



AGENDA
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039

October 28, 2020

Moss Landing Harbor District is inviting you to a scheduled Zoom meeting.

Topic: Moss Landing Harbor District Regular Meeting of the Board

Time: Oct 28, 2020 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84468886831?pwd=YjI0ZnJJYkZ0eUZoODREYThSbGpOdz09>

Meeting ID: 844 6888 6831

Passcode: 496211

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Meeting ID: 844 6888 6831

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Find your local number: <https://us02web.zoom.us/u/kdhkeWo1bw>

A. CLOSED SESSION

A Closed session will be held immediately prior to the public open meeting, and will begin at **6:00 p.m.** to consider the following items. The public open meeting will begin at **7:00 p.m., or as soon thereafter as the Closed Session is concluded**, and any action taken during the Closed Session will be reported out at that time.

1. Meet and confer with legal counsel pursuant to Government Code 54956.9(d)(4) deciding whether to initiate litigation.

2. Confer with real property negotiators (District Counsel and GM) regarding the North Harbor Building pursuant to Government Code 54956.8.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

Russ Jeffries – President

Tony Leonardini – Vice President

Vince Ferrante – Secretary

James Goulart – Commissioner

Liz Soto - Commissioner

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel

Shay Shaw – Administrative Assistant

C. PRESIDENT’S REMARKS

The President will use this opportunity to inform the public of issues affecting the District and other items of a general nature not otherwise provided for on this agenda.

D. PUBLIC COMMENTS

Members of the general public may address the Board of Harbor Commissioners regarding any item that is not on the Agenda. The President may limit the total amount of time of testimony.

E. CONSENT CALENDAR

1. Approval of the September 23, 2020 Regular Meeting Minutes.

F. FINANCIAL REPORT

2. Financial report month ending September 30, 2020.

G. MANAGERS’ REPORTS

The General Manager will make oral or written reports. The Board may take action as deemed necessary. The Managers may present additional reports but the Board may not take action on any item not on this Agenda.

3. Projects Status/Update

4. Summary of Permits Issued

5. Meeting Announcements

6. Liveaboard Report

7. Slip Income Report

8. Incident Report

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Soto

10. Elkhorn Slough Advisory Committee – Leonardini

11. Special Districts – Jeffries/Ferrante

12. Budget Committee – Leonardini/Goulart

13. Liveaboard Committee – Goulart/Soto

14. Harbor Improvement Committee – Goulart/Soto

15. Real Property Committee I – Jeffries/Leonardini

16. Real Property Committee II – Ferrante/Goulart

17. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written.

I. SPECIAL PRESENTATION

18. Ryan Jolly, CPA will present the District’s Audited Financial Statement for the fiscal year ending June 30, 2020

J. GENERAL MANAGER REPORT AND UPDATE REGARDING ORDINANCE NO. 208

19. The General Manager will provide the Board an update regarding Ordinance No. 208 related to the Passenger Vessel Fee which is not being charged at this time due to the COVID-19 Pandemic. The General Manager will seek direction from the Board

- a. Staff report
- b. Public Comment
- c. Board discussion and direction/recommendation

K. NEW BUSINESS

20. ITEM- Consider adopting Resolution No. 20-13 canceling the November and December Board meetings and selecting a substitute date therefore.

- a. Staff report
- b. Public Comment
- c. Board discussion
- d. Board action

L. COMMISSIONERS COMMENTS AND CONCERNS

Commissioners may address items of concern at this time, and may request that items be placed on future agendas in accordance with the By-laws of the Board.

M. ADJORNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled for November 25, 2020 at 7:00 PM at the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA. Individuals requiring special accommodations should contact Administrative Assistant, Shay Shaw at Shaw@mosslandingharbor.dst.ca.us or at 831.633.2461 no less than 72 hours prior to the meeting or if a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to Regular Meetings and 24 hours prior to Special Meetings and/or by contacting the District at 831.633.5417 or Shaw@mosslandingharbor.dst.ca.us or on the District's website at www.mosslandingharbor.dst.ca.us. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.



MINUTES
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039

September 23, 2020

Moss Landing Harbor District is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/89920048931?pwd=OTIhRVNtZzB5eE8yR1NaYVhINjBmUT09>

Meeting ID: 899 2004 8931

Passcode: 311302

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A. CLOSED SESSION

A closed session was held immediately prior to the public open meeting to consider the following items:

1. Meet and confer with legal counsel pursuant to Government Code 54956.9(d)(4) deciding whether to initiate litigation.
2. Confer with real property negotiators (District Counsel and GM) regarding the North Harbor Building pursuant to Government Code 54956.8.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

The open session was called to order at 7:01pm, after the Pledge of Allegiance Roll was called.

Commissioners Present:

Russ Jeffries – President

Tony Leonardini – Vice President

Vince Ferrante – Secretary

James Goulart – Commissioner

Liz Soto – Commissioner

Staff Present:

Tommy Razzeca – General Manager

Shay Shaw – Administrative Assistant

via Zoom:

Mike Rodriguez – District Counsel

C. PRESIDENT'S REMARKS

The President announced that the Board met in Closed Session and no decisions were made; direction was given to the General Manager and District Counsel.

D. PUBLIC COMMENTS

None

E. CONSENT CALENDAR

1. Approval of the August 26, 2020 Regular Meeting Minutes. A motion was made by Commissioner Leonardini, seconded by Commissioner Soto, to approve the August 26, 2020 Regular Meeting Minutes. The motion passed unanimously on a roll-call vote.

F. FINANCIAL REPORT

2. Financial report month ending August 31, 2020 GM Razzeca gave the report. A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to accept the financial report. The motion passed unanimously on a roll-call vote.

H. MANAGERS' REPORTS

The General Manager will make oral or written reports. The Board may take action as deemed necessary. The Managers may present additional reports but the Board may not take action on any item not on this Agenda.

3. Projects Status/Update – GM Razzeca gave an update on the North Harbor Building.
4. Summary of Permits Issued – written report/no questions
5. Meeting Announcements – written report/no questions
6. Liveaboard Report – written report/no questions
7. Slip Income Report – written report/no questions
8. Incident Report – written report/no questions

I. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Soto – Commissioner Ferrante gave the report Board discussion ensued regarding District finances and Bank accounts.
10. Elkhorn Slough Advisory Committee – Leonardini – Nothing to report
11. Special Districts – Jeffries/Ferrante – Nothing to report
12. Budget Committee – Leonardini/Goulart – Nothing to report
13. Liveaboard Committee – Goulart/Soto – Nothing to report
14. Harbor Improvement Committee – Goulart/Soto – Nothing to report
15. Real Property Committee I – Jeffries/Leonardini – Nothing to report
16. Real Property Committee II – Ferrante/Goulart – Nothing to report
17. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written. Commissioner Ferrante attended a CSDA meeting via zoom with keynote speakers Assembly member Robert Rivas who spoke about CAL AM and the water issues on the Peninsula, Pete Delgado spoke about Hospital Issues.

J. GENERAL MANAGER REPORT AND UPDATE REGARDING ORDINANCE NO. 208

18. The General Manager will provide the Board an update regarding Ordinance No. 208 related to the Passenger Vessel Fee which is not being charged at this time due to the COVID-19 Pandemic. The General Manager will seek direction from the Board.

- a. Staff report – GM Razzeca gave the report
- b. Public Comment - None
- c. Board discussion and direction/recommendation – Consensus to continue not charging the passenger vessel fee on charter vessels in the Harbor through October 2020 due to the restrictions imposed on operators during the COVID19 Pandemic.

K. NEW BUSINESS

19. ITEM – Consider Resolution 20-12 Parking Citation Process and Fines.
 - a. Staff report – GM gave the report

- b. Public Comment – None
- c. Board discussion – President Jeffries asked how we are planning to control how the Slip holders and liveboards share parking passes. GM Razzeca responded we typically change the colors of the parking passes and they are numbered and assigned to the slip holders/liveboards as well as documented on the Marina program.
- d. Board action – A motion was made by Commissioner Goulart, seconded by Commissioner Ferrante to adopt Resolution 20-12 Parking Citations Process and Fines. The motion passed unanimously on a roll-call vote.

L. COMMISSIONERS COMMENTS AND CONCERNS

President Jeffries asked the Board if they would like to make a donation to the Kinship Center in Honor of our former Commissioner the late Margret Peggy Shirrel, PhD. After discussion the Board by consensus agreed to a donation amount of \$500.00.

M. ADJOURNMENT

The meeting adjourned at 8:24pm

Respectfully submitted,

Vince Ferrante, Secretary
Board of Harbor Commissioners

ATTEST:

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of September 30, 2020

	Sep 30, 20	Sep 30, 19	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1009 · Union - Operating	2,899,617	2,555,934	343,683	13%
1010 · Union - M.M.	8,362	8,361	1	
1011 · Union - Payroll	31,995	31,992	3	
1015 · 1st Capital Bank	1,555,008	1,551,893	3,115	0%
1018 · Union Bank- Trust Account	907,247	1,022,755	-115,508	-11%
1020 · Umpqua - Restricted	1,016,654	1,014,734	1,920	0%
Total Checking/Savings	6,419,383	6,186,169	233,214	4%
Accounts Receivable				
11290 · Leases				
1282 · NNN Receivable	76,867	67,861	9,006	13%
1297 · Jablonski		-1,566	1,566	100%
Total 11290 · Leases	76,867	66,295	10,572	16%
1200 · Marina Receivables	122,701	133,700	-10,999	-8%
1201 · Marina - Allow for Bad Debt	-34,076	-31,375	-2,701	-9%
Total Accounts Receivable	165,492	168,620	-3,128	-2%
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	69,938	20,066	49,872	249%
1280 · Other		99,847	-99,847	-100%
Total 1271 · Prepaid Expenses	69,938	119,913	-49,975	-42%
Total Other Current Assets	69,938	119,913	-49,975	-42%
Total Current Assets	6,654,813	6,474,702	180,111	3%
Fixed Assets				
1650 · Construction in Progress	4,861,140	4,554,742	306,398	7%
1670 · Equipment	483,119	453,356	9,763	2%
1700 · Improvements				
1710 · NH Buildings & Improvements	6,880,629	6,880,629		
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,160,807	8,160,807		
1740 · SH Floating Docks	9,457,184	9,457,184		
Total 1700 · Improvements	25,655,513	25,655,513		
1800 · Less - Depreciation				
1805 · Equipment	-427,040	-414,302	-12,738	-3%
1810 · NH Buildings & Improvements	-3,466,510	-3,227,627	-238,883	-7%
1820 · NH Floating Docks	-527,683	-523,787	-3,896	-1%
1825 · NH Offsite Improvements	-495,840	-477,050	-18,790	-4%
1830 · SH Buildings & Improvements	-6,206,241	-6,078,929	-127,312	-2%
1840 · SH Floating Docks	-6,498,940	-6,113,893	-385,047	-6%
Total 1800 · Less - Depreciation	-17,622,254	-16,835,588	-786,666	-5%

Moss Landing Harbor District
Balance Sheet
As of September 30, 2020

	<u>Sep 30, 20</u>	<u>Sep 30, 19</u>	<u>\$ Change</u>	<u>% Change</u>
1900 - Land	1,642,860	1,642,860		
Total Fixed Assets	15,000,378	15,470,883	-470,505	-3%
Other Assets				
1320 - Workers Comp Deposit	200	200		
1530 - Principal Financial CS	7,389	7,389		
Total Other Assets	7,589	7,589		
TOTAL ASSETS	21,662,780	21,953,174	-290,394	-1%

Moss Landing Harbor District
Balance Sheet
As of September 30, 2020

	<u>Sep 30, 20</u>	<u>Sep 30, 19</u>	<u>\$ Change</u>	<u>% Change</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	-7,334	-6,759	-575	-9%
Total Accounts Payable	<u>-7,334</u>	<u>-6,759</u>	<u>-575</u>	<u>-9%</u>
Other Current Liabilities				
2013 · Accrued Expenses		164,770	-164,770	-100%
2020 · Accrued Salaries Payable	16,834	24,798	-7,964	-32%
2021 · Accrued Vacation	22,412	21,810	602	3%
2023 · Accrued Payroll Taxes	6,556	5,886	670	11%
2030 · Customer Deposits	334,763	316,214	18,549	6%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	12,390	17,020	-4,630	-27%
Total 2051 · Note Interest Payable	<u>12,390</u>	<u>17,020</u>	<u>-4,630</u>	<u>-27%</u>
2080 · Prepaid Berth Fees	170,145	178,935	-8,790	-5%
2082 · MLCP Cost Reimb. Deposit	78,901	99,460	-20,559	-21%
2086 · Prepaid Leases				
20861 · Duke	34,657	41,202	-6,545	-16%
20862 · MBARI	16,775	11,794	4,981	42%
Total 2086 · Prepaid Leases	<u>51,432</u>	<u>52,996</u>	<u>-1,564</u>	<u>-3%</u>
2087 · Lease Deposits	19,501	18,236	1,265	7%
Total Other Current Liabilities	<u>712,934</u>	<u>900,125</u>	<u>-187,191</u>	<u>-21%</u>
Total Current Liabilities	<u>705,600</u>	<u>893,366</u>	<u>-187,766</u>	<u>-21%</u>
Long Term Liabilities				
2605 · Umpqua Loan	2,508,701	2,908,858	-400,157	-14%
Total Long Term Liabilities	<u>2,508,701</u>	<u>2,908,858</u>	<u>-400,157</u>	<u>-14%</u>
Total Liabilities	<u>3,214,301</u>	<u>3,802,224</u>	<u>-587,923</u>	<u>-15%</u>
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	11,796,804	11,690,585	106,219	1%
Net Income	<u>195,443</u>	<u>4,133</u>	<u>191,310</u>	<u>4,629%</u>
Total Equity	<u>18,448,478</u>	<u>18,150,949</u>	<u>297,529</u>	<u>2%</u>
TOTAL LIABILITIES & EQUITY	<u><u>21,662,779</u></u>	<u><u>21,953,173</u></u>	<u><u>-290,394</u></u>	<u><u>-1%</u></u>

