Final

CARSON CITY AIRPORT AUTHORITY MEETING
AGENDA

Wednesday, November 18, 2026 – 5:30 P.M.

Public Meeting at:

CARSON CITY COMMUNITY CENTER
(Robert Crowell Board Room)
851 E. William
Carson City, Nevada

This Agenda Prepared by Corey Jenkins, Airport Manager

A. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM.

B. PLEDGE OF ALLEGIANCE.

C. APPROVAL OF THE MINUTES OF PAST MEETINGS OF THE AIRPORT AUTHORITY.

D. MODIFICATION OF THE AGENDA. *The Chairman reserves the right to modify the agenda in order to most effectively process the agenda items. Items may be taken out of order; Items may be combined for consideration by the Authority; Items may be pulled or removed from the agenda at any time.*

E. PUBLIC COMMENT. Members of the public who wish to address the Airport Authority may speak on *agendized and non-agendized matters* related to the Airport. Comments are limited to three (3) minutes per person or topic. If your item requires extended discussion, please request the Chairman to calendar the matter for a future Airport Authority meeting.

1. The public may provide public comment in advance of a meeting by written submission to the following email address: Manager@flycarsoncity.com. For inclusion or reference in the minutes of the meeting, your public comment must include your full name & address, and be submitted via email by not later than 5:00 P.M. the day before the meeting. The Carson City Airport Authority values your input. Members of the public who wish to provide live public comment may do so during the designated public comment periods, indicated on the agenda in person.

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F. AIRPORT ENGINEER'S REPORT *(Non-Action Item)*.

G. CONSENT AGENDA

H. PUBLIC HEARINGS

1. FOR DISCUSSION AND POSSIBLE ACTION: Approval of the Annual Aduit Report of the Carson City Airport Authority for FY 2025/2026 (C. Jenkins, Chad Atkinson)

   Staff Summary: Squire completed the annual audit required by NRS 345. The review and approval of the audit by the Authority is required under the statute.

I. AIRPORT MANAGER'S REPORT *(Non-Action Item)*.

J. LEGAL COUNSEL'S REPORT *(Non-Action Item)*.

Final

K. TREASURER'S REPORT *(Non-Action Item)*.

L. REPORT FROM AUTHORITY MEMBERS *(Non-Action Item)*.
1. Status review of projects
2. Internal communications and administrative matters
3. Correspondence to the Authority
4. Status reports and comments from the members of the Authority

M. PUBLIC COMMENT. Members of the Public who wish to address the Airport Authority may speak about items discussed on the agenda related to the Airport. Comments are limited to three (3) minutes per person or topic. If your item requires extended discussion, please request the Chairman to calendar the matter for a future Airport Authority meeting.

N. AGENDA ITEMS FOR THE NEXT REGULAR MEETING *(Non-Action Item)*.

O. ACTION ON ADJOURNMENT.

* * * * *

DELIVERED *(via E-Mail)* to the FOLLOWING LOCATIONS for POSTING by 9:00 a.m., November 13, 2026

The Carson City Airport Website	https://flycarsoncity.com/
State of Nevada Public Notice Website	https://notice.nv.gov
Airport Terminal Building	2600 College Parkway Carson City, NV
Mountain West Aviation	2101 Arrowhead Dr. Carson City, NV
Stellar Aviation of Carson City, LLC	2640 College Parkway Carson City, NV
~ Distribution made to others per request and as noted on the Airport Authority Distribution List ~ ***Supporting materials will be posted to the Carson City Airport website www.flycarsoncity.com as available, and can be obtained upon request from the Airport Manager, 2600 E. College Parkway #6, Carson City, NV.***	

NOTE: The Airport Authority is pleased to make reasonable accommodations for members of the Public with disabilities who wish to attend this meeting. If special arrangements for the meeting are necessary, please notify the Airport Authority at (775) 841-2255 or cjenkins@flycarsoncity.com.

Notice: NRS 241.020(4)(c) states that a request for mailed notice of meetings automatically lapses six months after it is made to the public body. A separate written request is not required for each meeting, although requests are limited to six months at a time.

THE CARSON CITY AIRPORT AUTHORITY ENCOURAGES WRITTEN COMMENTS FROM THE PUBLIC. Comments should be addressed to the **Airport Manager** and sent to the following address:

Carson City Airport Authority, 2600 E. College Parkway #6, Carson City, Nevada 89706

DRAFT MINUTES
Regular Meeting
Carson City Airport Authority (CCAA)
October 21, 2026 ● 5:30 PM
Community Center Robert "Bob" Crowell Board Room
851 East William Street, Carson City, Nevada

Authority Members

Chair – Tim Puliz
Vice Chair – Harlow Norvell
Treasurer – James Sutton
Member – Michaela Flint
Member – Curtis Horton
Member – Karl Hutter
Member – Bryan Stewart

Staff

Steve Tackes – Legal Counsel
Corey Jenkins – Airport Manager
Zach Pettit – Public Meetings Clerk
Minutes by: Natalia Garzoli, Public Meetings Clerk

NOTE: A recording of these proceedings, the Board's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder's Office, and available for review during regular business hours.

Audio recordings and the meeting minutes of the Carson City Airport Authority meetings are available on https://www.carsoncity.gov/government/city-meetings.

A. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

(5:35:11) – Chair Puliz called the meeting to order at 5:35 p.m.

(5:35:57) – Roll was called and a quorum was present.

Attendee Name	Status	Arrived
Chair Tim Puliz	Present	
Vice Chair Harlow Norvell	Present	
Treasurer James Sutton	Present	
Member Michaela Flint	Absent	
Member Curtis Horton	Absent	
Member Karl Hutter	Absent	
Member Bryan Stewart	Present	

B. PLEDGE OF ALLEGIANCE

(5:36:05) – Led by Chair Puliz.

C. APPROVAL OF THE MINUTES OF PAST MEETINGS OF THE AIRPORT AUTHORITY.

(5:36:30) – Chair Puliz introduced the item and entertained comments, changes, and/or a motion to approve the minutes of the August 19, 2026 meeting.

(5:36:40) – MOTION: Treasurer Sutton moved to approve the minutes of the previous meeting. Vice Chair Norvell seconded the motion. The motion carried 4-0-0.

RESULT:	**APPROVED (4-0-0)**
MOVER:	Sutton
SECONDER:	Norvell
AYES:	Puliz, Norvell, Sutton, Stewart
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Flint, Horton, Hutter

D. MODIFICATION OF THE AGENDA.

None.

E. PUBLIC COMMENT

(5:37:12) – Chair Puliz entertained public comments; however, none were forthcoming.

F. AIRPORT ENGINEER'S REPORT

(5:38:03) – Chair Puliz introduced the item. Brian Martinezmoles of Wood Rodgers referenced the Engineer's Report, which is incorporated into the record.

Mr. Martinezmoles stated they are working with the contractor through procurement for the RSA Drainage and Improvements. This will continue so through the winter. He also stated that construction will start in the spring, pending weather conditions. He also noted the Main Apron Rehab Project/2025 Pavement Preservation work is completed, with a couple of agenda items on the agenda tonight. He also mentioned they are trying to close that out and get that grant closed out. Mr. Martinezmoles noted the upcoming projects include the design for taxiway b reconstruction and the main apron pavement preservation.

G. CONSENT AGENDA

1. FOR POSSIBLE ACTION: APPROVAL OF CHANGE ORDERS FOR THE TAXIWAY CHARLIE AND SOUTH APRON PAVEMENT PRESERVATION PROJECT.

(5:38:58) – Chair Puliz introduced the item.

(5:39:16) – MOTION: Treasurer Sutton moved to approve Consent Agenda Item #1. Vice Chair Norvell seconded the motion. The motion carried 4-0-0.

RESULT:	**APPROVED (4-0-0)**
MOVER:	Sutton
SECONDER:	Norvell
AYES:	Puliz, Norvell, Sutton, Stewart
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Flint, Horton, Hutter

H. PUBLIC HEARINGS

1. FOR DISCUSSION AND POSSIBLE ACTION: APPROVAL OF TASK ORDER NO. 8 WITH WOOD RODGERS, INC. FOR ENGINEERING DESIGN SERVICES FOR THE TAXIWAY B RECONSTRUCTION AND NORTH APRON PAVEMENT PRESERVATION PROJECTS.

(5:39:42) – Chair Puliz introduced the item. Mr. Jenkins referenced the Staff Report and Supporting Material, all of which are incorporated into the record.

(5:41:10) – Chair Puliz entertained public comment; however, none were forthcoming.

(5:40:52) – MOTION: Treasurer Sutton moved to approve Task Order Number 8 with Wood Rodgers, Inc. for engineering design services for the Taxiway B Reconstruction and North Apron Pavement Preservation projects. Vice Chair Norvell seconded the motion. The motion carried 4-0-0.

RESULT:	**APPROVED (4-0-0)**
MOVER:	Sutton
SECONDER:	Norvell
AYES:	Puliz, Norvell, Sutton, Stewart
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Flint, Horton, Hutter

2. FOR DISCUSSION AND POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO ESTABLISH A DRIVING RULES AND REGULATIONS COMMITTEE AND APPOINT COMMITTEE MEMBERS.

(5:41:26) – Chair Puliz introduced the item. Mr. Jenkins referenced the Staff Report and Supporting Material, all of which are incorporated into the record.

(5:42:34) – Chair Puliz entertained public comment; however, none were forthcoming.

(5:42:42) – MOTION: Vice Chair Norvell moved to establish the Driving Rules and Regulations Committee and Appoint Chair Puliz, Treasurer Sutton, and Member Stewart as Committee Members. Treasurer Sutton seconded the motion. The motion carried 4-0-0.

RESULT:	**APPROVED (4-0-0)**
MOVER:	Norvell
SECONDER:	Sutton
AYES:	Puliz, Norvell, Sutton, Stewart
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Flint, Horton, Hutter

I. AIRPORT MANAGER'S REPORT

(5:43:12) – Chair Puliz introduced the item. Mr. Jenkins referenced the Airport Manager's Report, which is incorporated into the record. He noted there are still concerns about airport security and access control with the airport gate card usage. Mr. Jenkins noted the hanger compliance program has been in the works for years and will be forever ongoing. He noted all users are in compliance, or are working towards being in compliance.

(5:44:28) – Mr. Jenkins noted the NDOT started the Nevada Aeronautics Initiative, forming a Technical Advisory Panel to evaluate creating a Nevada Department of Aeronautics. He added he has been invited to be on that panel and discussions have been had about responsibilities and funding for this program. He added there have been many new developers wanting to develop at the airport, with two calls lined up for tomorrow.

(5:45:41) – Mr. Jenkins noted the fuel flowage numbers for September are incorrect, while the rest is correct and updated through August. He also mentioned the August airport operations numbers are not correct and does not match the fuel sales for August. He is unsure of why this happened.

(5:46:10) – Mr. Jenkins reported on being approved for an additional transceiver for the ADS-B system and will be installed on top of the SRE building. He stated there is currently a blind spot at the approach head of Runway 27, contributing to missed operation numbers. He also noted that while the ADS-B system is good for monitoring trends, it does not give the full picture by itself.

(5:47:03) – Member Stewart asked about the Airport Facilities Directory (AFD). He questioned why the noise abatement procedures were not listed in the AFD and would like to know if that is planned to be done, or if can that be done. Mr. Jenkins responded that the FAA is currently in the process of creating a formal method for airports to publish the noise abatement procedures. He noted that he believes it is stalled, as he has not seen any progress on it. He also noted that it may not be available to non-commercial airport, but is not positive.

(5:47:54) – Chair Puliz mentioned to Mr. Jenkins it is proactive in getting the extra ADS-B transmitter put in on the SRE building, giving pretty accurate numbers, with the exception of those that don't broadcast.

J. LEGAL COUNSEL'S REPORT

(5:48:14) – Chair Puliz introduced the item. Mr. Tackes mentioned that Mr. Jenkins or himself, or sometimes both have been attending Masterplan meetings. He also stated that there is a lot of development going on in Carson City, with a lot of it really close to the Airport. Mr. Tackes also noted they are trying to point out incompatible uses before the point of no return.

K. TREASURER'S REPORT

(5:49:44) – Chair Puliz introduced the item. Treasurer Sutton stated things are looking good, things are under a tight control, and they are beginning to wrap up—if not already completed—audit with the state.

L. REPORT FROM AUTHORITY MEMBERS

1. STATUS REVIEW OF PROJECTS

2. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

3. CORRESPONDENCE TO THE AUTHORITY

4. STATUS REPORTS AND COMMENTS FROM THE MEMBERS OF THE AUTHORITY

(5:50:10) – Chair Puliz entertained Member reports and announcements.

(5:50:20) – Member Stewart mentioned he was at a meeting with Mr. Moore with the Walker River District of State Parks. He also stated that Mr. Moore personally brought up Mr. Tackes and how he is never allowed to retire because the State Parks people enjoy working with him and his team.

M. PUBLIC COMMENT

(5:51:07) – Chair Puliz entertained public comments; however, none were forthcoming.

N. AGENDA ITEMS FOR THE NEXT REGULAR MEETING

(5:51:13) – Chair Puliz introduced the item and inquired about future agenda items. Mr. Jenkins noted there is a possibility for a lease assignment for the next meeting.

O. ACTION ON ADJOURNMENT

(5:51:44) – MOTION: Chair Puliz adjourned the meeting at 5:51 p.m.

The Minutes of the October 21, 2026 Carson City Airport Authority meeting are so approved this 18th day of November 2026.

CCAA BOARD MEMO

Agenda Item: H-1

BOARD MEMO 2026-22 Meeting Date: November 18, 2026

Agenda Title: FOR DISCUSSION AND POSSIBLE ACTION: Approval of the Annual Audit Report of the Carson City Airport Authority for FY 2025/2026 (C. Jenkins, Chad Atkinson)

Staff Summary: Squire completed the annual audit required by NRS 354.624. The review and approval of the audit by the Authority is required under the statute.

Agenda Action: Motion **Time Requested:** 15 Minutes

Proposed Motion

I move to approve the FY 2025/2026 Annual Audit Report of the Carson City Airport Authority.

CCAA'S Strategic Goal

Maintain Financial Stability

Previous Action and Executive Summary

The Carson City Airport Authority ("CCAA") approves the audit report annually as directed by NRS 354.

Financial Information

Is there a fiscal impact?
X No Yes

If yes, account name/number & amount:

Is it currently budgeted?

