally, the District's current job descriptions for approved positions were reviewed. The results of the survey and internal research warranted the creation of three new positions: *Director of Finance and Accounting*, and *Human Resources and Administrative Manager*, as well as the creation of a new *Senior Administrative Specialist* position, which is in series with the *Administrative Specialist* position, to allow for upward advancement. District staff also requested the Board approve retitling the current position of *Customer Service/Administrative Specialist* to *Administrative Specialist*. If approved, new salary ranges take effect as early as March 7, 2026 which is the beginning of the next full pay period.

Director Radanovich moved to approve the Creation of District Positions: Director of Finance and Accounting, Human Resources and Administrative Manager, and Senior Administrative Specialist; the Salary Ranges as proposed, and the retitling of the Customer Service/Administrative Specialist to Administrative Specialist. Director Brown seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

APPROVAL OF REVISION TO SALARY RANGES

SotB Zangara stated in conjunction with the research and salary survey performed for the administrative department, a revision to the salary ranges for three positions was warranted. The Administrative Specialist, Senior Accounting Technician, and Accounting Technician positions were below the regional average for similar positions surveyed. If approved the revised salary ranges take effect March 7, 2026 which is the beginning of the next full pay period.

Director Brown moved to approve the Revision to Salary Ranges for Administrative Specialist, Senior Accounting Technician, and Accounting Technician. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

CALL FOR NOMINATIONS – SPECIAL DISTRICT APPOINTMENT TO PLACER COUNTY LAFCO

SotB stated Placer County notified the District of a term expiring for the Local Agency Formation Commission (LAFCo). Judy Friedman, who currently serves as the Special District Representative on LAFCO is seeking nominations to continue in her role for the next term. Alternatively, the District may nominate a Director from the Board for the new term. Placer County does not require Board action for the nomination. After a brief discussion, the Board agreed that Judy Friedman should be nominated for the new term.

DIRECTOR REPORTS

There were no updates for this agenda item.

GENERAL MANAGER'S REPORT – GEARY

GM Geary provided the following report:

- Met with direct reports
- Met with Directors and representatives of Easter Placer Futures about the Incorporation of Eastern Placer County

- Met with Fire Chiefs and General Managers from the five Districts included in the Municipal Service Review (MSR), legal counsel, LAFCO representatives and consultants
- Participated in a Strategic Plan kick-off meeting with Maggie Steakley and the core planning team

FIRE DEPARTMENT – GIBEAUT

Fire Chief Jason Gibeaut provided the following report:

- Chief Gibeaut continues to research all viable means of additional revenue or cost-savings for the Northstar Fire Department (NFD) to keep the Board better informed
- Attended the MSR meeting with GM Geary and identified the importance of staying up to date on the regional direction and initiatives
- Will be meeting with the MSR LAFCO consultant to request changes the NFD and other departments would like to see in the study
- Administrative staff working on updating the NFD’s Fiscal Sustainability Analysis
- Met with Fire Prevention Officer Brandon Olk, Forester Joe Barron, and Forestry Assistant Cooper Johnson to discuss the community concerns and outreach for curbside recycling and options for disposal of defensible space materials later in the season

PUBLIC WORKS REPORT – MARTIN/EVANS

Director of Public Works (DPW) Eric Martin and Utility Operations Supervisor (UOS) Shaun Evans provided the following report:

- DPW Martin stated the Wood Energy Facility (WEF) project is progressing quickly:
 - Boiler system manufacturing is nearing completion
 - Billing out the Cal Fire grant
 - The building package is the next big purchase for the WEF
 - The goal is to commission the WEF by the first quarter of 2027
- UOS Evans reviewed the outcome of a trail survey and pet waste bags left on the trail, the District strategy for maintenance on the trail in relation MISSING WORDS HERE
- DPW Martin commended the efforts of the Operations Staff during the recent storms that hit the region
- Several District vehicles that will no longer pass new smog testing requirements and those that have surpassed their serviceable life will be put up for auction in the next few weeks

ADMINISTRATIVE REPORT – ZANGARA

SoTB Zangara provided the following report:

- Ethics training is postponed until the Directors are available to attend.
- Met with GM Geary to discuss the current administrative department and future goals
- Reviewed the draft surveys for the District’s upcoming Strategic Plan development

ADJOURNMENT:

The meeting adjourned at 10:37 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: March 25, 2026
TO: Board of Directors
FROM: Cheryl Plexico, Director of Finance and Accounting

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: March 18, 2026

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
 Printed: 3/18/2026 3:27 PM



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| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|--|-------------------------|---|-------------------------|-------------|--------------|
| ACH | AT&02 02/24/2026 | AT&T Internet and phone Schaffer Mill Pump Station 0 | 03/04/2026 | | 216.40 |
| Total for this ACH Check for Vendor AT&02: | | | | 0.00 | 216.40 |
| Total for Vendor AT&02 (AT&T): | | | | 0.00 | 216.40 |
| Report Total (1 checks): | | | | 0.00 | 216.40 |

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
 Printed: 3/18/2026 3:28 PM



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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 | 03/04/2026 | | |
| | 02/23/2026 | Retirement payment for PP#04 - EFT 02/20/2026 | | | 19,582.20 |
| | 02/23/2026 | Retirement payment for PP#04 - EFT 02/20/2026 | | | 1,449.25 |
| | 02/23/2026 | Retirement payment for PP#04 - EFT 02/20/2026 | | | 1,174.82 |
| | 02/23/2026 | Retirement payment for PP#04 - EFT 02/20/2026 | | | 9,254.60 |
| | 02/23/2026 | Retirement payment for PP#04 - EFT 02/20/2026 | | | 285.88 |
| | 02/23/2026 | Retirement payment for PP#04 - EFT 02/20/2026 | | | 4,522.06 |
| | 02/23/2026 | Retirement payment for PP#04 - EFT 02/20/2026 | | | 2,253.08 |
| | 02/23/2026 | Retirement payment for PP#04 - EFT 02/20/2026 | | | 468.77 |
| | 02/23/2026 | Retirement payment for PP#04 - EFT 02/20/2026 | | | 1,319.06 |
| | 02/23/2026 | Retirement payment for PP#04 - EFT 02/20/2026 | | | 1,386.76 |
| | 02/23/2026 | Retirement payment for PP#04 - EFT 02/20/2026 | | | 4,976.81 |
| | 02/23/2026 | Retirement payment for PP#04 - EFT 02/20/2026 | | | 2,569.92 |
| | 02/23/2026 | Retirement payment for PP#04 - EFT 02/20/2026 | | | 1,217.22 |
| | | Total for this ACH Check for Vendor CAL11: | | 0.00 | 50,460.43 |
| ACH | CAL11 | CalPERS RETIREMENT FUND | 03/18/2026 | | |
| | 03/06/2026 | Retirement payment for PP#05 - EFT 03/04/2026 | | | 2,569.92 |
| | 03/06/2026 | Retirement payment for PP#05 - EFT 03/04/2026 | | | 1,226.04 |
| | 03/06/2026 | Retirement payment for PP#05 - EFT 03/04/2026 | | | 19,439.76 |
| | 03/06/2026 | Retirement payment for PP#05 - EFT 03/04/2026 | | | 5,036.44 |
| | 03/06/2026 | Retirement payment for PP#05 - EFT 03/04/2026 | | | 1,386.77 |
| | 03/06/2026 | Retirement payment for PP#05 - EFT 03/04/2026 | | | 2,283.43 |
| | 03/06/2026 | Retirement payment for PP#05 - EFT 03/04/2026 | | | 1,174.81 |
| | 03/06/2026 | Retirement payment for PP#05 - EFT 03/04/2026 | | | 468.77 |
| | 03/06/2026 | Retirement payment for PP#05 - EFT 03/04/2026 | | | 4,292.83 |
| | 03/06/2026 | Retirement payment for PP#05 - EFT 03/04/2026 | | | 9,207.78 |
| | 03/06/2026 | Retirement payment for PP#05 - EFT 03/04/2026 | | | 1,319.06 |
| | 03/06/2026 | Retirement payment for PP#05 - EFT 03/04/2026 | | | 285.88 |
| | 03/06/2026 | Retirement payment for PP#05 - EFT 03/04/2026 | | | 1,230.26 |
| | | Total for this ACH Check for Vendor CAL11: | | 0.00 | 49,921.75 |
| | | Total for Vendor CAL11 (CalPERS RETIREMENT FUND): | | 0.00 | 100,382.18 |
| | | Report Total (2 checks): | | 0.00 | 100,382.18 |

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 | CAL12 | CalPERS HEALTHCARE | 03/25/2026 | | |
| | 03/11/2026 | Healthcare - Mar 2026 - EFT 03/09/2026 | | | 21,309.83 |
| | 03/11/2026 | Retiree OPEB - Mar 2026 - EFT 03/09/2026 | | | 1,142.20 |
| | 03/11/2026 | Healthcare - Mar 2026 - EFT 03/09/2026 | | | 4,036.76 |
| | 03/11/2026 | Healthcare - Mar 2026 - EFT 03/09/2026 | | | 35,232.31 |
| | 03/11/2026 | Healthcare - Mar 2026 - EFT 03/09/2026 | | | 808.00 |
| | 03/11/2026 | Retiree OPEB - Mar 2026 - EFT 03/09/2026 | | | 326.34 |
| | 03/11/2026 | Healthcare - Mar 2026 - EFT 03/09/2026 | | | 57.00 |
| | 03/11/2026 | Retiree OPEB - Mar 2026 - EFT 03/09/2026 | | | 163.17 |
| | 03/11/2026 | Healthcare - Mar 2026 - EFT 03/09/2026 | | | 5,830.78 |
| | 03/11/2026 | Healthcare - Mar 2026 - EFT 03/09/2026 | | | 10,318.74 |
| | | Total for this ACH Check for Vendor CAL12: | | 0.00 | 79,225.13 |
| | | Total for Vendor CAL12 (CalPERS HEALTHCARE): | | 0.00 | 79,225.13 |
| | | Report Total (1 checks): | | 0.00 | 79,225.13 |

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Checks by Date - Detail by Vendor Number

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| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|---|-------------------------|---|-------------------------|-------------|--------------|
| ACH | DEL05 595766909 | DE LAGE LANDEN FINANCIAL SERVI Copier lease - Admin bldg - Feb 2026 - EFT 03/11/2026 | 03/11/2026 | | 187.67 |
| Total for this ACH Check for Vendor DEL05: | | | | 0.00 | 187.67 |
| Total for Vendor DEL05 (DE LAGE LANDEN FINANCIAL SERVICES INC): | | | | 0.00 | 187.67 |
| Report Total (1 checks): | | | | 0.00 | 187.67 |

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 | NAT04 | NATIONWIDE TRUST COMPANY | 03/04/2026 | | |
| | 02/24/2026 | Employee contribution to PEHP - PP#04 - EFT C | | | 1,950.00 |
| | 02/24/2026 | Employer contribution to PEHP - PP#04 - EFT 0 | | | 1,950.00 |
| | 02/24/2026 | Employer contribution to PEHP - PP#04 - EFT 0 | | | 1,000.00 |
| | 02/24/2026 | Employee contribution to PEHP - PP#04 - EFT C | | | 700.00 |
| | 02/24/2026 | Employer contribution to PEHP - PP#04 - EFT 0 | | | 200.00 |
| | 02/24/2026 | Employer contribution to PEHP - PP#04 - EFT 0 | | | 200.00 |
| | 02/24/2026 | Employee contribution to PEHP - PP#04 - EFT C | | | 1,200.00 |
| | 02/24/2026 | Employer contribution to PEHP - PP#04 - EFT 0 | | | 700.00 |
| | 02/24/2026 | Employee contribution to PEHP - PP#04 - EFT C | | | 200.00 |
| | | Total for this ACH Check for Vendor NAT04: | | 0.00 | 8,100.00 |
| ACH | NAT04 | NATIONWIDE TRUST COMPANY | 03/18/2026 | | |
| | 03/03/2026 | Employee contribution to PEHP - PP#05 - EFT C | | | 600.00 |
| | 03/03/2026 | Employee contribution to PEHP - PP#05 - EFT C | | | 1,950.00 |
| | 03/03/2026 | Employer contribution to PEHP - PP#05 - EFT 0 | | | 200.00 |
| | 03/03/2026 | Employer contribution to PEHP - PP#05 - EFT 0 | | | 1,000.00 |
| | 03/03/2026 | Employer contribution to PEHP - PP#05 - EFT 0 | | | 1,950.00 |
| | 03/03/2026 | Employer contribution to PEHP - PP#05 - EFT 0 | | | 600.00 |
| | 03/03/2026 | Employer contribution to PEHP - PP#05 - EFT 0 | | | 200.00 |
| | 03/03/2026 | Employee contribution to PEHP - PP#05 - EFT C | | | 200.00 |
| | 03/03/2026 | Employee contribution to PEHP - PP#05 - EFT C | | | 1,200.00 |
| | | Total for this ACH Check for Vendor NAT04: | | 0.00 | 7,900.00 |
| | | Total for Vendor NAT04 (NATIONWIDE TRUST COMPANY): | | 0.00 | 16,000.00 |
| | | Report Total (2 checks): | | 0.00 | 16,000.00 |

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| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|---|-------------------------|--|-------------------------|-------------|--------------|
| ACH | NAV01 | NAVIA BENEFIT SOLUTIONS INC | 03/11/2026 | | |
| | 03/06/2026 | HRA Disbursement 1 - Jan 2026 - EFT 01/07/20 | | | 521.00 |
| | 03/06/2026 | HRA Disbursement 1 - Jan 2026 - EFT 01/07/20 | | | 401.73 |
| | 03/06/2026 | HRA Disbursement 1 - Jan 2026 - EFT 01/07/20 | | | 696.66 |
| Total for this ACH Check for Vendor NAV01: | | | | 0.00 | 1,619.39 |
| ACH | NAV01 | NAVIA BENEFIT SOLUTIONS INC | 02/25/2026 | | |
| | 02/11/2026 | HRA Disbursement 2 - Feb 2026 - EFT 02/09/20 | | | 4,863.87 |
| | 02/11/2026 | HRA Disbursement 2 - Feb 2026 - EFT 02/09/20 | | | 535.00 |
| | 02/11/2026 | HRA Disbursement 2 - Feb 2026 - EFT 02/09/20 | | | 2,270.64 |
| Total for this ACH Check for Vendor NAV01: | | | | 0.00 | 7,669.51 |
| ACH | NAV01 | NAVIA BENEFIT SOLUTIONS INC | 03/18/2026 | | |
| | 03/03/2026 | HRA Disbursement 2 - Feb 2026 - EFT 02/24/20 | | | 754.60 |
| | 03/03/2026 | HRA Disbursement 2 - Feb 2026 - EFT 02/24/20 | | | 132.39 |
| | 03/03/2026 | HRA Disbursement 2 - Feb 2026 - EFT 02/24/20 | | | 1,803.04 |
| Total for this ACH Check for Vendor NAV01: | | | | 0.00 | 2,690.03 |
| ACH | NAV01 | NAVIA BENEFIT SOLUTIONS INC | 03/25/2026 | | |
| | 03/11/2026 | HRA Disbursement 1 - Mar 2026 - EFT 03/09/20 | | | 708.42 |
| | 03/11/2026 | HRA Disbursement 1 - Mar 2026 - EFT 03/09/20 | | | 1,917.78 |
| | 03/11/2026 | HRA Disbursement 1 - Mar 2026 - EFT 03/09/20 | | | 740.00 |
| | 03/11/2026 | HRA Disbursement 1 - Mar 2026 - EFT 03/09/20 | | | 1,105.00 |
| Total for this ACH Check for Vendor NAV01: | | | | 0.00 | 4,471.20 |
| Total for Vendor NAV01 (NAVIA BENEFIT SOLUTIONS INC): | | | | 0.00 | 16,450.13 |
| Report Total (4 checks): | | | | 0.00 | 16,450.13 |

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|--|-------------------------|---|-------------------------|-------------|--------------|
| ACH | NOR07 | NCSD INVESTMENT ACCTS C/O CHAR | 03/18/2026 | | |
| | 02/27/2026_1 | Res Capital fees from Tax Roll - Jun (FM13) - E | | | 26,184.85 |
| | 02/27/2026_1 | Res Capital fees from Tax Roll - Jun (FM13) - E | | | 1,140.47 |
| | 02/27/2026_2 | Res Capital fees from Tax Roll - Dec (FM06) - E | | | 311,269.74 |
| | 02/27/2026_2 | Res Capital fees from Tax Roll - Dec (FM06) - E | | | 12,342.72 |
| Total for this ACH Check for Vendor NOR07: | | | | 0.00 | 350,937.78 |
| Total for Vendor NOR07 (NCSD INVESTMENT ACCTS C/O CHARLES SCHWAB): | | | | 0.00 | 350,937.78 |
| Report Total (1 checks): | | | | 0.00 | 350,937.78 |

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 3/18/2026 3:37 PM



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

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|---|-----------------------------------|---|-------------------------|-------------|-----------------------------|
| ACH | UMB01 02/25/2026 02/25/2026 | UMB BANK NA CFD Res CFD Assessment Paid Parcel Apmt 07/01-12 Res CFD Assessment Paid Parcel Apmt 07/01-12 | 03/11/2026 | | -327,917.52 1,411,710.00 |
| Total for this ACH Check for Vendor UMB01: | | | | 0.00 | 1,083,792.48 |
| Total for Vendor UMB01 (UMB BANK NA CFD): | | | | 0.00 | 1,083,792.48 |
| Report Total (1 checks): | | | | 0.00 | 1,083,792.48 |

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
 Printed: 3/18/2026 3:42 PM