Moss Landing Harbor District
Statement of Cash Flows
July through September 2020

	Jul - Sep 20
OPERATING ACTIVITIES	
Net Income	195,443
Adjustments to reconcile Net Income to net cash provided by operations:	
11290 · Leases	712
1200 · Marina Receivables	-9,321
1201 · Marina - Allow for Bad Debt	6,375
11290 · Leases:1282 · NNN Receivable	-503
1271 · Prepaid Expenses:1270 · Insurance	-69,938
1800 · Less - Depreciation:1805 · Equipment	5,100
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	78,761
1800 · Less - Depreciation:1820 · NH Floating Docks	3,009
1800 · Less - Depreciation:1825 · NH Offsite Improvements	7,346
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	52,195
1800 · Less - Depreciation:1840 · SH Floating Docks	103,600
2010 · Accounts Payable	39,589
2020 · Accrued Salaries Payable	1,831
2023 · Accrued Payroll Taxes	5,408
2030 · Customer Deposits	10,666
2080 · Prepaid Berth Fees	-1,422
2086 · Prepaid Leases:20861 · Duke	-17,448
2086 · Prepaid Leases:20862 · MBARI	-7,359
2087 · Lease Deposits	1,008
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-22,152
2082 · MLCP Cost Reimb. Deposit	-546
Net cash provided by Operating Activities	382,354
FINANCING ACTIVITIES	
2605 · Umpqua Loan	-400,107
Net cash provided by Financing Activities	-400,107
Net cash increase for period	-17,753
Cash at beginning of period	6,437,138
Cash at end of period	6,419,385

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
 July through September 2020

Ordinary Income/Expense	Jul - Sep 20	Budget	\$ Over Budget	% of Budget
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	421,191	444,930	-23,739	95%
4112 · Qtrly/Annual Discnt	-879	-578	-301	152%
4113 · Commercial Vessel Dscnt	-3,195	-3,000	-195	107%
4114 · Away (1 mnth) Dscnt	-232	-297	65	78%
4115 · Temporary Berthing	81,459	71,000	10,459	115%
4120 · Liveaboard Fees	31,275	30,000	1,275	104%
4130 · Transient Berthing	8,688	12,000	-3,312	72%
4220 · Wait List	2,025	2,250	-225	90%
4260 · Towing - Intra Harbor	300	150	150	200%
4270 · Pumpouts	400	201	199	199%
4280 · Late Fees	6,840	8,747	-1,907	78%
4282 · Recovered Lien Costs		500	-500	
Total 4100 · Berthing Income	547,872	565,903	-18,031	97%
4200 · Other Income - Operations				
4225 · Merchandise	42	50	-8	84%
4230 · SH Parking	19,899	40,000	-20,101	50%
4285 · Dog Fee	285	285		100%
4290 · Misc	833	310	523	269%
Total 4200 · Other Income - Operations	21,059	40,645	-19,586	52%
4300 · Operating Grant Revenues				
Total 4000 · MARINA REVENUES	568,931	606,548	-37,617	94%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2020

Expense	Jul - Sep 20	Budget	\$ Over Budget	% of Budget
5200 · General & Administrative				
5100 · Advertising	1,924	1,500	424	128%
5210 · Dues & Subscriptions	3,979	3,400	579	117%
5220 · Office Supplies				
5223 · Administration	2,263	1,035	1,228	219%
5225 · Operations	871	2,334	-1,463	37%
Total 5220 · Office Supplies	<u>3,134</u>	<u>3,369</u>	<u>-235</u>	<u>93%</u>
5230 · Postage & Equip Lease				
5232 · Meter Lease	183	163	20	112%
5235 · Postage	639	54	585	1,183%
Total 5230 · Postage & Equip Lease	<u>822</u>	<u>217</u>	<u>605</u>	<u>379%</u>
5240 · Copier Lease & Supplies				
5242 · Copier Lease	1,019	630	389	162%
Total 5240 · Copier Lease & Supplies	<u>1,019</u>	<u>630</u>	<u>389</u>	<u>162%</u>
5250 · Telephone & Communications				
5253 · Administration	4,016	3,143	873	128%
5255 · Operations	172	224	-52	77%
Total 5250 · Telephone & Communications	<u>4,188</u>	<u>3,367</u>	<u>821</u>	<u>124%</u>
5260 · Professional Services				
5262 · Accounting	10,781	11,000	-219	98%
5263 · Audit fees				
5265 · Legal	7,260	25,003	-17,743	29%
5268 · Computer Consulting	595	270	325	220%
5269 · Payroll Processing	895	878	17	102%
Total 5260 · Professional Services	<u>19,531</u>	<u>37,151</u>	<u>-17,620</u>	<u>53%</u>
5290 · Credit Card Fees	5,103	3,890	1,213	131%
5921 · Internet Billing Service	411	681	-270	60%
Total 5200 · General & Administrative	<u>40,111</u>	<u>54,205</u>	<u>-14,094</u>	<u>74%</u>
5300 · Personnel				
5310 · Salaries				
5313 · Administration	42,718	56,977	-14,259	75%
5315 · Operations	51,110	63,861	-12,751	80%
5318 · Maintenance	43,777	43,764	13	100%
Total 5310 · Salaries	<u>137,605</u>	<u>164,602</u>	<u>-26,997</u>	<u>84%</u>
5330 · Payroll Taxes				
5333 · Administration	3,268	4,358	-1,090	75%
5335 · Operations	3,910	4,886	-976	80%
5338 · Maintenance	3,349	3,349	0	100%
Total 5330 · Payroll Taxes	<u>10,527</u>	<u>12,593</u>	<u>-2,066</u>	<u>84%</u>
5340 · Employee Benefits				
5342 · Vehicle Allowance				
5343 · Administration	11,923	11,173	750	107%
5345 · Operations	165			
5348 · Maintenance	14,163	14,983	-820	95%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
 July through September 2020

	<u>Jul - Sep 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total 5340 · Employee Benefits	26,251	26,156	95	100%
5350 · Workers Compensation				
5353 · Administration	900	349	551	258%
5355 · Operations	1,761	1,663	98	106%
5358 · Maintenance	2,001	3,215	-1,214	62%
Total 5350 · Workers Compensation	4,662	5,227	-565	89%
5360 · Education & Training				
5363 · Administration	1,164	1,000	164	116%
5365 · Operations	1,100			
5368 · Maintenance	1,100			
Total 5360 · Education & Training	3,364	1,000	2,364	336%
Total 5300 · Personnel	182,409	209,578	-27,169	87%
5400 · Insurance				
5410 · Liability Insurance	35,644	37,700	-2,056	95%
Total 5400 · Insurance	35,644	37,700	-2,056	95%
5500 · Utilities				
5510 · Garbage	29,476	24,999	4,477	118%
5520 · Gas and Electric	60,000	60,000		100%
5530 · Water	8,526	10,500	-1,974	81%
5540 · Sewer	6,570	10,500	-3,930	63%
Total 5500 · Utilities	104,572	105,999	-1,427	99%
5600 · Operating Supplies				
5610 · Vehicles	2,073	2,400	-327	86%
5625 · Operations	5,263	5,600	-337	94%
Total 5600 · Operating Supplies	7,336	8,000	-664	92%
5700 · Depreciation	125,006	125,002	4	100%
5800 · Repairs & Maintenance				
5810 · Vehicles	108	528	-420	20%
5830 · Equip Rental	892	1,387	-495	64%
5840 · Small Tools	450			
5850 · Repair Materials	8,786	16,835	-8,049	52%
5860 · Outside Service Contracts	11,749	17,503	-5,754	67%
5870 · Derelict Disposal	705	15,000	-14,295	5%
Total 5800 · Repairs & Maintenance	22,690	51,253	-28,563	44%
5900 · Financial Expenses				
5920 · Bank Service Charges	2,909			
5990 · Bad Debt	6,375	7,500	-1,125	85%
Total 5900 · Financial Expenses	9,284	7,500	1,784	124%
Total · MARINA EXPENSES	527,052	599,237	-72,185	88%
Net Ordinary Income - Marina Operations	41,880	7,312	34,568	573%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2020

	<u>Jul - Sep 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	17,448	17,446	2	100%
4053 · MBARI	7,359	7,359		100%
Total 4050 · Trust Lands Lease Revenue	<u>24,807</u>	<u>24,805</u>	<u>2</u>	<u>100%</u>
4500 · Leases				
4501 · K-Pier Lease	4,032			
4502 · Cannery Building				
4517 · Suite 2	8,606	8,606		100%
4504 · Suite 3	23,086	23,797	-711	97%
4511 · Suite 1 & 10	4,802	4,854	-52	99%
4515 · Suite 4	23,014	23,014		100%
4518 · Suite 5	6,519	6,420	99	102%
4510 · Suite 6	6,822	6,822		100%
4512 · Suite 7	3,677			
4503 · Suite 8	2,387	2,337	50	102%
4520 · Suite 9	712	2,202	-1,490	32%
4523 · Canary NNN	8,634	10,000	-1,366	86%
Total 4502 · Cannery Building	<u>88,259</u>	<u>88,052</u>	<u>207</u>	<u>100%</u>
4530 · RV Lot	8,823	8,823		100%
4540 · Martin & Mason				
4560 · North Harbor				
4562 · Sea Harvest	9,073	9,073		100%
4568 · Monterey Bay Kayaks	16,264	4,631	11,633	351%
Total 4560 · North Harbor	<u>25,337</u>	<u>13,704</u>	<u>11,633</u>	<u>185%</u>
Total 4500 · Leases	<u>126,451</u>	<u>110,579</u>	<u>15,872</u>	<u>114%</u>
4600 · District Property Taxes				
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	83,915	86,511	-2,596	97%
4126 · Passenger Vessel Fees		3,000	-3,000	
4710 · Vending Activities				
4711 · Washer/Dryer	2,104	2,025	79	104%
4712 · Soda	54	100	-46	54%
Total 4710 · Vending Activities	<u>2,158</u>	<u>2,125</u>	<u>33</u>	<u>102%</u>
4720 · Dry Storage	15,253	15,000	253	102%
4725 · North Harbor Use Fee	60,708	58,000	2,708	105%
4727 · Key Sales	1,910	1,235	675	155%
4730 · NH Washdown	237	500	-263	47%
4735 · Camp/RV		624	-624	
4740 · Equipment Rental		50	-50	
4751 · Permits	1,942	1,125	817	173%
4765 · Faxes, Copies & Postage	14	15	-1	93%
4770 · Surplus Auction/Sales	258		258	100%
Total 4700 · Other Revenues & Concessions	<u>166,395</u>	<u>168,185</u>	<u>-1,790</u>	<u>99%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
 July through September 2020

	<u>Jul - Sep 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
4800 · Interest				
4841 · Union Bank Interest	74	75	-1	99%
4843 · First Capital Bank	784	774	10	101%
4846 · Umpqua Interest	128	900	-772	14%
Total 4800 · Interest	<u>986</u>	<u>1,749</u>	<u>-763</u>	<u>56%</u>
Total 4400 · LEASE AND OTHER INCOME	<u>318,639</u>	<u>305,318</u>	<u>13,321</u>	<u>104%</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	19,299	19,299		100%
Total 7100 · Interest Expense	<u>19,299</u>	<u>19,299</u>		<u>100%</u>
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	5,425	7,500	-2,075	72%
Total 7200 · Other Financial Expenses	<u>5,425</u>	<u>7,500</u>	<u>-2,075</u>	<u>72%</u>
5700 · Depreciation	125,006	125,002	4	100%
7300 · Commissioner Expenses				
7310 · Election Costs				
7320 · Monthly Stipend	4,500	4,875	-375	92%
7321 · Employer Payroll Taxes	344	373	-29	92%
7330 · Incurred Expenses	99	250	-151	40%
Total 7300 · Commissioner Expenses	<u>4,943</u>	<u>5,498</u>	<u>-555</u>	<u>90%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>154,673</u>	<u>157,299</u>	<u>-2,626</u>	<u>98%</u>
Net Ordinary Income - Lease & Other Operations	<u>163,967</u>	<u>148,020</u>	<u>15,947</u>	<u>111%</u>
Net Ordinary Income - Combined Operations	<u>205,846</u>	<u>155,331</u>	<u>50,515</u>	<u>133%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2020