Alternatives

N/A

Board Action Taken:

Motion: _____ 1) _____
2) _____

Aye/Nay

_____
_____
_____
_____
_____
_____
_____

_____
(Vote Recorded)

AIRPORT AUTHORITY OF CARSON CITY
(A Component Unit of Carson City)

AUDITED FINANCIAL STATEMENTS

Year Ended June 30, 2026

AIRPORT AUTHORITY OF CARSON CITY
Table of Contents
Year Ended June 30, 2026

	Page
Independent Auditor's Report	1
Management's Discussion and Analysis	4
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet of the Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures, and Change in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures, and Change in Fund Balances of the Governmental Fund to the Statement of Activities	12
Notes to the Basic Financial Statements	13
Required Supplementary Information:	
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – General Fund	28
Schedules of the Authority's Share of the Net Pension Liabilty	29
Schedule of Authority Contributions	30
Notes to Required Supplementary Information	31
Other Reports:	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*	32
Findings and Recommendations	34

Independent Auditor's Report

To the Authority of Trustees
Airport Authority of Carson City
Carson City, Nevada

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, each major fund of the Airport Authority of Carson City (the Authority) as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of the Authority, as of June 30, 2026, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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. 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 the Authority 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

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 the Authority's ability to continue as a going concern for one year after the date that the financial statements are issued or when applicable, one year after the date that the financial statements are available to be issued.

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 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, 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 Airport Authority of Carson City'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 Airport Authority of Carson City'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, budgetary comparison information, and schedules related to pensions and related notes, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 13, 2026 on our consideration of Airport Authority of Carson City'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 solely 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 the effectiveness of 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 Airport Authority of Carson City's internal control over financial reporting and compliance.

Squire & Company, PC

Squire & Company, PC
St. George, Utah
November 13, 2026

The Authority is an independent political subdivision of the State of Nevada created pursuant to Chapter 844, Statutes of Nevada, 1989. It is charged with the administration and operation of the municipal airport in Carson City, Nevada. The airport's funding for capital improvements is a cooperative effort of the Federal Aviation Administration (FAA) and the Authority. Approximately 95% of the funding for capital improvements is in the form of grants from the FAA and the balance is matching funds provided by the Authority from revenues generated by operations. Accordingly, no separate ad valorem taxes or bonding for construction is required of the citizens of Carson City. Revenue generated from airport operations are sufficient for the annual cost of these operations.

Overview of the Financial Statements

As management of the Airport Authority of Carson City (the Authority), a Component Unit of Carson City, we offer readers of the financial statements this narrative overview and analysis of the financial activities of the Airport Authority of Carson City for the fiscal year ended June 30, 2026. Readers should consider this information together with the basic financial statements and accompanying notes.

The Authority's basic financial statements comprise three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. The government-wide statements report the Authority's overall financial position and changes in financial position using the economic resources measurement focus and accrual basis of accounting. The governmental fund statements focus on near-term inflows, outflows, and spendable resources using the current financial resources measurement focus and modified accrual basis of accounting.

The reconciliation schedules explain the differences between the governmental fund amounts and the government-wide amounts. Required supplementary information follows the notes and includes the General Fund budgetary comparison and pension schedules.

Financial Summary

	Governmental activities			
	2026	2025	$ Change	% Change
Current and other assets	$ 9,924,553	$ 10,251,251	$ (326,698)	-3.2%
Capital assets	4,664,392	2,915,982	1,748,410	60.0%
Total assets	14,588,945	13,167,233	1,421,712	10.8%
Deferred outflows of resources	307,564	297,567	9,997	3.4%
Long-term liabilities outstanding	517,665	472,076	45,589	9.7%
Other liabilities	350,063	128,065	221,998	173.3%
Total liabilities	867,728	600,141	267,587	44.6%
Deferred inflows of resources	6,777,666	7,030,955	(253,289)	-3.6%
Net position:				
Net investment in capital assets	4,664,392	2,915,982	1,748,410	60.0%
Unrestricted	2,586,723	2,917,722	(330,999)	-11.3%
Total net position	$ 7,251,115	$ 5,833,704	$ 1,417,411	24.3%

At June 30, 2026, the Authority's assets and deferred outflows exceeded liabilities and deferred inflows by $7,251,115. Net investment in capital assets was $4,664,392, and unrestricted net position was $2,586,723. The most significant year-over-year changes resulted from construction activity and grant-funded projects. The main project during 2026 related to the snow removal equipment building which had $1.7 million of expenditures.

The table below shows the Statement of Activities which reflects the change in net position during the year.

	Governmental Activities			
	2026	2025	$ Change	% Change
Revenues:				
Program revenues:				
Charges for services	$ 352,553	$ 394,211	$ (41,658)	-10.6%
Capital grants and contributions	1,764,625	526,806	1,237,819	235.0%
General revenues:				
Property taxes	349,666	352,625	(2,959)	-0.8%
Unrestricted investment earnings	396,658	450,913	(54,255)	-12.0%
Other revenue (expense)	27,668	12,344	15,324	124.1%
Total revenues	2,891,170	1,736,899	1,154,271	66.5%
Expenses:				
General government	1,006,800	1,033,659	(26,859)	-2.6%
Total expenses	1,006,800	1,033,659	(26,859)	-2.6%
Increase (decrease) in net position	1,884,370	703,240	1,181,130	168.0%
Net position, beginning	5,833,704	5,130,464	703,240	13.7%
Restatement	(466,959)	-	(466,959)	
Net position, ending	$ 7,251,115	$ 5,833,704	$ 1,417,411	24.3%

The Authority's net position increased by $1,884,370 during fiscal year 2026. Capital grants and contributions of $1,764,625 were the primary source of the increase. The largest grant being the snow removal equipment federal grant which recorded $1.5 million of revenues related to 2026 expenditures. Investment earnings were $396,658, reflecting a lower rate of return for LGIP balances and a lower rate of return on leases after re-amortizing the leases receivable and deferred inflow of lease balances in the current year, see note 10. General government expense was $1,006,800, including depreciation and pension expense reported on the accrual basis.

Detailed Analyses

Government-wide financial analysis

- Capital assets increased because of construction projects, mostly from the snow removal equipment building project, and was partially offset by $180,261 of depreciation and $3,500 of deletions.
- Receivables totaled $7,415,650 and primarily consisted of $6,703,982 of lease receivables and $674,402 due from Carson City for property taxes and FAA grant reimbursements.
- The net pension liability was $491,252. Pension expense was $82,025, and employer contributions made after the measurement date were $51,332.

Governmental fund financial analysis

The General Fund ended fiscal year 2026 with fund balance of $2,895,489, an increase of $177,948 after the beginning fund balance was restated by $466,959. Of ending fund balance, $13,689 was committed for gate expenditures and $2,867,607 was unassigned.

General Fund revenues were $2,891,170 and expenditures were $2,713,222. Intergovernmental revenue of $1,764,625 and capital outlay of $1,992,158 reflect the Authority's ongoing capital program. The major project during 2026 was the snow removal equipment project which had $1.7 million in expenditures and related $1.5 million in federal grant reimbursement revenues.

Significant Capital Asset and Long-Term Financing Activity

At June 30, 2026, the Authority reported $4,664,392 of net capital assets. Construction in progress was $2,574,699 and included snow removal equipment building, installation of approach lighting, drainage project, and main apron rehabilitation projects. Fiscal year additions were $1,932,171, and depreciation expense was $180,261. Additional information is provided in Note 5.

The Authority had no bonded debt at June 30, 2026. Long-term obligations consisted of compensated absences of $30,046 and the net pension liability of $491,252. The Authority's long-term lease receivable was $6,703,982, with future principal and interest receipts disclosed in Note 6.

Currently Known Facts, Decisions, or Conditions

- The Airport Authority plans to continue implementing its Master Plan through construction of a snow removal equipment building, installation of approach lighting, drainage project, and main apron rehabilitation. The timing of these improvements depends on annual FAA funding authorizations and the availability of local matching funds.
- The Authority's principal revenue sources, excluding grants, are personal property taxes and long-term property leases, which have remained stable. The Authority continues to use prepaid lease proceeds to fund the local match for FAA projects, which is expected to reduce available fund balance and could result in a negative fund balance in future years. Management anticipates sufficient cash flow will remain available to support ongoing operations.
- The construction of the main apron rehabilitation, drainage project, and instrument approach lighting grants remained open at June 30, 2026. The expected federal share was $331,014, with a local match of $18,069.
- Fiscal year 2027 budget changes that are expected to significantly affect operations are related to capital projects. The Taxiway B reconstruction and North Apron pavement preservation projects are anticipated to be large construction efforts, and runway extension planning work is also budgeted.
- The Authority has been awarded grants for the North Apron and Taxiway B Design, Runway Safety Area Drainage Improvement, and Forecasting Update projects.

Basic Financial Statements

AIRPORT AUTHORITY OF CARSON CITY
Statement of Net Position
June 30, 2026

	Governmental Activities
Assets:	
Cash and investments	$ 2,379,790
Receivables (net of allowance for uncollectibles)	7,415,650
Prepaid expenses	14,193
Prepaid airport improvements	114,920
Capital assets not being depreciated:	
Land	146,542
Construction in progress	2,574,699
Capital assets being depreciated, net of accumulated depreciation:	
Machinery and equipment	634,398
Infrastructure	1,308,753
Total assets	14,588,945
Deferred outflows of resources:	
Deferred outflows related to pensions	307,564
Total deferred outflows of resources	307,564
Liabilities:	
Accounts payable and other current liabilities	346,430
Noncurrent liabilities:	
Due within one year	3,633
Due in more than one year	26,413
Net pension liability	491,252
Total liabilities	867,728
Deferred inflows of resources:	
Deferred revenue - leases	6,682,634
Deferred inflows related to pensions	95,032
Total deferred inflows of resources	6,777,666
Net position:	
Net investment in capital assets	4,664,392
Unrestricted	2,586,723
Total net position	$ 7,251,115

The accompanying notes are an integral part of this financial statement.

AIRPORT AUTHORITY OF CARSON CITY
Statement of Activities
Year Ended June 30, 2026

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Change in Net Position: Governmental Activities
Governmental activities:					
General government	$ 1,006,800	$ 352,553	$ -	$ 1,764,625	$ 1,110,378
	$ 1,006,800	$ 352,553	$ -	$ 1,764,625	$ 1,110,378
General revenues:					
Property taxes					349,666
Unrestricted investment earnings					396,658
Other revenues					27,668
Total general revenues					773,992
Change in net position					1,884,370
Net position - beginning, as previously presented					5,833,704
Restatements					(466,959)
Net position - beginning, as restated					5,366,745
Net position - ending					$ 7,251,115

The accompanying notes are an integral part of this financial statement.

AIRPORT AUTHORITY OF CARSON CITY
Balance Sheet
Governmental Funds
June 30, 2026

	General Fund
Assets:	
Cash and cash equivalents	$ 2,379,790
Accounts receivable, net of allowance	28,235
Leases receivable	6,703,982
Accrued interest receivable	9,031
Due from other governments	674,402
Prepaid items	14,193
Total assets	$ 9,809,633
Liabilities:	
Accounts payable	344,119
Accrued liabilities	2,311
Total liabilities	346,430
Deferred inflows of resources:	
Deferred revenue - leases	6,567,714
Total deferred inflows of resources	6,567,714
Fund balances:	
Nonspendable	14,193
Committed	
Gate fees	13,689
Unassigned	2,867,607
Total fund balances	2,895,489
Total liabilities, deferred inflows, and fund balances	$ 9,809,633

The accompanying notes are an integral part of this financial statement.

AIRPORT AUTHORITY OF CARSON CITY
Reconciliation of Government-Wide and Fund Financial Statements
June 30, 2026

Total fund balances - total governmental funds		$ 2,895,489
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Governmental capital assets	$ 5,610,159	
Accumulated depreciation	(945,767)	4,664,392
Deferred outflows and inflows of resources related to pensions and deferred charges or credits on refundings are applicable to future reporting periods and, therefore are not reported in the funds.		
Deferred outflows related to pensions	$ 307,564	
Deferred inflows related to pensions	(95,032)	212,532
Some liabilities are not due and payable in the current period and, therefore, are not reported in the funds.		
Compensated absences	$ (30,046)	
Net pension liability	(491,252)	(521,298)
Net position of governmental activities		$ 7,251,115

The accompanying notes are an integral part of this financial statement.

AIRPORT AUTHORITY OF CARSON CITY
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
Year Ended June 30, 2026

	General Fund
Revenues:	
Taxes	$ 349,666
Intergovernmental	1,764,625
Charges for services	352,553
Miscellaneous	424,326
Total revenues	2,891,170
Expenditures:	
General government:	
Airport services and supplies	270,553
Airport administration	450,511
Capital outlay	1,992,158
Total expenditures	2,713,222
Excess (deficiency) of revenues over (under) expenditures	177,948
Net change in fund balances	177,948
Fund balances - beginning of year, as previously presented	3,184,500
Restatements	(466,959)
Fund balances - beginning of year, as adjusted	2,717,541
Fund balances - end of year	$ 2,895,489

The accompanying notes are an integral part of this financial statement.

AIRPORT AUTHORITY OF CARSON CITY

Reconciliation of the Statement of Revenues, Expenditures, and Change in Fund Balances of the Governmental Fund to the Statement of Activities

Year Ended June 30, 2026

Net changes in fund balances - total governmental funds		$ 177,948
Amounts reported for governmental activities in the statement of activities are difference because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay was reduced by depreciation in the current period.		
Capital outlay	$ 1,928,671	
Depreciation expense	(180,261)	1,748,410
Long-term liabilities are not due and payable in the current period, therefore they are not reported in the fund statements:		
Compensated absences		(11,295)
Governmental funds report PERS contributions as expenditures. However, in the statement of activies, the cost of pension benefits earned is reported as pension expense:		
Pension contributions	51,332	
Pension expense	(82,025)	(30,693)
Change in net position of governmental activities		$ 1,884,370

The accompanying notes are an integral part of this financial statement.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Airport Authority of Carson City's (the Authority), a Component Unit of Carson City, financial statements are prepared in accordance with accounting principles generally accepted in the United States of America (GAAP), as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for governmental accounting and financial reporting. The GASB periodically updates its codification of the existing Governmental and Financial Reporting Standards which, along with subsequent GASB pronouncements (Statements and Interpretations), constitutes GAAP for governmental units.

Reporting Entity

The financial statements present the financial position and results of operations of the Authority, under the direct jurisdiction of the Authority of Trustees of the Authority. The Authority, as organized under Senate Bill No. 255 of the 1989 Legislative Session, Special Act Nevada Revised Statutes Chapter 844, provides for management and maintenance of the Carson City airport.