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

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|-------------------------|---|-------------------------------|-------------|--------------|
| 31020 | AMA01 | AMAZON CAPITAL SERVICES | 03/11/2026 | | |
| | 196V-MF47-NI1N | Solar panel charge controller for DMA at Wolf | | | -25.79 |
| | 1KDG-TXGX-YLV6 | Elevator push button for Station 32 | | | 20.27 |
| | 1KDG-TXGX-YLV6 | Coffee filters for both stations | | | 30.11 |
| | 1LDH-CXJH-3HGJ | Work boots (2) - Walsh | | | 536.20 |
| | 1LDH-CXJH-3HGJ | Solar panel charge controller for DMA at Wolf | | | 25.79 |
| | 1LDH-CXJH-3HGJ | Sponges copy paper | | | 58.14 |
| | 1WYW-Y9K9-NLRK | Tissue paper towels copy paper front desk cai | | | 207.03 |
| | | | Total for Check Number 31020: | 0.00 | 851.75 |
| | | Total for Vendor AMA01 (AMAZON CAPITAL SERVICES): | | 0.00 | 851.75 |
| 31021 | ANS01 | ANSWERWEST INC | 03/11/2026 | | |
| | C5203-111425 | On-call answering service 11/10-12/07/2025 | | | 184.95 |
| | C5203-121225 | On-call answering service 12/08/2025-01/04/202 | | | 184.95 |
| | | | Total for Check Number 31021: | 0.00 | 369.90 |
| 31043 | ANS01 | ANSWERWEST INC | 03/18/2026 | | |
| | C5203-030626 | Excess live minutes | | | 17.82 |
| | C5203-030626 | On-call answering service 03/02-03/29/2026 | | | 184.95 |
| | | | Total for Check Number 31043: | 0.00 | 202.77 |
| | | Total for Vendor ANS01 (ANSWERWEST INC): | | 0.00 | 572.67 |
| 31022 | AP*00096 | KAREN PIEROTTI | 03/11/2026 | | |
| | 09/16/2025 | GWR rebate - 1617 Deer Path - Correction | | | 6.91 |
| | | | Total for Check Number 31022: | 0.00 | 6.91 |
| | | Total for Vendor AP*00096 (KAREN PIEROTTI): | | 0.00 | 6.91 |
| 30989 | AT&03 | AT&T - CALNET 3 | 02/25/2026 | | |
| | 000024793449 | Telephones 01/10-02/09/2026 | | | 128.17 |
| | 000024793449 | Telephones 01/10-02/09/2026 | | | 62.26 |
| | 000024793449 | Telephones 01/10-02/09/2026 | | | 55.49 |
| | 000024793449 | Telephones 01/10-02/09/2026 | | | 31.86 |
| | 000024794725 | Fire alarm lines at Admin bldg 01/10-02/09/2026 | | | 62.16 |
| | | | Total for Check Number 30989: | 0.00 | 339.94 |
| 31023 | AT&03 | AT&T - CALNET 3 | 03/11/2026 | | |
| | 000024852011 | Fire alarm lines MVWS M&O facility 01/25-02/ | | | 62.10 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|-------------------------|---|---|-------------|--------------|
| | | | Total for Check Number 31023: | 0.00 | 62.10 |
| 31064 | AT&03 | AT&T - CALNET 3 | 03/25/2026 | | |
| | 000024919420 | Telephones 02/10-03/09/2026 | | | 128.25 |
| | 000024919420 | Telephones 02/10-03/09/2026 | | | 62.36 |
| | 000024919420 | Telephones 02/10-03/09/2026 | | | 55.51 |
| | 000024919420 | Telephones 02/10-03/09/2026 | | | 31.91 |
| | 000024920696 | Fire alarm lines at Admin bldg 02/10-03/09/2026 | | | 62.26 |
| | | | Total for Check Number 31064: | 0.00 | 340.29 |
| | | | Total for Vendor AT&03 (AT&T - CALNET 3): | 0.00 | 742.33 |
| 30990 | AT&05 | AT&T MOBILITY | 02/25/2026 | | |
| | 287317205381X02 | Res A Inlet Meter Cell Service - Feb 2026 | | | 25.64 |
| | 287317205381X02 | Res A Inlet Meter Cell Service - Feb 2026 | | | 25.65 |
| | | | Total for Check Number 30990: | 0.00 | 51.29 |
| 31044 | AT&05 | AT&T MOBILITY | 03/18/2026 | | |
| | 287289271450X03 | Wireless service 02/03-03/02/2026 | | | 13.74 |
| | 287289271450X03 | Wireless service 02/03-03/02/2026 | | | 403.65 |
| | | | Total for Check Number 31044: | 0.00 | 417.39 |
| 31065 | AT&05 | AT&T MOBILITY | 03/25/2026 | | |
| | 287317205381X03 | Res A Inlet Meter Cell Service - Mar 2026 | | | 25.54 |
| | 287317205381X03 | Res A Inlet Meter Cell Service - Mar 2026 | | | 25.55 |
| | | | Total for Check Number 31065: | 0.00 | 51.09 |
| | | | Total for Vendor AT&05 (AT&T MOBILITY): | 0.00 | 519.77 |
| 31024 | ATL01 | ATLAS COPCO COMPRESSORS LLC | 03/11/2026 | | |
| | 1126014341 | Air compressor check valve for WTP | | | 204.86 |
| | | | Total for Check Number 31024: | 0.00 | 204.86 |
| | | | Total for Vendor ATL01 (ATLAS COPCO COMPRESSORS LLC): | 0.00 | 204.86 |
| 31066 | BAD01 | BADGER METER INC | 03/25/2026 | | |
| | 80229153 | Beacon cellular service - Feb 2026 | | | 1,282.50 |
| | 80229153 | Beacon cellular service - Feb 2026 | | | 900.00 |
| | | | Total for Check Number 31066: | 0.00 | 2,182.50 |
| | | | Total for Vendor BAD01 (BADGER METER INC): | 0.00 | 2,182.50 |
| 31045 | BRO02 | WARREN "CHIP" BROWN | 03/18/2026 | | |
| | 03/03/2026 | Healthcare reimb - Brown - Feb 2026 | | | 1,593.80 |
| | | | Total for Check Number 31045: | 0.00 | 1,593.80 |
| | | | Total for Vendor BRO02 (WARREN "CHIP" BROWN): | 0.00 | 1,593.80 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|---|---|-------------------------------|-------------|--------------------------------------|
| 31025 | BUT01 209 | BARBARA BUTTERFIELD Admin office cleaning - Feb 2026 | 03/11/2026 | | 1,200.00 |
| | | | Total for Check Number 31025: | 0.00 | 1,200.00 |
| | | Total for Vendor BUT01 (BARBARA BUTTERFIELD): | | 0.00 | 1,200.00 |
| 30996 | CHA02 176991601020726 | CHARTER COMMUNICATIONS Cable service at Station 31 & 32 02/11-03/10/20: | 03/04/2026 | | 252.60 |
| | | | Total for Check Number 30996: | 0.00 | 252.60 |
| 31026 | CHA02 179209801022126 | CHARTER COMMUNICATIONS Cable and internet at Admin bldg 02/21-03/20/20 | 03/11/2026 | | 375.54 |
| | | | Total for Check Number 31026: | 0.00 | 375.54 |
| 31067 | CHA02 176991601030726 | CHARTER COMMUNICATIONS Cable service at Station 31 & 32 03/11-04/10/20: | 03/25/2026 | | 252.59 |
| | | | Total for Check Number 31067: | 0.00 | 252.59 |
| | | Total for Vendor CHA02 (CHARTER COMMUNICATIONS): | | 0.00 | 880.73 |
| 30997 | CIN01 4259686412 4259686412 4260436064 4260436064 | CINTAS CORPORATION #623 Cleaning Restroom Safety Supplies & Service Coverall Laundry Inspection Repair & Replac Cleaning Restroom Safety Supplies & Service Coverall Laundry Inspection Repair & Replac | 03/04/2026 | | 251.98 159.91 283.39 159.91 |
| | | | Total for Check Number 30997: | 0.00 | 855.19 |
| 31046 | CIN01 4261948276 4261948276 | CINTAS CORPORATION #623 Cleaning Restroom Safety Supplies & Service Coverall Laundry Inspection Repair & Replac | 03/18/2026 | | 309.36 159.91 |
| | | | Total for Check Number 31046: | 0.00 | 469.27 |
| 31068 | CIN01 4262703219 4262703219 | CINTAS CORPORATION #623 Cleaning Restroom Safety Supplies & Service Coverall Laundry Inspection Repair & Replac | 03/25/2026 | | 251.98 159.91 |
| | | | Total for Check Number 31068: | 0.00 | 411.89 |
| | | Total for Vendor CIN01 (CINTAS CORPORATION #623): | | 0.00 | 1,736.35 |
| 31047 | COL03 0B19FED6-0009 | COLUMN SOFTWARE PBC Bid Advertisement for Wood Energy Facility Pr | 03/18/2026 | | 409.29 |
| | | | Total for Check Number 31047: | 0.00 | 409.29 |
| | | Total for Vendor COL03 (COLUMN SOFTWARE PBC): | | 0.00 | 409.29 |
| 31048 | CON04 03/09/2026_1 | TETO CONTARDI Paint brushes rollers&frames tape cable ties for s | 03/18/2026 | | 55.22 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|-----------------------------------|---|-------------------------------|-------------|----------------------|
| | 03/09/2026_2 | Mileage for non "on-call" response - Reimb Con | | | 50.61 |
| | | | Total for Check Number 31048: | 0.00 | 105.83 |
| | | Total for Vendor CON04 (TETO CONTARDI): | | 0.00 | 105.83 |
| 30991 | CRA02 GIB0205 GIB0215 | CRANMER ENGINEERING INC Distribution bacterial analysis Raw and distribution bacterial analysis | 02/25/2026 | | 410.00 460.00 |
| | | | Total for Check Number 30991: | 0.00 | 870.00 |
| 31069 | CRA02 GIC0198 GIC0206 | CRANMER ENGINEERING INC Raw and distribution bacterial analysis chemica Raw and distribution bacterial analysis | 03/25/2026 | | 2,666.00 590.00 |
| | | | Total for Check Number 31069: | 0.00 | 3,256.00 |
| | | Total for Vendor CRA02 (CRANMER ENGINEERING INC): | | 0.00 | 4,126.00 |
| 30998 | CRU01 02/19/2026 | STEVE CRUSH Hazmat background check - Reimb Crush | 03/04/2026 | | 85.25 |
| | | | Total for Check Number 30998: | 0.00 | 85.25 |
| | | Total for Vendor CRU01 (STEVE CRUSH): | | 0.00 | 85.25 |
| 30999 | DAT02 INV688751 | DATA BUSINESS EQUIPMENT Jack Henry CR-190i check scanner maint agrmn | 03/04/2026 | | 954.00 |
| | | | Total for Check Number 30999: | 0.00 | 954.00 |
| | | Total for Vendor DAT02 (DATA BUSINESS EQUIPMENT): | | 0.00 | 954.00 |
| 31000 | DLT01 5384438A | DLT SOLUTIONS LLC AutoCAD LT renewal - Martin | 03/04/2026 | | 520.62 |
| | | | Total for Check Number 31000: | 0.00 | 520.62 |
| | | Total for Vendor DLT01 (DLT SOLUTIONS LLC): | | 0.00 | 520.62 |
| 31027 | DRI01 03/02/2026 03/03/2026 | BRENDAN DRISCOLL Work pants (2) - Reimb Driscoll Work boots - Reimb Driscoll | 03/11/2026 | | 103.98 319.33 |
| | | | Total for Check Number 31027: | 0.00 | 423.31 |
| | | Total for Vendor DRI01 (BRENDAN DRISCOLL): | | 0.00 | 423.31 |
| 31028 | EME03 31145616 31145616 | EMERSON PROCESS MANAGEMENT Membrane kits (2) solution (3) for chlorine sens Chlorine sensor for WTP | 03/11/2026 | | 1,652.17 1,547.39 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|-------------------------|---|--|-------------|--------------|
| | | | Total for Check Number 31028: | 0.00 | 3,199.56 |
| | | | Total for Vendor EME03 (EMERSON PROCESS MANAGEMENT): | 0.00 | 3,199.56 |
| 31001 | EMP05 | EMPIRE SOUTHWEST LLC | 03/04/2026 | | |
| | EMPC1030316 | Oil fuel filters for G-1 (27%) - Returned | | | -120.67 |
| | EMPC1030316 | Oil fuel filters for G-1 (73%) - Returned | | | -326.24 |
| | EMWK4218883 | Diagnose repair lack of oil pressure for G-1 (73 | | | 2,077.58 |
| | EMWK4218883 | Diagnose repair lack of oil pressure for G-1 (27 | | | 768.42 |
| | | | Total for Check Number 31001: | 0.00 | 2,399.09 |
| | | | Total for Vendor EMP05 (EMPIRE SOUTHWEST LLC): | 0.00 | 2,399.09 |
| 31029 | EVA02 | SHAUN EVANS | 03/11/2026 | | |
| | 03/03/2026 | T3 certification renewal (50%) - Reimb Evans | | | 45.00 |
| | 03/03/2026 | T3 certification renewal (50%) - Reimb Evans | | | 45.00 |
| | | | Total for Check Number 31029: | 0.00 | 90.00 |
| | | | Total for Vendor EVA02 (SHAUN EVANS): | 0.00 | 90.00 |
| 31070 | FAS01 | FASTENAL COMPANY | 03/25/2026 | | |
| | NVREN111116 | Hose clamps fittings cable ties wire nuts coa | | | 831.76 |
| | | | Total for Check Number 31070: | 0.00 | 831.76 |
| | | | Total for Vendor FAS01 (FASTENAL COMPANY): | 0.00 | 831.76 |
| 31049 | FOR02 | MARILYN FORNI | 03/18/2026 | | |
| | 03/03/2026 | Healthcare reimb - Forni - Feb 2026 | | | 625.90 |
| | | | Total for Check Number 31049: | 0.00 | 625.90 |
| | | | Total for Vendor FOR02 (MARILYN FORNI): | 0.00 | 625.90 |
| 31050 | GAL02 | JACOB GALLO | 03/18/2026 | | |
| | 12/16/2025 | State paramedic license renewal - Reimb Gallo | | | 250.00 |
| | | | Total for Check Number 31050: | 0.00 | 250.00 |
| | | | Total for Vendor GAL02 (JACOB GALLO): | 0.00 | 250.00 |
| 31002 | GRA01 | GRAINGER INC | 03/04/2026 | | |
| | 9714376259 | Fan for heater in fleet maintenance shop bldg | | | 58.59 |
| | 9714915924 | Hex hub adaptor for heater in fleet maintenance : | | | 14.83 |
| | 9729195728 | Motor for heater fan in fleet maintenance shop b | | | 361.81 |
| | 9801064842 | USB cable for NSD Booster Pump Station flow 1 | | | 26.42 |
| | 9804804236 | Magnet for door alarm at Schaffer Mill Pump St: | | | 45.88 |
| | 9804804236 | Spring pins for tire chains (27%) | | | 1.99 |
| | 9804804236 | Spring pins for tire chains (73%) | | | 5.37 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|---|--|-------------------------------|-------------|--|
| | | | Total for Check Number 31002: | 0.00 | 514.89 |
| 31051 | GRA01 9830236163 | GRAINGER INC Limit switch for Newhall PS heater | 03/18/2026 | | 62.97 |
| | | | Total for Check Number 31051: | 0.00 | 62.97 |
| | | Total for Vendor GRA01 (GRAINGER INC): | | 0.00 | 577.86 |
| 31030 | GRA03 02/27/2026 | RUSSELL GRANT Chief Fire Officer 3A class - Riemb Grant | 03/11/2026 | | 256.50 |
| | | | Total for Check Number 31030: | 0.00 | 256.50 |
| | | Total for Vendor GRA03 (RUSSELL GRANT): | | 0.00 | 256.50 |
| 31003 | HUN01 968871 968871 | HUNT & SONS INC Diesel Gasoline | 03/04/2026 | | 3,270.15 2,434.47 |
| | | | Total for Check Number 31003: | 0.00 | 5,704.62 |
| 31052 | HUN01 981027 | HUNT & SONS INC Diesel | 03/18/2026 | | 5,176.90 |
| | | | Total for Check Number 31052: | 0.00 | 5,176.90 |
| | | Total for Vendor HUN01 (HUNT & SONS INC): | | 0.00 | 10,881.52 |
| 30992 | INF01 303865 303865 303865 303865 303865 303865 | INFOSEND INC Statement mailing & processing - Jan 2026 Statement mailing & processing - Jan 2026 | 02/25/2026 | | 348.54 378.97 35.69 261.23 496.58 26.75 |
| | | | Total for Check Number 30992: | 0.00 | 1,547.76 |
| | | Total for Vendor INF01 (INFOSEND INC): | | 0.00 | 1,547.76 |
| 31053 | IVE01 03/03/2026 03/03/2026 | NANCY IVES Healthcare reimb - Ives - difference for Jan 2026 Healthcare reimb - Ives - Feb 2026 | 03/18/2026 | | 512.18 1,085.52 |
| | | | Total for Check Number 31053: | 0.00 | 1,597.70 |
| | | Total for Vendor IVE01 (NANCY IVES): | | 0.00 | 1,597.70 |
| 31031 | JAM01 5896 | JAMES MARTA & CO LLP FY2025 Audit Billing - PP#04 | 03/11/2026 | | 17,000.00 |
| | | | Total for Check Number 31031: | 0.00 | 17,000.00 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|--|-------------------------------------|---|-------------------------|-------------|--------------------------------|
| Total for Vendor JAM01 (JAMES MARTA & CO LLP): | | | | 0.00 | 17,000.00 |
| 31071 | JSC01 15643 | JSC VISTA AWARDS Perpetual name plates for Firefighter of the Year | 03/25/2026 | | 84.01 |
| Total for Check Number 31071: | | | | 0.00 | 84.01 |
| Total for Vendor JSC01 (JSC VISTA AWARDS): | | | | 0.00 | 84.01 |
| 31004 | LAP01 896510 | LA PERKS PLUMBING & HEATING INC Air quality environmental testing for fuel station | 03/04/2026 | | 2,040.00 |
| Total for Check Number 31004: | | | | 0.00 | 2,040.00 |
| Total for Vendor LAP01 (LA PERKS PLUMBING & HEATING INC): | | | | 0.00 | 2,040.00 |
| 31032 | LIB01 | LIBERTY UTILITIES | 03/11/2026 | | |
| | 03/04/2026 | Electricity - Feb 2026 | | | 11,906.75 |
| | 03/04/2026 | Electricity - Feb 2026 | | | 98.15 |
| | 03/04/2026 | Electricity - Feb 2026 | | | 1,075.22 |
| | 03/04/2026 | Electricity - Feb 2026 | | | 5,209.45 |
| | 03/04/2026 | Electricity - Feb 2026 | | | 17,264.00 |
| | 03/04/2026 | Electricity - Feb 2026 | | | 2,386.82 |
| | 03/04/2026 | Electricity - Feb 2026 | | | 367.62 |
| | 03/04/2026 | Electricity - Feb 2026 | | | 2,718.89 |
| Total for Check Number 31032: | | | | 0.00 | 41,026.90 |
| Total for Vendor LIB01 (LIBERTY UTILITIES): | | | | 0.00 | 41,026.90 |
| 31005 | LIF01 2066473 | LIFE ASSIST INC Electrodes i-gel diphenhydramine gloves ep | 03/04/2026 | | 796.64 |
| Total for Check Number 31005: | | | | 0.00 | 796.64 |
| Total for Vendor LIF01 (LIFE ASSIST INC): | | | | 0.00 | 796.64 |
| 31072 | MAI01 10787890 | MAIN ELECTRIC SUPPLY COMPANY L EV Chargers switch gear at Utility ops | 03/25/2026 | | 21,978.83 |
| Total for Check Number 31072: | | | | 0.00 | 21,978.83 |
| Total for Vendor MAI01 (MAIN ELECTRIC SUPPLY COMPANY LLC): | | | | 0.00 | 21,978.83 |
| 31006 | MCA03 251612 251612 251612 | MCARTHUR FARM SUPPLY Rapid Thaw ice melt (73% of 1/2 bill) Rapid Thaw ice melt (27% of 1/2 bill) Rapid Thaw ice melt (50%) | 03/04/2026 | | 1,041.13 385.08 1,426.21 |
| Total for Check Number 31006: | | | | 0.00 | 2,852.42 |
| Total for Vendor MCA03 (MCARTHUR FARM SUPPLY): | | | | 0.00 | 2,852.42 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|---|--|-------------------------------|--------------------------|---|
| 31007 | MES01 7745 7745 | MESSERSMITH MANUFACTURING INC WEF Boiler System ready to ship - 30% 3rd pay WEF Boiler System ready to ship - 30% 3rd pay | 03/04/2026 VOID | | |
| | | | | 744,059.72 213,317.78 | |
| | | | Total for Check Number 31007: | 957,377.50 | 0.00 |
| 31019 | MES01 7727 7727 | MESSERSMITH MANUFACTURING INC WEF Boiler System drawings - 25% 2nd payment WEF Boiler System drawings - 25% 2nd payment | 03/04/2026 | | |
| | | | | | 745,940.29 4,959.71 |
| | | | Total for Check Number 31019: | 0.00 | 750,900.00 |
| 31033 | MES01 7745 7745 | MESSERSMITH MANUFACTURING INC WEF Boiler System ready to ship - 30% 3rd pay WEF Boiler System ready to ship - 30% 3rd pay | 03/11/2026 | | |
| | | | | | 13,317.78 744,059.72 |
| | | | Total for Check Number 31033: | 0.00 | 757,377.50 |
| | | Total for Vendor MES01 (MESSERSMITH MANUFACTURING INC): | | 957,377.50 | 1,508,277.50 |
| 30993 | MOU01 097582 | MOUNTAIN HARDWARE P-trap washer to repair sink at Station 32 | 02/25/2026 | | |
| | | | | | 41.18 |
| | | | Total for Check Number 30993: | 0.00 | 41.18 |
| 31008 | MOU01 097633 097639 097853 | MOUNTAIN HARDWARE Heater for Newhall Pump Station Paint for bay doors at fleet maintenance shop bld Shovels - multi use (4) | 03/04/2026 | | |
| | | | | | 41.41 219.49 108.96 |
| | | | Total for Check Number 31008: | 0.00 | 369.86 |
| 31034 | MOU01 098162 098169 57143 | MOUNTAIN HARDWARE Putty knife (3) for stock supply Leather waterproofing for stock supply Wax rings for Station 31 | 03/11/2026 | | |
| | | | | | 5.44 10.89 18.51 |
| | | | Total for Check Number 31034: | 0.00 | 34.84 |
| 31054 | MOU01 060122 098368 098400 098400 098436 098503 | MOUNTAIN HARDWARE Fly traps (4) for TH1 & TH2 Painters tape paint duct tape acrylic marker for Keys (10) for Utility ops sand barn Acrylic marker for bay doors at Utility ops shop Spray paint acrylic markers for bay doors at Utility Spray paint for bay doors at Utility ops bldg | 03/18/2026 | | |
| | | | | | 37.02 66.79 30.41 3.91 30.03 19.59 |
| | | | Total for Check Number 31054: | 0.00 | 187.75 |
| 31073 | MOU01 098641 098641 098670 098670 098859 098874 | MOUNTAIN HARDWARE Paint for sand barn exterior Extension pole for painting Pickup tools for trash (2) Wire extension (2) for P-7 Sledge hammer PVC glue (2) for stock supply | 03/25/2026 | | |
| | | | | | 219.49 46.86 65.38 19.60 38.14 30.50 |
| | | | Total for Check Number 31073: | 0.00 | 419.97 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|---|-------------------------|---|-------------------------|-------------|--------------|
| Total for Vendor MOU01 (MOUNTAIN HARDWARE): | | | | 0.00 | 1,053.60 |
| 31035 | NAV02 | NAVIA BENEFIT SOLUTIONS INC | 03/11/2026 | | |
| | 11063543 | Monthly admin fee - Feb 2026 | | | 10.52 |
| | 11063543 | Monthly admin fee - Feb 2026 | | | 36.82 |
| | 11063543 | Monthly admin fee - Feb 2026 | | | 52.60 |
| | 11063543 | Monthly admin fee - Feb 2026 | | | 89.54 |
| | 11063543 | Monthly admin fee - Feb 2026 | | | 10.52 |
| Total for Check Number 31035: | | | | 0.00 | 200.00 |
| Total for Vendor NAV02 (NAVIA BENEFIT SOLUTIONS INC): | | | | 0.00 | 200.00 |
| 31009 | OFF02 | OFFICE1 | 03/04/2026 | | |
| | LVAR628540 | Copier base rate fees - Fire admin 02/22-03/21/2 | | | 35.00 |
| | LVAR628784 | Copier overage fees - Captain's office 01/23-02/2 | | | 18.07 |
| Total for Check Number 31009: | | | | 0.00 | 53.07 |
| 31036 | OFF02 | OFFICE1 | 03/11/2026 | | |
| | LVAR629645 | Copier overage fees - Utility ops 01/29-02/27/20 | | | 57.22 |
| Total for Check Number 31036: | | | | 0.00 | 57.22 |
| Total for Vendor OFF02 (OFFICE1): | | | | 0.00 | 110.29 |
| 31010 | OFF03 | OFFICE1 | 03/04/2026 | | |
| | 5037746937 | Copier lease - Station 32 02/15-03/14/2026 | | | 196.49 |
| Total for Check Number 31010: | | | | 0.00 | 196.49 |
| Total for Vendor OFF03 (OFFICE1): | | | | 0.00 | 196.49 |
| 31055 | OLK01 | BRANDON OLK | 03/18/2026 | | |
| | 03/10/2026 | CA Fire Prevention Conference - Reimb Olk | | | 675.00 |
| Total for Check Number 31055: | | | | 0.00 | 675.00 |
| Total for Vendor OLK01 (BRANDON OLK): | | | | 0.00 | 675.00 |
| 31011 | ORE01 | O'REILLY AUTOMATIVE INC - ACCT#1 | 03/04/2026 | | |
| | 4426-337452 | Battery for DMA at Wolf Tree | | | 103.99 |
| | 4426-338264 | Spark plugs (8) O2 sensor antiseize for P-9 | | | 107.18 |
| | 4426-338394 | Ignition wire set for P-9 | | | 43.01 |
| | 4426-338670 | Batteries (2) for L-1 (27%) | | | 84.07 |
| | 4426-338670 | Batteries (2) for L-1 (73%) | | | 227.30 |
| | 4426-338881 | Stereo receiver for L-2 (73%) | | | 46.97 |
| | 4426-338881 | Stereo receiver for L-2 (27%) | | | 17.37 |
| Total for Check Number 31011: | | | | 0.00 | 629.89 |
| 31074 | ORE01 | O'REILLY AUTOMATIVE INC - ACCT#1 | 03/25/2026 | | |
| | 4426-346415 | AC pressure switch wire connector coolant tem | | | 76.01 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|---|---|-------------------------------|-------------|---------------------------------------|
| | | | Total for Check Number 31074: | 0.00 | 76.01 |
| | | Total for Vendor ORE01 (O'REILLY AUTOMATIVE INC - ACCT#1894214): | | 0.00 | 705.90 |
| 31075 | OTI01 100402232953 | OTIS ELEVATOR COMPANY INC Bi-annual elevator maintenance at Station 32 03/ | 03/25/2026 | | 1,169.46 |
| | | | Total for Check Number 31075: | 0.00 | 1,169.46 |
| | | Total for Vendor OTI01 (OTIS ELEVATOR COMPANY INC): | | 0.00 | 1,169.46 |
| 31012 | PAC01 3018064 | PACIFIC COMPUTER SUPPLY INC Office 365 subscription (62) 02/03-03/02/2026 | 03/04/2026 | | 921.49 |
| | | | Total for Check Number 31012: | 0.00 | 921.49 |
| 31056 | PAC01 3018105 3018112 | PACIFIC COMPUTER SUPPLY INC Adobe AI Assistant - Martin 08/10/2025-08/09/2 Xen Orchestra renewal 03/06/2026-03/05/2027 | 03/18/2026 | | 74.15 2,910.00 |
| | | | Total for Check Number 31056: | 0.00 | 2,984.15 |
| | | Total for Vendor PAC01 (PACIFIC COMPUTER SUPPLY INC): | | 0.00 | 3,905.64 |
| 31037 | PAP01 16688444 16688444 | PAPE MACHINERY INC Neutral start switch for L-2 (27%) Neutral start switch for L-2 (73%) | 03/11/2026 | | 161.16 435.73 |
| | | | Total for Check Number 31037: | 0.00 | 596.89 |
| | | Total for Vendor PAP01 (PAPE MACHINERY INC): | | 0.00 | 596.89 |
| 31038 | PEA01 517673 517673 | PEACE OFFICERS RESEARCH ASSOCL PORAC membership dues for 2nd Qtr CY2026 PORAC membership dues for 2nd Qtr CY2026 | 03/11/2026 | | 168.75 22.50 |
| | | | Total for Check Number 31038: | 0.00 | 191.25 |
| | | Total for Vendor PEA01 (PEACE OFFICERS RESEARCH ASSOCIATION OF CALIFORNIA): | | 0.00 | 191.25 |
| 31076 | PIT02 03/11/2026 | PITNEY BOWES BANK INC RESERVE / Postage meter refill - 21511118 | 03/25/2026 | | 1,000.00 |
| | | | Total for Check Number 31076: | 0.00 | 1,000.00 |
| | | Total for Vendor PIT02 (PITNEY BOWES BANK INC RESERVE ACCOUNT): | | 0.00 | 1,000.00 |
| 31013 | PLA06 02/23/2026 02/23/2026 02/23/2026 02/23/2026 | PLACER COUNTY PERSONNEL Dental and vision insurance - Mar 2026 Dental and vision insurance - Mar 2026 Dental and vision insurance - Mar 2026 Dental and vision insurance - Mar 2026 | 03/04/2026 | | 19.28 156.56 203.54 1,079.70 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|--|---|-------------------------------|-------------|--------------------------|
| | 02/23/2026 | Dental and vision insurance - Mar 2026 | | | 265.54 |
| | 02/23/2026 | Dental and vision insurance - Mar 2026 | | | 21.60 |
| | 02/23/2026 | Dental and vision insurance - Mar 2026 | | | 805.39 |
| | 02/23/2026 | Dental and vision insurance - Mar 2026 | | | 2,000.32 |
| | 02/23/2026 | Dental and vision insurance - Mar 2026 | | | 79.44 |
| | | | Total for Check Number 31013: | 0.00 | 4,631.37 |
| | | Total for Vendor PLA06 (PLACER COUNTY PERSONNEL): | | 0.00 | 4,631.37 |
| 31014 | PLA13 MA510-260123 | PLACER COUNTY CDRA Permitting fees - Billing through 01/02/2026 | 03/04/2026 | | 456.72 |
| | | | Total for Check Number 31014: | 0.00 | 456.72 |
| | | Total for Vendor PLA13 (PLACER COUNTY CDRA): | | 0.00 | 456.72 |
| 31057 | RAD02 03/03/2026 | JOHN RADANOVICH Healthcare reimb - Radanovich - Feb 2026 | 03/18/2026 | | 1,958.97 |
| | | | Total for Check Number 31057: | 0.00 | 1,958.97 |
| | | Total for Vendor RAD02 (JOHN RADANOVICH): | | 0.00 | 1,958.97 |
| 31058 | REX01 INV-52744 INV-52748 | REX MOORE GROUP INC Fire alarm testing & monitoring - Utility ops 04/ Fire alarm testing - Admin bldg 04/01-06/30/202 | 03/18/2026 | | 210.99 160.00 |
| | | | Total for Check Number 31058: | 0.00 | 370.99 |
| | | Total for Vendor REX01 (REX MOORE GROUP INC): | | 0.00 | 370.99 |
| 31059 | ROE01 03/03/2026 | CANDACE ROEDER Healthcare reimb - Roeder - Feb 2026 | 03/18/2026 | | 2,027.40 |
| | | | Total for Check Number 31059: | 0.00 | 2,027.40 |
| | | Total for Vendor ROE01 (CANDACE ROEDER): | | 0.00 | 2,027.40 |
| 31015 | SEL01 LB4088_20260201 LB4088_20260201 LB4088_20260201 | SELMAN & COMPANY Life insurance - Feb 2026 Life insurance - Feb 2026 Life insurance - Feb 2026 | 03/04/2026 | | 26.56 18.10 212.48 |
| | | | Total for Check Number 31015: | 0.00 | 257.14 |
| 31077 | SEL01 LB4088_20260301 LB4088_20260301 LB4088_20260301 | SELMAN & COMPANY Life insurance - Mar 2026 Life insurance - Mar 2026 Life insurance - Mar 2026 | 03/25/2026 | | 26.56 18.10 212.48 |
| | | | Total for Check Number 31077: | 0.00 | 257.14 |
| | | Total for Vendor SEL01 (SELMAN & COMPANY): | | 0.00 | 514.28 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|---|--|-------------------------------|-------------|--|
| 30994 | SFE01 1618 1618 1618 | SFE GLOBAL INC GoData 2026 Web-based data storage for water s GoData 2026 Web-based data storage for water s GoData 2026 Web-based data storage for wastew | 02/25/2026 | | 246.00 246.00 1,476.00 |
| | | | Total for Check Number 30994: | 0.00 | 1,968.00 |
| | | Total for Vendor SFE01 (SFE GLOBAL INC): | | 0.00 | 1,968.00 |
| 31078 | SHA01 03/11/2026 | MARK SHADOWENS Healthcare reimb - Shadowens - Apr 2026 | 03/25/2026 | | 2,496.58 |
| | | | Total for Check Number 31078: | 0.00 | 2,496.58 |
| | | Total for Vendor SHA01 (MARK SHADOWENS): | | 0.00 | 2,496.58 |
| 31039 | SIE12 1495 1495 | SIERRA EQUIPMENT SUPPLY Chain couplers (4) for L-3 (73%) Chain couplers (4) for L-3 (27%) | 03/11/2026 | | 78.29 28.96 |
| | | | Total for Check Number 31039: | 0.00 | 107.25 |
| | | Total for Vendor SIE12 (SIERRA EQUIPMENT SUPPLY): | | 0.00 | 107.25 |
| 31040 | SNO01 55536 55536 | SNOQUIP INC Shear clutch yoke for B-4 (73%) Shear clutch yoke for B-4 (27%) | 03/11/2026 | | 141.92 52.49 |
| | | | Total for Check Number 31040: | 0.00 | 194.41 |
| | | Total for Vendor SNO01 (SNOQUIP INC): | | 0.00 | 194.41 |
| 31060 | SOU01 03/10/2026 03/10/2026 03/10/2026 03/10/2026 03/10/2026 03/10/2026 | SOUTHWEST GAS CO Natural gas - Feb 2026 Natural gas - Feb 2026 | 03/18/2026 | | 321.54 1,113.22 1,556.44 187.57 338.06 2,316.52 |
| | | | Total for Check Number 31060: | 0.00 | 5,833.35 |
| | | Total for Vendor SOU01 (SOUTHWEST GAS CO): | | 0.00 | 5,833.35 |
| 30995 | SOU02 7590060166 | SOUTHERN TIRE MART Rear tires replaced rotation of front tires for E-3 | 02/25/2026 | | 3,458.89 |
| | | | Total for Check Number 30995: | 0.00 | 3,458.89 |
| | | Total for Vendor SOU02 (SOUTHERN TIRE MART): | | 0.00 | 3,458.89 |
| 31079 | SPR01 | SPRINGBROOK HOLDING COMPANY I | 03/25/2026 | | |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|---|--|-------------------------------|-------------|------------------------------------|
| | INV-023002 | CivicPay Transaction fees - Jan 2026 (1.63%) | | | 4.42 |
| | INV-023002 | CivicPay Transaction fees - Jan 2026 (15.10%) | | | 41.01 |
| | INV-023002 | CivicPay Transaction fees - Jan 2026 (.48%) | | | 1.30 |
| | INV-023002 | CivicPay Transaction fees - Jan 2026 (38.49%) | | | 104.51 |
| | INV-023002 | CivicPay Transaction fees - Jan 2026 (30.44%) | | | 82.63 |
| | INV-023002 | CivicPay Transaction fees - Jan 2026 (13.86%) | | | 37.63 |
| | INV-023252 | CivicPay Transaction fees - Feb 2026 (14.52%) | | | 38.78 |
| | INV-023252 | CivicPay Transaction fees - Feb 2026 (39.6%) | | | 105.74 |
| | INV-023252 | CivicPay Transaction fees - Feb 2026 (29.34%) | | | 78.34 |
| | INV-023252 | CivicPay Transaction fees - Feb 2026 (.47%) | | | 1.26 |
| | INV-023252 | CivicPay Transaction fees - Feb 2026 (1.59%) | | | 4.25 |
| | INV-023252 | CivicPay Transaction fees - Feb 2026 (14.47%) | | | 38.63 |
| | | | Total for Check Number 31079: | 0.00 | 538.50 |
| | | Total for Vendor SPR01 (SPRINGBROOK HOLDING COMPANY LLC): | | 0.00 | 538.50 |
| 31080 | STA07 03/12/2026 | STATE OF CA DEPARTMENT OF FISH AND WILDLIFE CA Natural Diversity Database subscription rene | 03/25/2026 | | 400.00 |
| | | | Total for Check Number 31080: | 0.00 | 400.00 |
| | | Total for Vendor STA07 (STATE OF CA DEPARTMENT OF FISH AND WILDLIFE): | | 0.00 | 400.00 |
| 31041 | TAH03 03/03/2026 03/03/2026 | TAHOE FOREST HOSPITAL OCC HEALTH TAHOE WORX Monthly admin fee - Jan 2026 Drug screen - Carvolth Walsh | 03/11/2026 | | 113.00 208.00 |
| | | | Total for Check Number 31041: | 0.00 | 321.00 |
| | | Total for Vendor TAH03 (TAHOE FOREST HOSPITAL OCC HEALTH TAHOE WORX): | | 0.00 | 321.00 |
| 31016 | TAH06 0001061251 | TAHOE TRUCKEE SIERRA DISPOSAL Garbage pickup service - Utility ops - Jan 2026 | 03/04/2026 | | 410.38 |
| | | | Total for Check Number 31016: | 0.00 | 410.38 |
| 31061 | TAH06 0001063194 0001063729 0001063856 0001063913 | TAHOE TRUCKEE SIERRA DISPOSAL Garbage pickup service - Utility ops - Feb 2026 Garbage pickup service - Admin bldg - Feb 2026 Garbage pickup service - Station 31 - Feb 2026 Garbage pickup service - Station 32 - Feb 2026 | 03/18/2026 | | 410.38 320.58 34.56 36.70 |
| | | | Total for Check Number 31061: | 0.00 | 802.22 |
| | | Total for Vendor TAH06 (TAHOE TRUCKEE SIERRA DISPOSAL): | | 0.00 | 1,212.60 |
| 31017 | TEI01 10764548 | TEICHERT & SON INC Disposal of road base debris | 03/04/2026 | | 12.18 |
| | | | Total for Check Number 31017: | 0.00 | 12.18 |
| | | Total for Vendor TEI01 (TEICHERT & SON INC): | | 0.00 | 12.18 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|-------------------------|---|-------------------------------|-------------|--------------|
| 31042 | THE04 | THE HARTFORD INC | 03/11/2026 | | |
| | 786328297725 | Life insurance - Mar 2026 | | | 83.30 |
| | 786328297725 | Life insurance - Mar 2026 | | | 119.00 |
| | 786328297725 | Life insurance - Mar 2026 | | | 23.80 |
| | | | | | <hr/> |
| | | | Total for Check Number 31042: | 0.00 | 226.10 |
| | | | | | <hr/> |
| | | Total for Vendor THE04 (THE HARTFORD INC): | | 0.00 | 226.10 |
| 31062 | USB01 | US BANK CORPORATE PAYMENT SYS | 03/18/2026 | | |
| | Feb Barron | Les Schwab - Rear brakes rotors for F-305 | | | 590.33 |
| | Feb Contardi | Manufacturers Edge - LMI Pump RPM repair k | | | 571.75 |
| | Feb Contardi | Manufacturers Edge - LMI Pump RPM repair k | | | 571.75 |
| | Feb Geary | Fifty Fifty - Incorporation lunch meeting - Geary | | | 147.46 |
| | Feb Geary | RMU - Lunch meeting - Geary Zangara | | | 56.04 |
| | Feb Geary | Whitecaps - Lunch meeting - Geary Plexico | | | 63.08 |
| | Feb Gibeaut | Ferguson - Kitchen faucet for Station 32 | | | 139.52 |
| | Feb Gibeaut | NorCal FPO - 2025 Fire Inspection Guides | | | 72.65 |
| | Feb Gibeaut | DrinkCoffeeDoStuff - Breakfast meeting - Gibeaut | | | 23.75 |
| | Feb Gibeaut | Mastercraft - Lumber for Firefighter of the Year | | | 175.52 |
| | Feb Goates | Backblaze - Cloud data storage | | | 128.71 |
| | Feb Goates | IONOS - Northstarfire31.com domain | | | 332.31 |
| | Feb Goates | GIS Certification Institute - GISP Recert 2026-20 | | | 285.00 |
| | Feb Goates | Amazon Web Service - Raw cloud storage serve | | | 1,374.47 |
| | Feb Goates | Geospatial Prof Network - GIS membership renew | | | 195.00 |
| | Feb Goates | Wasabi - Data Storage | | | 7.22 |
| | Feb Mallonee | Fire Trucks Unlimited - Pump panel designator p | | | 143.17 |
| | Feb Martin | Raley's - WEF meeting - Placer County Board of | | | 66.01 |
| | Feb Martin | Fast Lane - WEF Lunch meeting - Martin Adm | | | 10.48 |
| | Feb Martin | Full Belly Deli - WEF Lunch meeting - Martin A | | | 183.38 |
| | Feb Zangara | Raley's - Lunch meeting - GM DPW BP Chie | | | 67.85 |
| | Feb Zangara | Raley's - Board meeting breakfast | | | 30.29 |
| | | | | | <hr/> |
| | | | Total for Check Number 31062: | 0.00 | 5,235.74 |
| | | | | | <hr/> |
| | | Total for Vendor USB01 (US BANK CORPORATE PAYMENT SYSTEM): | | 0.00 | 5,235.74 |
| 31063 | VER01 | VERIZON WIRELESS | 03/18/2026 | | |
| | 6137009499 | Cell phones 01/26-02/25/2026 | | | 51.27 |
| | 6137009499 | Cell phones 01/26-02/25/2026 | | | 286.37 |
| | 6137009499 | Cell phones 01/26-02/25/2026 | | | 12.67 |
| | 6137009499 | Cell phones 01/26-02/25/2026 | | | 52.68 |
| | 6137009499 | Cell phones 01/26-02/25/2026 | | | 12.67 |
| | 6137009500 | SCADA alarm line and connectivity 01/26-02/25 | | | 170.72 |
| | 6137009500 | Admin internet backup 01/26-02/25/2026 | | | 38.01 |
| | 6137009500 | Dumpster site gate cell service 01/26-02/25/2026 | | | 38.01 |
| | 6137009500 | SCADA alarm line and connectivity 01/26-02/25 | | | 140.71 |
| | 6137009500 | SCADA alarm line and connectivity 01/26-02/25 | | | 82.68 |
| | 6137094180 | Sewer flow meters 01/28-02/27/2026 | | | 184.94 |
| | | | | | <hr/> |
| | | | Total for Check Number 31063: | 0.00 | 1,070.73 |
| | | | | | <hr/> |
| | | Total for Vendor VER01 (VERIZON WIRELESS): | | 0.00 | 1,070.73 |
| 31081 | WIL03 2090 | WILDERNESS FORESTRY INC Transportation to auction of D-1 | 03/25/2026 | | 310.00 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|--|-------------------------|--|-------------------------|-------------|--------------|
| | 2090 | Transportation to auction of C-1 | | | 310.00 |
| | 2090 | Transportation to auction of B-1 | | | 310.00 |
| Total for Check Number 31081: | | | | 0.00 | 930.00 |
| Total for Vendor WIL03 (WILDERNESS FORESTRY INC): | | | | 0.00 | 930.00 |
| 31018 | ZOL01 91003813 | ZOLL MEDICAL CORPORATION Cardiac monitor preventative maintenance 04/01 | 03/04/2026 | | 1,020.00 |
| Total for Check Number 31018: | | | | 0.00 | 1,020.00 |
| Total for Vendor ZOL01 (ZOLL MEDICAL CORPORATION): | | | | 0.00 | 1,020.00 |
| Report Total (93 checks): | | | | 957,377.50 | 1,678,219.50 |