	<u>Jul - Sep 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	546	49,997	-49,451	1%
8201 · Reimbursable expenses	-546	-49,997	49,451	1%
Total 8001 · Cost Reimbursements				
Total Other Income				
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging		250,000	-250,000	
9051 · Sewer Lift Station		50,000	-50,000	
9053 · Dock Maintenance		100,000	-100,000	
9054 · Sea Lion Deterrent Fencing	1,953	25,000	-23,047	8%
9060 · NH Berthers Parking/Paving		100,000	-100,000	
9150 · Cannery		300,000	-300,000	
9250 · Security Camera		50,000	-50,000	
9305 · Piling Replacement Proj. - Dist		100,000	-100,000	
9309 · New NH Building	950	1,000,000	-999,050	0%
9310 · NH Hotel		75,000	-75,000	
9470 · NH Visitor Dock		400,000	-400,000	
9530 · Dry Storage Yard		50,000	-50,000	
9565 · Miscellaneous Capital Projects	7,500	150,000	-142,500	5%
9750 · Office Computers		225,000	-225,000	
9800 · Dock Replacement		200,000	-200,000	
Total 9000 · CAPITAL PROJECT EXPENSES	10,403	3,075,000	-3,064,597	0%
Total Other Expense	10,403	3,075,000	-3,064,597	0%
Net Other Income	-10,403	-3,075,000	3,064,597	0%
Net Income	195,443	-2,919,669	3,115,112	-7%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2020

Ordinary Income/Expense	Jul - Sep 20	Jul - Sep 19	\$ Change	% Change
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	421,191	413,321	7,870	2%
4112 · Qtrly/Annual Discount	-879	-379	-500	-132%
4113 · Commercial Vessel Dscnt	-3,195	-2,754	-441	-16%
4114 · Away (1 mnth) Dscnt	-232	-452	220	49%
4115 · Temporary Berthing	81,459	66,886	14,573	22%
4120 · Liveaboard Fees	31,275	32,403	-1,128	-3%
4130 · Transient Berthing	8,688	12,331	-3,643	-30%
4220 · Wait List	2,025	1,425	600	42%
4260 · Towing - Intra Harbor	300		300	100%
4270 · Pumpouts	400	200	200	100%
4280 · Late Fees	6,840	8,795	-1,955	-22%
4282 · Recovered Lien Costs		140	-140	-100%
Total 4100 · Berthing Income	<u>547,872</u>	<u>531,916</u>	<u>15,956</u>	<u>3%</u>
4200 · Other Income - Operations				
4225 · Merchandise	42	222	-180	-81%
4230 · SH Parking	19,899	50,908	-31,009	-61%
4285 · Dog Fee	285	360	-75	-21%
4290 · Misc	833	1,130	-297	-26%
Total 4200 · Other Income - Operations	<u>21,059</u>	<u>52,620</u>	<u>-31,561</u>	<u>-60%</u>
Total 4000 · MARINA REVENUES	<u>568,931</u>	<u>584,536</u>	<u>-15,605</u>	<u>-3%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2020

Expense	Jul - Sep 20	Jul - Sep 19	\$ Change	% Change
5200 · General & Administrative				
5100 · Advertising	1,924	1,028	896	87%
5210 · Dues & Subscriptions	3,979	4,553	-574	-13%
5220 · Office Supplies				
5223 · Administration	2,263	796	1,467	184%
5225 · Operations	871	3,201	-2,330	-73%
Total 5220 · Office Supplies	3,134	3,997	-863	-22%
5230 · Postage & Equip Lease				
5232 · Meter Lease	183	259	-76	-29%
5235 · Postage	639	130	509	392%
Total 5230 · Postage & Equip Lease	822	389	433	111%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	1,019	-17	1,036	6,094%
Total 5240 · Copier Lease & Supplies	1,019	-17	1,036	6,094%
5250 · Telephone & Communications				
5253 · Administration	4,016	3,169	847	27%
5255 · Operations	172	502	-330	-66%
Total 5250 · Telephone & Communications	4,188	3,671	517	14%
5260 · Professional Services				
5262 · Accounting	10,781	10,759	22	0%
5265 · Legal	7,260	17,860	-10,600	-59%
5268 · Computer Consulting	595	985	-390	-40%
5269 · Payroll Processing	895	816	79	10%
Total 5260 · Professional Services	19,531	30,420	-10,889	-36%
5290 · Credit Card Fees	5,103	4,896	207	4%
5921 · Internet Billing Service	411	757	-346	-46%
Total 5200 · General & Administrative	40,111	49,694	-9,583	-19%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	42,718	39,215	3,503	9%
5315 · Operations	51,110	48,326	2,784	6%
5318 · Maintenance	43,777	41,248	2,529	6%
Total 5310 · Salaries	137,605	128,789	8,816	7%
5330 · Payroll Taxes				
5333 · Administration	3,268	2,949	319	11%
5335 · Operations	3,910	3,697	213	6%
5338 · Maintenance	3,349	3,156	193	6%
Total 5330 · Payroll Taxes	10,527	9,802	725	7%
5340 · Employee Benefits				
5343 · Administration	11,923	11,481	442	4%
5345 · Operations	165	1,337	-1,172	-88%
5348 · Maintenance	14,163	13,447	716	5%
Total 5340 · Employee Benefits	26,251	26,265	-14	-0%
5350 · Workers Compensation				

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2020

	Jul - Sep 20	Jul - Sep 19	\$ Change	% Change
5353 · Administration	900	900		
5355 · Operations	1,761	1,368	393	29%
5358 · Maintenance	2,001	2,001		
Total 5350 · Workers Compensation	4,662	4,269	393	9%
5360 · Education & Training				
5363 · Administration	1,164	920	244	27%
5365 · Operations	1,100		1,100	100%
5368 · Maintenance	1,100		1,100	100%
Total 5360 · Education & Training	3,364	920	2,444	266%
Total 5300 · Personnel	182,409	170,045	12,364	7%
5400 · Insurance				
5410 · Liability Insurance	35,644	30,909	4,735	15%
Total 5400 · Insurance	35,644	30,909	4,735	15%
5500 · Utilities				
5510 · Garbage	29,476	20,361	9,115	45%
5520 · Gas and Electric	60,000	67,496	-7,496	-11%
5530 · Water	8,526	8,473	53	1%
5540 · Sewer	6,570	7,888	-1,318	-17%
Total 5500 · Utilities	104,572	104,218	354	0%
5600 · Operating Supplies				
5610 · Vehicles	2,073	1,808	265	15%
5625 · Operations	5,263	6,412	-1,149	-18%
Total 5600 · Operating Supplies	7,336	8,220	-884	-11%
5700 · Depreciation	125,006	117,999	7,007	6%
5800 · Repairs & Maintenance				
5810 · Vehicles	108	1,366	-1,258	-92%
5830 · Equip Rental	892	1,161	-269	-23%
5840 · Small Tools	450		450	100%
5850 · Repair Materials	8,786	13,143	-4,357	-33%
5860 · Outside Service Contracts	11,749	10,726	1,023	10%
5870 · Derelict Disposal	705	7,532	-6,827	-91%
Total 5800 · Repairs & Maintenance	22,690	33,928	-11,238	-33%
5900 · Financial Expenses				
5920 · Bank Service Charges	2,909		2,909	100%
5990 · Bad Debt	6,375	6,375		
Total 5900 · Financial Expenses	9,284	6,375	2,909	46%
Total · MARINA EXPENSES	527,052	521,388	5,664	1%
Net Ordinary income - Marina Operations	41,880	63,148	-21,269	-34%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2020

	<u>Jul - Sep 20</u>	<u>Jul - Sep 19</u>	<u>\$ Change</u>	<u>% Change</u>
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Dynegy Outfall	17,448	17,035	413	2%
4053 · MBARI	7,359	6,937	422	6%
Total 4050 · Trust Lands Lease Revenue	<u>24,807</u>	<u>23,972</u>	835	3%
4500 · Leases				
4501 · K-Pier Lease	4,032		4,032	100%
4502 · Cannery Building				
4517 · Suite 2	8,606	8,348	258	3%
4504 · Suite 3	23,086	7,695	15,391	200%
4511 · Suite 1 & 10	4,802	4,697	105	2%
4515 · Suite 4	23,014	22,326	688	3%
4518 · Suite 5	6,519	6,537	-18	-0%
4510 · Suite 6	6,822	6,618	204	3%
4512 · Suite 7	3,677		3,677	100%
4503 · Suite 8	2,387	2,318	69	3%
4520 · Suite 9	712	1,424	-712	-50%
4523 · Canary NNN	8,634	8,037	597	7%
Total 4502 · Cannery Building	<u>88,259</u>	<u>68,000</u>	20,259	30%
4530 · RV Lot	8,823	8,559	264	3%
4560 · North Harbor				
4562 · Sea Harvest	9,073	8,802	271	3%
4568 · Monterey Bay Kayaks	16,264	21,872	-5,608	-26%
Total 4560 · North Harbor	<u>25,337</u>	<u>30,674</u>	-5,337	-17%
Total 4500 · Leases	<u>126,451</u>	<u>107,233</u>	19,218	18%
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	83,915	69,644	14,271	20%
4126 · Passenger Vessel Fees		11,958	-11,958	-100%
4710 · Vending Activities				
4711 · Washer/Dryer	2,104	2,136	-32	-1%
4712 · Soda	54		54	100%
Total 4710 · Vending Activities	<u>2,158</u>	<u>2,136</u>	22	1%
4720 · Dry Storage	15,253	15,762	-509	-3%
4725 · North Harbor Use Fee	60,708	51,897	8,811	17%
4727 · Key Sales	1,910	1,135	775	68%
4730 · NH Washdown	237	625	-388	-62%
4735 · Camp/RV		450	-450	-100%
4751 · Permits	1,942	307	1,635	533%
4765 · Faxes, Copies & Postage	14		14	100%
4770 · Surplus Auction/Sales	258		258	100%
Total 4700 · Other Revenues & Concessions	<u>166,395</u>	<u>153,914</u>	12,481	8%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2020

	<u>Jul - Sep 20</u>	<u>Jul - Sep 19</u>	<u>\$ Change</u>	<u>% Change</u>
4800 · Interest				
4841 · Union Bank Interest	74	71	3	4%
4843 · First Capital Bank	784	799	-15	-2%
4846 · Umpqua Interest	128	1,024	-896	-88%
Total 4800 · Interest	<u>986</u>	<u>1,894</u>	<u>-908</u>	<u>-48%</u>
Total 4400 · LEASE AND OTHER INCOME	<u>318,639</u>	<u>287,013</u>	<u>31,626</u>	<u>11%</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua Accrued Interest	19,299	24,852	-5,553	-22%
Total 7100 · Interest Expense	<u>19,299</u>	<u>24,852</u>	<u>-5,553</u>	<u>-22%</u>
7200 · Other Financial Expenses				
7230 · LAFO Administrative Charges	5,425	6,357	-932	-15%
Total 7200 · Other Financial Expenses	<u>5,425</u>	<u>6,357</u>	<u>-932</u>	<u>-15%</u>
5700 · Depreciation	125,006	117,999	7,007	6%
7300 · Commissioner Expenses				
7320 · Monthly Stipend	4,500	3,700	800	22%
7321 · Employer Payroll Taxes	344	283	61	22%
7330 · Incurred Expenses	99	1,760	-1,661	-94%
Total 7300 · Commissioner Expenses	<u>4,943</u>	<u>5,743</u>	<u>-800</u>	<u>-14%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>154,673</u>	<u>154,951</u>	<u>-279</u>	<u>0%</u>
Net Ordinary Income - Lease & Other Operations	<u>163,967</u>	<u>132,062</u>	<u>31,905</u>	<u>24%</u>
Net Ordinary Income - Combined Operations	<u>205,846</u>	<u>195,210</u>	<u>10,636</u>	<u>5%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
 July through September 2020

	<u>Jul - Sep 20</u>	<u>Jul - Sep 19</u>	<u>\$ Change</u>	<u>% Change</u>
Other Income/Expense				
Other Income				
8001 · Cost Reimbursements				
8101 · Revenue from reimbursements	546	540	6	1%
8201 · Reimbursable expenses	-546	-690	144	21%
Total 8001 · Cost Reimbursements		-150	150	100%
Total Other Income		-150	150	100%
Other Expense				
Gain/Loss on Disposition		54,632	-54,632	-100%
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging		-13,910	13,910	100%
9053 · Dock Maintenance				
9054 · Sea Lion Deterrent Fencing	1,953		1,953	100%
9309 · New NH Building	950	150,204	-149,254	-99%
9565 · Miscellaneous Capital Projects	7,500		7,500	100%
Total 9000 · CAPITAL PROJECT EXPENSES	10,403	136,294	-125,891	-92%
Total Other Expense	10,403	190,926	-180,523	-95%
Net Other Income	-10,403	-191,076	180,673	95%
Net Income	195,443	4,134	191,309	4,628%