The Authority is considered to be part of the city of Carson City, Nevada's (City) reporting entity because it has oversight responsibility and, therefore, these statements are described as component unit financial statements. The criteria used in determining oversight responsibility for financial reporting purposes is set forth by GASB Codification, Section 2100, Defining the Reporting Entity. Indications of oversight responsibility include: (1) appoints, or serves as, a majority of the organization's governing body and is able to impose its will or there is a potential to provide financial benefits or impose financial burdens, or (2) financial dependency. The Authority has no component units to include in these financial statements. The Airport Manager maintains all accounting records.

Government-wide and Fund Financial Statements

The basic financial statements consist of government–wide statements and the fund financial statements. The government–wide financial statements include a statement of net position and a statement of activities. The government–wide statements report information on all of the activities of the Authority. Governmental activities, which normally are supported by taxes and intergovernmental revenues, would be reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The Authority does not engage in any business-type activities.

The statement of net position presents the consolidated financial position of the Authority at year end. The statement of activities demonstrates the degree to which the direct expenses of a given function or program are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or program. Program revenues include charges to patrons who use or directly benefit from goods, services, or privileges provided by a given function, and grants and contributions that are restricted to meet the operational or capital requirements of a particular function. Taxes and other revenues not properly included among program revenues are reported instead as general revenues. Those programs or functions with a net cost not supported by program revenues are generally dependent on general – purpose revenues, such as taxes, to remain operational.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements. The Authority only has one fund, the General Fund, which is a major fund.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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 assessed. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. Grant revenues are reported as unearned liabilities if funds have been received prior to meeting such requirements.

When fund balance resources are available for a specific purpose in more than one classification, it is the Authority's policy to use the most restrictive funds first in the following order: restricted, committed, assigned, and unassigned as needed.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Gross receipts and taxes are considered "measurable" when in the hands of intermediary collecting agents or governments. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days after year-end. Anticipated refunds of taxes are recorded as liabilities and reductions of revenue when they are measurable and the payment seems certain. Expenditures are generally 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.

The Authority's financial records are organized on the basis of funds, which are independent fiscal and accounting entities with a separate set of self – balancing accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance – related legal and contractual provisions.

The major revenue sources of the Authority include property taxes, charges for services, interest income and grants.

The Authority reports the General Fund as a major governmental fund. It is the primary operating fund of the Authority and accounts for all financial resources and costs of operations.

Budgets and Budgetary Accounting

Nevada Statutes require special districts to legally adopt budgets for all funds. The budgets are filed as matter of public record with the State of Nevada Department of Taxation. The Authority staff uses the following procedures to establish, modify and control the budgetary data reflected in the financial statements:

1. On or before April 15, the Authority submits a tentative budget for the fiscal year commencing the following July 1. The tentative budget includes proposed expenditures and the means of financing them. Budgets for governmental funds are prepared on the modified accrual basis of accounting.
2. Public hearings on the tentative budget are held prior to the adoption of the budget to obtain public comments.

3. On or before June 1, at a public hearing, the Authority indicates changes, if any, to be made to the tentative budget and adopts a final budget by a majority vote of the Authority. The final budget must then be forwarded to the Nevada Department of Taxation for final approval. The above dates may be adjusted as necessary during legislative years.
4. Formal budgetary integration in the financial records of all funds is employed to enhance management control during the year, however formal encumbrance accounting is not utilized. All appropriations lapse at the end of the fiscal year.
5. The appropriated budget amounts may be transferred between functions or contingency accounts if the transfer does not increase the total appropriations for the fiscal year subject to advisement of the Authority at the next subsequent meeting and must be recorded in the minutes of the meeting. Budget augmentations and amendments in excess of original budgetary amounts require prior approval of the Authority, following a scheduled and noticed public hearing.
6. In accordance with state statute, actual expenditures may not exceed budgetary appropriations of the various functions of the individual funds, except for bond repayments, short – term financing repayment and any other long-term contract expressly authorized by law, and certain other items specified in Nevada Revised Statute (NRS) 354.626.
7. The budgeted amounts reflected in the financial statements recognize any budget amendments made during the year in accordance with the above procedures.

Cash and Cash Equivalents

The Authority's cash and cash equivalents include cash on deposit at one commercial bank and in the State Treasurer's Local Government Investment Pool ("LGIP"). The Authority does not currently have a deposit policy related to custodial credit risk. Custodial credit risk is the risk that in the event of a bank failure the Authority's deposits may not be returned. The Authority's bank deposits are covered by FDIC insurance.

Pooled investment funds consist of cash deposited in the interest-bearing LGIP. Investments are recorded at fair value, which is the same as the value of the pool shares. The LGIP is an unrated external investment pool that does not provide information on realized or unrealized gain or loss activity. Accordingly, changes in the investment pool are reflected as interest income in the accompanying financial statements.

Accounts Receivable

Accounts receivable primarily consists of long-term property lease transactions. An allowance for bad debt has been set up, so that accounts receivable are carried at an amount management expects to collect. Bad debts are provided for using the allowance method. Management's review of outstanding balances as of June 30, 2026 indicated that an allowance of $1,331 was required. Management conducts an annual evaluation of uncollected accounts and the allowance estimate.

Inventory of Consumable Supplies

Management of the Authority has elected to consider expenditures for supplies held for consumption as charges against appropriations at the time of purchase. Any inventories of such supplies at June 30, 2026, are not material and accordingly, are not recognized in the financial statements.

Prepaid Airport Improvements

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in government-wide financial statements.

Capital Assets

All capital assets are valued at historical cost. Capital assets are defined as assets with an individual cost of more than $2,500. Capital assets of the Authority included the improvements to the runway area such as lights, fencing, equipment, and property acquired for clear zones. The assets transferred from the City to the Authority, at their original cost to the City, were capitalized at that amount. Capital outlay incurred for land and improvements to airport property purchased with pass-through grantor funds with Carson City, Nevada as the sponsor agency have not been capitalized; however, they are reflected in the City's financial statements.

For purposes of the government-wide financial statements, depreciation of capital assets is recorded as an expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets' useful lives using the straight-line method of depreciation. The Authority's capital assets consist of vehicles, machinery and equipment which have useful lives of 5 to 10 years.

The Authority reviews the carrying value of property and equipment for impairment whenever events and circumstances indicate that the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. In cases where undiscounted expected future cash flows are less than the carrying value, an impairment loss is recognized equal to an amount by which the carrying value exceeds the fair value of assets. The factors considered by management in performing this assessment include current operating results, trends and prospects, the manner in which the property is used, and the effects of obsolescence, demand, competition, and other economic factors. Based on this assessment there was no impairment at June 30, 2026.

In the fund financial statements, capital assets used in operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition.

Compensated Absences

Employees may accumulate unused vacation and sick pay benefits within certain limits. Vacation and applicable sick pay time that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability of the General Fund. Remaining amounts of unused vacation and sick pay benefits are not recorded in the fund financial statements but are included in the government–wide financial statements. These benefits are paid from the General Fund.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources, deferred inflows of resources and pension expense, information about the fiduciary net position of the Public Employees' Retirement System of Nevada (PERS) and additions to/deductions from PERS's fiduciary net position have been determined on the same basis as they are reported by PERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Leases

The Authority is a lessor for noncancellable leased assets. The Authority recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the Authority initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Authority determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

The Authority uses prime rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee. The Authority monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Deferred Inflows and Outflows of Resources

In addition to assets, the statement of net position/governmental funds balance sheet may report a separate section for deferred outflows of resources. This separate statement element represents the consumption of net position/fund balance that applies to future periods and so will not be recognized as an outflow of resources (expense) until then. The Authority reported deferred outflows of resources related to pensions resulting from the differences between expected and actual experience, changes in assumptions or other inputs, changes in the Authority’s proportion and differences between the Authority’s contributions and the employer’s proportionate contributions, and the Authority’s contributions subsequent to the measurement date of the net pension liability in the statement of net position.

In addition to liabilities, the statement of net position/governmental funds balance sheet may report a separate section for deferred inflows of resources. This separate statement element represents an acquisition of net position/fund balance that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. The Authority reported deferred inflows of resources related to leases and related to pensions resulting from the differences between expected and actual experience, the net difference between projected and actual earnings on pension plan investments, and changes in the Authority's proportion and differences between the Authority's contributions and the employer's proportionate contributions in the statement of net position.

Fund Balance and Net Position

In the government–wide statements, equity is classified as net position and displayed in the following components:

Net Investment in Capital Assets – consists of capital assets, net of accumulated depreciation, right-of-use assets, net of accumulated amortization and net of any related debt.

Restricted – consists of net position with constraints placed on their use either by (1) external groups such as creditors, grantors, contributors, or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The Authority has no restricted net position.

Unrestricted – net position that is neither classified as "restricted" nor as "net investment in capital assets."

When an expenditure is incurred for purposes for which both restricted and unrestricted amounts are available, the Authority considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned amounts are available, the Authority considers amounts to have been spent first out of committed funds, then assigned funds, and finally, unassigned funds, as needed, unless the Authority of Trustees has provided otherwise in its commitment or assignment action.

In the governmental fund financial statement, fund balances are classified as follows:

Nonspendable – represents amounts that are either not in a spendable form or are legally or contractually required to remain intact. The Authority includes fund balances that have been prepaid for expenditures in this category.

Restricted – represents amounts which can be spent only for specific purposes because of state or federal laws, or externally imposed conditions. The Authority has no restricted fund balances.

Committed – represents amounts which can be used only for specific purposes determined by the members of the governing Authority's formal action through a resolution or action. The Authority has committed resources for gate expenditures that result from gate fee charges.

Assigned – represents amounts that are intended by the Authority for specific purposes but do not require action by the governing Authority. The Authority has amounts designated for subsequent year expenditures included in this category which represent a projected budgetary deficit in the subsequent years budget, if any.

Unassigned – represents all amounts not included in non-spendable classifications.

The Authority's policy is to first apply expenditures against non-spendable fund balances and then unassigned balances. On an annual basis assigned fund balances are determined based upon available resources.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles as applied to governmental units requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Prior Year Comparative Information

The financial statements include certain prior year summarized comparative information in total. Such information does not include sufficient detail to constitute a presentation in conformity with GAAP. Accordingly, such information should be read in conjunction with the Authority's financial statements for the year ended June 30, 2025, from which the summarized information was derived.

Adoption of New Accounting Pronouncements

During the year ended June 30, 2026, the Authority implemented the provisions of GASB Statement No. 103, Financial Reporting Model Improvements and GASB Statement No. 104, Disclosure of Certain Capital Assets. The primary objective of these Statements are to enhance financial reporting requirements to meet the informational needs of financial statement users. There is no significant impact to the Authority for implementing these standards.

NOTE 2 – NEVADA REVISED STATUTES AND ADMINISTRATIVE CODE

The Authority conformed to all significant statutory and legal constraints on its financial administration during the year, except for the following:

The Authority's capital improvement plan submitted to the Department of Taxation did not match the Authority's budgeted capital outlay for the fiscal year as required by NRS 354.5945.

NOTE 3 – CASH AND CASH EQUIVALENTS

By provision of statutes, the Authority is authorized to deposit all money in banks or savings and loan associations located in the State of Nevada and must be subject to withdrawal on demand. The Authority maintains its checking and savings accounts in one commercial bank. The accounts are each insured by the Federal Deposit Insurance Corporation (FDIC) up to $250,000 or collateralized under the state collateral pool by the applicable banking institution. The carrying value of deposits is $2,379,790 and the bank balance is $2,527,245.

The Authority is authorized to invest in the LGIP. The LGIP is administered by the State Treasurer, with oversight by the State of Nevada Authority of Finance. State statutes require the State Treasurer to collateralize the deposits made to it with other securities. The LGIP invests in securities as allowed by statute. The State of Nevada, Local Government Investment Pool issues a publicly available annual financial report that includes financial statements and required supplementary information. That report

may be obtained by writing to the Office of the State Treasurer, of the State of Nevada, 101 North Carson Street, #4, Carson City, Nevada, 89701.

The Authority categorizes the fair value measurements of its investments in the Local Government Investment Pool based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is 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; and
Level 3 – Inputs are significant unobservable inputs.

The Authority's deposits in the pool are considered to be highly liquid. At June 30, 2026, $2,223,841 was held in the Local Government Investment Pool. At June 30, 2026, the LGIP reported Level 1 investments of $540,171 and Level 2 investments of $1,683,670 and a weighted average maturity of 46 days. The Authority does not have any investments that are measured using Level 3 inputs.

NOTE 4 – DUE FROM AND TO OTHER GOVERNMENT

At June 30, 2026, the Authority is owed $674,402 for an intergovernmental receivable from the City of Carson City, Nevada, for personal property taxes and FAA grant reimbursements.

NOTE 5 – CAPITAL ASSETS

Capital asset activity consists of the following at June 30, 2026:

Governmental Activities:	**Balance 06/30/2025**	**Additions**	**Deletions**	**Balance 06/30/2026**
Capital assets, not being depreciated:				
Land	$ 146,542	$ -	$ -	$ 146,542
Construction in progress	653,787	1,924,412	(3,500)	2,574,699
Total capital assets, not being depreciated	800,329	1,924,412	(3,500)	2,721,241
Capital assets, being depreciated:				
Infrastructure	1,761,253	3,460	-	1,764,713
Machinery & Equipment	1,119,906	4,299	-	1,124,205
Total capital assets, being depreciated	2,881,159	7,759	-	2,888,918
Less accumulated depreciation for:				
Infrastructure	(352,765)	(103,195)	-	(455,960)
Machinery & Equipment	(412,741)	(77,066)	-	(489,807)
Total accumulated depreciation	(765,506)	(180,261)	-	(945,767)
Total capital assets, being depreciated, net	2,115,653	(172,502)	-	1,943,151
Governmental activities capital assets, net	$ 2,915,982	$ 1,751,910	$ (3,500)	$ 4,664,392

NOTE 6 – LONG-TERM LEASE REVENUE TRANSACTIONS

The Authority entered into an airport lease agreement, dated October 10, 1994, with Contri Construction Company (Contri). The lease was subsequently assigned to Mayes. Mayes leases the property for 50 years in return for improving the flood control ditch; furnishing and providing the utility infrastructure by installing power, gas and telephone lines; providing trenching and a six-inch water line; and furnishing and installing six-inch PVC sewer and manholes. These improvements were made to assets belonging to the City, and are not reflected in the capital assets of the Authority. The unamortized balance is reflected as a prepaid expense in the accompanying government-wide financial statements.