N·C·S·D

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



N·C·S·D

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Board of Directors

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Nancy Ives
Marilyn Forni
Candace Roeder

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

03/18/2026 Regular Board Meeting

1) **The March 18th, 2026 – This Regular Meeting was held in person.**

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

2) **Status Report:**

a) **Operations Report:**

- All plant waste discharge requirements were met, and the plant performed well in January.
- Staff conducted site visits to facilities in Salt Lake City and Provo, Utah, to examine side-stream phosphorus sequestration processes.
- Conducted an acid wash to remove accumulated scale, residue, and fouling from the plate and frame filter press to restore optimal filtration performance. After washing, staff removed the worn filter cloths and installed new cloths to improve filtration efficiency and reduce cycle times.

b) **Capital Projects Report:**

- Digestion Improvements Project: Brown and Caldwell (BC) 60% Design is in progress. The scope and Fee amendment discussion is in progress
- Nutrient Removal Improvements Project (NRIP): Carollo is performing data review and Design Informational Memorandums (DIM). (DIM-04) Building Mechanical and Odor Control Facilities & Workshop is complete. (DIM-05) The Electrical, Instrumentation & Control Facilities & Review Workshop is upcoming. The Public Outreach website, communications, and strategy is in progress.
- Network Upgrades Project: Kick-off meeting has been scheduled.

c) **Laboratory Report:**

- CWEA Sierra Section – 2026 Annual Awards Dinner
- Laboratory Information Management System (LIMS) enhancements
- NRIP Lab tours planned for Vacaville and Stockton
- Continued CDPH Covid sampling for the Department of Health.

d) **Public Outreach and Training/Conferences:**

- Leadership Brown Bag Presentation with Staff.
- Safety and Compliance Administrator On-Boarding.
- Presentation to the NTPUD Board of Directors.

e) **Other Items Report:**

• **The Board Approved:**

- The Consent Agenda: General Fund Warrants for the month of February 2026 and the Regular Board Meeting Minutes from February 18, 2026.
- Approval of Updated Classification Descriptions for Accounting Technician I/II, Assistant Engineer/Associate Engineer, Purchasing Agent I/II, SCADA Specialist I/II, and Senior Engineer.
- Acceptance of the FY27-31 CIP and Financial Plan.