Moss Landing Harbor District
A/P Aging Summary
As of September 30, 2020

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Allied Administrators for Delta Dental	0.00	-402.14	0.00	0.00	0.00	-402.14
AT&T	316.96	0.00	0.00	0.00	0.00	316.96
Bayside Oil, Inc.	305.00	0.00	0.00	0.00	0.00	305.00
Blue Shield of California	0.00	-357.20	0.00	0.00	0.00	-357.20
Byte Technology	0.00	237.00	361.50	0.00	0.00	598.50
CalPERS	0.00	-5,375.00	-5,375.00	0.00	0.00	-10,750.00
Carmel Marina Corporation	2,564.27	0.00	0.00	0.00	0.00	2,564.27
Castroville "ACE" Hardware	54.37	0.00	0.00	0.00	0.00	54.37
Castroville Plumbing & Heating	0.00	400.57	0.00	0.00	0.00	400.57
Corralitos Electric	1,286.39	0.00	0.00	0.00	0.00	1,286.39
Danial Smith	364.50	0.00	0.00	0.00	0.00	364.50
Doctors on Duty	165.00	0.00	0.00	0.00	0.00	165.00
IPFS Corporation	0.00	-12,365.30	0.00	0.00	0.00	-12,365.30
MBS Business Systems	220.44	0.00	0.00	0.00	0.00	220.44
Mechanics Bank	1,047.09	0.00	0.00	0.00	0.00	1,047.09
Monterey Signs	0.00	0.00	333.21	0.00	0.00	333.21
Pajaro Valley Lock Shop	456.41	0.00	0.00	0.00	0.00	456.41
Pajaro/Sunny Mesa C.S.D.	2,482.76	0.00	0.00	0.00	0.00	2,482.76
Pitney Bowes Global Financial Svc LLC	151.21	0.00	0.00	0.00	0.00	151.21
Redshift	0.00	-136.85	0.00	0.00	0.00	-136.85
Rothsen Valdez	0.00	375.00	0.00	0.00	0.00	375.00
Scott Edstrom	500.00	0.00	0.00	0.00	0.00	500.00
Tim Callahan	539.40	0.00	0.00	0.00	0.00	539.40
Tommy Razzeca	0.00	-300.00	0.00	0.00	0.00	-300.00
U.S. Bank	2,754.14	0.00	0.00	0.00	0.00	2,754.14
VALIC	1,615.39	0.00	0.00	0.00	0.00	1,615.39
Verizon Wireless	112.49	0.00	0.00	0.00	0.00	112.49
Vision Sevice Plan	0.00	-150.33	0.00	0.00	0.00	-150.33
West Marine Pro	0.00	0.00	0.00	484.83	0.00	484.83
TOTAL	<u><u>14,935.82</u></u>	<u><u>-18,074.25</u></u>	<u><u>-4,680.29</u></u>	<u><u>484.83</u></u>	<u><u>0.00</u></u>	<u><u>-7,333.89</u></u>

Moss Landing Harbor District

Warrant Listing

As of September 30, 2020

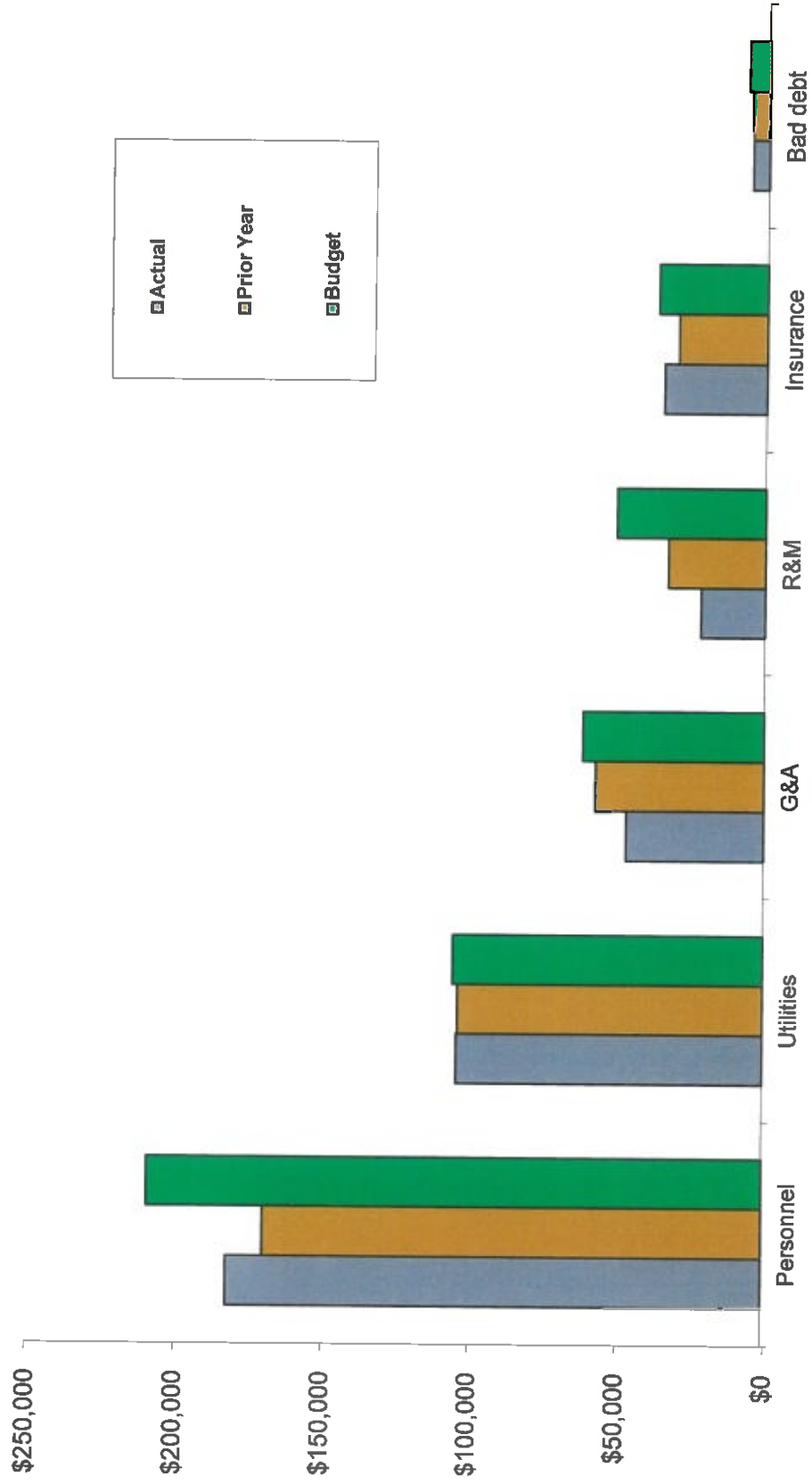
Type	Date	Num	Name	Amount
1009 - Union - Operating				
Check	09/03/2020		Payroll Partners	-137.40
Check	09/04/2020	2936	Ferrante, Vincent	-218.00
Check	09/04/2020	2937	Goulart, James	-114.19
Check	09/04/2020	2938	Jeffries, Russell	-114.19
Check	09/04/2020	2939	Tony Leonardini	-228.38
Check	09/04/2020	2940	Soto, Elizabeth	-114.19
Check	09/04/2020	2941	Neal Norris	-777.98
Check	09/04/2020	2942	Dennis Dixon	-104.14
Check	09/08/2020		NPC Merchant Pymt Proc	-2,745.01
Bill Pmt -Check	09/15/2020	21267	Allied Administrators for Delta Dental	-402.14
Bill Pmt -Check	09/15/2020	21268	Aspen Enviornmental Group	-306.25
Bill Pmt -Check	09/15/2020	21237	AT&T	-359.69
Bill Pmt -Check	09/15/2020	21269	Blue Shield of California	-357.20
Bill Pmt -Check	09/15/2020	21270	Byte Technology	-438.00
Bill Pmt -Check	09/15/2020	21238	Carmel Marina Corporation	-1,524.93
Bill Pmt -Check	09/15/2020	21271	Castroville "ACE" Hardware	-57.11
Bill Pmt -Check	09/15/2020	21272	Cintas	-450.52
Bill Pmt -Check	09/15/2020	21273	Dale Bishop	-513.60
Bill Pmt -Check	09/15/2020	21239	Despard Marine Services	-700.00
Bill Pmt -Check	09/15/2020	21240	Dock Boxes	-1,837.09
Bill Pmt -Check	09/15/2020	21241	Henderson Marine Supply	-428.08
Bill Pmt -Check	09/15/2020	21242	Hodges Consulting Services	-595.00
Bill Pmt -Check	09/15/2020	21243	Hong Van Vo	-500.00
Bill Pmt -Check	09/15/2020	21244	IPFS Corporation	-12,365.30
Bill Pmt -Check	09/15/2020	21245	John Fairweather	-350.54
Bill Pmt -Check	09/15/2020	21246	Johnson Electronics, Inc.	-120.00
Bill Pmt -Check	09/15/2020	21247	Mario Iglesias	-480.00
Bill Pmt -Check	09/15/2020	21248	MBS Business Systems	-220.44
Bill Pmt -Check	09/15/2020	21249	Michael Montgomery	-373.00
Bill Pmt -Check	09/15/2020	21250	Pajaro/Sunny Mesa C.S.D.	-2,527.15
Bill Pmt -Check	09/15/2020	21251	PG&E	-20,000.00
Bill Pmt -Check	09/15/2020	21252	Mechanics Bank	-365.57
Bill Pmt -Check	09/15/2020	21253	Redshift	-136.85
Bill Pmt -Check	09/15/2020	21254	ROI Safety Services, LLC	-3,300.00
Bill Pmt -Check	09/15/2020	21255	Sea Engineering, Inc.	-950.00
Bill Pmt -Check	09/15/2020	21256	Social Vocational Services, Inc.	0.00
Bill Pmt -Check	09/15/2020	21257	Sunrise Express	-51.19
Bill Pmt -Check	09/15/2020	21258	Tommy Razzeca	-300.00
Bill Pmt -Check	09/15/2020	21259	Tynan	-728.24
Bill Pmt -Check	09/15/2020	21260	U.S. Bank	-2,715.18
Bill Pmt -Check	09/15/2020	21261	Unified Building Maintenance	-1,350.00
Bill Pmt -Check	09/15/2020	21262	Valero Marketing and Supply Company	-441.93
Bill Pmt -Check	09/15/2020	21263	VALIC	-2,153.09
Bill Pmt -Check	09/15/2020	21264	Veritiv Operating Company	-1,415.43