The value of the work was determined to be $312,000 or $6,240 a year for 50 years. This lease transaction is a noncash transaction, which is amortized, in the accompanying financial statements at $6,240 a year. The remaining balance of the prepaid lease improvements was $114,920 at June 30, 2026.

On January 26, 2017, the Authority entered into an amended lease agreement with John Mayes, who assumed the Contri lease discussed above, in which the lessee prepaid $27,424 which represented an increase in the above lease. The new amount will be amortized over a 28-year period. The lease will be amortized at a rate of $979 per year. On July 18, 2018, the Authority entered into a lot line adjustment on the above lease with John Mayes in which the lessee prepaid $23,058, which is being amortized over a 25 year period. The lease will be amortized at the annual rate of $907.

At June 30, 2026, the balance of the Mayes prepaids lease reflected in deferred inflows of resources in the accompanying financial statements totaled $148,845.

On September 1, 2005, the Authority entered into a lease agreement with KCXP Investments LLC in which the lessee prepaid a 50-year lease in the amount of $362,890. The lease will be amortized at a rate of $7,258 per year over the 50 years. At June 30, 2026, the balance of the prepaid lease reflected in deferred inflows of resources in the accompanying financial statements totaled $211,685.

Advance payments on leases at June 30, 2026, totaling $18,684 will be recognized in the subsequent year and are included in deferred inflows of resources.

In addition, the Authority is a party to several long-term leases that are not reflected above that will earn revenue into future periods. In accordance with GASB 87, *Leases*, the lease receivable is initially measured at the net present value of the future minimum lease payments expected to be received. As there was no discount rate stated in any of the leases, the leases were discounted using a rate of 4.75% (prime rate as of the date of implementation). The payments are recognized as a reduction of the lease receivable and interest income as payments are received. The deferred inflow of resources at the time of implementation is recorded as an amount equal to the initial recording of the lease receivable. The deferred inflow of resources is amortized on a straight-line basis over the life of the lease. At June 30, 2026, the deferred inflows related to leases receivable totaled $6,303,420.

Following is a schedule of the principal and interest on all of the leases receivable:

Year Ending June 30,	Principal Payments	Interest Payments	Total
2027	$ 128,911	$ 316,502	$ 445,413
2028	135,251	310,162	445,413
2029	141,904	303,508	445,412
2030	148,888	296,525	445,413
2031	156,218	289,195	445,413
2032-2036	730,323	1,339,568	2,069,891
2037-2041	684,810	1,166,805	1,851,615
2042-2046	697,714	1,007,924	1,705,638
2047-2051	784,484	829,345	1,613,829
2052-2056	566,803	665,016	1,231,819
2057-2061	581,588	534,912	1,116,500
2062-2066	729,586	380,657	1,110,243
2067-2071	792,003	197,515	989,518
2072-2073	425,499	34,150	459,649
	$ 6,703,982	$ 7,671,784	$ 14,375,766

NOTE 7 – DEFINED PENSION PLAN

Public Employees' Retirement System of Nevada (PERS)

Plan Description

The Authority contributes to the Public Employees' Retirement System of the State of Nevada (PERS). PERS administers a cost-sharing, multiple-employer, defined benefit pension plan, which includes both Regular and Police/Fire members. PERS was established by the Nevada Legislature in 1947, effective July 1, 1948. PERS is administered to provide a reasonable base income to qualified employees who have been employed by a public employer and whose earning capacities have been removed or substantially impaired by age or disability.

Benefits Provided

Benefits, as required by the Nevada Revised Statutes (NRS or statute), are determined by the number of years of accredited service at time of retirement and the member's highest average compensation in any 36 consecutive months with special provisions for members entering PERS on or after January 1, 2010, and July 1, 2015. Benefit payments to which participants or their beneficiaries may be entitled under the plan include pension benefits, disability benefits, and survivor benefits.

Monthly benefit allowances for members are computed at 2.5% of average compensation for each accredited year of service prior to July 1, 2001. For service earned on and after July 1, 2001, this service time factor is 2.67% of average compensation. For plan members entering PERS on or after January 1, 2010, there is a 2.50% service time factor for all years of service. Regular plan members entering the system on or after July 1, 2015, have a 2.25% service time factor. PERS offers several alternatives to the unmodified service retirement allowance which, in general, allow the retired employee to accept a reduced service retirement allowance payable monthly during his or her lifetime and various optional monthly payments to a named beneficiary after his or her death.

Post-retirement increases are provided by authority of NRS 286.575 – .579.

Vesting

Regular members entering the System prior to January 1, 2010, are eligible for retirement at age 65 with 5 years of service, at age 60 with 10 years of service, or at any age with 30 years of service. Regular members entering the System on or after January 1, 2010, are eligible for retirement at age 65 with 5 years of service, or at age 62 with 10 years of service, or any age with 30 years of service. Regular members entering the System on or after July 1, 2015, are eligible for retirement at age 65 with 5 years of service, or at age 62 with 10 years of service or at age 55 with 30 years of service, or at any age with 33 1/3 years of service.

The normal ceiling limitation on monthly benefit allowances is 75% of average compensation. However, a member who has an effective date of membership before July 1, 1985, is entitled to a benefit of up to 90% of average compensation. Regular members become fully vested as to benefits upon completion of five years of service.

Contributions

The authority for establishing and amending the obligation to make contributions and member contribution rates, is set by statute. New hires, in agencies which did not elect the Employer-Pay Contribution (EPC) plan prior to July 1, 1983, have the option of selecting one of two contribution plans. One plan, provides for matching employee and employer contributions, while the other plan provides for employer-pay contributions only. Under the matching Employee/Employer Contribution plan, a member may, upon termination of service for which contribution is required, withdraw employee contributions which have been credited to their account. All membership rights and active service credit in the System are canceled upon withdrawal of contributions from the member's account. If EPC was elected, the member cannot convert to the Employee/Employer Contribution plan and cannot withdraw these contributions.

PERS' basic funding policy provides for periodic contributions at a level pattern of cost as a percentage of salary throughout an employee's working lifetime in order to accumulate sufficient assets to pay benefits when due.

Although the System receives an actuarial valuation on an annual basis indicating the contribution rates required to fund the System on an actuarial reserve basis, contributions actually made are in accordance with the required rates established by the Nevada Legislature. These statutory rates are increased/decreased pursuant to NRS 286.421 and 286.450.

The actuarial funding method used is the Entry Age Normal Cost Method. It is intended to meet the funding objective and results in a relatively level, long-term contribution requirement as a percentage of salary.

For the fiscal year ended June 30, 2025 and June 30, 2026, the statutory Employer/Employee matching rate for Regular members was 17.50% and 19.25%, respectively. The Employer-pay contribution (EPC) rate was 33.50% and 36.75% for Regular members.

The Authority's contributions for the current and two preceding fiscal years, all of which were equal to the required contributions, were as follows:

Year Ended June 30,	Regular Fund
2024	$ 36,562
2025	47,395
2026	51,332

PERS Investment Policy

PERS' policies which determine the investment portfolio target asset allocation are established by the PERS Board. The asset allocation is reviewed annually and is designed to meet the future risk and return needs of PERS.

The following was the PERS Board adopted policy target asset allocation as of June 30, 2025:

Asset Class	Target Allocation	Long-term Geometric Expected Real Rate of Return*
U.S. stocks	34%	5.50%
International stocks	14%	5.50%
U.S. bonds	28%	2.25%
Private markets	12%	6.65%
Short-term investments	12%	0.50%
Total	100%	

*As of June 30, 2025, PERS' long-term inflation assumption was 2.50%.

Net Pension Liability

At June 30, 2026, the Authority reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2025 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability $491,252 was based on the Authority's share of contributions in PERS pension plan relative to the total contributions of all participating PERS employers and members. At June 30, 2025, the Authority's proportion was 0.00286 percent, which was an increase of 0.00033 percent from its proportion measured as of June 30, 2024.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability as of June 30, 2025, using the discount rate of 7.25%, as well as what the Authority's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.25%) and 1 percentage point higher (8.25%) than the current rate:

	1% Decrease (6.25%)	Discount Rate (7.25%)	1% Increase (8.25%)
Proportionate share of Net pension (asset) / liability	$ 826,533	$ 491,252	$ 214,669

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the PERS Annual Comprehensive Financial Report, available on the PERS website https://www.nvpers.org/publications/reports.

Actuarial Assumptions

The Authority's net pension liability was measured as of June 30, 2025. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The total pension liability was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation Rate	2.50%
Investment Rate of Return	7.25%
Productivity Pay Increase	0.50%
Projected Salary Increases	Regular: 4.20% to 9.10%, depending on service Rates include inflation and productivity increases
Other Assumptions	Same as those used in the June 30, 2025 funding actuarial valuation

Actuarial assumptions used in the June 30, 2025, valuation were based on the results of the experience study covering the period of July 1, 2016, through June 30, 2020.

The discount rate used to measure the total pension liability was 7.25% as of June 30, 2025. The projection of cash flows used to determine the discount rate assumed that plan contributions will be made in amounts consistent with statutory provisions and recognizing the plan's current funding policy and cost-sharing mechanism between employers and members . For this purpose, all contributions that are intended to fund benefits for all plan members and their beneficiaries are included, except the projected contributions that are intended to fund the service costs for future plan members and their beneficiaries are not included.

Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments for current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability as of June 30, 2025.

Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

As of June 30, 2026, the Authority recognized pension expense of $82,025. At June 30, 2026, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 118,147	$ -
Changes in assumptions	17,753	-
Net difference between projected and actual earnings on pension plan investments	-	71,372
Subtotal	135,900	71,372
Changes in proportion and differences between contributions and proportional share of contributions	120,332	23,660
Contributions subsequent to the measurement date	51,332	-
Total	$ 307,564	$ 95,032
Governmental activities	$ 307,564	$ 95,032
	$ 307,564	$ 95,032
Average expected remaining service lives	5.68	

The $51,332 reported as deferred outflows of resources related to pensions resulting from Employer contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the subsequent fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources, excluding the changes in proportion and differences between actual contributions and proportionate share of contributions, will be recognized in pension expense as follows:

Year Ending June 30,	Deferred Outflows (Inflows) of Resources
2027	150,935
2028	(119)
2029	(12,503)
2030	8,569
2031	14,318
Thereafter	-
Total	$ 161,200

Additional Information

The PERS' Annual Comprehensive Financial Report is available on the PERS website at http://www.nvpers.org/publications/reports.

NOTE 8 – COMMITMENTS, CONTINGENCIES, AND RISK MANAGEMENT

The Construction of the Main Apron Rehabilitation, Drainage project, and the Construction of the Instrument Approach Aid grants are still open. The total expected federal share for these three projects is $331,014 with a local match of $18,069.

There were no other claims pending or unresolved disputes involving the Authority at June 30, 2026.

The Authority is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; error and omissions; injuries to employees; and natural disasters. The Authority maintains commercial insurance coverage covering each of these risks of loss. In the past three years, no claims exceeded existing insurance coverage. Management believes such coverage is sufficient to preclude any significant uninsured losses to the Authority.

NOTE 9 – RELATED PARTY TRANSACTIONS

The Authority leases certain property to various individuals or related businesses that are members or relatives of the Authority of Trustees. All such transactions are considered to be arms-length transactions.

NOTE 10 – PRIOR-PERIOD ERROR CORRECTION—LEASE RECEIVABLES

During the fiscal year ended June 30, 2026, the Authority identified an error in the measurement of lease receivables upon implementation of GASB Statement No. 87, Leases. The original measurement of CPI-indexed lease payments included projected future increases in the CPI rather than using the applicable CPI index in effect at lease commencement. The error affected periods beginning with the original implementation of GASB Statement No. 87 through June 30, 2025, and resulted in an overstatement of lease receivables, related deferred inflows of resources, net position, and General Fund balance. Beginning net position and beginning General Fund balance have been restated accordingly.

As of July 1, 2025, correction of the error reduced lease receivables by $1,820,187 and reduced related deferred inflows of resources by $1,353,228. The net cumulative effect was a $466,959 reduction to beginning net position of governmental activities and beginning General Fund balance. The reconciliation of previously reported beginning balances to restated beginning balances follows.