• **Additional Items:**

- Department Reports and General Manager Report: Informational updates only.
- Hosted a “Walk & Learn” guided tour for North Tahoe High School.
- Strategic Planning Workshop with Executive Staff is upcoming.
- CWEA Annual Conference in Sacramento in April.
- Tahoe Truckee Earth Day in the Village at Palisades Tahoe in April.
- CSDA GM Summit in Newport in June.
- Next Regular Board Meeting is April 15th, 2026.

NORTHSTAR COMMUNITY SERVICES DISTRICT
SUMMARY OF AUDIT RESULTS
JUNE 30, 2025

Presented by

Michael Manduca, CPA



Required Auditor Communications to the Board

What the Auditor Is Required to Communicate

Professional auditing standards require independent auditors to communicate specific matters directly to **Those Charged With Governance**.

- These communications are intended to:
- Support effective oversight
- Highlight areas of judgment and risk
- Promote transparency and accountability

Board takeaway:

“These communications are required because they matter to governance.”

Required Communications

Opinion

- Unmodified

Audit Scope, Responsibilities & Independence

- Render opinion on financials
- Timing and responsibilities
 - Delays in audit Management responsible for financials
- Independence safeguards
- Materiality and Scoping
 - Key performance indicators, assets, net position, revenues

Risk Assessment

- Revenue recognition
- Management override of controls
- Valuation and judgment when accounting for OPEB/Pension Liability



Significant Accounting Policies, Judgements & Estimates

- Significant accounting policies
- Changes in accounting polices - None
- Quality of accounting policies
- Specialists – Actuary
 - Areas of high subjectivity
 - Key assumptions
 - Sensitivity to change
 - OPEB
 - Pension Liability
 - Indications of management bias

Audit Findings & Internal Control Matters

- None

Other Matters

- We did not identify any instances of non-compliance with laws and regulations.
- We did not identify any potential fraud or illegal acts.
- We did not identify any going concern and liquidity issues
- There were no difficult or contentious matters with management

FINANCIAL STATEMENTS
WITH INDEPENDENT AUDITOR'S REPORT



INDEPENDENT AUDITOR'S REPORT

- Pages 1-3 of the Audited Financial Statements
- Unmodified Opinion (Page 1) – the best opinion that we can provide



Management Discussion and Analysis

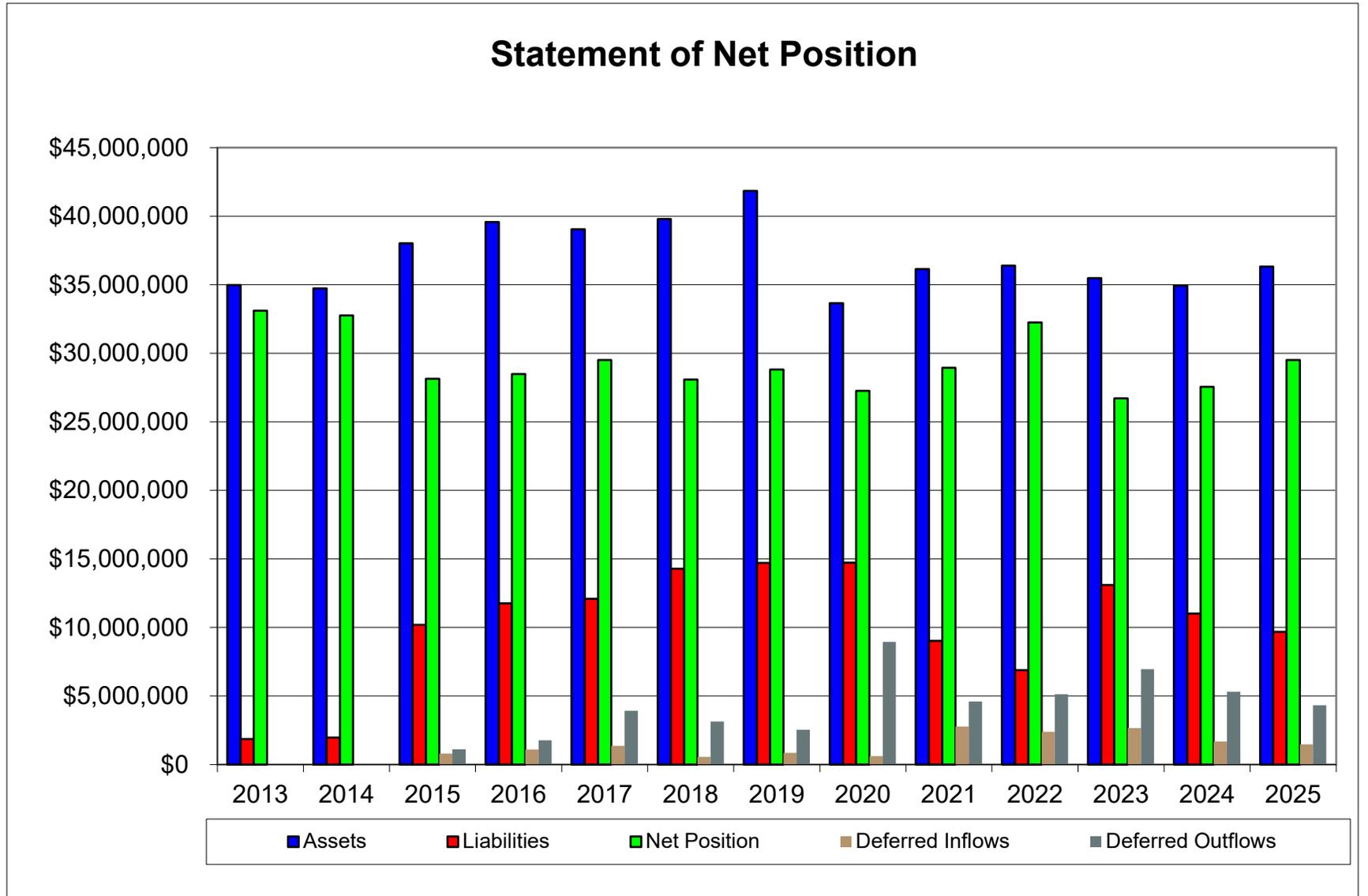
- Pages 4-11 of the Audited Financial Statements
- Prepared by management
- General overview of year
- Summary of changes from prior year



STATEMENT OF NET POSITION – Governmental Activities

↑ Assets Increased \$1.4M
↓ Liabilities down \$3M

↑ Net position is up by \$1.95M to \$29.5M



STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS – Governmental Activities

Primary drivers:

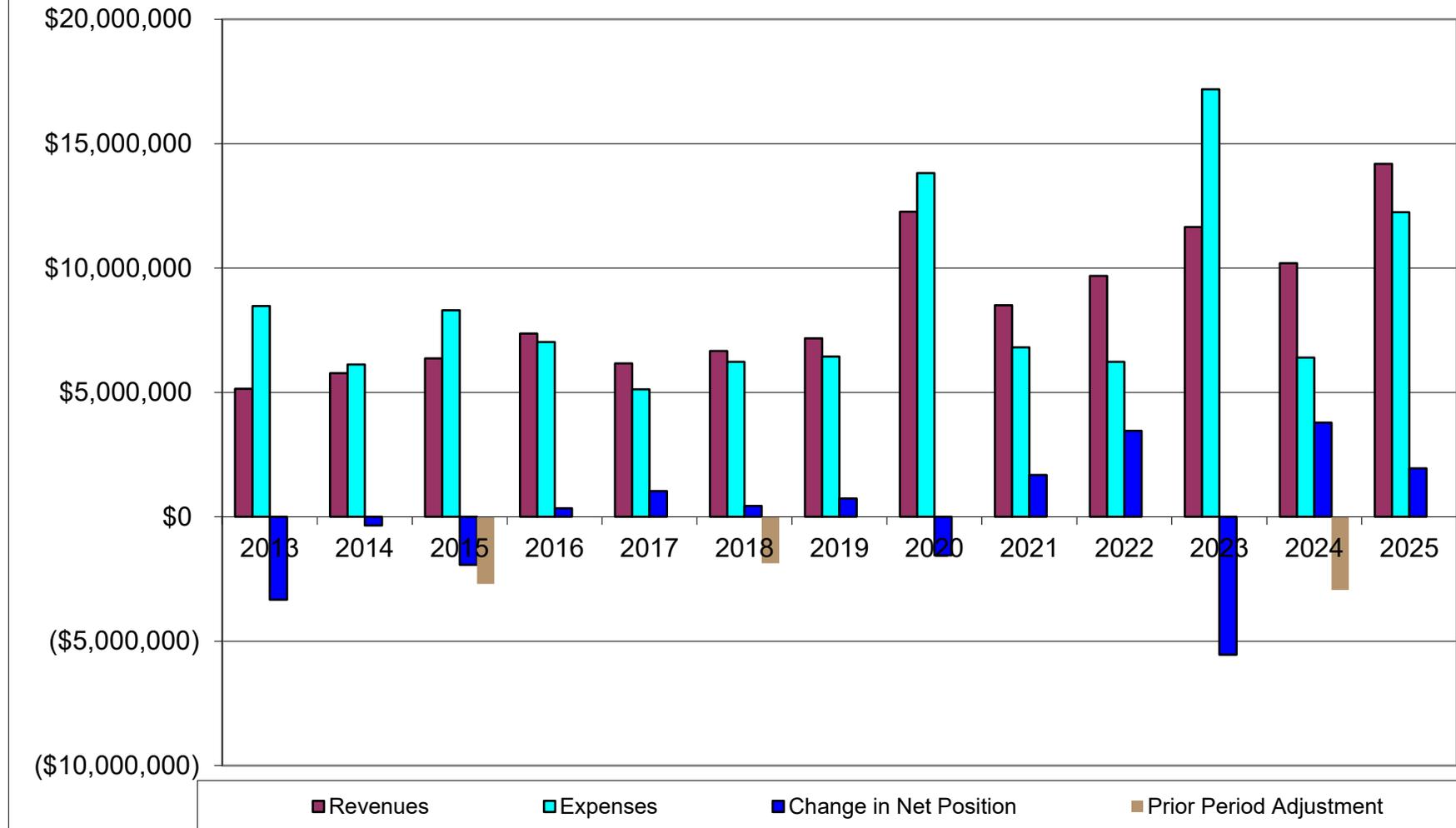
↑ General Revenue up \$203k

↑ Grants up \$3.5M (Projects in current year)

↑ Expenses up \$5.8M

- WEF Expenses
- Street Projects

Statement of Changes in Net Position

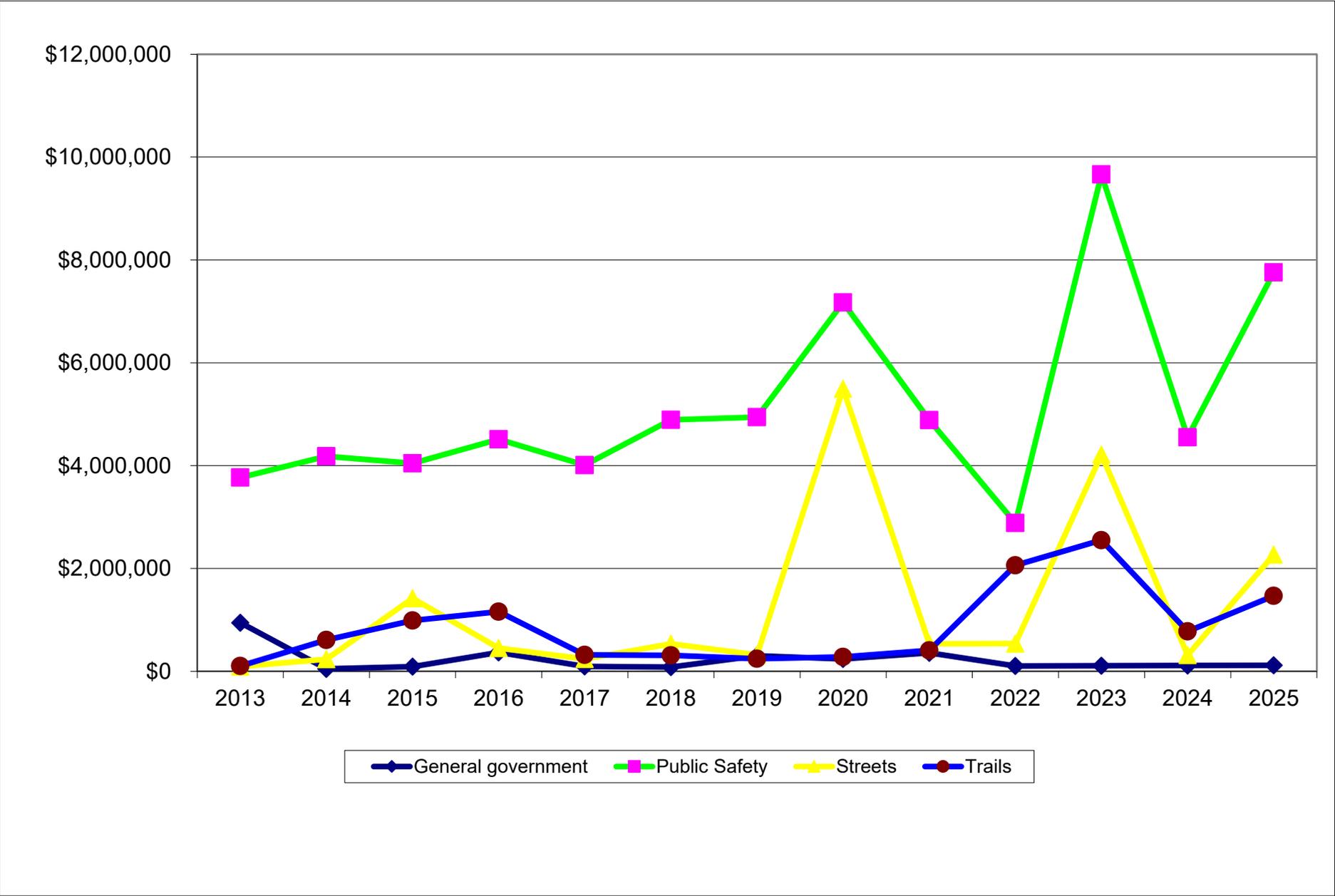


Expenses – Governmental Activities

Primary drivers:

↑ Public Safety
expenses up \$3.2M
(WEF Expenses)

↑ Streets expenses up
\$1.95M (Road
Repaving Project)

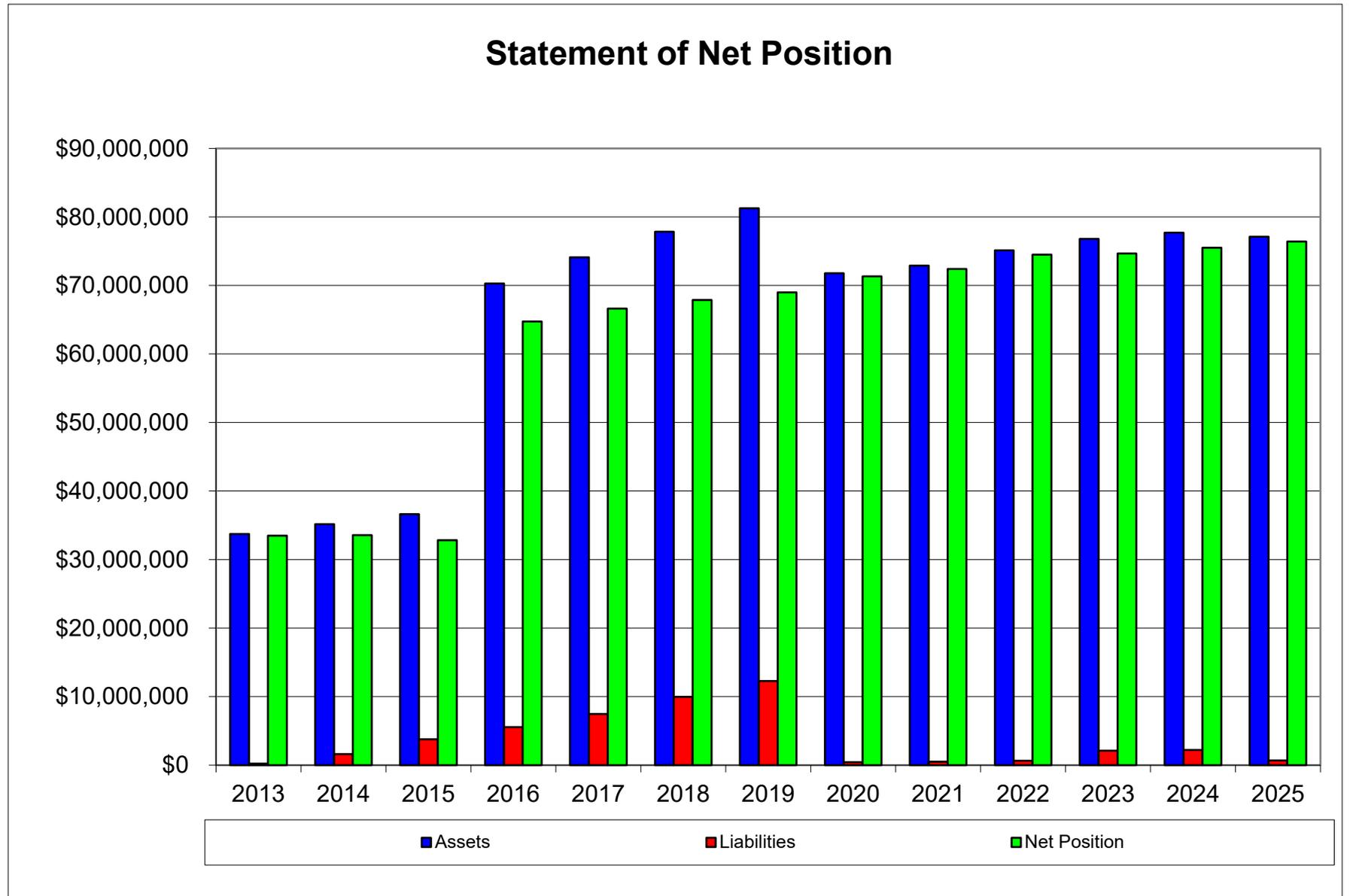


STATEMENT OF NET POSITION – Business Type Activities

↓ Assets decreased \$603k

↓ Liabilities down \$1.5M

↑ Net position up \$921k to \$76.4M

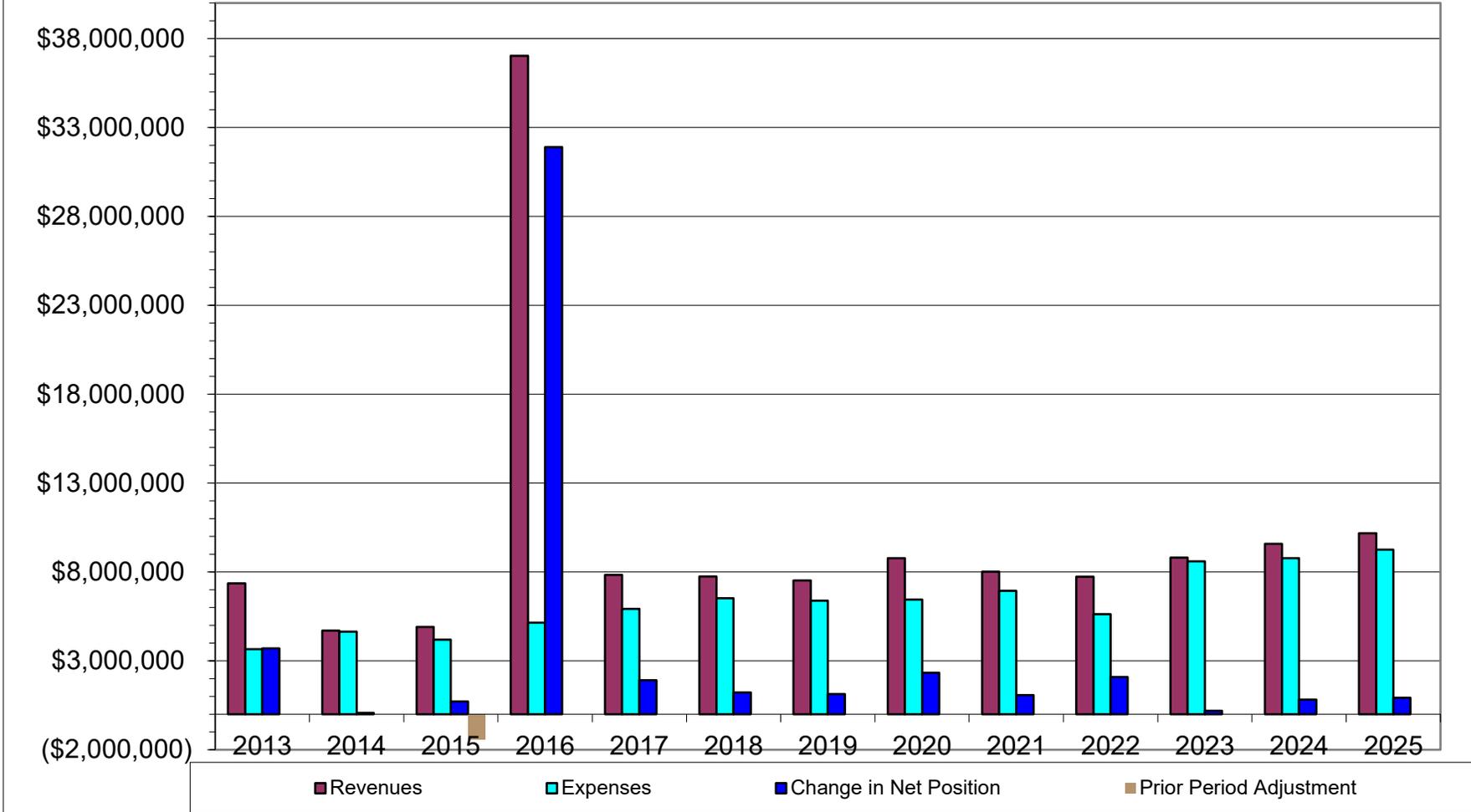


STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS – Business Type Activities