Moss Landing Harbor District Warrant Listing

As of September 30, 2020

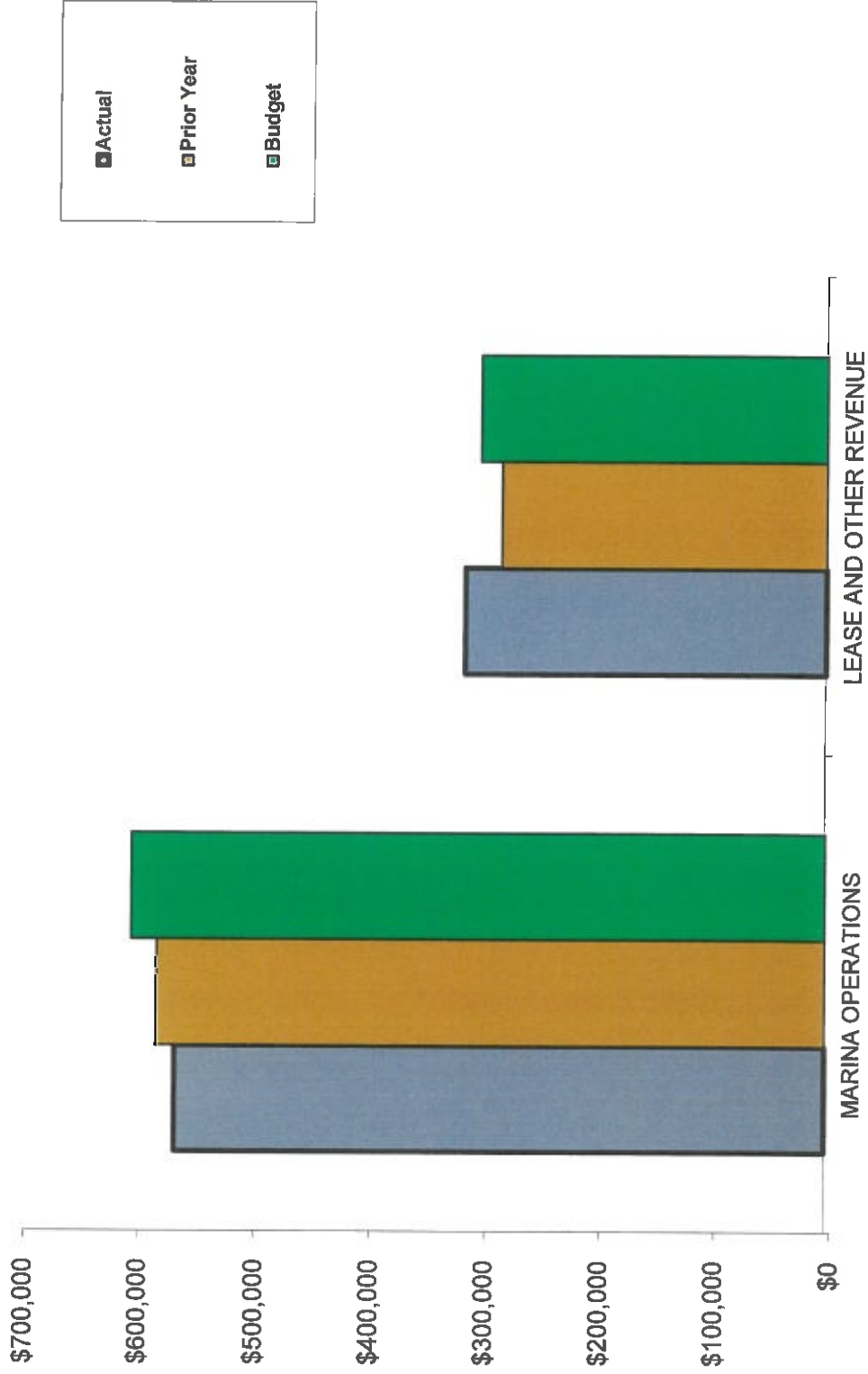
Type	Date	Num	Name	Amount
Bill Pmt -Check	09/15/2020	21265	Verizon Wireless	-112.26
Bill Pmt -Check	09/15/2020	21266	Vision Sevice Plan	-150.33
Bill Pmt -Check	09/15/2020	21274	AT&T	-383.63
Bill Pmt -Check	09/15/2020	21275	Carmel Marina Corporation	-5,046.79
Bill Pmt -Check	09/15/2020	21276	Mechanics Bank	-412.70
Bill Pmt -Check	09/15/2020	21277	AT&T	-577.26
Bill Pmt -Check	09/15/2020	21278	Carmel Marina Corporation	-2,183.60
Bill Pmt -Check	09/15/2020	21279	Mechanics Bank	-740.68
Bill Pmt -Check	09/15/2020	21280	Carmel Marina Corporation	-282.39
Bill Pmt -Check	09/15/2020	21281	West Marine Pro	-247.80
Check	09/17/2020		Payroll Partners	-125.33
Check	09/18/2020	2943	Neal Norris	-777.99
Check	09/18/2020	2944	Dennis Dixon	-109.62
Check	09/25/2020		Union Bank	-830.51
Bill Pmt -Check	09/29/2020	21282	Airgas	-285.58
Bill Pmt -Check	09/29/2020	21283	Bowen Lee -	-550.00
Bill Pmt -Check	09/29/2020	21284	CalPERS	-5,375.00
Bill Pmt -Check	09/29/2020	21285	Damm Good Water	-182.65
Bill Pmt -Check	09/29/2020	21286	David Graham	-858.04
Bill Pmt -Check	09/29/2020	21287	Freedom Tune Up	-107.89
Bill Pmt -Check	09/29/2020	21288	Gary Graham	-386.92
Bill Pmt -Check	09/29/2020	21289	Home Depot	-1,324.09
Bill Pmt -Check	09/29/2020	21290	Jarvis, Fay, & Gibson, LLP	-1,790.00
Bill Pmt -Check	09/29/2020	21291	Kinship Center	-500.00
Bill Pmt -Check	09/29/2020	21292	Kirk Post	-275.00
Bill Pmt -Check	09/29/2020	21293	Lloyd Ayres	-500.00
Bill Pmt -Check	09/29/2020	21294	MBS Business Systems	-177.60
Bill Pmt -Check	09/29/2020	21295	NorCal	-950.00
Bill Pmt -Check	09/29/2020	21296	Pajaro Valley Lock Shop	-9.37
Bill Pmt -Check	09/29/2020	21297	Parking Management Bureau	-7,500.00
Bill Pmt -Check	09/29/2020	21298	Quinn Company	-3,454.85
Bill Pmt -Check	09/29/2020	21299	Sea Engineering, Inc.	-1,710.00
Bill Pmt -Check	09/29/2020	21300	ThyssenKrupp Elevator - 042	-652.14
Bill Pmt -Check	09/29/2020	21301	Unified Building Maintenance	-1,350.00
Bill Pmt -Check	09/29/2020	21302	Victor Phom	-375.00
Bill Pmt -Check	09/29/2020	21303	WASH	-202.08
Bill Pmt -Check	09/29/2020	21304	Wendy L. Cumming, CPA	-4,821.25
Total 1009 - Union - Operating				-108,685.35
TOTAL				-108,685.35

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
September 30, 2020**

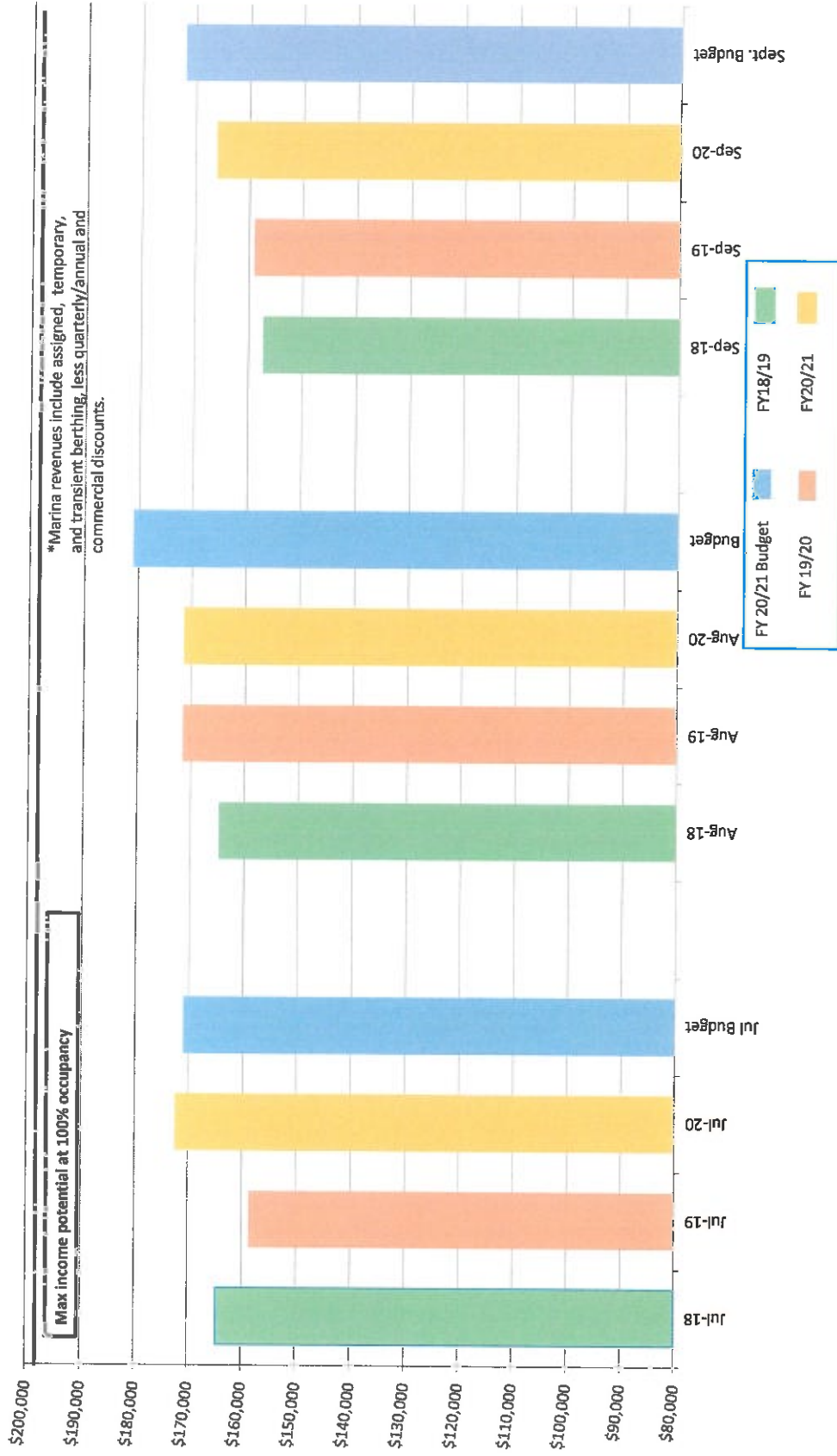


****Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
September 30, 2020**



Moss Landing Harbor District Marina Revenue* (Berthing) - 3 Year Comparison



Max income potential at 100% occupancy



7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



BOARD OF HARBOR COMMISSIONERS

Russell Jeffries
Tony Leonardini
Vincent Ferrante
James R. Goulart
Liz Soto

**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 03 – PROJECT STATUS
BOARD MEETING OCTOBER 28, 2020

- 1. Dredge Project:** Dredging is needed in the Harbor's Federal Navigation Channel which is completed by the Army Corps of Engineers (ACOE). Harbor staff is happy to report that ACOE has confirmed receipt of the funding needed to complete Navigation Channel. The General Manager has been in consistent contact with ACOE over the past several months in an effort to ensure that this project takes place as soon as possible. The General Manager was given notice that a pre project survey has taken place and that the project itself is expected to take place before the end of this year.
- 2. North Harbor Building Listing:** The new North Harbor building listing contracted with Mahoney & Associates and Alison Goss continues. A draft LOI related to the building and/or other property in the North Harbor was received by staff back in June. Staff and the RPC met with a representative from the developer on June 17th where the RPC members requested additional information and the developer has since requested and received as built drawings of the building and the site plan and was expected to bring back a proposal to the District, according to Alison Goss a proposal is expected within the next week and may have been received by the time of this meeting of the Board.
- 3. North Harbor Inn Project:** The Harbor District has received a draft LOI from a developer related to the property where the Inn would be located. The RPC has met and had an initial discussion with the developer and requested additional information. Because of the received LOI the Inn project is on hold until the Board is in a position to provide direction to the GM regarding the lot-line adjustment and general development plan needed to continue moving forward with the project.
- 4. B177 & J Dock Pile Replacement Project** This project was completed on October 16, 2020 and staff awaits only the final invoice before complete closeout of the project.
- 5. Cannery Building HVAC and Penthouse Mechanical Room:** 3 HVAC units at the Cannery Building are in need of replacement. The units are and have been quickly deteriorating due to the salt air environment here in Moss Landing. In an effort to prevent future units from deteriorating quickly staff is proposing that as part of the project a penthouse mechanical room be built to house the units protecting them from
SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947

the environment, reducing maintenance and extending the overall life span of the new units. Staff is currently having Wald Ruhnke & Dost Architects draw up a plan for the penthouse mechanical suite that will be used for permitting and the notice inviting bids for this project and these plans are close to completion. Because of the current disrepair of the units staff has fast tracked the drawings and permitting process in an attempt to get the project out to public bid and completed as quickly as possible. The General Manager will continue to update the Board on this project each month until completed.



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 FACSIMILE – 831.633.4537

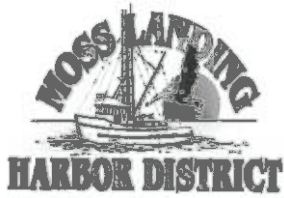


GENERAL MANAGER
HARBORMASTER
 Tommy Razzeca

STAFF REPORT

**ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED
 BOARD MEETING OF OCTOBER 28, 2020**

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2020	Current	Facilities Use	01/01/21
Blue Ocean Whale Watch	2/18/2020	Current	Facilities Use	2/18/2021
Whisper Charters	2/28/2020	Current	Facilities Use	2/28/2021
REI Outdoor School	3/24/2020	Current	Facilities Use	3/24/2021
Fast Raft	3/28/2020	Current	Facilities Use	3/28/2021
MBARI-Otter Studies	4/1/2020	Current	Facilities Use	4/1/2021
Kahuna Sportfishing	6/12/2020	Current	Facilities Use	6/12/2021
Venture Quest Kayaking	6/30/2020	Current	Facilities Use	6/30/2021
Kayak Connection	6/30/2020	Current	Facilities Use	6/30/2021
Sanctuary Cruises	6/30/2020	Current	Facilities Use	6/30/2021
Sea Goddess Whale Watching-Tours	6/30/2020	Current	Facilities Use	6/30/2021
Sea Goddess Whale Watching-Souvenirs	6/30/2020	Current	Peddlers	6/30/2021
MBARI-Slough Test Moorings	6/30/2020	Current	Facilities Use	6/30/2021
Elkhorn Slough Safari - Tours	10/19/2020	Current	Facilities Use	10/19/2021
Blue Water Ventures	10/31/2020	Current	Facilities Use	10/31/2021
Wild Fish-Vicki Crow	11/20/2019	Current	Peddlers	11/20/20



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MOSS LANDING, CA 95039

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FACSIMILE – 831.633.4537



GENERAL MANAGER
HARBORMASTER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING OF OCTOBER 28, 2020

Monterey County Fish and Game Advisory Commission – Meetings are on the 2nd Tuesday of even months. <http://www.co.monterey.ca.us/bcandc/fishgame.html>

Moss Landing Chamber of Commerce Meetings – Due to COVID-19 and in compliance with the Shelter - in - Place order all meetings are done by E-mail until further notice and will resume regular schedule of every second Wednesday of each month, Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2020 - <https://montereybay.noaa.gov>
Next scheduled meeting, December 11, 2020 Monterey CA.



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MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 06 - LIVEABOARD REPORT BOARD MEETING OF OCTOBER 28, 2020

Pursuant to Ordinance Code §6.110 D) 1), attached is the report containing the names of all permitted live aboard vessels and all persons living aboard. The permits for these live boards have automatically renewed through the last day of this month. As of this writing, there are no (0) revocation actions pending.