Reporting unit	Previously reported	Correction	As restated
Governmental activities—net position	$5,833,704	$(466,959)	$5,366,745
General Fund—fund balance	$3,184,500	$(466,959)	$2,717,541

REQUIRED SUPPLEMENTARY INFORMATION

AIRPORT AUTHORITY OF CARSON CITY

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

For the Year Ended June 30, 2026

	Budget		Variance with Original Budget Over (Under)	Actual	Variance with Final	Actual
Revenues	Original	Final	Final Budget	Amounts	Budget	2025
Taxes:						
Property tax						
Aircraft	$ 205,000	$ 205,000	$ -	$ 192,316	$ (12,684)	$ 193,944
Buildings	145,000	145,000	-	157,350	12,350	158,681
Total Taxes	350,000	350,000	-	349,666	(334)	352,625
Intergovernmental:						
FAA federal grants	1,992,169	1,992,169	-	1,764,625	(227,544)	526,806
Total Intergovernmental	1,992,169	1,992,169	-	1,764,625	(227,544)	526,806
Charges for Services:						
Rentals and leases	474,740	474,740	-	275,127	(199,613)	280,388
Tie-downs	12,500	12,500	-	13,861	1,361	12,155
Fuel flowage fees	24,000	24,000	-	22,903	(1,097)	20,244
Jet fuel tax	3,000	3,000	-	2,834	(166)	2,554
Through the fence fees	9,750	9,750	-	-	(9,750)	-
Gate cards fees	1,500	1,500	-	4,278	2,778	3,615
Class II FBO fees	8,000	8,000	-	9,000	1,000	5,400
Rock sales	75,000	75,000	-	24,550	(50,450)	67,338
Total Charges for Services	608,490	608,490	-	352,553	(255,937)	391,694
Miscellaneous:						
Interest	800,000	800,000	-	396,658	(403,342)	450,913
Other	10,900	10,900	-	27,668	16,768	14,861
Total Miscellaneous	810,900	810,900	-	424,326	(386,574)	465,774
Total revenues	$ 3,761,559	$ 3,761,559	$ -	$ 2,891,170	$ (870,389)	$ 1,736,899
Expenditures						
Airport service and supplies						
Repairs and maintenance	$ 87,000	$ 87,000	$ -	$ 70,159	$ 16,841	$ 58,532
Website and AWOS	6,500	6,500	-	4,109	2,391	7,591
Utilities and telephone	31,800	31,800	-	20,465	11,335	24,789
Contractual services	13,400	13,400	-	9,872	3,528	15,080
Insurance	15,000	15,000	-	3,074	11,926	21,390
Operating supplies	7,300	7,300	-	5,926	1,374	4,798
Miscellaneous	21,950	21,950	-	29,529	(7,579)	21,436
Audit and accounting services	65,000	65,000	-	68,412	(3,412)	53,223
Legal	100,000	100,000	-	59,007	40,993	64,026
Airport engineering	-	-	-	-	-	10,100
Total airport service and supplies	347,950	347,950	-	270,553	77,397	280,965
Airport administration						
Salaries and wages	301,000	301,000	-	283,862	17,138	283,002
Employee benefits	180,175	180,175	-	166,649	13,526	177,748
Total airport administration	481,175	481,175	-	450,511	30,664	460,750
Capital outlay						
FAA grant projects						
Snow removal	-	-	-	-	-	196,584
Approach lighting	1,000,000	1,000,000	-	16,919	983,081	332,132
Construct buildings	343,746	343,746	-	1,713,446	(1,369,700)	28,517
Drainage improvements	150,000	150,000	-	146,925	3,075	16,530
Forecasting	-	-	-	69,440	(69,440)	-
Other capital outlay	917,750	917,750	-	45,428	872,322	41,155
Total capital outlay	2,411,496	2,411,496	-	1,992,158	419,338	614,918
Debt service						
Interest	13,498	13,498	-	-	13,498	-
Total debt service	13,498	13,498	-	-	13,498	-
Total expenditures	3,254,119	3,254,119	-	2,713,222	540,897	1,356,633
Net Change in Fund Balance	507,440	507,440	-	177,948	(329,492)	380,266
Fund Balance, beginning of year, as previously presented	3,184,500	3,184,500	-	3,184,500	-	2,804,234
Restatements	-	-	-	(466,959)	(466,959)	-
Fund Balance, beginning of year, as restated	3,184,500	3,184,500	-	2,717,541	(466,959)	2,804,234
Fund Balance, End of Year	$ 3,691,940	$ 3,691,940	$ -	$ 2,895,489	$ (796,451)	$ 3,184,500

See notes to Required Supplementary Information

AIRPORT AUTHORITY OF CARSON CITY
Schedule of the Proportionate Share of the Net Pension Liability
Last 10 Fiscal Years

	Reporting Date / Measurement Date									
	2026 (2025)	**2025 (2024)**	**2024 (2023)**	**2023 (2022)**	**2022 (2021)**	**2021 (2020)**	**2020 (2019)**	**2019 (2018)**	**2018 (2017)**	**2017 (2016)**
Proportion of the net pension liability (asset)	0.002860%	0.002530%	0.001850%	0.001690%	0.001560%	0.002480%	0.001690%	0.000920%	0.001470%	0.001500%
Proportionate share of the net pension liability (asset)	$ 491,252	$ 456,235	$ 336,955	$ 336,955	$ 305,474	$ 142,340	$ 345,921	$ 230,178	$ 125,881	$ 196,091
Covered payroll	$ 281,181	$ 282,954	$ 216,787	$ 143,334	$ 126,189	$ 104,445	$ 143,181	$ 134,163	$ 72,499	$ 101,312
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	174.71%	161.24%	155.43%	235.08%	242.08%	136.28%	241.60%	171.57%	173.63%	193.55%
Plan fiduciary net position as a percentage of the total pension liability	80.5%	78.1%	76.2%	75.1%	86.5%	77.0%	76.5%	75.2%	74.4%	74.4%

See notes to Required Supplementary Information

AIRPORT AUTHORITY OF CARSON CITY
Schedule of Contributions
Last 10 Fiscal Years

	Reporting Date									
	2026	**2025**	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**
Contractually required contribution	$ 51,332	$ 47,395	$ 36,562	$ 21,321	$ 19,099	$ 15,643	$ 21,232	$ 19,054	$ 13,295	$ 14,690
Contributions in relation to the contractually required contribution	$ (51,332)	$ (47,395)	$ (36,562)	$ (21,321)	$ (19,099)	$ (15,643)	$ (21,232)	$ (19,054)	$ (13,295)	$ (14,690)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 281,181	$ 282,954	$ 216,787	$ 143,334	$ 126,189	$ 104,445	$ 143,181	$ 134,163	$ 72,499	$ 101,312
Contributions as a percentage of covered payroll	18.26%	16.75%	16.87%	14.88%	15.14%	14.98%	14.83%	14.20%	18.34%	14.50%

See notes to Required Supplementary Information

AIRPORT AUTHORITY OF CARSON CITY
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

NOTE 1 – BUDGETARY INFORMATION

The General Fund budget is adopted on a basis consistent with generally accepted accounting principles applicable to governmental funds. The original and final legally adopted budgets are presented in the budgetary comparison schedule. Budget transfers and amendments are made in accordance with Nevada Revised Statutes and the Authority's established budget procedures.

NOTE 2 – EXPLANATIONS OF SIGNIFICANT BUDGET VARIANCES

Original-to-final budget variances
There were no differences between the original and final budgets presented in the accompanying schedule.

Final-to-actual revenue variances
Intergovernmental revenue was $227,544 below the final budget because grant revenues were less than anticipated. Charges for services were $255,937 below the final budget because the rental and lease budget included interest earnings from leases which are reported under investment earnings. Investment earnings were $403,342 below the final budget because anticipated new ground leases were not executed. As a result, total revenues were $870,389 below the final budget.

Final-to-actual expenditure variances
Airport services and supplies were $77,397 below the final budget, primarily because fewer services and supplies were required than anticipated, partly offset by expenditures exceeding budget for miscellaneous costs by $7,579 and audit and accounting services by $3,412. Airport administration was $30,664 below the final budget because of staff turnover. Capital outlay was $419,338 below the final budget because the Runway Safety Area drainage improvements, North Apron Pavement Preservation, and Forecasting Update projects were delayed until fiscal year 2027. Total expenditures were $540,897 below the final budget.

NOTE 3 – PENSION SCHEDULES

The Schedule of the Proportionate Share of the Net Pension Liability presents information for the Authority's proportionate share of the Public Employees' Retirement System of Nevada net pension liability. Amounts are reported using the measurement date applicable to each reporting fiscal year. The Schedule of Contributions presents the Authority's required contributions, contributions made in relation to the requirement, covered payroll, and contributions as a percentage of covered payroll.

Changes in the Authority's proportionate share of the net pension liability, related ratios, and contribution percentages reflect changes in the Authority's proportion of system-wide contributions, actuarial experience, assumptions, investment experience, covered payroll, and statutory contribution rates. Additional information is provided in Note 7 to the financial statements.

NOTE 4 – PRIOR-PERIOD ERROR CORRECTION

Beginning General Fund balance and beginning net position of governmental activities were each reduced by $466,959 as a result of the prior-period error correction described in Note 10. The correction did not affect amounts presented in the budgetary comparison or pension schedules included as required supplementary information.

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Authority of Trustees
Airport Authority of Carson City
Carson City, Nevada

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the Airport Authority of Carson City (the Authority), as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated November 13, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified a deficiency in internal control, described in the accompanying schedule of findings and recommendations as item 2024-001 Internal Controls over Accounting and Financial Reporting that we consider to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements, including whether the funds established by the Authority, as listed in Nevada Revised Statutes (NRS) 354.624 (5)(a)(1 through 5), complied with the express purposes required by NRS 354.6241. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Squire & Company, PC

Squire & Company, PC
St. George, Utah
November 13, 2026

Findings and Recommendations
For the Fiscal Year Ended June 30, 2026

Board of Trustees
Airport Authority of Carson City
Carson City, NV

Professional standards require that we communicate, in writing; deficiencies in internal control over financial reporting that are considered significant deficiencies or material weaknesses that are identified during the audit of the financial statements. Nevada Revised Statutes (NRS) require us to report instances of noncompliance with laws and regulations. During our audit of the Airport Authority of Carson City for the fiscal year ended June 30, 2026, we noted several improvements in the Authority's accounting and financial reporting system and we wish to commend the Authority for their achievements. We also observed a few areas needing corrective action for the Authority to follow laws and regulations as well as a few areas that, if improved, would strengthen the Authority's accounting system and control over its assets. These items are discussed below for your consideration.

INTERNAL CONTROL OVER FINANCIAL REPORTING:

Material Weaknesses:

None noted.

Significant Deficiencies:

2024-001 Internal Controls over Accounting and Financial Reporting (Reissued, Reworded)

Criteria: The Authority should have an internal control system designed and implemented to ensure accurate accounting and financial reporting, including timely reconciliations of grant revenues and expenditures, proper account classifications, and appropriate recognition of transactions in the correct fiscal period.

Condition: The Authority has improved its controls in this area from prior fiscal periods, however, during our engagement, we continued to identify and propose audit adjustments and reclassifications related to the Authority's grant revenues and expenditures, including adjustments to accruals and reclassifications between grants and accounts. These adjustments indicate that grant activity and related account balances were not adequately reconciled and reviewed at year-end to ensure transactions were properly recorded, classified, and recognized in the appropriate fiscal period.

Cause: The Authority has not developed and implemented sufficient internal controls over the reconciliation and review of grant activity and related accounts, including procedures to ensure proper year-end cutoff and accurate classification of revenues and expenditures.

Effect: The lack of adequate reconciliations and year-end review procedures resulted misstatements that required audit adjustments. Additionally, errors in grant revenues,

expenditures, and related account balances could occur without being identified and corrected in a timely manner.

Recommendation: We recommend the Authority continue to develop and implement formal procedures for reconciling grant revenues and expenditures to supporting documentation and the general ledger on a regular basis, including at year-end. These procedures should include a review of grant activity for proper classification, completeness, and cutoff to ensure revenues and expenditures are recorded in the appropriate fiscal period.

COMPLIANCE AND OTHER MATTERS:

Compliance:

2025-001 Capital Improvement Plan (Reissued)

Criteria: NRS 354.5945 requires the Authority's capital improvement plan for the fiscal year to agree with the Authority's budgeted capital outlay.

Condition: The Authority's capital improvement plan submitted to the Department of Taxation does not match the Authority's budgeted capital outlay for the fiscal year.

Cause: The Authority has not designed and implemented internal controls to ensure compliance with NRS 354.5945.

Effect: Planned capital expenditures in the capital improvement plan for the fiscal year are higher than the budgeted capital outlay for the Authority, which does not comply with NRS 354.5945.

Recommendation: We recommend the Authority design and implement controls to ensure compliance with NRS 354.5945.

Responses

Please respond to the above Findings and Recommendations in letter form.

This report is intended solely for the information and use of the board of trustees, management, and various federal and state agencies and is not intended to be and should not be used by anyone other than these specified parties. However, this report is a matter of public record, and its distribution is not limited.

It has been a pleasure to be of service to the Authority this past year. We would like to express special thanks to all those who assisted us so efficiently in this year's audit. We invite you to ask questions of us throughout the year as you feel necessary. We look forward to a continued professional relationship.

Sincerely,

Squire & Company, PC

Squire & Company, PC
St. George, Utah
November 13, 2026

November 13, 2026

Board of Trustees
Airport Authority of Carson City
Carson City, NV

We have audited the financial statements of Airport Authority of Carson City (the Authority) as of and for the year ended June 30, 2026, and have issued our report thereon dated November 13, 2026. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated March 4, 2026, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the Authority solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

There were findings regarding material weaknesses in internal control over financial reporting and immaterial instances of noncompliance that were reported in the schedule of findings and recommendations included in the reporting package.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and our network firms have complied with all relevant ethical requirements regarding independence. Safeguards have been applied to eliminate identified threats to independence or reduce them to an acceptable.

Consideration of Significant Risks

In our audit planning, we identified the following significant risk: management override of controls. According to Generally Accepted Auditing Standards (GAAS), management override of controls is considered an inherent risk in any audit engagement. While management override of controls was considered in the planning and audit approach for the Authority, our audit procedures did not reveal any evidence of management overriding controls.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the Authority is included in Note 1 to the financial statements. The Authority had no significant changes in accounting policies in fiscal year 2026, except for the implementation of GASB Statement No. 103 and 104. The implementation of these GASB standards affected the presentation and classification of some items, but did not have a significant impact on the Authority's net position.

No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

> Management's estimate of depreciation expense is based on the assigned depreciation lives. We evaluated the key factors and assumptions used to develop the depreciation lives in determining that it is reasonable in relation to the financial statements taken as a whole.
>
> For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, management's estimates have been determined on the same basis as they are reported by the Nevada Public Employee Retirement System (PERS). The Authority's net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The key factors and assumptions used to develop the valuation and the accrual appear reasonable in relation to the financial statements taken as a whole.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards also require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and

communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit.

Management has corrected all identified significant misstatements and a list of the adjustments noted during the audit has been provided to management. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. Management has a list of the misstatements that we identified as a result of our audit procedures that were brought to the attention of, and corrected by, management.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to Authority's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Circumstances that Affect the Form and Content of the Auditor's Report

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditor's report. There are no unusual circumstances that affect the form and content of the auditor's report.

Representations Requested from Management

We have requested certain written representations from management, which are included in a separate letter dated November 13, 2026.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with Authority, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the Authority's auditors

This report is intended solely for the information and use of the governing body and management of the Authority and is not intended to be and should not be used by anyone other than these specified parties.