Primary drivers:

- ↑ Charges for Services up \$860k
- ↑ Interest income up \$103k
- ↑ Expenses up \$489k

Statement of Changes in Net Position



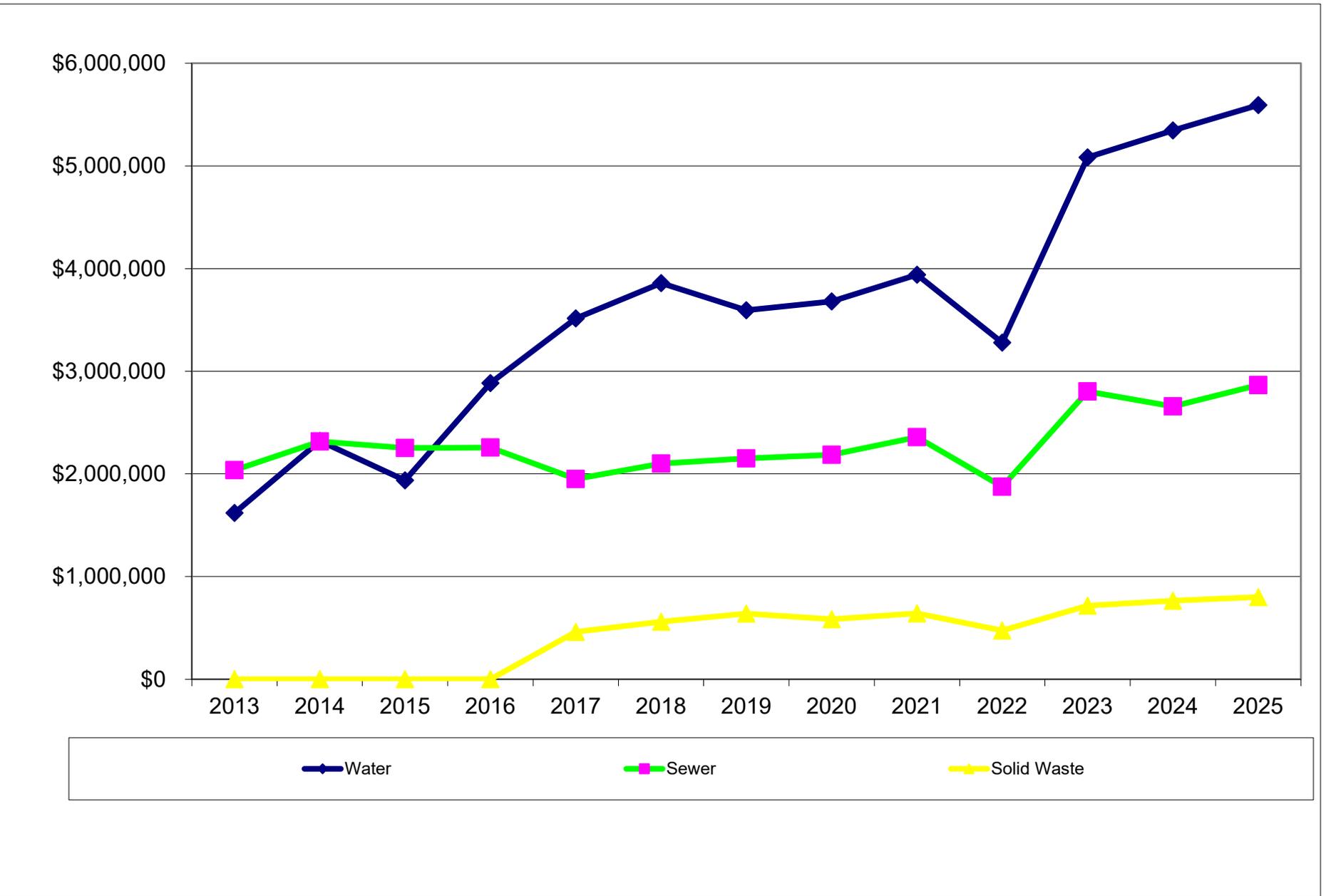
Expenses – Business Type Activities

Primary drivers:

↑ Water expenses up \$246k

↑ Sewer expenses up \$207k

↑ Solid Waste expenses up \$35K



CONDENSED STATEMENT OF NET POSITION

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

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

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

CONDENSED STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS

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

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

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

Schedule of Changes in Long- term Liabilities

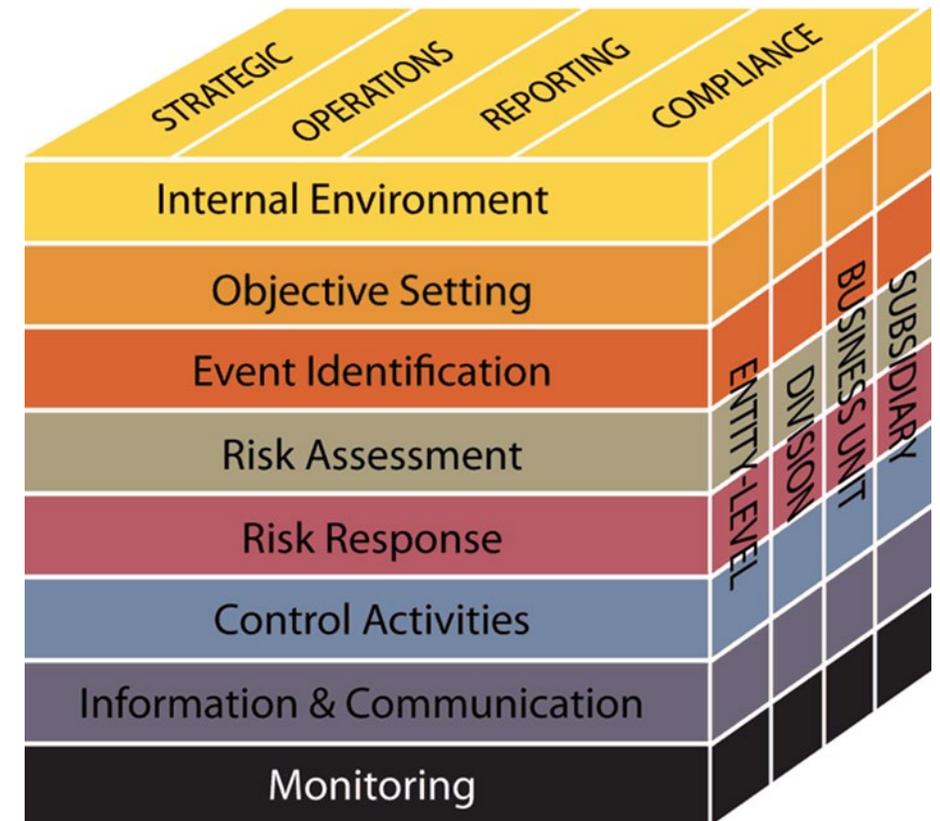
| | <u>Balance</u> <u>July 1, 2024</u> | <u>Additions</u> | <u>Deductions</u> | <u>Balance</u> <u>June 30, 2025</u> | <u>Due</u> <u>Within</u> <u>One Year</u> |
|-------------------------------|---------------------------------------|-------------------|---------------------|--|--|
| Net OPEB Liability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

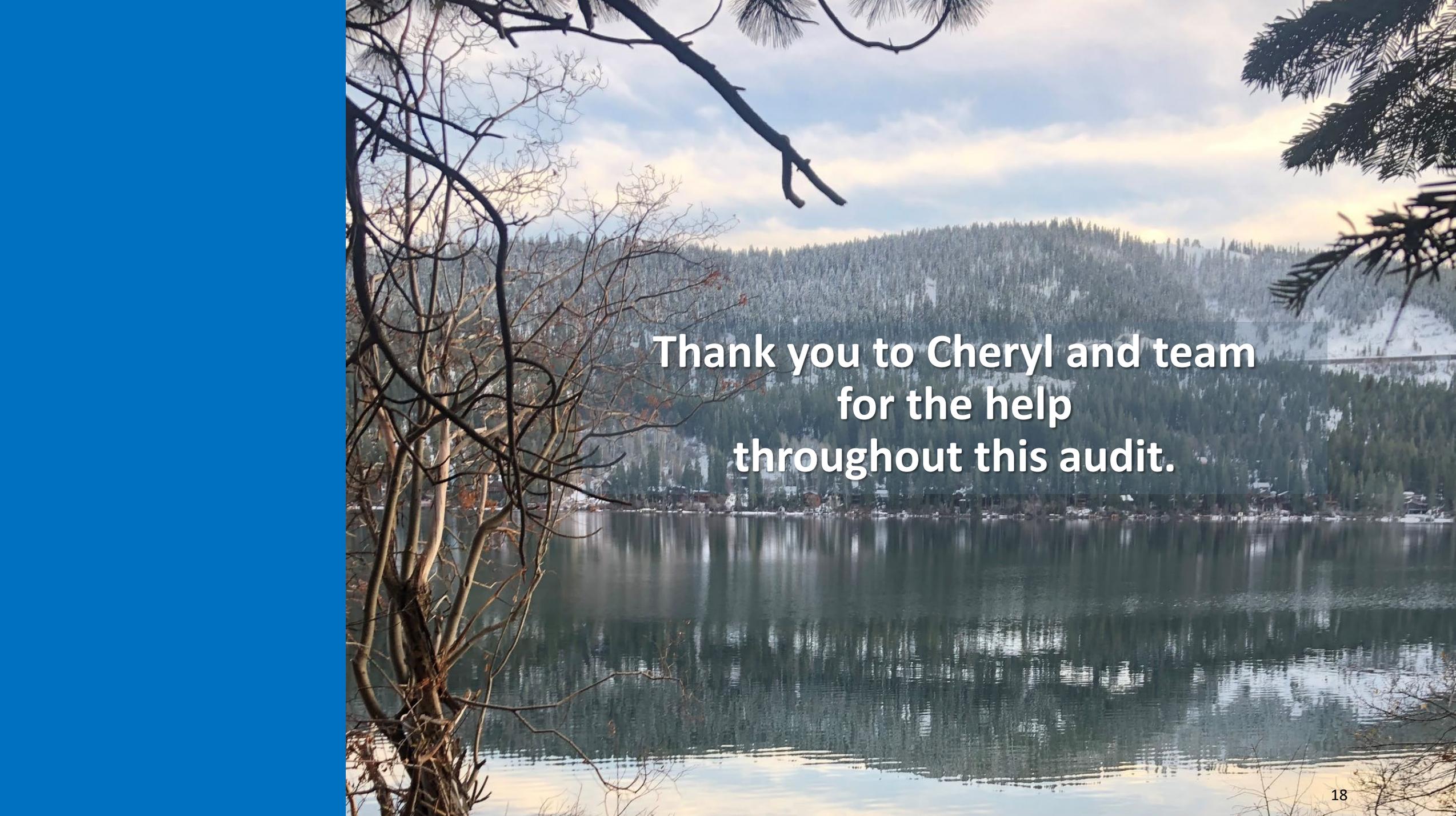
INTERNAL CONTROL LETTER



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL AND COMPLIANCE

- No Material Weaknesses identified
- No instances of noncompliance identified



A scenic view of a lake with a forested mountain in the background, framed by bare tree branches in the foreground. The sky is overcast with soft light. The text is centered in the middle of the image.

**Thank you to Cheryl and team
for the help
throughout this audit.**

QUESTIONS?





NORTHSTAR COMMUNITY SERVICES DISTRICT

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

FOR THE FISCAL YEAR ENDED

JUNE 30, 2025

DRAFT

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

JUNE 30, 2025

BOARD OF DIRECTORS

Warren Brown - President

Mike Witherspoon – Financial Representative

Nancy Ives – Director

Marilyn Forni - Director

John Radanovich – Director

* * * *

General Manager
Mike Geary

NORTHSTAR COMMUNITY SERVICES DISTRICT

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James Marta & Company LLP

Certified Public Accountants

Accounting, Auditing, Consulting, and Tax

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Northstar Community Services District
Truckee, California

Report on the Audit of the Financial Statements

Opinions

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

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

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

Other Information

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

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

Other Reporting Required by *Government Auditing Standards*

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

DRAFT

James Marta & Company LLP
Certified Public Accountants
Sacramento, California

DATE

MANAGEMENT'S DISCUSSION AND ANALYSIS

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2025

Management's Discussion and Analysis

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

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

How to Read This MD&A

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

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

Financial Highlights

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2025

Overview of the Financial Statements

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

Government-wide Financial Statements

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

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

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

Fund Financial Statements

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

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

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

Internal Service Funds and Fiduciary Funds

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT’S DISCUSSION AND ANALYSIS

JUNE 30, 2025

Notes and Required Supplementary Information

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

Financial Analysis of the District

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

Statement of Net Position

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

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT’S DISCUSSION AND ANALYSIS

JUNE 30, 2025

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

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

Statement of Activities

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

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

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

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

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

Governmental Activities

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT’S DISCUSSION AND ANALYSIS

JUNE 30, 2025

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

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

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

Business-type Activities (Enterprise Funds)

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

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT’S DISCUSSION AND ANALYSIS

JUNE 30, 2025

Enterprise Funds – Cash Flow and Liquidity Highlights

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

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

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

Financial Analysis of the District’s Funds

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

Governmental Funds

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

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2025

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

Proprietary Funds (Enterprise Funds)

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

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

Internal Service Funds

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT’S DISCUSSION AND ANALYSIS

JUNE 30, 2025

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

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

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2025

Capital Assets and Debt Administration

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

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

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

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

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

Pensions and Other Postemployment Benefits (OPEB)

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2025

Financial Policies, Reserves, and Risk Management

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

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

Economic Factors and Next Year's Budgets

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

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

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

Requests for Information

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

BASIC FINANCIAL STATEMENTS

NORTHSTAR COMMUNITY SERVICES DISTRICT

STATEMENT OF NET POSITION

AS OF JUNE 30, 2025

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED JUNE 30, 2025

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

BALANCE SHEET - GOVERNMENTAL FUNDS

AS OF JUNE 30, 2025

| ASSETS | General Fund | Capital Projects Fund | Building Fund | Total Governmental Funds |
|---|---------------------|------------------------------|----------------------|---------------------------------|
| Assets | | | | |
| Cash and cash equivalents | \$ 5,023,880 | \$ 1,722,591 | \$ 534 | \$ 6,747,005 |
| Investments | 2,256,872 | - | - | 2,256,872 |
| Accounts receivables | 2,131,886 | - | - | 2,131,886 |
| Due from other governments | 398,807 | - | - | 398,807 |
| Total Assets | <u>\$ 9,811,445</u> | <u>\$ 1,722,591</u> | <u>\$ 534</u> | <u>\$ 11,534,570</u> |
| LIABILITIES AND FUND BALANCE | | | | |
| Liabilities | | | | |
| Accounts payable | \$ 557,111 | \$ - | \$ - | \$ 557,111 |
| Payable to sewer fund | 2,316,849 | - | - | 2,316,849 |
| Due to other funds | 210,621 | - | - | 210,621 |
| Other accrued expenses | 65,732 | - | - | 65,732 |
| Unearned revenue | 592,566 | - | - | 592,566 |
| Total Liabilities | <u>3,742,879</u> | <u>-</u> | <u>-</u> | <u>3,742,879</u> |
| Fund Balance | | | | |
| Committed | 1,709,673 | - | - | 1,709,673 |
| Restricted | 2,126,642 | 1,722,591 | 534 | 3,849,767 |
| Unassigned | 2,232,251 | - | - | 2,232,251 |
| Total Fund Balance | <u>6,068,566</u> | <u>1,722,591</u> | <u>534</u> | <u>7,791,691</u> |
| Total Liabilities and Fund Balance | <u>\$ 9,811,445</u> | <u>\$ 1,722,591</u> | <u>\$ 534</u> | <u>\$ 11,534,570</u> |

NORTHSTAR COMMUNITY SERVICES DISTRICT

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

JUNE 30, 2025

| | | |
|---|----|-----------|
| Total Fund Balance - Governmental Funds | \$ | 7,791,691 |
|---|----|-----------|

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

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

| | | |
|--------------------------|--|--------------|
| Capital assets at cost | | 37,686,143 |
| Accumulated depreciation | | (10,457,879) |

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

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

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

| | | |
|--|--|-----------|
| | | 1,056,496 |
| Long-term liabilities already recognized in internal service funds | | 160,868 |

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

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

| | | |
|---|----|-------------------|
| Total net position - Governmental Activities: | \$ | <u>29,504,640</u> |
|---|----|-------------------|

NORTHSTAR COMMUNITY SERVICES DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

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

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

JUNE 30, 2025

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

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

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

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

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

120,000

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

52,597

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

(191,697)

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

(272,535)

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

329,764

Change in net position of governmental activities:

\$ 1,950,768

NORTHSTAR COMMUNITY SERVICES DISTRICT

STATEMENT OF NET POSITION

PROPRIETARY – ENTERPRISE FUNDS

AS OF JUNE 30, 2025

ASSETS

Current assets:

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

Noncurrent assets:

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

LIABILITIES

Current liabilities:

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

NET POSITION

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

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

PROPRIETARY – ENTERPRISE FUNDS

FOR THE YEAR ENDED JUNE 30, 2025

OPERATING REVENUE

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

OPERATING EXPENSES

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

Operating income (loss) 190,423

NONOPERATING REVENUE (EXPENSE)

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

Income (loss) before capital contributions 899,773

CAPITAL CONTRIBUTIONS

20,890

CHANGE IN NET POSITION

920,662

NET POSITION, beginning

75,509,534

NET POSITION, end of year

\$ 76,430,196

NORTHSTAR COMMUNITY SERVICES DISTRICT

STATEMENT OF CASH FLOWS

PROPRIETARY – ENTERPRISE FUNDS

FOR THE YEAR ENDED JUNE 30, 2025

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

STATEMENT OF NET POSITION

INTERNAL SERVICE FUNDS

AS OF JUNE 30, 2025

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

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

INTERNAL SERVICE FUNDS

FOR THE YEAR ENDED JUNE 30, 2025

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

STATEMENT OF CASH FLOWS

INTERNAL SERVICE FUNDS

FOR THE YEAR ENDED JUNE 30, 2025

CASH FLOWS FROM OPERATING ACTIVITIES

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

CASH FLOWS FROM NONCAPITAL ACTIVITIES

FINANCING ACTIVITIES

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

NET INCREASE (DECREASE) IN CASH

530,256

CASH AND CASH EQUIVALENTS, beginning of year

(956,681)

CASH AND CASH EQUIVALENTS, end of year

\$ (426,425)

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

STATEMENT OF NET POSITION

FIDUCIARY FUNDS

FOR THE YEAR ENDED JUNE 30, 2025

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. ORGANIZATION

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

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

Reporting Entity

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

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

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

Manifestations of Oversight

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

Accounting for Fiscal Matters

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

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

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

Scope of Public Service and Financial Presentation

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

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

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

B. BASIS OF PRESENTATION

Government-wide Financial Statements

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

B. BASIS OF PRESENTATION (CONTINUED)

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

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

Fund Financial Statements

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

C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

Government-Wide Financial Statements

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

Governmental Fund Financial Statements

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING (CONTINUED)

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

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

D. FUND ACCOUNTING

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

Governmental Funds:

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

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

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

Proprietary – Enterprise Funds:

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

Internal Service Funds

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

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

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

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

Fiduciary Funds:

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

E. CASH AND CASH EQUIVALENTS

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

F. PREPAID EXPENSES

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

G. INVENTORY

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

H. INVESTMENTS

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

I. ACCOUNTS RECEIVABLE

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

J. CAPITAL ASSETS

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

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

K. UNEARNED REVENUE

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

L. DUE FROM OTHER GOVERNMENTS

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

M. COMPENSATED ABSENCES

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

N. DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

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

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

O. FUND BALANCE

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

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

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

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

P. USE OF ESTIMATES

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

Q. PROPERTY TAX

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

2. CASH AND INVESTMENTS

A. CASH AND EQUIVALENTS

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

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

Pooled Funds:

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

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

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

Deposits - Custodial Credit Risk

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

Cash with Fiscal Agent

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

Negative Cash Balance

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

B. INVESTMENTS

Authorized Deposits/Investments

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

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

Interest Rate Risk

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

Credit Risk

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

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

Concentration of Credit Risk

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

Investment Fund Valuation

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

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

3. PROPERTY AND EQUIPMENT

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

Governmental Activities:

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

Business-Type Activities:

| | Balance June 30, 2024 | Additions | Deletions | Balance June 30, 2025 |
|-----------------------------------|--------------------------|---------------------|-------------|--------------------------|
| Not subject to depreciation | | | | |
| Land | \$ 748,907 | \$ - | \$ - | \$ 748,907 |
| Construction In Progress | 6,610 | 2,553 | - | 9,163 |
| Total Not subject to Depreciation | 755,517 | 2,553 | - | 758,070 |
| Subject to Depreciation | | | | |
| Buildings and Improvements | 22,955,503 | 141,779 | - | 23,097,282 |
| Equipment | 1,608,177 | 326,865 | - | 1,935,042 |
| Vehicles and Equipment | 949,333 | - | - | 949,333 |
| Software | 258,370 | - | - | 258,370 |
| Water /Sewer System | 53,186,650 | 97,940 | - | 53,284,590 |
| Total depreciable | 78,958,033 | 566,584 | - | 79,524,617 |
| Less accumulated depreciation | (31,863,013) | (1,363,556) | - | (33,226,569) |
| Total capital assets, net | <u>\$ 47,850,537</u> | <u>\$ (794,419)</u> | <u>\$ -</u> | <u>\$ 47,056,118</u> |

4. INTERFUND TRANSACTIONS

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

Interfund Receivable/Payable

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

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

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

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

Interfund Transfers

There were no interfund transfers between funds.