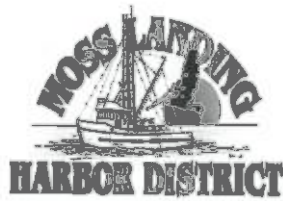
<u>Name</u>	<u>Vessel</u>
1. Slaymaker P.	Stepping Stone CF 1101 TY
2. Jones, L	Intrepid CF 0292 VE
3. Bohigan, D.	Breezing Up, ON 559013
4. Burns, P.	Tralfamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Cayuela, R.	Rachel Angelet, CF 6969 UB
8. Michael, McVay	Gaviota, CF 4863 FP
9. Clark, N.	Ma Kai, CF 1100 ET
10. Cloer, J./Ajuria M.	Laurie, CF 2688 EX
11. Chambers, B.	Pyxis, ON 984193
12. Chaney, Don	Windswept, ON 1094268
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Jimmy Page	Lanitra, CF 7346 SH
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Felicano, J.	Takara, CF 3767 AS
19. Potter, D.	Danu CF 4085 GC
20. Harrington, H.	Isle of View, ON 997142
21. Glovin, D	Aint to shabby CF 7434 SL
22. Pending	
23. Jerred, D.	Westwind, CF8564 GM
24. Groom D	Phoenix, CF 5084 GJ
25. Jones, H.	Laetare, CF 5495 YB
26. Jones, T.	Sanity, CF 5249 SC
27. Kennedy C. Lahman D.	Aztlan, ON 281903

28. Ayres, Lloyd
29. Knudson L/Knudson A.
30. Malone, RJ
31. Marsee, E, Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D.
35. Nieman J
36. Niswonger, R.
37. Nunes, D.
38. Otis, T.
39. Paul, J
40. Schlegelmilch, William
41. Velaquez F
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B/Riberao, I
46. Piro, Daniel
47. Derouin, E
48. Stegmann, R.
49. Peabody, C
50. Salisbury, J.
51. Thomas, B.
52. Tufts, M.
53. Sumner, Aaron
54. Wolinski, Peter
55. Morgan, J
56. Samuelson, T.
57. Herrick Andrews,
58. Pending
59. Pending
60. Bowler, J

Gaviota, CF 4656 GG
 Spellbound, ON 082155
 Francis w, CF 2017 UZ
 Tolly Craft CF 9521 HT
 Zinful CF5419 JG
 Nimble, CF 3730 KB
 Damn Baby CF 9442 EX
 Inia, ON 1074183
 Illusion, CF 0836 TA
 Auoroa, ON 676686
 Blue Moon, CF 1886 GT
 La Wanda CF 5014 FR
 Bull Dog ON 1219673
 Lorraine CF 0533 JL
 Spirit, ON 664971
 Second Paradise, ON 912484
 Raven, ON 241650
 Star of Light ON 1056334
 Gulf Star CF 6082 GL
 Sweet Liberty ON 1052175
 Wild Goose, ON 589319
 Margaret Joie, CF 9503 GM
 Oceanid, CF 4210 GA
 Coho, CF 9974 KK
 Enchantress, CF 0878 SX
 Bellisima CF 4668 FV
 Ramona, ON 1114657
 Ripple, ON 1037076
 Moonstone CF 5122 GX
 Sea Free ON 613387

Myrtle Mae, CF 3187 FN

Total Number Vessels: 57
 Total Number Persons: 62
 Pending Applications -3-



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7881 SANDHOLDT ROAD
 MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
 FACSIMILE – 831.633.4537



GENERAL MANAGER
 HARBORMASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 07 - SLIP INCOME REPORT
 BOARD MEETING OF OCTOBER 28, 2020

Slip Rates 2020/2021 per linear foot:

Assigned: \$8.40/ft./month
 Temporary: \$12.50/ft./month
 Transient: \$1.25/ft./day

INCOME

<u>September 2020</u>	<u>September 2019</u>	<u>September 2020 Budget</u>
\$166,068	\$158,978	\$172,018

For the month, slip income is below budget by \$6k but is higher than prior year by \$7k, due to higher assigned and temporary berthing revenue.



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MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT
BOARD MEETING OF OCTOBER 28, 2020

09/16/2020 Staff received a call from the North Harbor informing us that a vehicle had just been burglarized. Staff arrived on scene and found the vehicle with its back right window shattered. A witness was able to provide a description of a suspect vehicle involved in the incident to Monterey County Sheriff's Deputies.

09/27/2020 Staff received a call from a woman in the North Harbor who stated while she was kayaking someone smashed the windows to her car and stole property. MCSO was contacted and the woman filed a report.

10/02/2020 Two vehicles were broken into at the North Harbor. A witness saw a suspicious vehicle believed to be involved and took pictures. MCSO Deputies responded and took position of the vehicle photos and a report was filed.

10/03/2020 A truck stolen from a house in Moss Landing was found in the District South Harbor parking lot. MCSO was notified and the vehicle was returned to its owner.

10/11/2020 Night Shift had to remove a few unauthorized persons from B-Dock.

10/20/2020 MCSO was called for an altercation between two tenants in the North Harbor. One tenant accused another tenant's boyfriend of threatening him and possibly vandalizing his car. Deputies responded but no arrests were made. Staff is relocating one of the tenants in an attempt to deescalate the situation and avoid future altercations.

No further incidents to report as of September 21, 2020.

MOSS LANDING HARBOR DISTRICT

MANAGEMENT REPORT

FOR THE YEAR ENDED JUNE 30, 2020

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BRYANT L. JOLLEY

CERTIFIED PUBLIC ACCOUNTANTS

Bryant L. Jolley, C.P.A.
Ryan P. Jolley C.P.A.
Darryl L. Smith C.P.A.
Luis A. Perez C.P.A.
Lan T. Kimoto

Board of Commissioners
Moss Landing Harbor District
Moss Landing, California

We have audited the financial statements of the Moss Landing Harbor District (the "District") for the year ended June 30, 2020. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter dated July 29, 2020. Professional standards require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by District are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2020. We noted no transactions entered into by District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's 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 significantly from those expected. The most sensitive estimates affecting the District's financial statements were:

- Management has determined the economic useful lives of fixed assets based on past history of similar types of assets, future plans as to their use, and other factors that impact their economic value to the District. We evaluated the key factors and assumptions used by management in computing depreciation expense and believe that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole. We did not identify any significant audit adjustments.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated October 9, 2020.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to District's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

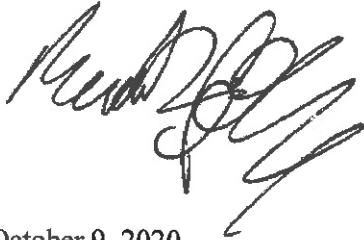
We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Management's Discussion and Analysis, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the information and use of the Board of Commissioners and management of the District and is not intended to be, and should not be, used by anyone other than these specified parties.

A handwritten signature in black ink, appearing to be "Meredith J. [unclear]", written in a cursive style.

October 9, 2020

MOSS LANDING HARBOR DISTRICT

**INDEPENDENT AUDITOR'S REPORT
AND
FINANCIAL STATEMENTS
JUNE 30, 2020**

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BRYANT L. JOLLEY

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Luis A. Perez C.P.A.
Lan T. Kimoto

INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Moss Landing Harbor District
Moss Landing, California

Report on the Financial Statements

We have audited the accompanying financial statements of the Moss Landing Harbor District (District), which comprise the statements of net position as of June 30, 2020 and 2019, and the related statements of revenues, expenses and changes in net position, and cash flows for the years then ended, and the related notes to the financial statements, which collectively comprise the District's basic financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these basic financial statements based on our audit. We conducted our audit 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, and the State Controller's Minimum Audit Requirements for California Special Districts. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Moss Landing Harbor District as of June 30, 2020 and 2019, and the changes in its net position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

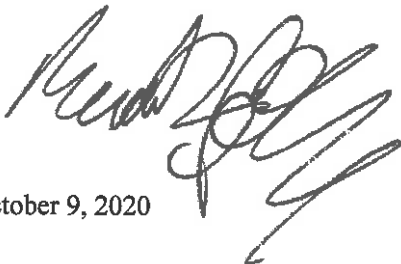
Accounting principles generally accepted in the United States of America require that the management’s discussion and analysis on pages 3 - 6 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

The basic financial statements include summarized prior year comparative information. Such prior year information does not include all of the information required to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the District’s basic financial statements for the year ended June 30, 2019, from which such summarized information was derived.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 9, 2020 on our consideration of the Moss Landing Harbor District’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District’s internal control over financial reporting and compliance.



October 9, 2020

**MOSS LANDING HARBOR DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2020 AND 2019**

Our discussion and analysis of the Moss Landing Harbor District's (the "District") financial performance provides an overview of the District's financial activities for the fiscal years ended June 30, 2020 and 2019. Please read this in conjunction with the District's basic financial statements.

Financial Highlights

The District's financial statements are presented in accordance with the requirements of Governmental Accounting Standards Board Statement #34 (GASB 34). The underlying concept is that the financial statements are based on the governmental entity's assets, the liabilities related to those assets and the changes from year-to-year in those assets. The year-to-year changes result from net income, or loss, and contributions from outside sources (such as federal and state funding).

Operating revenues were \$3,250,509 in 2020, \$3,307,612 in 2019, and \$3,224,803 in 2018. Operating revenues were below budget by \$139,631, or 4.12%, in 2020. Berthing income and related revenues decreased by \$20,255, or .86%, in 2020. Berthing and related revenues were below budget by \$95,323, or 3.93%. Rent, concessions and other income decreased by \$36,850, or 3.86%, over the prior year. The decrease in revenue over the prior year is primarily due to a combination of higher north harbor use fee income, offset by lower berthing, parking, and session revenues. The COVID pandemic is partially responsible for the decrease in revenues.

The District's property tax revenues increased by \$10,535. Grant revenues increased by \$513,791, due to a FEMA reimbursement grant for dredging and administrative costs related to an atmospheric river storms a few years prior.

Operating expenses (before depreciation) were \$3,228,104 in 2020, \$1,928,772 in 2019, and \$1,925,476 in 2018. The current year costs were higher than the prior year by \$1,299,332, or 67.37%, and above budget by \$1,036,248 or 47.28%. Expenses were above budget primarily due to dredging costs which were \$983,856 above budget. The District maintains a policy of budgeting annually for anticipated future costs periodic dredging, which assists in offsetting costs in the years where dredging is required.

Using This Annual Report

This annual report consists of management's discussion and analysis, the basic financial statements and notes to financial statements. Management's discussion and analysis provides a narrative of the District's financial performance and activities for the year ended June 30, 2020. The basic financial statements provide readers with a broad overview of the District's finances, in a manner similar to private-sector business. The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

The basic financial statements consist of three statements:

Statement of financial position – presents information on all of the District's assets and liabilities, with the difference between the two reported as fund equity. Over time, increases or decreases in fund net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

Statement of revenues, expenses and changes in net position – presents information showing how the District's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Certain revenues and expenses are reported in this statement that will result in cash flows in future periods.

Statement of cash flows – presents information showing how the District’s cash changed during the year. It shows the sources and uses of cash and cash equivalents.

Financial Analysis of the District as a Whole

Fund net position invested in capital assets represent the District’s long-term investment in capital assets, net of accumulated depreciation and related debt, and are not available for current operations.

A summary of fund equity for years ended June 30, are presented below.

	<u>2020</u>	<u>2019</u>	<u>2018</u>
Current and other assets	\$ 6,698,495	\$ 6,769,583	\$ 7,623,114
Non-current assets	7,389	7,389	7,389
Capital assets, net of depreciation	<u>15,250,389</u>	<u>15,761,512</u>	<u>14,376,989</u>
Total assets	<u>\$ 21,956,273</u>	<u>\$ 22,538,484</u>	<u>\$ 22,007,492</u>
Current liabilities	\$ 1,022,970	\$ 1,482,810	\$ 1,500,230
Long-term debt	<u>2,508,701</u>	<u>2,908,858</u>	<u>3,298,374</u>
Total liabilities	<u>\$ 3,531,671</u>	<u>\$ 4,391,668</u>	<u>\$ 4,798,604</u>
Net investment in capital assets	\$ 12,341,581	\$ 12,463,138	\$ 10,699,418
Net position	<u>5,911,454</u>	<u>5,683,678</u>	<u>6,509,470</u>
Total net position	<u>\$ 18,253,035</u>	<u>\$ 18,146,816</u>	<u>\$ 17,208,888</u>

A summary of changes in net position is presented below:

	<u>2020</u>	<u>2019</u>	<u>2018</u>
Changes in net position			
Operating revenues	\$ 3,250,509	\$ 3,307,612	\$ 3,224,803
Operating expenses	(3,228,104)	(1,928,772)	(1,925,476)
Depreciation	<u>(772,652)</u>	<u>(841,062)</u>	<u>(909,479)</u>
Net operating income	(750,247)	537,778	389,848
Non-operating revenues	994,874	598,441	481,941
Non-operating expenses	(138,408)	(198,291)	(105,686)
Increase in net position	<u>\$ 106,219</u>	<u>\$ 937,928</u>	<u>\$ 766,103</u>

Financial Analysis of the District as a Whole (Continued)

	<u>2020</u>	<u>2019</u>	<u>2018</u>
Revenues			
Berthing	\$ 2,333,114	\$ 2,353,368	\$ 2,330,263
Rents	581,549	577,242	533,554
District property taxes	325,922	315,386	293,976
Operations, concessions and other	377,001	505,067	546,761
Grant revenues	662,710	148,919	-
Interest income	6,242	6,071	5,190
	<u> </u>	<u> </u>	<u> </u>
Total revenues	<u>\$ 4,286,538</u>	<u>\$ 3,906,053</u>	<u>\$ 3,709,744</u>
Expenses			
Depreciation	\$ 772,652	\$ 841,062	\$ 909,479
Personnel	639,507	739,957	638,500
Utilities	457,319	297,548	362,329
Interest	83,776	94,907	105,686
Loss on disposal of equipment	54,632	103,384	-
General and administrative	183,476	185,678	199,556
Repairs and maintenance	1,662,973	453,869	520,476
District	284,829	251,720	204,615
	<u> </u>	<u> </u>	<u> </u>
Total expenses	<u>\$ 4,139,164</u>	<u>\$ 2,968,125</u>	<u>\$ 2,940,641</u>

Future Plans

The District is a California Clean Marina, a standard that it intends to maintain for the benefit of its tenants as well as to attract new tenants. The District is continuing with infrastructure improvement projects, ongoing dock refurbishing and sea lion deterrents, where appropriate as well as a pile replacement project that is currently underway, and an upcoming project at our Cannery Building. A 9,500 square foot building shell has been construction at North Harbor and the District is currently searching for tenants to occupy the building, while plans for further development are in the permitting process. The District has also been working closely with the Army Corps of Engineers over the past year and expects dredging of the Federal Channel to take place prior to the end of 2020. Slip occupancy has been at or near 100% as we continue to welcome numerous permanent and temporary slip holders who had previously been in other harbors, but choose Moss Landing because of its reasonable prices and overall improvements. All of these efforts should maintain revenue and attract tenants.