Squire & Company, PC

Squire & Company, PC

Airport Authority of Carson City
Fiscal Year 2026
Audit Presentation

SQUIRE
TAX · AUDIT · ADVISORY

Presented By

Squire & Company, PC

November 18, 2026

Preface

- Thanks to the Airport Authority's staff
- Timely audit report filing
- Management's discussion and analysis (page 4)

Audit Reports

- **Independent Auditors Report (Pg. 1)**
  - Unmodified opinion – clean opinion

- **Report on Compliance and on Internal Control over Financial Reporting (Pg. 32)**
  - 2 material weakness cleared from the prior year
  - 1 significant deficiency reworded and reissued from the prior year
  - 1 compliance finding reissued from the prior year

SQUIRE
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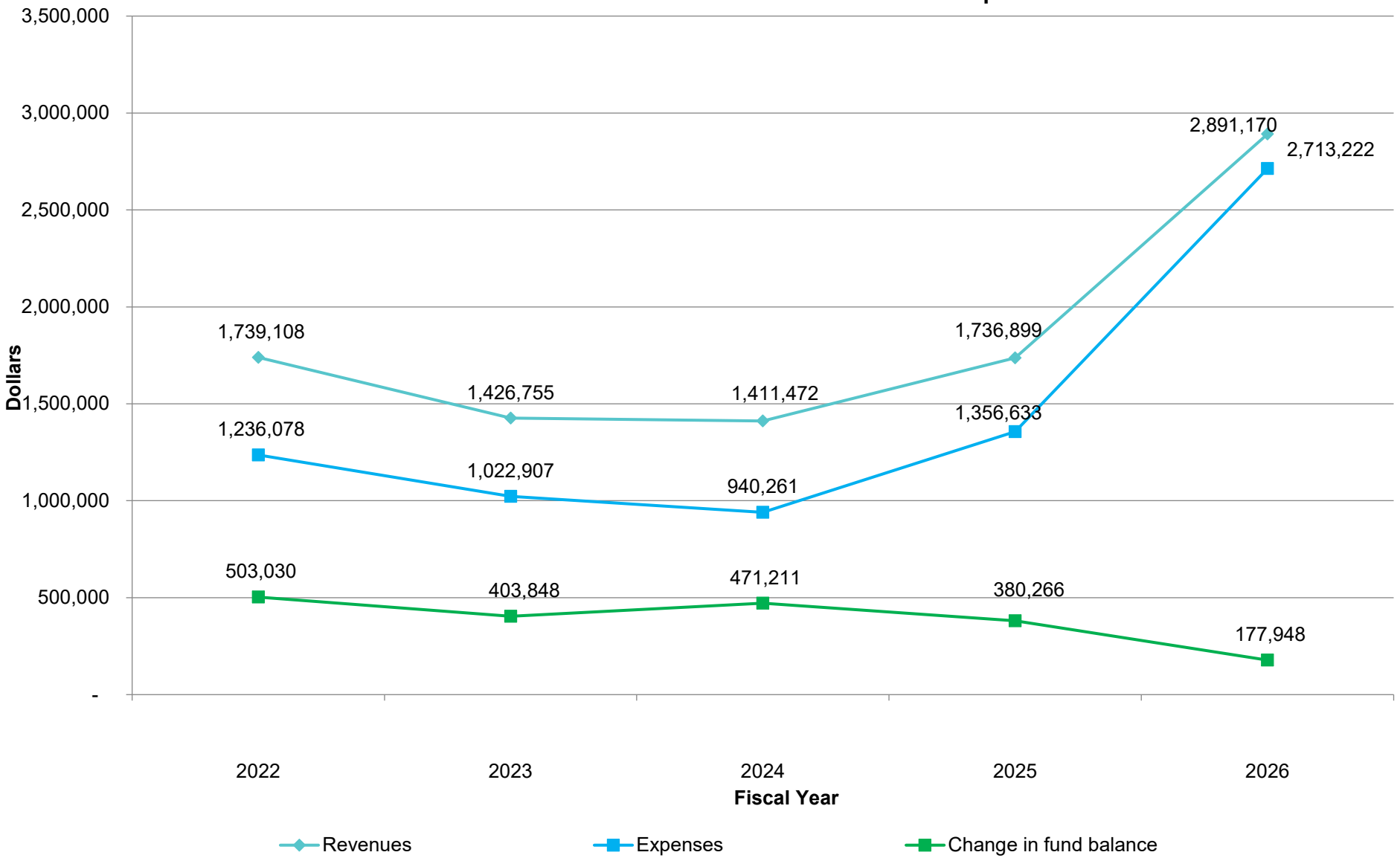
Audit Reports

- **Schedule of Findings and Recommendations (pg. 34)**
  - 2024-001 Internal Controls over Accounting and Financial Reporting (Reissued, Reworded)
  - 2025-001 Capital Improvement Plan (Reissued)

- **Letter to those Charged with Governance**
  - No specific issues to highlight

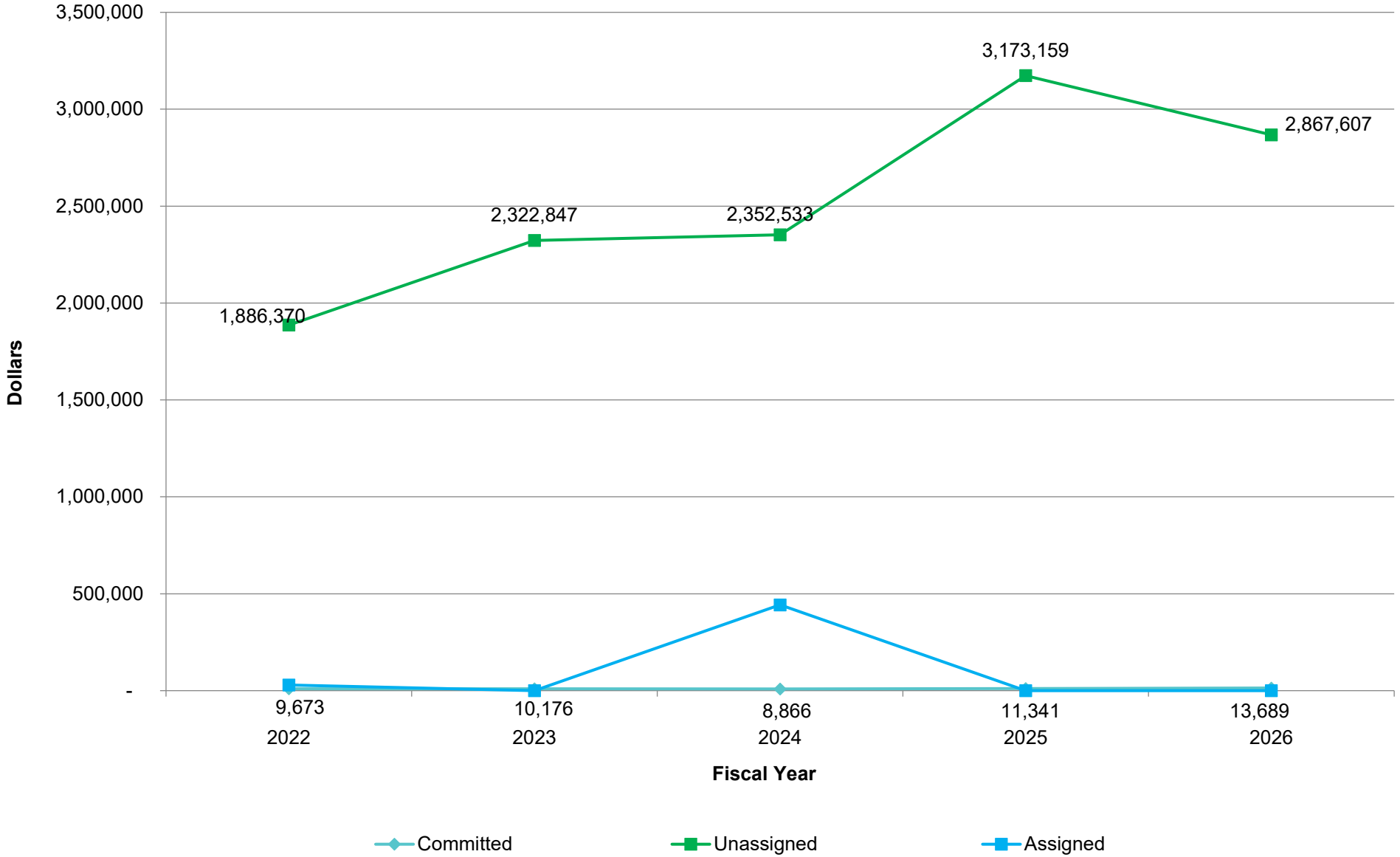
Airport Authority of Carson City

General Fund Revenue & Expense Trends



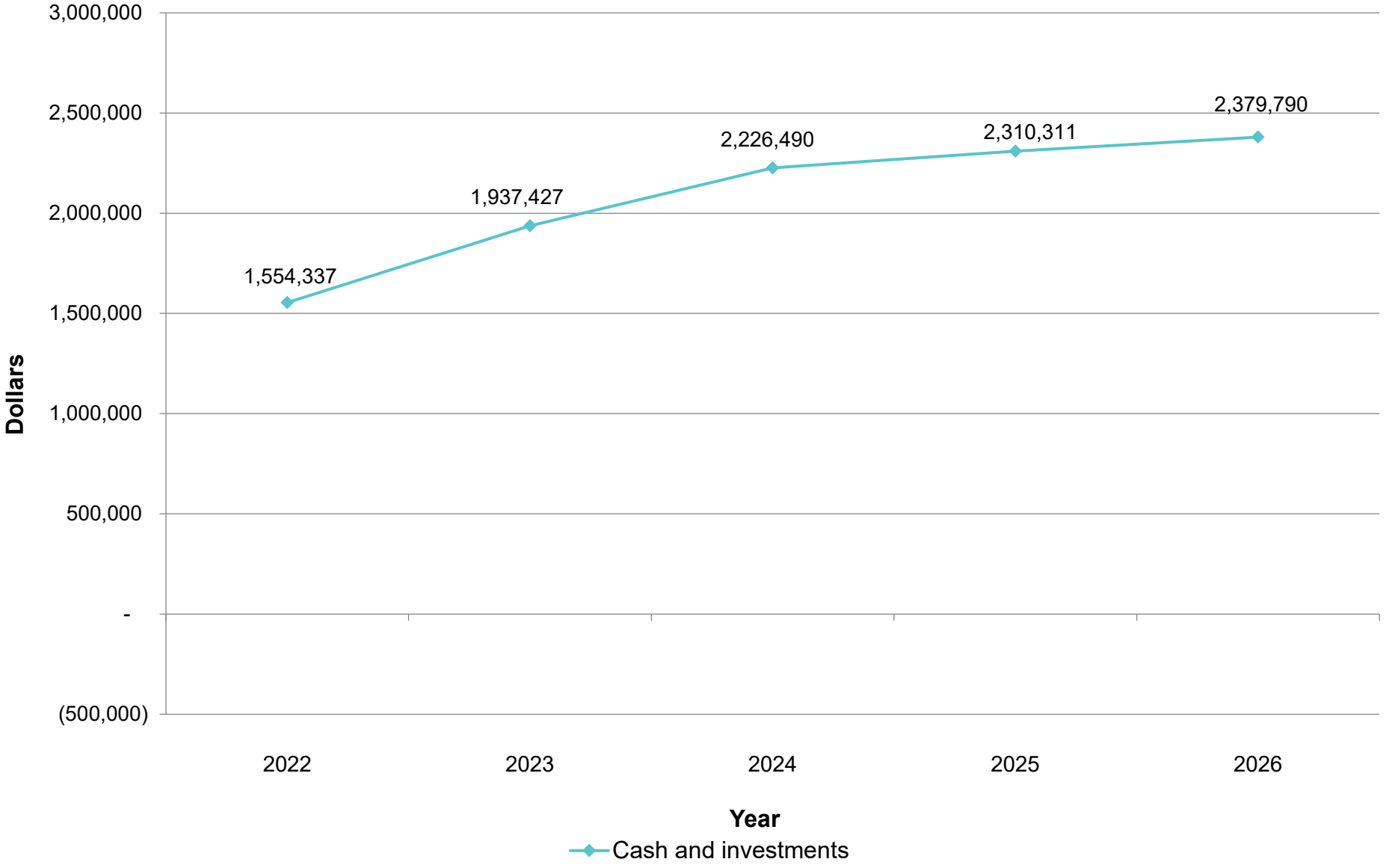
Airport Authority of Carson City

Fund Balance



Airport Authority of Carson City

Cash Trend



Questions or Comments?

Chad B. Atkinson, CPA

Partner

Phone: 435-628-3663 ext. 207

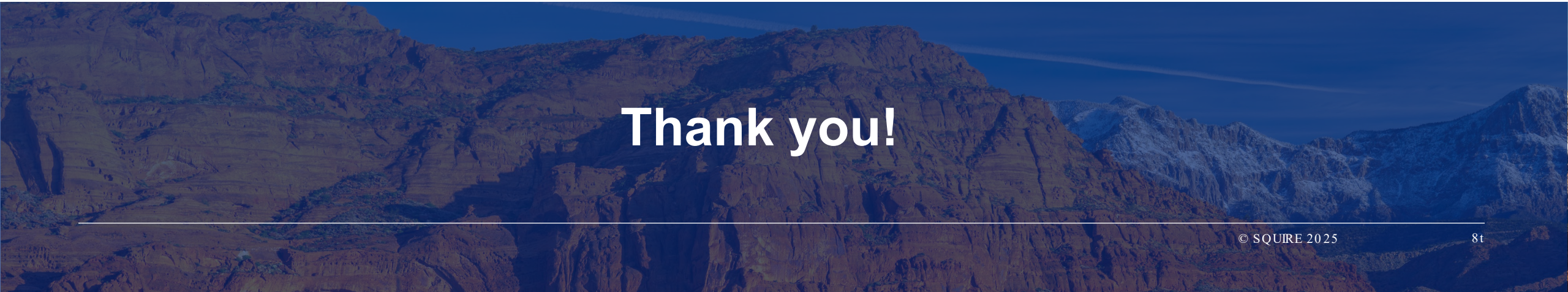
Email: chad.atkinson@squire.com

Chantry Jensen, CPA

Senior

Phone: 435-628-3663 ext. 279

Email: chantry.jensen@squire.com



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November 18, 2026

FlyCarsonCity.com

Carson City Airport Manager's Report Prepared by Corey Jenkins

- Working with NVAA and NDOT on the creation of a statewide Department of Aeronautics

- Working with US Pump and Power
  - Currently waiting for the results of the 743 determination for the TTF access point.