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

5. EMPLOYEE RETIREMENT PLAN

A. PLAN DESCRIPTION

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

Deferred Outflows/Inflows of Resources

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

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

| | Miscellaneous | Safety |
|-------------------------|----------------------|---------------|
| Contributions -employer | \$ 622,917 | \$ 669,894 |

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

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

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

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

Actuarial Assumptions

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

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

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

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

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

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

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

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

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

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

Pension Plan Fiduciary Net Position

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

Payable to the Pension Plan

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

6. GENERAL LONG-TERM DEBT

Lease Revenue Bonds

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

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

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

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

Governmental Activities

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

7. DEBT WITHOUT GOVERNMENT COMMITMENT

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

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

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

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

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

8. OTHER POSTEMPLOYMENT BENEFITS

A. PLAN DESCRIPTION

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

B. FUNDING POLICY

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

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

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

Net OPEB Liability

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

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

Changes in the Net OPEB Liability

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

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

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

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

9. FUND BALANCES

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

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

10. RISK MANAGEMENT

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTES TO THE BASIC FINANCIAL STATEMENTS

JUNE 30, 2025

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

*Latest audited financials available

11. SUBSEQUENT EVENTS

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

**REQUIRED SUPPLEMENTARY
INFORMATION**

NORTHSTAR COMMUNITY SERVICES DISTRICT

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

FOR THE YEAR ENDED JUNE 30, 2025

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

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

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

See accompanying notes to required supplementary information.

NORTHSTAR COMMUNITY SERVICES DISTRICT
SCHEDULE OF PENSION CONTRIBUTIONS
FOR THE YEAR ENDED JUNE 30, 2025

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

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

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

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

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

SCHEDULE OF PENSION CONTRIBUTIONS

FOR THE YEAR ENDED JUNE 30, 2025

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

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

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

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

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

⁽⁴⁾ Payroll from prior year was assumed to increase by the 3.00 percent

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

PURPOSE OF SCHEDULES

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

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

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

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

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

C - Schedule of Proportionate Share of the Net Pension Liability

There were no changes to the assumptions of the plan

D - Schedule of Pension Contributions

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

**SUPPLEMENTARY
INFORMATION**

NORTHSTAR COMMUNITY SERVICES DISTRICT

COMBINING STATEMENT OF NET POSITION – PROPRIETARY – ENTERPRISE FUNDS

FOR THE YEAR ENDED JUNE 30, 2025

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

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

FOR THE YEAR ENDED JUNE 30, 2025

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

NORTHSTAR COMMUNITY SERVICES DISTRICT

COMBINING STATEMENT OF CASH FLOWS – PROPRIETARY – ENTERPRISE FUNDS

FOR THE YEAR ENDED JUNE 30, 2025

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

NORTHSTAR COMMUNITY SERVICES DISTRICT
STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
FIDUCIARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

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



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.northstarscd.org

Board of Directors

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General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

Northstar Fire Department's – ISO Rating

DATE: March 25th, 2025

TO: District Board Members

FROM: Jason Gibeaut, Fire Chief

SUBJECT: Northstar Fire Department's Insurance Services Office (ISO) Fire Rating

BACKGROUND: An ISO rating is a score assigned by the Insurance Services Office (ISO) to a community's fire department on a scale of 1 to 10. This rating, officially called Public Protection Classification (PPC), helps insurance companies determine fire insurance premiums for properties in that area. A lower number signifies better fire protection, while a 10 means the area does not meet ISO's minimum requirements.

DISCUSSION: Recently, the Northstar Fire Department (NFD) was audited by ISO. (NFD was last audited back in 2020.) This audit determined that NFD will receive a retrogression. Meaning: Our grading will drop from 02/2X to a 03/3X rating. NFD's drop in rating is due mostly to the loss of a dedicated ladder truck.

As you may recall, NFD sold its ladder truck back in 2024. I chose to sell the ladder truck for the following reasons:

1. Inability to meet Department's financial demands. In 2024, NFD's fiscal sustainability study was completed. The study reflected that we were not meeting various financial demands. One such area we were underperforming was our annual contributions to Capital Reserves. As such, our reserves were inadequate to meet our capital replacement schedule. By selling the ladder truck, we were able to infuse our reserves with approximately \$462K. Furthermore, the purchase of a ladder truck in the future was removed from the replacement schedule. The removal of this apparatus reduced the overall replacement budget by approximately \$2.5-\$3 million. As such, NFD's annual contributions to Capital Reserves was reduced – thus, helping the Department better meet such demands. Lastly, by no longer owning and operating a ladder truck, we have reduced our annual maintenance and inspection/testing expenses for this apparatus.
2. Inability to staff the truck. National standards recommend a minimum of 4-person staffing per apparatus with recommended staffing of ladder trucks being upwards of 5-6 people. NFD was never able to staff the ladder truck to meet the recommended minimums. Most of the time, the truck was staffed anywhere from 1-2 people. With the looming prospect of the having to reduce

our Department's staffing to better meet its financial demands, it was obvious that staffing the truck would become even more difficult.

3. Inability to utilize the truck – The limited means of ingress/egress to most high-rise structures within our District restricted the truck's ability to access (or, "reach") various side/locations of the buildings. For example, a large part of the entire Village is inaccessible to the ladder truck due to a lack of a drivable road (or, roads) that encircles or passes through the Village. Additionally, there are certain sections of the Village that would accommodate the size of the truck but not its weight due to the underground garage.

FISCAL IMPACTS: After speaking to ISO regarding this drop in rating and the potential impacts, I discovered the following: The difference between a Class 2 and a Class 3 is negligible. ISO reported that after speaking to other communities who received single class rating reductions, premiums remained fairly neutral for residences and/or business owners. As opposed to... If our community went from a Class 2 to a Class 5, owners would see a significant premium increase.

RECOMMENDATION: After speaking to representatives with ISO, I believe we would be unsuccessful in contesting and/or regaining our previous classification. No action needed.

ATTACHMENTS: Northstar Fire Department's Initial Retrogression Letter, Retrogression Overview and CSD CA Class 1-8 Summary Sheet.

1000 Bishops Gate Blvd., Suite 300
Mt. Laurel, NJ 08054



February 12, 2026

Mr. Michael Staudenmayer, Manager
Northstar CSD
900 Northstar Drive
Truckee, California 96161

RE: Northstar CSD, Placer County, California
Public Protection Classification: 03/3X
Prior Public Protection Classification: 02/2X

Dear Mr. Michael Staudenmayer,

We wish to thank you, Chief Jason Gibeaut and others for your cooperation during our recent Public Protection Classification (PPC™) survey. Insurance Services Office (ISO®) has completed its analysis of the structural fire suppression delivery system provided in your community. The resulting classification is a retrogression from the previous classification as shown above.

We are not implementing the class change at this time. Before we make this change, we would like to offer you the opportunity to develop a program to retain your Prior Public Protection Classification. If you choose to participate, we request that you acknowledge this letter in writing within 30 days. If no response is received, you will not have the opportunity to participate in the Retrogression Program and your survey will be published as the retrogressed classification.

The PPC program is not intended to analyze all aspects of a comprehensive structural fire suppression delivery system program. It is not for purposes of determining compliance with any state or local law, nor is it for making loss prevention or life safety recommendations.

If you have any questions about your classification, please let us know.

Sincerely,
PPC Retrogression Team
Email: PPCRetrogression@verisk.com

Cc: Chief Jason Gibeaut, Northstar Fire Department

PPC Retrogression Overview

The following document provides an overview of the PPC Retrogression process. The purpose of this document is to educate and inform communities and fire departments who choose to participate in the process. It is imperative that participants review all the information below in order to establish appropriate expectations of the PPC Retrogression process.

| Topic | Explanation |
|---|--|
| What is a retrogression? | A retrogression occurs when, upon re-survey, a community's PPC results in a less favorable classification. (e.g., Prior PPC 4 – New PPC 5). |
| Why did our community retrogress? | A community can retrogress for a variety of reasons. Typically, due to points lost from a prior survey or minimum ISO requirements not being met. |
| What does this mean for our community? | Retrogressions can sometimes result in a change of insurance premium for residential and commercial properties in a Fire Protection Area. It is important to consult with local insurance companies to determine the exact impact of a retrogression. |
| How long do we have to regain our prior class? | A community has 12 months from the date of notification to attempt to regain their classification. |
| What do we need to provide? | Communities need to provide a letter of intent to participate in the retrogression within 30 days of receipt of their initial retrogression letter. Additionally, a plan of improvement must be provided within 60 days . This plan will need to be approved by your assigned retrogression analyst and contain realistic goals. Quarterly updates will need to be provided by the community in order to continue participating in the retrogression program. |
| What happens if we do not respond within the specified timeframe? | If the community does not respond within the initial 30-day timeframe, your survey will be pushed to our publication process and the less favorable PPC will be published in our products to be used by the insurance industry. |
| Who will be our point of contact? | A retrogression analyst from our National Processing Center (NPC) will be assigned to your retrogression case upon receipt of your intention to participate. They will also guide you in developing an appropriate plan to regain your prior PPC. |
| What opportunities will we have to ask questions and communicate with ISO? | All communities will be offered one 60-minute teleconference with your retrogression analyst to discuss any concerns or questions about the overall process. In this phone call, it is highly suggested that all pertinent parties be in attendance including the fire department and highest-ranking community official. Additional teleconferences will be considered upon necessity. All other communication will be made via e-mail. |
| What expectations should we have with correspondence turnaround? | As we have specific resources allocated to handle all retrogressions across the country, please allow your retrogression analyst 1 – 2 business weeks to provide any detailed responses. There are often times when your retrogression analyst will need to consult with field staff in order to provide a response. |
| What happens if we do not regain our prior classification? | If, at the end of the 12-month period, you are not able to regain classification, ISO will publish the less favorable classification in our products to be used by the insurance industry. |

INSURANCE SERVICES OFFICE, INC.

Class 1 - 8 Summary Sheet

Fire Protection Area: Northstar CSD
 State: California (N) (04)
 County: California (N)(placer),

Survey PPC: 03/3X

Field Rep: Dimaggio, Mike John

Population: 900

Survey Date: 10/21/2025

Previous Survey Date: 8/2/2011

| Emergency Communications | |
|---------------------------------------|------|
| Credit for Emergency Reporting (CER): | 3.00 |
| Credit for Telecommunicators (CTC): | 3.25 |
| Credit for Dispatch Circuits (CDC): | 2.55 |
| Points for ECC: | 8.80 |

| Fire Department | |
|---|-------|
| Evaluation of Engine Companies (CEC): | 5.83 |
| Credit Reserve Pumpers (CRP): | 0.16 |
| Pump Capacity (CPC): | 3.00 |
| Credit Ladder/Service (CLS): | 0.39 |
| Equipment on Reserve Ladder-Service (CRLS): | 0.13 |
| Deployment (CD): | 6.13 |
| Company Personnel (CCP): | 6.14 |
| Training (CTC): | 7.47 |
| Texas State Training Credit (CTT): | 0.00 |
| Operational Considerations (COC): | 2.00 |
| Points for FD: | 31.25 |

| Water Department | |
|---|-------|
| Capability of Water System (CSS): | 27.85 |
| Credit for Hydrants (CH): | 3.00 |
| Credit for Inspection and Flow Testing (CIT): | 7.00 |
| Points for WD: | 37.85 |

| Community Risk Reduction | |
|--|------|
| Fire Prevention Code and Enforcement (CPCE): | 2.20 |
| Public Fire Safety Education (CFSE): | 2.15 |
| Fire Investigation (CIP): | 1.06 |
| Points for CRR: | 5.41 |

$0.5 * [37.85 - (0.8 * 31.25)] = -6.4200008$

Show full calculation = 0.00

| Summary | |
|--|-------|
| Emergency Communications: | 8.80 |
| Fire Department: | 31.25 |
| Water Supply: | 37.85 |
| Divergence: | -6.42 |
| Texas Compressed Air Foam System (CTX): | 0.00 |
| Extra Credit - Community Risk Reduction: | 5.41 |
| Total Creditable Points: | 76.89 |



N•C•S•D

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

Board of Directors

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

General Manager

Mike Geary, PE

AGENDA ITEM #7

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: March 25, 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, Accounting Manager, Board Secretary / HRA, and Director of Public Works.
- Utility Operations Supervisor Evans.
- Utility Operations Dept. staff.
- Fire Dept. Municipal Services Review (MSR) – two meetings with Chief Gibeaut and LAFCo's consultant.
- Utility Operations Safety Meeting – DPW Martin and Utility Operations staff.
- IT Governance Committee Meeting – staff.
- T-TSA Monthly General Managers Meeting
- Administration Department staff.

ATTACHMENTS: N/A

DATE PREPARED: March 20, 2026



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

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Marilyn Forni
Candace Roeder

General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

DATE: March 25th, 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:

- Continue to research all viable means of additional revenue or cost-savings for NFD in preparation for sharing before the Board of Directors.
- Eastern Placer County fire departments/districts conducted monthly meeting.
- Meeting with Fuels Management to discuss various means to "get the message out" regarding green waste pick-up.
- Retrofitting of C-300 vehicle.
- Still working on fixing E-32 brake issue in order to get back in service as first out apparatus.
- Review and completion of moving the Department's entire website/webpages to the HUB. Thank you, Cooper!
- Review and sign "closest response" MOU for fire departments to abide by for automatic and mutual aid emergency response within the eastern Placer County region.
- Research and meet with representatives offering esophageal cancer screening/testing for our firefighters.
- Attached is a report reflecting the number and types of calls NFD was dispatched over the last month.
- Work with Admin to create a facility reservation form/application for outside entities to reserve a room at either station.
- Review information re. Title II which is about to take effect to discover what is needed to be ADA compliant with our website.
- Research various means (haul to junk yard, for sale, auction, etc...) to remove a vehicle from our fleet.

PREVENTION:

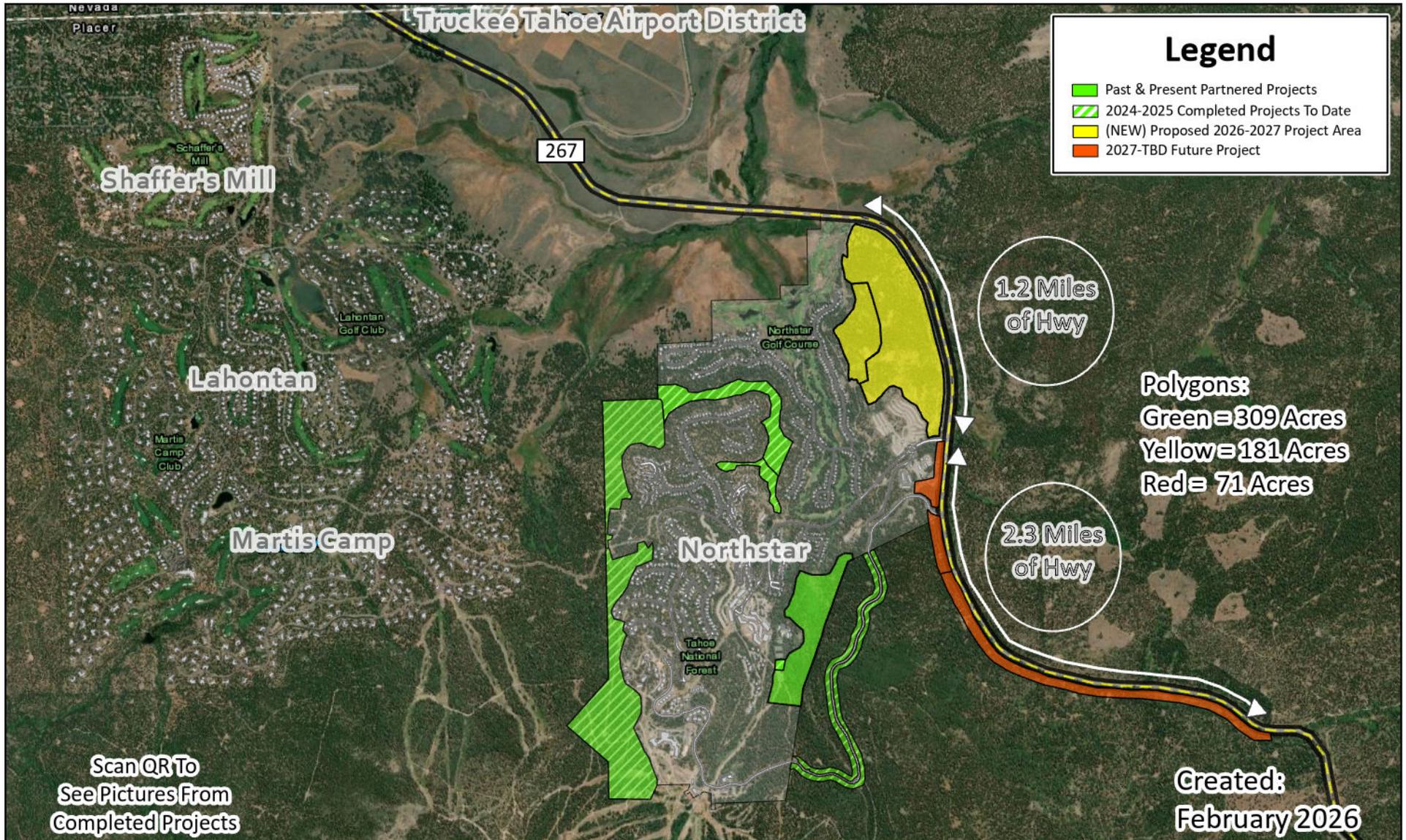
- Placer County STR Defensible Space Inspections and *Focus Area* inspections have been concluded for the season. NFD has been performing inspections per request as the weather permits.
- Annual Fire & Life Safety Inspections have begun. The Ritz Carlton, Constellation, and Little Gems are scheduled for this week.
- Continued meetings with Eastern Placer Fire Prevention Officers to discuss fire code, local prevention measures and enforcement within the greater region.
- Plan review and inspections for development within Northstar (tenant improvements, new construction and means of egress/ingress).
- Continued enforcement of fire suppression/prevention system's compliance within commercial buildings.

- Working closely with the Fuels Management department to update our Insurance Packet and create a new webpage to assist property owners and insurance companies in navigating defensible space requirements, ISO ratings, and other factors that affect our insurability as a community.

FUELS MANAGEMENT:

- Pile burning operations for the 2025–2026 season has ceased and will resume in fall/winter 2026–2027.
- Tentatively awarded \$400,000 by the Truckee Tahoe Airport District (TTAD) to implement a new 181-acre forest fuels reduction project at Porcupine Hill (see attached map for proposed project area). March 25th meeting is planned to finalize contract.
- The project will help establish a fuels buffer along the south side of U.S. Highway 267, provide structure protection to the east of Skidder Trail, and enhance an existing buffer near the Castle Peak Parking Area.
- Sugar Pine Foundation (SPF) and Fuels Management Department are partnering to plant 1,200 seedlings in the spring and another 2,400 seedlings next fall (see attached map for proposed planting area).
- In the process of developing request for proposals (RFP's) for FY 2027 forest fuels reduction work. Plan to be released to public bid by June.
- Northstar Fire Department has updated their online Fuels Management Hub so it now encompasses all Fire Department services.