Budget Highlights

The District's budget projected operating revenues of \$3,390,139. The District finished the budget year with operating revenues of \$3,250,509, which was \$139,630, or 4.12% less than budgeted.

The District's budget projected expenditures (before depreciation) of \$2,191,856. The District finished the budget year with expenditures of \$3,228,104, which was \$1,036,248, or 47.28% higher than budgeted.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The District's capital assets, net of accumulated depreciation, at June 30, 2020, 2019, and 2018, totaled \$15,250,389, \$15,761,512, \$14,376,989, respectively, as shown below. This amount represents a net decrease, including additions and disposals, of \$511,123, or 3.24% from the prior year. This decrease is due to a combination of the demolition of a building in the North Harbor, and increase in accumulated depreciation, and an increase in construction in progress.

Capital Assets (Net of Depreciation)

	<u>2020</u>	<u>2019</u>	<u>2018</u>
Land	\$ 1,642,860	\$ 1,642,860	\$ 1,642,860
Buildings and improvements	15,673,655	15,950,665	16,785,204
Floating docks	9,981,859	9,981,859	9,893,752
Construction in progress	4,861,140	4,554,743	2,350,424
Equipment	463,123	453,355	790,610
	<u>32,622,637</u>	<u>32,583,482</u>	<u>31,462,850</u>
Less depreciation	<u>17,372,248</u>	<u>16,821,970</u>	<u>17,085,861</u>
	<u>\$ 15,250,389</u>	<u>\$ 15,761,512</u>	<u>\$ 14,376,989</u>

Debt Administration

All of the District's debt is related to the North Harbor facilities expansion, Cannery building improvements and the development of the K-Pier. The District's debt at June 30, 2020, 2019, and 2018, totaled \$2,908,808, \$3,298,374, and \$3,677,571, respectively. This represents a decrease of \$389,566, or 11.81%, from the prior year.

Contacting the District's Financial Management

This financial report is designed to provide a general overview of the District's accountability for the District's assets. If you have questions about this report or need additional financial information, contact Tommy Razzeca, General Manager, Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA 95039, by calling (831) 633-5417, emailing to razzeca@mosslandingharbor.dst.ca.us or by visiting the District's web page at www.mosslandingharbor.dst.ca.us.

MOSS LANDING HARBOR DISTRICT

STATEMENTS OF NET POSITION JUNE 30, 2020 AND 2019

	<u>2020</u>	<u>2019</u>
ASSETS		
Current assets		
Cash and cash equivalents	4,540,541	4,727,303
Restricted cash and cash equivalents	1,896,597	1,745,977
Accounts receivable, net	162,755	198,042
Prepaid expenses and other current assets	98,602	98,261
Total current assets	<u>6,698,495</u>	<u>6,769,583</u>
Non-current assets		
Investments	7,389	7,389
Capital assets, net of allowance for depreciation	15,250,389	15,761,512
Total non-current assets	<u>15,257,778</u>	<u>15,768,901</u>
Total assets	<u>21,956,273</u>	<u>22,538,484</u>
LIABILITIES		
Current liabilities		
Accounts payable	51,479	296,070
Retention payable	-	164,770
Accrued wages and vacation	38,563	30,951
Accrued interest	34,543	39,170
Deposits	498,278	409,756
Current portion of long-term debt	400,107	389,516
Total current liabilities	<u>1,022,970</u>	<u>1,330,233</u>
Non-current liabilities		
Long-term debt	2,508,701	2,908,858
Total non-current liabilities	<u>2,508,701</u>	<u>2,908,858</u>
Total liabilities	<u>3,531,671</u>	<u>4,239,091</u>
DEFERRED INFLOWS OF RESOURCES		
Unearned berth fees and lease receipts	171,567	152,577
Total deferred inflow of resources	<u>171,567</u>	<u>152,577</u>
NET POSITION		
Net investment in capital assets	12,341,581	12,463,138
Restricted for public land use	880,071	732,267
Restricted for debt service	1,016,526	1,013,710
Unrestricted	4,014,857	3,937,701
Total net position	<u>\$ 18,253,035</u>	<u>\$ 18,146,816</u>

See accompanying notes

MOSS LANDING HARBOR DISTRICT

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEARS ENDED JUNE 30, 2020 AND 2019

	<u>2020</u>	<u>2019</u>
Operating Revenues		
Berthing	\$ 2,333,114	\$ 2,353,368
Rent	581,549	577,242
Operations	114,263	153,960
Concessions and other revenues	221,583	223,042
Total operating revenues	<u>3,250,509</u>	<u>3,307,612</u>
Operating Expenses		
Personnel	639,507	739,957
Utilities	457,319	297,548
General and administrative	183,476	185,678
Insurance	163,307	144,388
Repairs and maintenance	1,662,973	453,869
Operating supplies	31,809	26,047
Bad debt	57,659	45,794
Commissioner	14,588	16,006
Miscellaneous	17,466	19,484
Depreciation	772,652	841,062
Total operating expenses	<u>4,000,756</u>	<u>2,769,834</u>
Operating income/(loss)	<u>(750,247)</u>	<u>537,778</u>
Nonoperating Revenues/(Expenses)		
Grant revenues	662,710	148,919
Property taxes	325,922	315,386
Other income	-	128,065
Interest income	6,242	6,071
Loss on disposal of equipment	(54,632)	(103,384)
Interest expense	(83,776)	(94,907)
Total non-operating revenues/(expenses)	<u>856,466</u>	<u>400,150</u>
Change in Net Position	106,219	937,928
Net Position		
Beginning of year	18,146,816	17,208,888
End of year	<u>\$ 18,253,035</u>	<u>\$ 18,146,816</u>

MOSS LANDING HARBOR DISTRICT

STATEMENTS OF CASH FLOWS YEARS ENDED JUNE 30, 2020 AND 2019

	2020	2019
Operating Activities		
Receipts from customers and users	\$ 3,393,309	\$ 3,299,623
Payments to suppliers for goods and services	(2,998,300)	(1,246,127)
Payments to employees for services	(631,895)	(807,479)
Net cash provided by (used in) operating activities	<u>(236,886)</u>	<u>1,246,017</u>
Noncapital Financing Activities		
Property taxes received	325,922	315,386
Net cash provided by noncapital financing activities	<u>325,922</u>	<u>315,386</u>
Capital and Related Financing Activities		
Acquisition of capital assets	(316,162)	(2,328,969)
Receipts from capital grants	662,710	148,919
Payments received from insurance proceeds	-	128,065
Principal paid on long-term debt	(389,566)	(379,197)
Interest paid on long-term debt	(88,402)	(99,407)
Net cash provided by (used in) capital and related financing activities	<u>(131,420)</u>	<u>(2,530,589)</u>
Investing Activities		
Interest received	6,242	6,071
Net cash provided by investing activities	<u>6,242</u>	<u>6,071</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(36,142)	(963,115)
Cash and Cash Equivalents		
Beginning of year	6,473,280	7,436,394
End of year	<u>\$ 6,437,138</u>	<u>\$ 6,473,280</u>
Cash Flows from Operating Activities		
Operating income (loss)	\$ (750,247)	\$ 537,778
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation	772,652	841,062
(Increase) Decrease in accounts receivable, net	35,287	(49,127)
(Increase) Decrease in prepaid expenses and other assets	(341)	(60,456)
Increase (Decrease) in accounts payable	(244,591)	(55,605)
Increase (Decrease) in retention payable	(164,770)	58,749
Increase (Decrease) in accrued wages and vacation	7,612	(67,522)
Increase (Decrease) in deposits	88,522	37,735
Increase (Decrease) in deferred inflows of resources	18,990	3,404
Net Cash Provided by (Used in) Operating Activities	<u>\$ (236,886)</u>	<u>\$ 1,246,017</u>

MOSS LANDING HARBOR DISTRICT

NOTES TO FINANCIAL STATEMENTS YEAR ENDED JUNE 30, 2020

Note 1 – Summary of Significant Accounting Policies

Reporting Entity

The Moss Landing Harbor District (the “District”) was formed in 1947 as a non-taxable government entity under the California Senate Bill 1116 to provide for harbor and port facilities. It was formed for the purpose of creating a legal entity to negotiate with various governmental agencies for the financing and construction of a small craft harbor and subsequent operation of the facility. The District is governed by an elected Board of five Commissioners. The District derives its revenues principally from fees charged to users of the harbor facilities, rent and concessions.

The accompanying financial statements include all the accounts of the District. There are no component units included in the District financial statements nor has the District been determined to be a component unit of any other entity.

Basis of Accounting and Measurement Focus

The District accounts for its operations in enterprise funds using the economic resources measurement focus and the accrual basis of accounting. A fund is an accounting entity with a self-balancing set of accounts established to record the financial position and results of operations of a specific government activity. The activities of enterprise funds closely resemble those of ongoing businesses in which the purpose is to conserve and add to basic resources while meeting operating expenses from current revenues. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

An enterprise fund distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the District’s principal ongoing operations. The principal operating revenues of the District are generated by the berthing, rental, concessions and other operations of the harbor facilities. Operating expenses for the District include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

MOSS LANDING HARBOR DISTRICT

NOTES TO FINANCIAL STATEMENTS YEAR ENDED JUNE 30, 2020

Note 1 – Summary of Significant Accounting Policies (Continued)

Financial Statement Amounts

Cash and cash equivalents – The District considers all highly liquid assets, which have a term of less than ninety days to maturity as cash equivalents.

Investments – Investments consist of Principal Financial common stock. Investments are stated at fair value. This investment is a Level 1 Input as the valuation methodology is based on quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.

Accounts Receivable – Accounts receivable are composed of amounts due from customers for berthing fees. Accounts receivable are recorded net of an allowance for doubtful accounts. The allowance is estimated from historical experience and management’s analysis of individual customer balances. The allowance for doubtful accounts was \$27,701 at June 30, 2020.

Capital Assets – Capital assets are defined by the government as assets with an initial individual cost of more than \$1,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Betterments and major improvements which significantly increase values, change capacities or extend useful lives are capitalized. Upon sale or retirement of fixed assets, the cost and related accumulated depreciation are removed from the respective accounts and any resulting gain or loss is included in the results of operations.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities are included as part of the capitalized value of the assets constructed.

Capital assets in service are depreciated using the straight line method over the following estimated useful lives:

	<u>Years</u>
Land improvements	10 - 40
Buildings and improvements	10 - 40
Furniture, equipment and vehicles	3 - 20

MOSS LANDING HARBOR DISTRICT

NOTES TO FINANCIAL STATEMENTS YEAR ENDED JUNE 30, 2020

Note 1 – Summary of Significant Accounting Policies (Continued)

Compensated Absences – The District allows employees to accumulate unused vacation leave and sick leave. Upon termination, accumulated vacation that was not taken will be paid to the employee. One-half of the employee's sick leave is paid upon termination. Currently, there are only two employees who qualify for payout of sick leave upon termination.

Accumulated vacation leave that is expected to be paid with expendable available financial resources is recorded as an expense and liability as the benefits accrue.

Long-Term Obligations – Long-term debt and other obligations are reported as District liabilities. Loan fees are deferred and amortized over the life of the loan using the effective interest method.

Deferred Inflows of Resources – Deferred inflows of resources represents berth fees and lease payments collected before year-end which were not earned as of June 30, 2020. All deferred inflows of resources is expected to be earned within the following year.

Net Position/Fund Equity – The financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

- Net Investment in Capital Assets – This category groups all capital assets, including infrastructure, into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction or improvement of these assets reduce the balance in this category.
- Restricted Net Position – This category presents external restrictions on net position imposed by creditors, grantors, contributors, laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This category represents net position of the District not restricted for any project or other purpose.