- Capital Improvement Program
  - Taxiway B Reconstruction
    - Survey work has been completed
    - Expect a Taxiway Bravo closure early December for core samples
  - RSA Draining Improvement Project
    - The Grant has been fully executed
- Audit
  - The audit is wrapping up
  - Single Audit is still in progress

- More discussions with potential developers

Fuel Flowage 2026

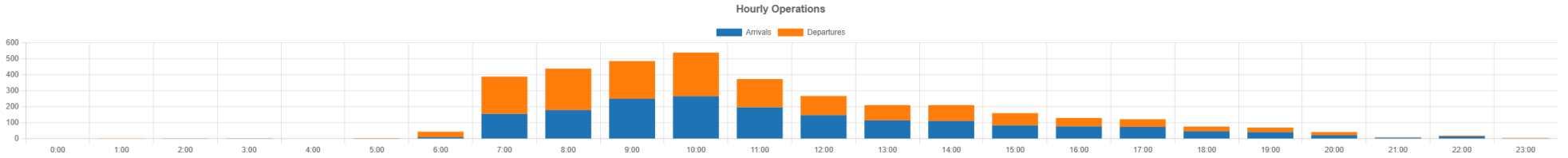
Total							
	Self-Serve		Full-Service		Total Combined		% Change
Month	100LL	Jet A	100LL	Jet A	Gallons	FFF	Annual Change
January-26	8705	1758	5287	22545	38295	$1,914.76	27%
February-26	6036	2029	3278	17711	29053	$1,452.67	2%
March-26	9202	2214	5283	21707	38406	$1,920.30	33%
April-26	6764	2904	4293	23153	37114	$1,855.70	-1%
May-26	6362	2725	3485	20760	33331	$1,666.54	-14%
June-26	7076	3858	6485	29029	46448	$2,322.40	21%
July-26	7802	3263	7711	24786	43561	$2,178.06	6%
August-26	8958	4041	4974	31744	49717	$2,485.86	31%
September-26	7926	2454	5821	34373	50574	$2,528.71	23%
October-26	7236	1657	0	0	8893	$444.67	-78%
November-26	0	0	0	0	0	$-	-100%
December-26	0	0	0	0	0	$-	-100%
Total	76066	26904	46616	225808	375393	$18,769.67	-12%

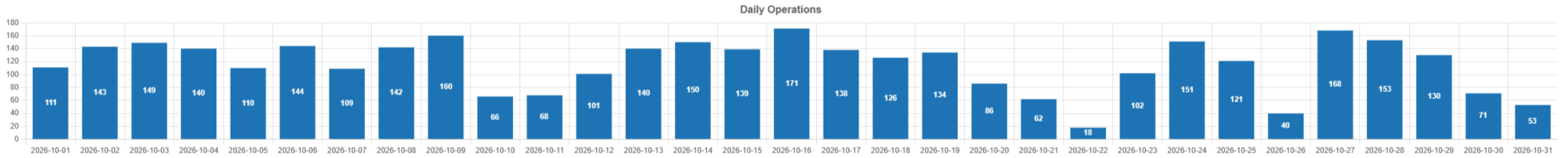
Aircraft Operations 2026

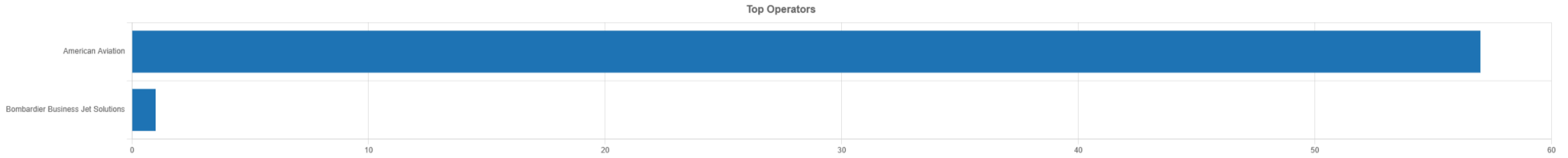
2026 ADS-B Airport Operations				
Month	Arrivals	Departures	Total Operations	Annual Change
January-26	1467	1527	2994	-18%
February-26	1177	1195	2372	-22%
March-26	3428	3429	6857	22%
April-26	1668	1821	3489	-17%
May-26	1820	1907	3727	-10%
June-26	2085	2199	4284	-8%
July-26	1915	2032	3947	-12%
August-26	607	705	1312	-69%
September-26	1627	1651	3278	-8%
October-26	1801	1795	3596	0%
November-26			0	-100%
December-26			0	-100%
Total Annual	17595	18261	35856	-23%

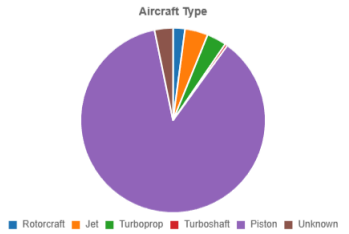
Airfield Reports (CXP) — Dashboard

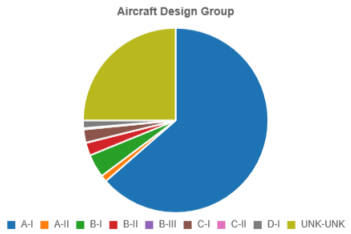
Current Date Range: 10/1/2026 - 10/31/2026



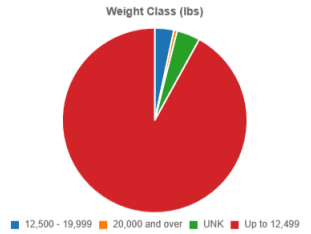


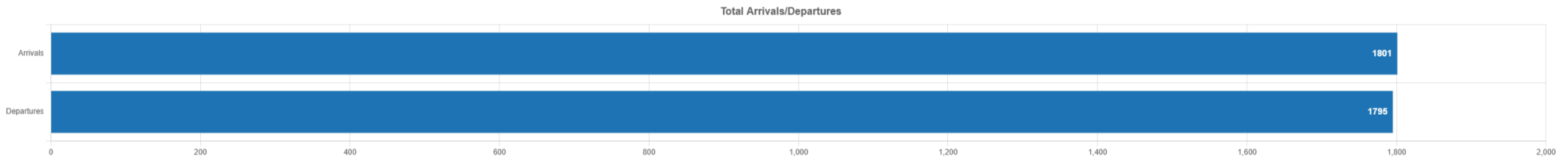












Carson City Airport Authority-2

Balance Sheet

As of June 30, 2027

	TOTAL		
	AS OF JUN 30, 2027	AS OF JUN 30, 2026 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1075 LGIP-Deferred	314,017.33	460,156.73	(146,139.40)
1077 LGIP- General Fund	1,780,379.31	1,763,684.69	16,694.62
3099 Gen. Fund *1162	537,083.33	157,178.21	379,905.12
3199 Petty Cash	100.00	100.00	0.00
Total Bank Accounts	**$2,631,579.97**	**$2,381,119.63**	**$250,460.34**
Accounts Receivable			
2000 Accounts Receivable - Operating	176,656.16	432,725.76	(256,069.60)
Total Accounts Receivable	**$176,656.16**	**$432,725.76**	**$ (256,069.60)**
Other Current Assets			
1499 Undeposited Funds	0.00	20,215.47	(20,215.47)
2001 AR offset	(1,331.00)	(1,331.00)	0.00
2010 Due From Other Government	643.87	643.87	0.00
2010.1 Audit Adjustment to AR	575.27	575.27	0.00
2011 Accrued Interest Receivable	9,031.37	9,031.37	0.00
2100 Prepaid Expenses	1,000.00	1,000.00	0.00
Total Other Current Assets	**$9,919.51**	**$30,134.98**	**$ (20,215.47)**
Total Current Assets	**$2,818,155.64**	**$2,843,980.37**	**$ (25,824.73)**
Other Assets			
2305 NPV of Airport Leases	7,327,897.00	7,327,897.00	0.00
Total Other Assets	**$7,327,897.00**	**$7,327,897.00**	**$0.00**
TOTAL ASSETS	**$10,146,052.64**	**$10,171,877.37**	**$ (25,824.73)**
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
3000 Accounts Payable	316,700.43	329,409.26	(12,708.83)
Total Accounts Payable	**$316,700.43**	**$329,409.26**	**$ (12,708.83)**
Credit Cards			
6321 Home Depot	755.55	6,224.19	(5,468.64)
6328 NSB Credit Card Rick 9053	2,997.05	3,580.99	(583.94)
6329 NSB CC Corey 9061	1,005.08	1,206.82	(201.74)
Total Credit Cards	**$4,757.68**	**$11,012.00**	**$ (6,254.32)**
Other Current Liabilities			
2101 Payroll Liability	1.01	2,311.14	(2,310.13)
Total Other Current Liabilities	**$1.01**	**$2,311.14**	**$ (2,310.13)**
Total Current Liabilities	**$321,459.12**	**$342,732.40**	**$ (21,273.28)**

Carson City Airport Authority-2

Balance Sheet

As of June 30, 2027

	TOTAL		
	AS OF JUN 30, 2027	AS OF JUN 30, 2026 (PY)	CHANGE
Long-Term Liabilities			
3110 Deferred Inflows- Leases	6,553,911.00	6,553,911.00	0.00
3200 Mayes-Lease Transactions	22,117.50	24,717.50	(2,600.00)
3250 Gonzalez Deferred Lease	208,661.11	211,685.21	(3,024.10)
Total Long-Term Liabilities	**$6,784,689.61**	**$6,790,313.71**	**$ (5,624.10)**
Total Liabilities	**$7,106,148.73**	**$7,133,046.11**	**$ (26,897.38)**
Equity			
4200 Fund Balance	4,173,840.52	4,173,840.52	0.00
4999 Retained Earnings	2,656,875.71	2,805,849.82	(148,974.11)
4999.1 GWFS to Fund FS adjustments	(3,791,884.97)	(3,791,884.97)	0.00
Net Revenue	1,072.65	(148,974.11)	150,046.76
Total Equity	**$3,039,903.91**	**$3,038,831.26**	**$1,072.65**
TOTAL LIABILITIES AND EQUITY	**$10,146,052.64**	**$10,171,877.37**	**$ (25,824.73)**

Carson City Airport Authority-2

Budget vs. Actuals: Budget_FY27_P&L - FY27 P&L

July 2026 - June 2027

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
Revenue			
5010 Real/Personal Property Tax			
5010.1 Aircraft	80,810.70	225,500.00	35.84 %
5010.2 Building	66,117.85	162,000.00	40.81 %
Total 5010 Real/Personal Property Tax	**146,928.55**	**387,500.00**	**37.92 %**
5050 AIRPORT LEASES			
5050H Hangar Lease	30,600.00	75,643.20	40.45 %
5051 Land Leases	148,881.95	349,943.84	42.54 %
5052 Tower Leases	32,163.99	77,320.08	41.60 %
5053 Lease-Mayes	2,600.00	6,240.00	41.67 %
5054 KCXP Investments Revenue		(9,000.00)	
5055 Contri Infastructure Improvements		7,258.00	
Total 5050 AIRPORT LEASES	**214,245.94**	**507,405.12**	**42.22 %**
5150 Tie Down Fees	5,920.60	15,000.00	39.47 %
5151 Gate Card Fees	2,890.42	3,000.00	96.35 %
5155 Parking Fees		200.00	
5200 Committed-Fuel Flowage Fees	9,961.73	26,000.00	38.31 %
5201 Committed-Jet Fuel Tax	1,740.93	3,500.00	49.74 %
5250 Through the Fence Fees		750.00	
5300 Class II FBO Fees	2,250.00	7,200.00	31.25 %
5404 Rock Materials Sales	9,509.12	35,000.00	27.17 %
5450 Reimbursements	1,800.00		
5500 Interest Income	20,569.47	33,000.00	62.33 %
5998 Terminal Rental		200.00	
Total Revenue	**$415,816.76**	**$1,018,755.12**	**40.82 %**
GROSS PROFIT	**$415,816.76**	**$1,018,755.12**	**40.82 %**
Expenditures			
6169 Taxes & Licenses		200.00	
6300 Operating Expenses			
6000 Airport Engineering			
6001 Engineering-General		3,000.00	
Total 6000 Airport Engineering		**3,000.00**	
6130 Dues	600.00		
6135 Memberships		1,500.00	
6137 Conferences	750.00	4,500.00	16.67 %
6170 SWAAAE BOD Travel		0.00	
6190 Office ExpenSe-PC Software	1,208.86	1,500.00	80.59 %
6200 Office Expenses -PC Hardware	1,667.09	2,000.00	83.35 %
6211 Meals and Entertainment	461.27	2,200.00	20.97 %
6218 Marketing and Website	930.56	5,000.00	18.61 %
6369 Travel		5,000.00	
Total 6300 Operating Expenses	**5,617.78**	**24,700.00**	**22.74 %**

Carson City Airport Authority-2

Budget vs. Actuals: Budget_FY27_P&L - FY27 P&L

July 2026 - June 2027

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
6301 Utilities			
6238 Stormwater Discharge Permit		1,000.00	
6302 Phone & Internet	2,246.97	6,500.00	34.57 %
6303 Electric	5,008.16	12,000.00	41.73 %
6304 Gas	499.93	1,200.00	41.66 %
6305 Water	1,379.52	2,800.00	49.27 %
6306 Carson City Landfill	476.64	1,000.00	47.66 %
Total 6301 Utilities	**9,611.22**	**24,500.00**	**39.23 %**
6308 Office Expenses and Supplies	264.26	2,500.00	10.57 %
6309 Legal	26,885.00	80,000.00	33.61 %
6310 Security	1,674.95	6,400.00	26.17 %
6311 CCAA printing		500.00	
6312 Data Storage	70.00	800.00	8.75 %
6313 Insurance	100.00	22,000.00	0.45 %
6314 Auditing	34,950.00	40,000.00	87.38 %
6314A Accounting/Bullis	11,244.00	33,000.00	34.07 %
6315 Contract Services/Appraisals		10,000.00	
6316 Bank Charges/Square Chgs	364.96	1,200.00	30.41 %
6317 Airport Equipment Maintenance	9,414.86	15,000.00	62.77 %
6317.5 AWOS III Service Charges	6,914.00	7,000.00	98.77 %
6318 Facility Maintenance	11,393.75	15,000.00	75.96 %
6319 Airfield Maintenance	5,441.14	40,000.00	13.60 %
6319.5 Gate Maintenance	121.49	3,000.00	4.05 %
6319.51 Depreciation expense		140,000.00	
6350 Labor Expense			
6351 Salaries	123,504.02	328,170.00	37.63 %
6351.5 Overtime Budget (Airfield)		2,000.00	
6352 Healthcare	25,212.67	66,000.00	38.20 %
6353 PERS Retirement Contribution	41,267.04	109,936.95	37.54 %
6354 Nevada Payroll	540.00	1,600.00	33.75 %
6355 Workers Compensation	4,543.96	4,000.00	113.60 %
6356 State Unemployment Contri		3,383.65	
6476 Uniforms		1,200.00	
Total 6350 Labor Expense	**195,067.69**	**516,290.60**	**37.78 %**
QuickBooks Payments Fees	491.90		
Total Expenditures	**$319,627.00**	**$982,090.60**	**32.55 %**
NET OPERATING REVENUE	**$96,189.76**	**$36,664.52**	**262.35 %**
Other Revenue			
7000 Open House			
7004.1 Open House Income 2026	(4,794.16)	15,000.00	(31.96 %)
7004.2 Open House Expenses 2026	450.00	(15,000.00)	(3.00 %)
Total 7000 Open House	**(4,344.16)**	**0.00**	

Carson City Airport Authority-2

Budget vs. Actuals: Budget_FY27_P&L - FY27 P&L

July 2026 - June 2027

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
FAA AIP Grant Revenue			
6042 AIP 43 Approach Lighting System Phase 3 PAPI and MALSF			
6042.2 AIP 43 Approach Lighting System Phase 3 PAPI and MALSF Expense	(337.30)		
Total 6042 AIP 43 Approach Lighting System Phase 3 PAPI and MALSF	**(337.30)**		
6044 AIP 44 SRE Construct Auxiliary Building			
6044.2 AIP 44 SRE Construct Auxiliary Building Expense	(4,143.25)		
Total 6044 AIP 44 SRE Construct Auxiliary Building	**(4,143.25)**		
6045 Extend Rwy 9/27 Environmental Assessment			
6045.1 Extend Rwy 9/27 Environmental Assessment Revenue		247,000.00	
6045.2 Extend Rwy 9/27 Environmental Assessment Expense		(259,350.00)	
Total 6045 Extend Rwy 9/27 Environmental Assessment		**(12,350.00)**	
6046 Extend Rwy 9/27 25% Design			
6046.1 Extend Rwy 9/27 25% Design Revenue		341,000.00	
6046.2 Extend Rwy 9/27 25% Design Expense		(358,050.00)	
Total 6046 Extend Rwy 9/27 25% Design		**(17,050.00)**	
6048 AIP 46 Runway Drainage Project			
6048.1 AIP 46 Runway Drainage Project Income	49,775.00		
6048.2 AIP 46 Runway Drainage Project Expense	(2,475.00)		
Total 6048 AIP 46 Runway Drainage Project	**47,300.00**		
6049 AIP 47 South Apron Design and Construction			
6049.1 AIP 47 South Apron Design and Construction Revenue	168,825.42	210,000.00	80.39 %
6049.2 AIP 47 South Apron Design and Construction Expense	(264,005.97)	(220,500.00)	119.73 %
Total 6049 AIP 47 South Apron Design and Construction	**(95,180.55)**	**(10,500.00)**	**906.48 %**
6051 AIP 48 - Forecasting Update w/ Runway Length Analysis			
6051.1 AIP 48 - Forecasting Update w/ Runway Length Analysis Revenue	16,515.75		
6051.2 AIP 48 - Forecasting Update w/ Runway Length Analysis Expense	(22,607.00)		
Total 6051 AIP 48 - Forecasting Update w/ Runway Length Analysis	**(6,091.25)**		
6052 AIP 49 RSA Construction			
6052.2 AIP 49 RSA Construction Expense	(475.00)		
Total 6052 AIP 49 RSA Construction	**(475.00)**		
6053 AIP 50 North Apron and Txy Bravo Design			
6053.2 AIP 50 North Apron and Txy Bravo Design Expense	(3,500.00)		
Total 6053 AIP 50 North Apron and Txy Bravo Design	**(3,500.00)**		
Total FAA AIP Grant Revenue	**(62,427.35)**	**(39,900.00)**	**156.46 %**
Total Other Revenue	**$ (66,771.51)**	**$ (39,900.00)**	**167.35 %**
Other Expenditures			
CCAA Funded Capital Projects			
6400 Capital Project			
6420 Pavement Maintenance	28,345.60	198,500.00	14.28 %
Total 6400 Capital Project	**28,345.60**	**198,500.00**	**14.28 %**
Total CCAA Funded Capital Projects	**28,345.60**	**198,500.00**	**14.28 %**

Carson City Airport Authority-2

Budget vs. Actuals: Budget_FY27_P&L - FY27 P&L

July 2026 - June 2027

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
Total Other Expenditures	**$28,345.60**	**$198,500.00**	**14.28 %**
NET OTHER REVENUE	$ (95,117.11)	$ (238,400.00)	**39.90 %**
NET REVENUE	**$1,072.65**	$ (201,735.48)	(0.53 %)

Carson City Airport Authority-2

Profit and Loss

July 2026 - June 2027

	TOTAL		
	JUL 2026 - JUN 2027	JUL 2025 - JUN 2026 (PY)	CHANGE
Revenue			
5010 Real/Personal Property Tax			
5010.1 Aircraft	80,810.70	192,316.42	(111,505.72)
5010.2 Building	66,117.85	157,349.82	(91,231.97)
Total 5010 Real/Personal Property Tax	**146,928.55**	**349,666.24**	**(202,737.69)**
5050 AIRPORT LEASES			
5050H Hangar Lease	30,600.00	73,440.00	(42,840.00)
5051 Land Leases	148,881.95	343,754.14	(194,872.19)
5052 Tower Leases	32,163.99	75,459.11	(43,295.12)
5053 Lease-Mayes	2,600.00	6,240.00	(3,640.00)
Total 5050 AIRPORT LEASES	**214,245.94**	**498,893.25**	**(284,647.31)**
5150 Tie Down Fees	5,920.60	13,860.94	(7,940.34)
5151 Gate Card Fees	2,890.42	4,278.18	(1,387.76)
5200 Committed-Fuel Flowage Fees	9,961.73	22,903.02	(12,941.29)
5201 Committed-Jet Fuel Tax	1,740.93	2,834.40	(1,093.47)
5300 Class II FBO Fees	2,250.00	9,000.00	(6,750.00)
5404 Rock Materials Sales	9,509.12	24,549.86	(15,040.74)
5450 Reimbursements	1,800.00	0.00	1,800.00
5500 Interest Income	20,569.47	88,564.25	(67,994.78)
Total Revenue	**$415,816.76**	**$1,014,550.14**	**$ (598,733.38)**
GROSS PROFIT	**$415,816.76**	**$1,014,550.14**	**$ (598,733.38)**
Expenditures			
6169 Taxes & Licenses		107.40	(107.40)
6300 Operating Expenses			
6130 Dues	600.00	659.99	(59.99)
6135 Memberships		250.00	(250.00)
6137 Conferences	750.00	2,325.63	(1,575.63)
6170 SWAAAE BOD Travel		169.87	(169.87)
6190 Office ExpenSe-PC Software	1,208.86	706.76	502.10
6200 Office Expenses -PC Hardware	1,667.09	1,050.46	616.63
6211 Meals and Entertainment	461.27	1,512.79	(1,051.52)
6218 Marketing and Website	930.56	3,704.38	(2,773.82)
6369 Travel		1,967.88	(1,967.88)
Total 6300 Operating Expenses	**5,617.78**	**12,347.76**	**(6,729.98)**
6301 Utilities			
6238 Stormwater Discharge Permit		1,000.00	(1,000.00)
6302 Phone & Internet	2,246.97	5,171.82	(2,924.85)
6303 Electric	5,008.16	10,099.02	(5,090.86)

Carson City Airport Authority-2

Profit and Loss

July 2026 - June 2027

	TOTAL		
	JUL 2026 - JUN 2027	JUL 2025 - JUN 2026 (PY)	CHANGE
6304 Gas	499.93	614.63	(114.70)
6305 Water	1,379.52	2,516.35	(1,136.83)
6306 Carson City Landfill	476.64	1,062.98	(586.34)
Total 6301 Utilities	**9,611.22**	**20,464.80**	**(10,853.58)**
6308 Office Expenses and Supplies	264.26	1,441.29	(1,177.03)
6309 Legal	26,885.00	57,676.50	(30,791.50)
6310 Security	1,674.95	5,032.41	(3,357.46)
6311 CCAA printing		228.95	(228.95)
6312 Data Storage	70.00	405.00	(335.00)
6313 Insurance	100.00	16,266.61	(16,166.61)
6314 Auditing	34,950.00	40,000.00	(5,050.00)
6314A Accounting/Bullis	11,244.00	28,412.00	(17,168.00)
6315 Contract Services/Appraisals		4,840.08	(4,840.08)
6316 Bank Charges/Square Chgs	364.96	1,257.40	(892.44)
6317 Airport Equipment Maintenance	9,414.86	15,641.42	(6,226.56)
6317.5 AWOS III Service Charges	6,914.00	6,914.00	0.00
6318 Facility Maintenance	11,393.75	18,526.29	(7,132.54)
6319 Airfield Maintenance	5,441.14	30,451.43	(25,010.29)
6319.5 Gate Maintenance	121.49	1,930.58	(1,809.09)
6350 Labor Expense			
6351 Salaries	123,504.02	283,569.15	(160,065.13)
6351.5 Overtime Budget (Airfield)		292.55	(292.55)
6352 Healthcare	25,212.67	58,652.75	(33,440.08)
6353 PERS Retirement Contribution	41,267.04	102,663.40	(61,396.36)
6354 Nevada Payroll	540.00	1,534.75	(994.75)
6355 Workers Compensation	4,543.96	3,798.02	745.94
6476 Uniforms		957.38	(957.38)
Total 6350 Labor Expense	**195,067.69**	**451,468.00**	**(256,400.31)**
6600 Bad Debt Transaction		149.95	(149.95)
QuickBooks Payments Fees	491.90	1,241.15	(749.25)
Total Expenditures	**$319,627.00**	**$714,803.02**	**$ (395,176.02)**
NET OPERATING REVENUE	**$96,189.76**	**$299,747.12**	**$ (203,557.36)**
Other Revenue			
7000 Open House			
7001.2 Open House Expense Sept 2024		544.75	(544.75)
7002.1 Open House Income Sept 2025		22,800.00	(22,800.00)
7002.2 Open House Expense Sept 2025		(24,791.05)	24,791.05
7004.1 Open House Income 2026	(4,794.16)	4,467.75	(9,261.91)
7004.2 Open House Expenses 2026	450.00	(2,812.10)	3,262.10
Total 7000 Open House	**(4,344.16)**	**209.35**	**(4,553.51)**

Carson City Airport Authority-2

Profit and Loss

July 2026 - June 2027

	TOTAL		
	JUL 2026 - JUN 2027	JUL 2025 - JUN 2026 (PY)	CHANGE
8000 Discounts		149.71	(149.71)
9999 Suspense		5,629.96	(5,629.96)
FAA AIP Grant Revenue			
6042 AIP 43 Approach Lighting System Phase 3 PAPI and MALSF			
6042.1 AIP 43 Approach Lighting System Phase 3 PAPI and MALSF Revenue		8,409.48	(8,409.48)
6042.2 AIP 43 Approach Lighting System Phase 3 PAPI and MALSF Expense	(337.30)	(23,752.08)	23,414.78
Total 6042 AIP 43 Approach Lighting System Phase 3 PAPI and MALSF	**(337.30)**	**(15,342.60)**	**15,005.30**
6044 AIP 44 SRE Construct Auxiliary Building			
6044.1 AIP 44 SRE Construct Auxiliary Building Revenue		1,351,103.92	(1,351,103.92)
6044.2 AIP 44 SRE Construct Auxiliary Building Expense	(4,143.25)	(1,713,445.51)	1,709,302.26
Total 6044 AIP 44 SRE Construct Auxiliary Building	**(4,143.25)**	**(362,341.59)**	**358,198.34**
6048 AIP 46 Runway Drainage Project			
6048.1 AIP 46 Runway Drainage Project Income	49,775.00	100,225.00	(50,450.00)
6048.2 AIP 46 Runway Drainage Project Expense	(2,475.00)	(146,925.00)	144,450.00
Total 6048 AIP 46 Runway Drainage Project	**47,300.00**	**(46,700.00)**	**94,000.00**
6049 AIP 47 South Apron Design and Construction			
6049.1 AIP 47 South Apron Design and Construction Revenue	168,825.42	18,931.13	149,894.29
6049.2 AIP 47 South Apron Design and Construction Expense	(264,005.97)	(25,122.50)	(238,883.47)
Total 6049 AIP 47 South Apron Design and Construction	**(95,180.55)**	**(6,191.37)**	**(88,989.18)**
6051 AIP 48 - Forecasting Update w/ Runway Length Analysis			
6051.1 AIP 48 - Forecasting Update w/ Runway Length Analysis Revenue	16,515.75	61,914.35	(45,398.60)
6051.2 AIP 48 - Forecasting Update w/ Runway Length Analysis Expense	(22,607.00)	(65,743.00)	43,136.00
Total 6051 AIP 48 - Forecasting Update w/ Runway Length Analysis	**(6,091.25)**	**(3,828.65)**	**(2,262.60)**
6052 AIP 49 RSA Construction			
6052.2 AIP 49 RSA Construction Expense	(475.00)		(475.00)
Total 6052 AIP 49 RSA Construction	**(475.00)**		**(475.00)**
6053 AIP 50 North Apron and Txy Bravo Design			
6053.2 AIP 50 North Apron and Txy Bravo Design Expense	(3,500.00)		(3,500.00)
Total 6053 AIP 50 North Apron and Txy Bravo Design	**(3,500.00)**		**(3,500.00)**
Total FAA AIP Grant Revenue	**(62,427.35)**	**(434,404.21)**	**371,976.86**
Total Other Revenue	**$ (66,771.51)**	**$ (428,415.19)**	**$361,643.68**
Other Expenditures			
CCAA Funded Capital Projects			
6400 Capital Project			
6400.8 Forecast-Runway Length		(3,500.00)	3,500.00
6420 Pavement Maintenance	28,345.60	20,650.00	7,695.60
Total 6400 Capital Project	**28,345.60**	**17,150.00**	**11,195.60**

Carson City Airport Authority-2

Profit and Loss

July 2026 - June 2027

	TOTAL		
	JUL 2026 - JUN 2027	JUL 2025 - JUN 2026 (PY)	CHANGE
6417 Aggregate To Improve Safety Areas (500 ft Test Area)		3,156.04	(3,156.04)
Total CCAA Funded Capital Projects	**28,345.60**	**20,306.04**	**8,039.56**
Total Other Expenditures	**$28,345.60**	**$20,306.04**	**$8,039.56**
NET OTHER REVENUE	**$ (95,117.11)**	**$ (448,721.23)**	**$353,604.12**
NET REVENUE	**$1,072.65**	**$ (148,974.11)**	**$150,046.76**