Respectfully Submitted,
Jason Gibeaut
Northstar Fire Chief



Legend

- Past & Present Partnered Projects
- 2024-2025 Completed Projects To Date
- (NEW) Proposed 2026-2027 Project Area
- 2027-TBD Future Project

Polygons:
 Green = 309 Acres
 Yellow = 181 Acres
 Red = 71 Acres

1.2 Miles
of Hwy

2.3 Miles
of Hwy

Scan QR To
See Pictures From
Completed Projects

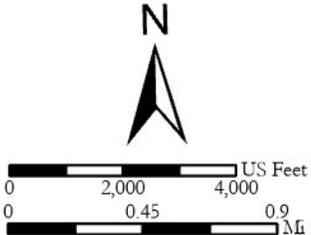
Created:
February 2026



2026-2027 Proposed Fuels Reduction Project



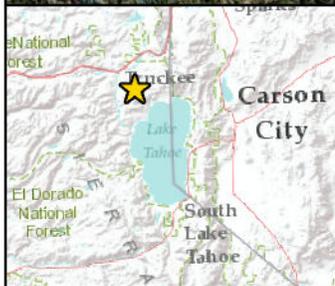
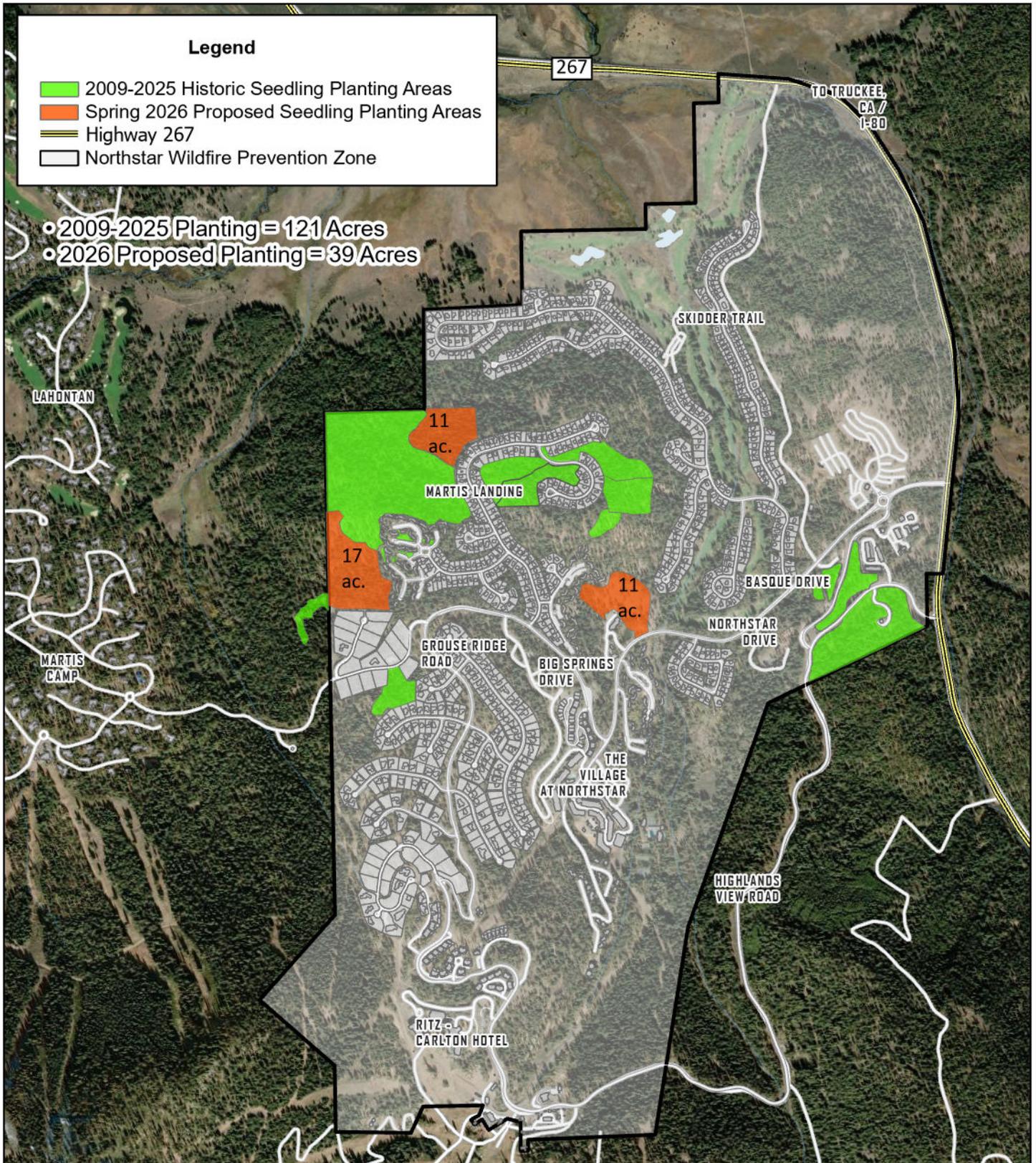
- Proposed 181 acre (yellow polygon) shovel ready fuels reduction project starting summer 2026.
- Would tie fuels reduction into Cal Trans right-of-ways on Hwy 267 and improve on community buffer zones.
- Prioritizes evacuation ingress/egress capabilities for greater North Tahoe region and long-term forest health goals.
- Joins other private, state, and federal fuels reduction projects together to enhance their overall scope.
- Aimed to increase pace & scale of fuels reduction in Truckee forests to produce quantifiable changes.
- Projected cost: \$400,000. Cost per acre: Est. \$2,454. 12-month timeline to complete.



Legend

- 2009-2025 Historic Seedling Planting Areas
- Spring 2026 Proposed Seedling Planting Areas
- Highway 267
- Northstar Wildfire Prevention Zone

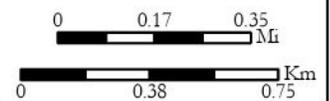
- 2009-2025 Planting = 121 Acres
- 2026 Proposed Planting = 39 Acres



Historic Seedling Planting At Northstar: Update

Northstar CSD / Northstar Fire Department
Sugar Pine Foundation

Map Created: March 2026



Filter statement

Filters **Incident onset** 2/19/26 to 3/26/26 | **Incident status** Locked

Incident Types (NERIS)

Count of Incidents

Count of Incidents
39

Count of Exposures **0**

Count of Medical Incide...

Count of EMS Calls
26

Percent of EMS Calls **66.67%**

Count of Fire Incidents (...)

Count of Fire Calls
1

Percent of Fire Calls **2.56%**

Count of Other Incidents...

Count of Other Calls
12

Percent of Other Calls **30.77%**

Mutual Aid Given or Rec...

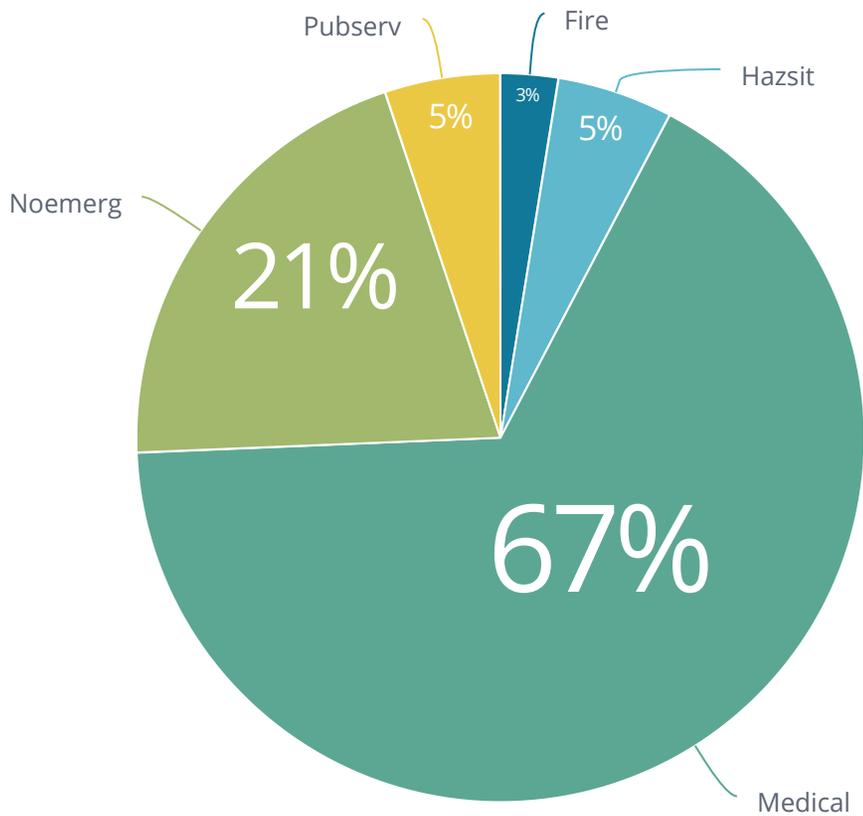
Aid Given
0

Aid Received **26**

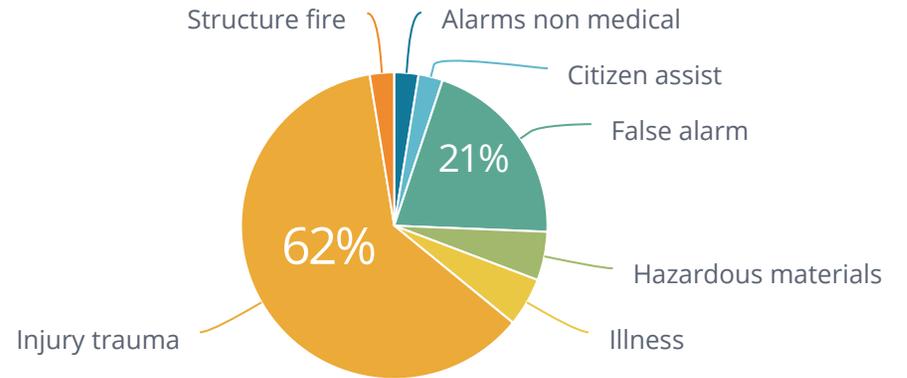
Filter statement

Filters **Incident onset** 2/19/26 to 3/26/26 | **Incident status** Locked

Primary Incident Type by Category



Primary Incident Types by Subcategory



Filter statement

Filters **Incident onset** 2/19/26 to 3/26/26 | **Incident status** Locked

Count of Fire Incidents



Filter statement

Filters **Incident onset** 2/19/26 to 3/26/26 | **Incident status** Locked

Primary Incident Types (by month)

| Primary Incident Type | Incidents | | |
|-----------------------------------|-----------|-----------|-------|
| | 02/2026 | 03/2026 | Grand |
| Accidental alarm | 3 | 2 | |
| Citizen assist / service call | 1 | | |
| Confined cooking / appliance fire | 1 | | |
| Fall | 6 | 12 | |
| Fire / smoke alarm | 1 | | |
| Gas leak / gas odor | 1 | 1 | |
| Malfunctioning alarm | 1 | 2 | |
| Other traumatic injury | 3 | 3 | |
| Sick case | 1 | | |
| Unconscious victim | | 1 | |
| Grand Total | 18 | 21 | |

Additional Incident Types (by month)



N · C · S · D

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

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

General Manager
Mike Geary, PE

Public Works Report

DATE: March 25, 2026

TO: Board of Directors

FROM: Eric Martin, Director of Public Works
Shaun Evans, Utility Operations Supervisor

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**
 - **Public Bid for Construction – Plans and specifications for the project were prepared by PR Design and District Staff, and the public bid period spans from March 13 to April 14. A pre-bid meeting has been scheduled for Tuesday, March 24. A bid summary will be provided at the April 15 meeting for consideration of contract award.**
 - **Cross Laminated Timber building – Sierra Institute/Mosaic Timber will be unable to provide the building package as hoped as their facility will not be ready for panel production in time for our project's delivery date. Mosaic staff are assisting by coordinating mass timber building package proposals from capable suppliers. A summary of proposals will be provided at the April 15 meeting for consideration of contract award.**
 - **Consultant Contracts for construction phase services – Proposals are being sought for construction phase services such as daily field inspection, special inspection and materials testing, and construction management. Proposals will be provided at the April 15 meeting for consideration of contract award.**
 - **Boiler System Manufacturing – Messersmith has completed manufacturing of the boiler system components that they are producing directly. Supplier components are being manufactured to coincide with equipment delivery this summer.**
 - **Permitting:**
 - **Placer County Use Permit Amendment: The long awaited use permit amendment has been issued with a substantial conformance finding.**
 - **A resubmittal package was provided addressing Placer County Engineering/Surveying Department comments.**
 - **Placer County Building permit applications were submitted on March 6.**

- The Placer County Air Pollution Control District Permit has been issued.
- The Northstar Fire Dept. permit application was submitted.
- DPW Martin participated in meetings for the Tahoe Basin Biomass Task Force.
- Liberty Utilities – Staff met with Liberty and Design Team representatives to review Liberty design comments. Plans have been resubmitted.
- A controls coordination meeting was held with Messersmith and ElectraTherm (electrical generators manufacturer) to provide IT and SCADA infrastructure for the project.
- Martis Valley Trail Segment 3F – A ribbon cutting for the project has been set by Placer County for June 3 at 11:30 AM.
- Strategic Plan – A Core Planning Team meeting was held with Glen Price Group representative Maggie Steakley. Surveys are currently in distribution to customers, staff, and the Board/Management team, and results will be compiled after the return deadline. A board workshop date is being coordinated.
- DPW Martin attended a meeting to discuss final requirements for Placer County’s Hazard Mitigation Plan Update. The plan includes a District Annex prepared by Fire and Engineering Dept. staff. After a public comment period, Placer County’s plan is to be adopted via resolution by participating special districts.

UTILITIES UPDATE:

- Spring road sweeping is nearly complete.
- Vehicles scheduled for Stremmel Auctions have been transported (auction April 18th).
- Annual department of toxic substance control report is complete.
- Corp yard facility painting is complete.
- Chris Bott attending his first certification exam classes this month. Other classes currently being scheduled for continuing education.
- EV switchboard & and charging capabilities soon.
- T-Mobile cellular back up is moving forward for critical sites.
- MVT is getting full spring clean-up.

MONTHLY WATER DATA TABLE:

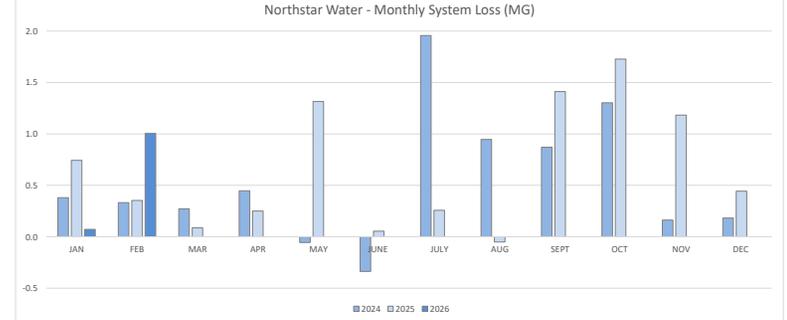
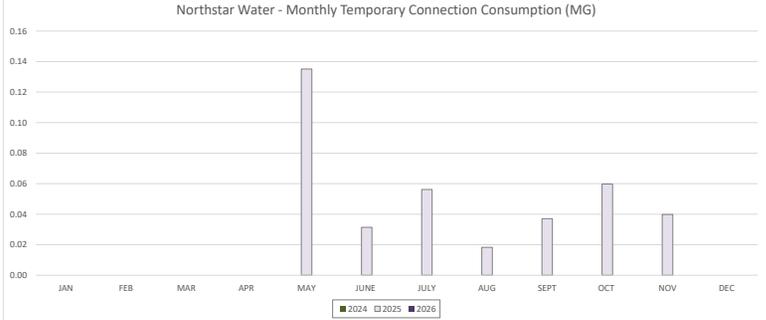
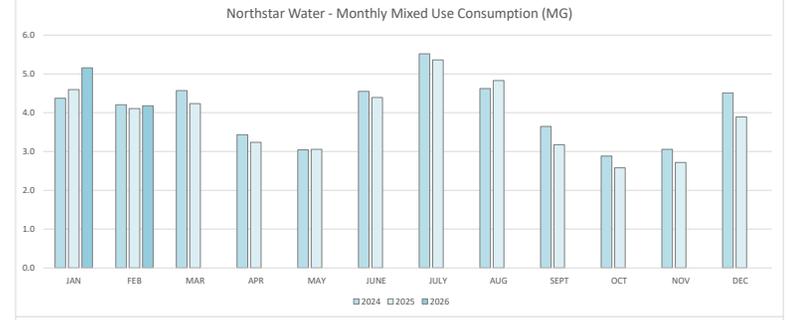
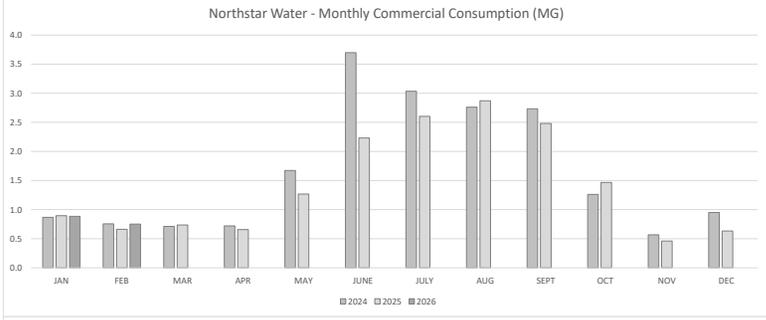
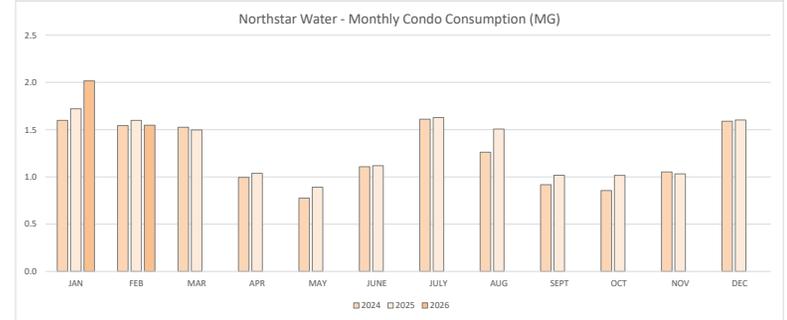
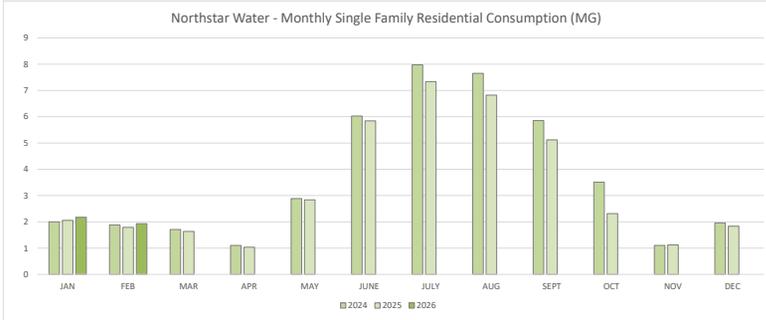
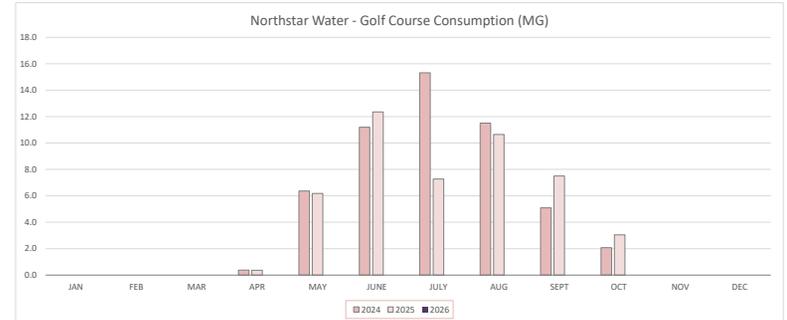
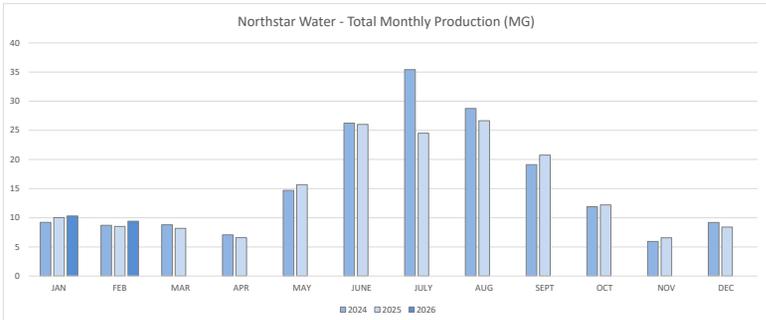
| NWS Production and Pumping Data | | | |
|---|---------------------|---------------------|-----------------------|
| | Feb. 2024 | Feb. 2025 | Feb. 2026 |
| WTP Production | 8.49 MG | 8.51 MG | 9.29 MG |
| TH1 Production | 0.22 MG | 0.00 MG | 0.00 MG |
| TH2 Production | 0.00 MG | 0.00 MG | 0.13 MG |
| TH1 Static Level / Pumping Level | 0.0' / 23.3' | 0.0' / n/a | 0.0' / n/a |
| TH2 Static Level / Pumping Level | 28.7' / n/a | 29.0' / n/a | 24.7' / 100.1' |
| Northstar Drive BPS | 0.15 MG | 0.00 MG | 0.17 MG |
| Spring Collection & Storage Data | | | |
| Reservoir A Volume (180 AF Capacity) | 144 AF (80%) | 112 AF (62%) | 152 AF (84%) |
| Reservoir A Elevation (Max = 6,985') | 6,981.0' | 6,977.0' | 6,982.0' |
| Big Springs | 380 GPM | 365 GPM | 440 GPM |
| Sawmill Flat | No Report | No Report | No Report |
| Maximum Storage in Tanks = 3.6 MG | 2.4 MG | 2.2 MG | 2.3 MG |

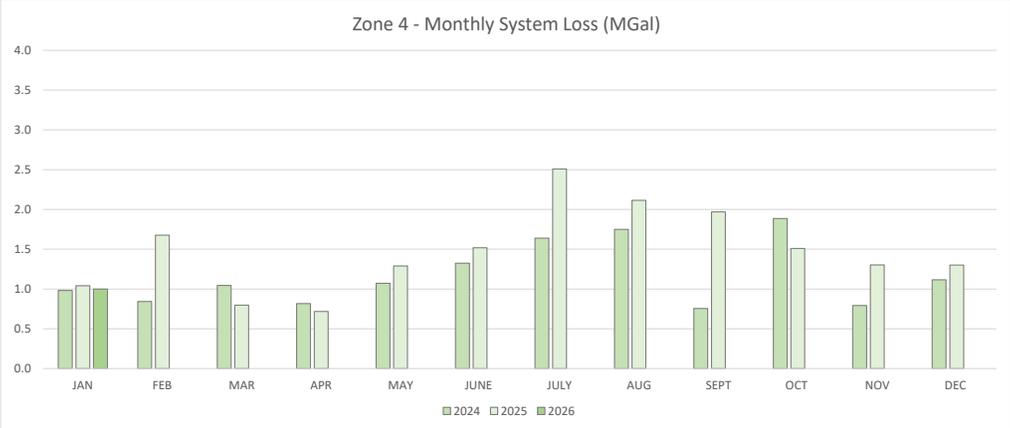
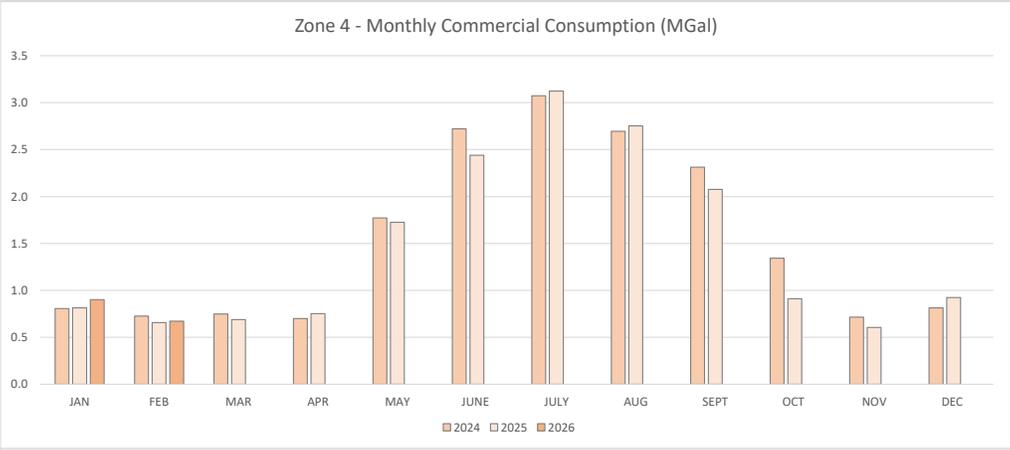
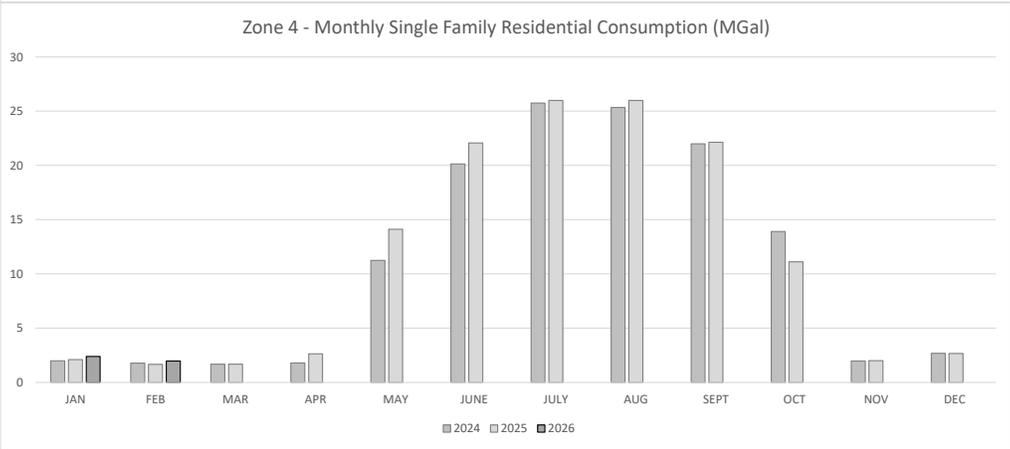
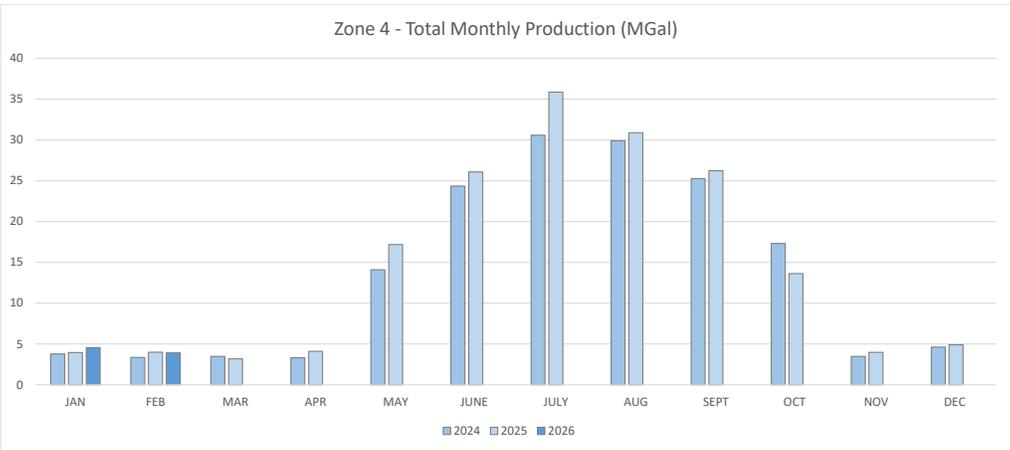
| MVWS Production and Pumping Data | | | |
|--|-----------------------|------------------------|------------------------|
| | Feb. 2024 | Feb. 2025 | Feb. 2026 |
| Well 1 Production | 0.00 MG | 1.30 MG | 3.21 MG |
| Well 2 Production | 2.86 MG | 1.25 MG | 0.00 MG |
| Well 3 Production | 0.49 MG | 1.45 MG | 0.69 MG |
| Well 1 Static Level / Pumping Level | 85.9' / n/a | 85.8' / 125.0' | 90.5' / 127.7' |
| Well 2 Static Level / Pumping Level | 82.3' / 152.0' | 82.7' / 149.1' | 87.2' / n/a |
| Well 3 Static Level / Pumping Level | 239.1' / n/a | 241.9' / 320.6' | 239.3' / 319.4' |

DATE PREPARED: March 12, 2026

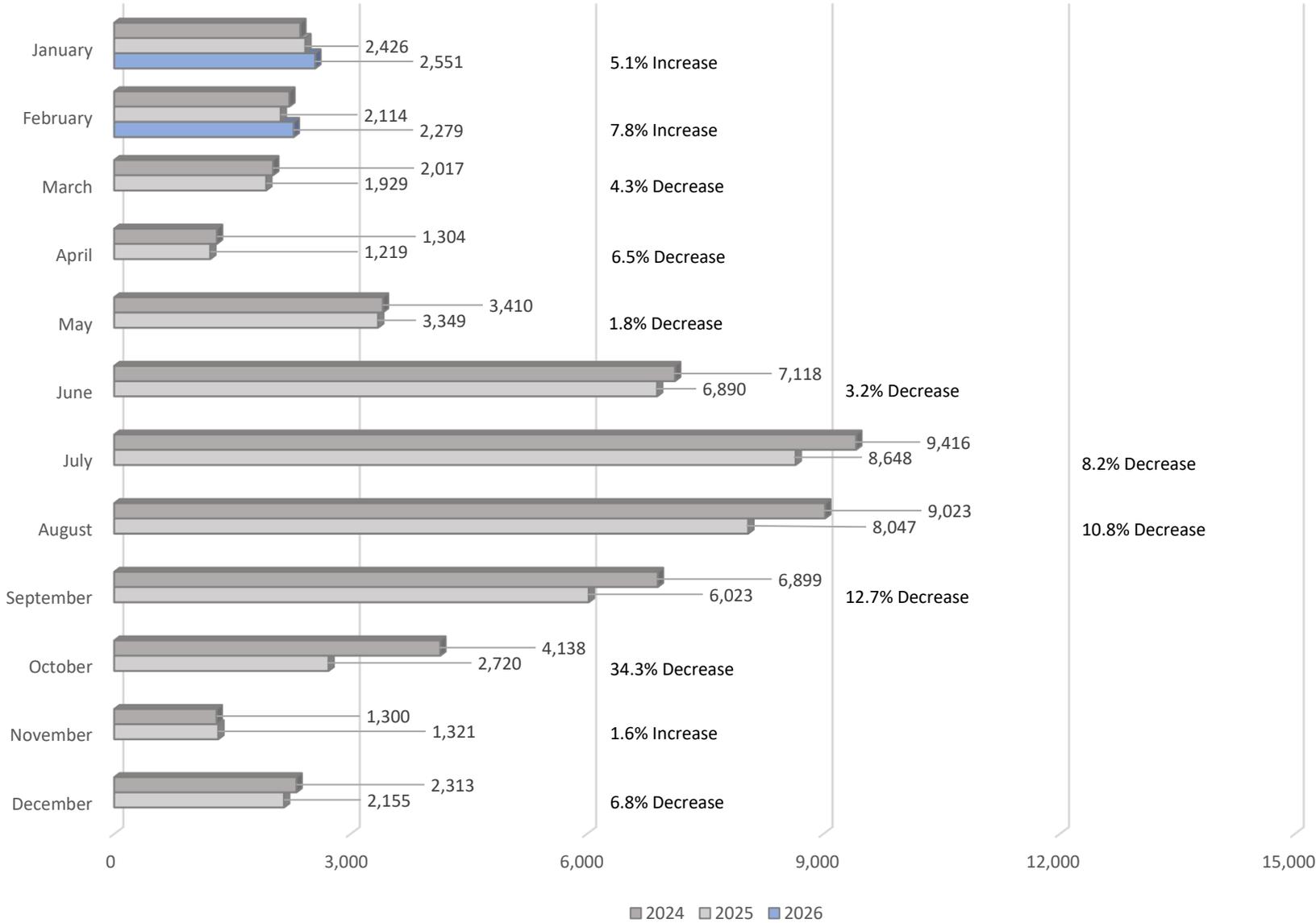
ATTACHMENTS:

1. Water System Production and Consumption Trends

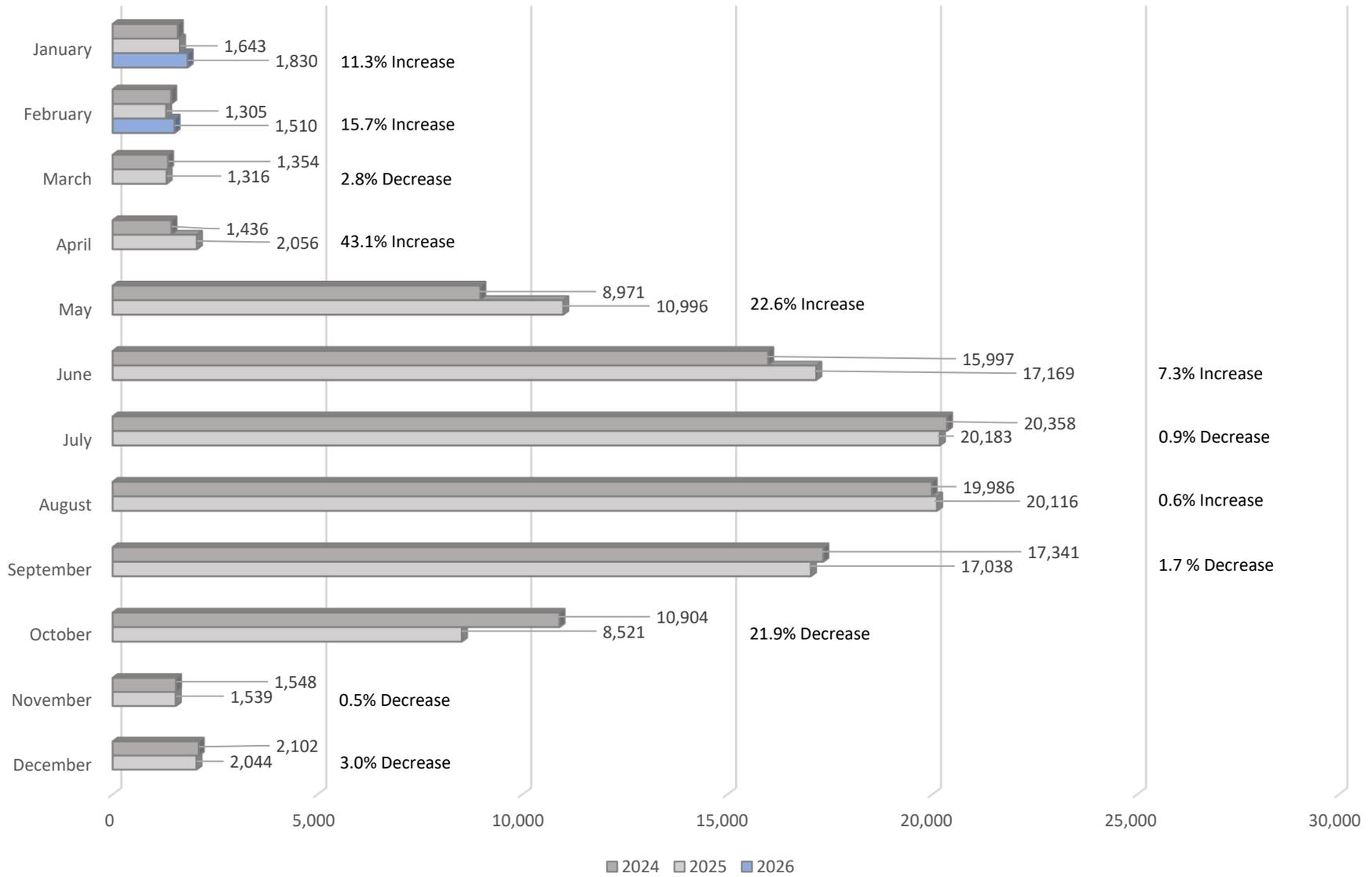




Northstar Water System Average SFR Monthly Consumption (Gallons)



Zone 4 Water System Average SFR Monthly Consumption (Gallons)





N·C·S·D
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Candace Roeder

General Manager
Mike Geary, PE

Administrative Report

DATE: March 25, 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.

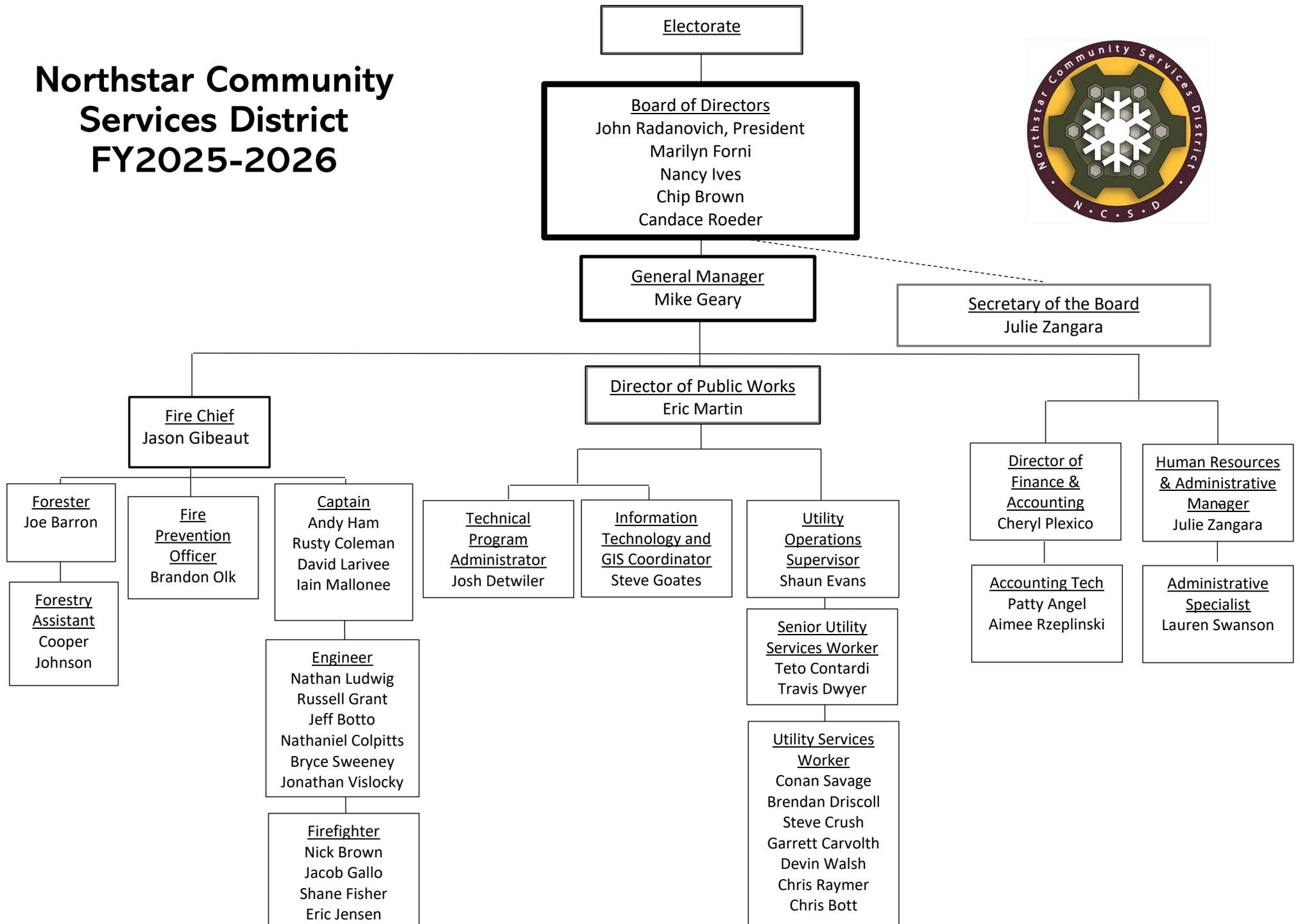
DISCUSSION: The Finance and Administration department has the following updates to report to the Board:

- Administrative staff has distributed the first draft budget worksheets to all departments. The Board can expect a draft budget presentation at the May meeting of the Board of Directors.
- The Property & Liability (P&L) Insurance estimate for the District for Fiscal Year 2026-27 indicates a minimal increase of approximately 2.95%. Fiscal Year 2025-26 the District realized a decrease of 4.5% in P&L insurance which indicates the P&L market may be stabilizing.
- The Workers' Compensation Insurance estimate for the District for Fiscal Year 2026-27 has increased by approximately \$120,000. The District's E-Modification factor has increased from 103% to 144%. Worker's Compensation increases are directly due to the number, length, and severity of claims filed by employees of the District.
- The District's Organizational chart has been updated to reflect recent staffing changes.
- Four Directors have terms expiring and must file paperwork if they wish to remain on the Board. Instructions and schedules are forthcoming.

ATTACHMENTS: Organizational Chart

DATE PREPARED: March 18, 2026

Northstar Community Services District FY2025-2026



Calendar for NCS D 2026

| JANUARY | FEBRUARY | MARCH |
|--|--|---|
| | <ul style="list-style-type: none"> • 1st & 2nd Quarter Financial Reporting • Ethics Training | <ul style="list-style-type: none"> • File Form 700 by April 1 • FY 2025 Audit Report • Budget Draft 1 • WEF – Award of Bid |
| APRIL | MAY | JUNE |
| <ul style="list-style-type: none"> • Budget - Draft 2 • Harassment Training | <ul style="list-style-type: none"> • Budget – Draft 3 • 3rd Quarter Financial Reporting • MUOC Annual Report • Election Services Resolution | <ul style="list-style-type: none"> • 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 |
| <ul style="list-style-type: none"> • Budget needs to be in place • Finance Training • ACES Game - TBD | | <ul style="list-style-type: none"> • 4th Quarter Financial Reporting • Establishment of Fee Schedules - NFD |
| OCTOBER | NOVEMBER | DECEMBER |
| | <ul style="list-style-type: none"> • 1st Quarter Financial Reporting • Measure U Annual Fiscal Report | <ul style="list-style-type: none"> • 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 |

NCSD Acronym Listing

| | |
|-------|--|
| 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 |

NCSD Acronym Listing