Property Tax Revenue – Property tax revenue is composed of property taxes received from the County of Monterey. Property tax revenue is recognized when it is available from the County.

Note 2 – Cash and Investments

California law requires banks and savings and loan institutions to pledge government securities with a market value of 110% of the District's cash on deposits or first trust deed mortgage notes with a value of 150% of the deposit as collateral for all public agency deposits. Under California law this collateral remains with the institution but is held in the District's name and places the District ahead of general creditors of the institution. The District has waived collateral requirements for the portion of deposits covered by federal deposit insurance.

MOSS LANDING HARBOR DISTRICT

NOTES TO FINANCIAL STATEMENTS YEAR ENDED JUNE 30, 2020

Note 2 – Cash and Investments (Continued)

Cash and Investments as of June 30, 2020 are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and cash equivalents	\$ 4,540,541
Restricted cash and cash equivalents	1,896,597
Investments	<u>7,389</u>
	<u>\$ 6,444,527</u>

Cash and Investments as of June 30, 2020 consist of the following:

Cash on hand	\$ 500
Deposits with financial institutions	6,436,638
Principal Financial Common Stock	<u>7,389</u>
Total Cash and Investments	<u>\$ 6,444,527</u>

Investments Authorized by the District's Investment Policy

The District's Investment Policy and the California Government Code allows the District to invest in the following, provided the credit ratings of the issuers are acceptable to the District. The following also identifies certain provisions of the District and California Government Code that address interest rate risk, credit risk, and concentration of credit risk. The District's Investment Policy authorizes the following:

<u>Authorized Investment Type</u>	<u>Maximum Maturity</u>	<u>Maximum Percentage of Portfolio</u>	<u>Minimum Credit Quality</u>
Local Agency Bonds	5 Years	None	None
U.S. Treasury Obligations	5 Years	None	None
State of California Obligations	5 Years	None	None
California Local Agency Obligations	5 Years	None	None
U.S. Agency Obligations	5 Years	None	None
Bankers Acceptances	180 Days	40%	None
Commercial Paper	270 Days	25%	A-1
Negotiable Certificates of Deposit	5 Years	30%	None
Repurchase Agreements	1 Year	None	None
Medium Term Notes	5 Years	30%	A or >
Money Market Mutual Funds	N/A	20%	A
Collateralized Bank Deposits	5 Years	None	None
Time Deposits	2 Years	None	None
Local Agency Investment Fund (LAIF)	N/A	None	None

MOSS LANDING HARBOR DISTRICT

NOTES TO FINANCIAL STATEMENTS YEAR ENDED JUNE 30, 2020

Note 2 – Cash and Investments (Continued)

Interest Rate Risk

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

Information about the sensitivity of the fair values of the District's investments to market interest rate fluctuations is provided by the following table that shows the distribution to the District's investments by maturity:

<u>Investment Type</u>	<u>12 Months or less</u>	<u>13 to 24 Months</u>	<u>25 to 84 Months</u>	<u>Total</u>
Common Stock	\$ 7,389	\$ -	\$ -	\$ 7,389
Total Investments	<u>\$ 7,389</u>	<u>\$ -</u>	<u>\$ -</u>	<u>7,389</u>
Cash in bank and on hand				<u>6,437,138</u>
Total Cash and Investments				<u>\$ 6,444,527</u>

Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Negotiable certificates of deposit do not have a minimum credit rating.

Concentration of Credit Risk

At June 30, 2020, in accordance with State law and the District's Investment Policy, the District did not have 5% or more of its net investment in commercial paper, corporate bonds or medium term notes of a single organization. Investments in obligations of the U.S. government, U.S. government agencies, or government-sponsored enterprises are exempt from these limitations.

Custodial Credit Risk

The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g. broker-dealer) to a transaction, the District will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The District's Investment Policy limits its exposure to custodial credit risk by requiring that all security transactions entered into by the District, including collateral for repurchase agreements, be conducted on a delivery-versus-payment basis. Securities are to be held by a third party custodian.

MOSS LANDING HARBOR DISTRICT

NOTES TO FINANCIAL STATEMENTS YEAR ENDED JUNE 30, 2020

Note 3 – Capital Assets

Capital asset activities for the year ended June 30, 2020, was as follows:

	<u>Balance</u> <u>July 1, 2019</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance</u> <u>June 30, 2020</u>
Capital assets, not being depreciated				
Land	\$ 1,642,860	\$ -	\$ -	\$ 1,642,860
Construction in progress	4,554,743	306,397	-	4,861,140
Total capital assets, not being depreciated	<u>6,197,603</u>	<u>306,397</u>	<u>-</u>	<u>6,504,000</u>
Capital assets, being depreciated				
Buildings and improvements	25,932,524	-	(277,010)	25,655,514
Equipment and machinery	453,358	9,765	-	463,123
Total capital assets, being depreciated	<u>26,385,882</u>	<u>9,765</u>	<u>(277,010)</u>	<u>26,118,637</u>
Less accumulated depreciation for				
Buildings and improvements	(16,412,768)	(759,914)	222,378	(16,950,304)
Equipment and machinery	(409,206)	(12,738)	-	(421,944)
Total accumulated depreciation	<u>(16,821,974)</u>	<u>(772,652)</u>	<u>222,378</u>	<u>(17,372,248)</u>
Total capital assets, being depreciated, net	<u>9,563,908</u>	<u>(762,887)</u>	<u>(54,632)</u>	<u>8,746,389</u>
Total capital assets, net	<u>\$ 15,761,511</u>	<u>\$ (456,490)</u>	<u>\$ (54,632)</u>	<u>\$ 15,250,389</u>

Note 4 – Long-Term Debt

The District generally incurs long-term debt to finance projects or purchase assets which will have useful lives equal to or greater than the related debt. The District's debt issues and transactions are summarized below and discussed in detail thereafter.

	<u>Balance</u> <u>July 1, 2019</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance</u> <u>June 30, 2020</u>	<u>Current</u> <u>Portion</u>
2014 Harbor Enterprise Revenue Refunding Loan	\$ 3,298,324	\$ -	\$ (389,516)	\$ 2,908,808	\$ 400,107
Total Long-term Debt	<u>\$ 3,298,324</u>	<u>\$ -</u>	<u>\$ (389,516)</u>	<u>\$ 2,908,808</u>	<u>\$ 400,107</u>

MOSS LANDING HARBOR DISTRICT

NOTES TO FINANCIAL STATEMENTS YEAR ENDED JUNE 30, 2020

Note 4 – Long -Term Debt (Continued)

2014 Harbor Enterprise Revenue Refunding Loan

In July 2014, the District refinanced all of its outstanding debt and obtained a loan agreement from Umpqua Bank for the amount of \$4,755,901. The principal payments are made each August 1 beginning in 2017 through 2030. Interest is to be paid semi-annually on February 1 and August 1 through 2030 and has a stated interest rate of 2.85 percent. The District covenants that it shall prescribe, revise and collect such charges for the services and facilities of the harbor which shall produce revenues sufficient in each fiscal year to provide net revenues equal to at least 1.25 times debt service coming due and payable during such fiscal year. In addition, the District covenants and agrees to maintain during the term of the Loan Agreement a ratio of Funded Debt to Net Position of the District not greater than 2.0:1.0 for each fiscal year. The loan also requires that the District shall maintain a deposit relationship with Umpqua Bank in an amount not less than \$1,000,000.

Deposit and Loan Covenant Requirements

As noted above the District has pledged future revenues, net of specified operating expenses, to repay debt in the original amount of \$4,755,901. Net Revenues, defined as all revenues less all maintenance and operating costs, were equal to at least 1.25 times the Debt Service for the fiscal year ending June 30, 2020. The District is also in compliance with the deposit requirement and the funded debt limitation requirement noted above.

Debt Service Requirements

The annual requirement to amortize the principal and interest on the above long-term debt at June 30, 2020 were as follows:

Years ending June 30,	Principal	Interest	Total
2021	\$ 400,107	\$ 77,201	\$ 477,308
2022	344,871	66,585	411,456
2023	306,504	57,303	363,807
2024	242,841	49,475	292,316
2025	249,176	42,463	291,639
2026 - 2030	1,132,174	109,276	1,241,450
2031	233,185	6,646	239,831
	<u>\$ 2,908,858</u>	<u>\$ 408,949</u>	<u>\$ 3,317,807</u>

MOSS LANDING HARBOR DISTRICT

NOTES TO FINANCIAL STATEMENTS YEAR ENDED JUNE 30, 2020

Note 6 – Risk Management

The District is exposed to various risks of loss to torts; theft of, damage of, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District pays an annual premium for its general insurance coverage. The District continues to carry commercial insurance for all other risks of loss, including workers' compensation, and employee health and accident insurance. There have been no significant reductions in insurance coverage in the current year.

Note 7 – Subsequent Events

The District evaluated subsequent events for recognition and disclosure through October 9, 2020, the date which these financial statements were available to be issued. Management concluded that no material subsequent events have occurred since June 30, 2020 that required recognition or disclosure in such financial statements.

BRYANT L. JOLLEY

CERTIFIED PUBLIC ACCOUNTANTS

Bryant L. Jolley, C.P.A.
Ryan P. Jolley C.P.A.
Darryl L. Smith C.P.A.
Luis A. Perez C.P.A.
Lan T. Kimoto

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*

To the Board of Commissioners
Moss Landing Harbor District

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 Moss Landing Harbor District (District), which comprise the statement of net position as of June 30, 2020, and the related statement of revenues, expenses and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated October 9, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Moss Landing Harbor District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District'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.

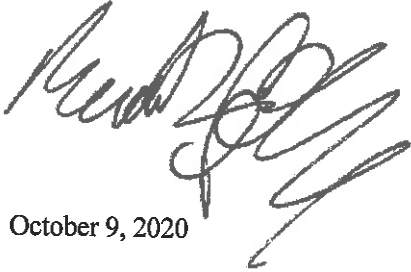
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies 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. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Moss Landing Harbor District'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 determination of financial statement amounts. 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*.

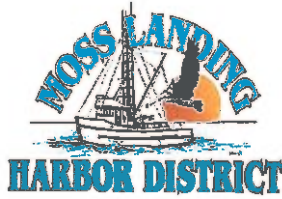
Purpose of this Report

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.



October 9, 2020

Draft



BOARD OF COMMISSIONERS
Russell Jeffries
Tony Leonardini
Vincent Ferrante
James Goulart
Liz Soto

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.2461
FACSIMILE – 831.633.1201

GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

**ITEM-19 GENERAL MANAGER UPDATE- TEMPORARY SUSPENSION OF DISTRICT LATE AND PASSENGER VESSEL FEES DURING THE COVID-19 PANDEMIC ORDINANCE NO. 208
BOARD MEETING OF OCTOBER 28, 2020**

On April 22, 2020, the Board of Harbor Commissioners adopted Ordinance 208, which, in light of financial hardships created on residents and businesses by COVID-19 related disruptions in employment and business operations, authorized General Manager Razzeca to temporarily suspend the imposition of District Late Fees (for berth rentals, liveaboard fees and dry storage space rental) and Passenger Vessel Fees. The original term of the suspension was from April 22 through May 15, 2020. However, Ordinance 208 also provided General Manager Razzeca with authority to terminate or extend the suspension on an administrative basis, as necessary and without further Board action, based in part on whether National, State or County restrictions on business and employment remain in effect. General Manager Razzeca is to provide a monthly report on the status of this matter and should receive input from the Board.

As of August 5, 2020 late fees on account balances were reinstated however the Passenger Vessel fee has remained suspended. The General Manager recommendation as of the October 28, 2020 regular meeting is the passenger vessel fee remain suspended at least through November 30, 2020, due in large to the fact that COVID-related restrictions imposed by the County and State that have prevented such vessels from operating at full capacity have not been eliminated or significantly altered. The Board may provide input on said recommendations, and thereafter, General Manager Razzeca will take appropriate action. Notice of the action will thereafter be disseminated to the Harbor Community.

RESOLUTION NO. 20-13

**A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS
LANDING HARBOR DISTRICT
CANCELING THE NOVEMBER AND DECEMBER 2020 MEETINGS
AND FIXING A SUBSTITUTE DATE THEREFOR**

WHEREAS, the Moss Landing Harbor District Board of Commissioners does not anticipate the need for the regular November 25, 2020 meeting which would fall on the day before the Thanksgiving holiday, and

WHEREAS, the next regularly scheduled meeting of the Board would be December 23, 2020 which would be 2 days before Christmas, and

WHEREAS, the public would not be served by holding the regular November meeting on the evening before a holiday or holding the regular December meeting just 2 days before Christmas, and

WHEREAS, historically the Commissioners, District Counsel and General Manager have all agreed to a rescheduled meeting sometime early in December.

NOW THEREFORE, BE IT RESOLVED that the Board of Harbor Commissioners of the Moss Landing Harbor District hereby cancels the regularly scheduled meetings of November 25th and December 23rd, 2020 respectively and fixes the date of December ____, 2020 as the substitute meeting date for both such canceled meetings

* * * * *

CERTIFICATION

Resolution 20-13 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a Regular meeting of the Board held on the 28th day of October, 2020, a quorum present and acting throughout, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Russ Jeffries, President
Board of Harbor Commissioners

ATTEST:

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioner