



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

April 26, 2023 – 7:00 P.M.

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

Join Zoom Meeting

<https://us05web.zoom.us/j/85950208064?pwd=enBINUhGUVptcjFZQWN0Nk1jMFhjZz09>

Meeting ID: 859 5020 8064

Passcode: C6skfV

A. CLOSED SESSION

A Closed Session will be held immediately prior to the public open meeting, and will begin at **6:30 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. Confer with real property negotiators (District Counsel and GM) Pursuant to Government Code Section 54956.8, concerning lease terms for property located at 2390 California Highway 1, Moss Landing, CA 95039, Monterey Bay Kayaks.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

Roll Call

Russ Jeffries – President

Tommy Razzeca – General Manager

Vince Ferrante- Vice President

Mike Rodriguez – District Counsel

James Goulart – Secretary

Shay Shaw – Administrative Assistant

Liz Soto - Commissioner

Albert Lomeli – Commissioner

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 on particular issues and for each individual speaker.

E. CONSENT CALENDAR

1. Approval of March 29, 2023 Meeting Minutes

F. FINANCIAL REPORT

2. Financial report month ending March 31, 2023

G. MANAGER'S REPORTS

The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary. The Manager may present additional reports; however, the Board may not take action on any such item not on this Agenda.

3. Projects Status/Update
4. Summary of Permits Issued
5. Meeting Announcements
6. Assigned Liveboard Report

7. Slip Income Report
8. Incident Report

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Goulart
10. Elkhorn Slough Advisory Committee – Lomeli
11. Special Districts – Jeffries/Ferrante
12. Liveaboard Committee – Soto/Lomeli
13. Harbor Improvement Committee – Soto/Lomeli
14. Real Property Committee I – Jeffries/Ferrante/Leonardini (Appointed Public Representative)
15. Real Property Committee II – Goulart/Soto
16. Personnel Committee – Jeffries/Goulart
17. Ad Hoc Budget Committee – Goulart/Soto
18. 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. NEW BUSINESS

19. Adopting Preliminary Budget FY 23/24
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action

J. 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.

K. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled May 31, 2023 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 Razzeca@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

March 29, 2023

Moss Landing Harbor District Zoom meeting.

<https://us02web.zoom.us/j/86205991428?pwd=bW83WWQ4UUVXVzBkVU53SVFzMmZLQT09>

Meeting ID: 862 0599 1428

Passcode: 3LhEqu

A. CLOSED SESSION

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

1. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: Development proposal received regarding the District new 9500'sf building in North Harbor.
2. Confer with real property negotiators (District Counsel and GM) regarding the Moss Landing Commercial Park pursuant to Government Code §54956.8.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:00PM. Roll was called, followed by the Pledge of Allegiance.

Commissioners Present:

Russ Jeffries – President
Vince Ferrante- Vice President
James Goulart – Secretary
Liz Soto – Commissioner

Staff Present:

Tommy Razzeca – General Manager
Mike Rodriguez – District Counsel – Via Phone
Shay Shaw – Administrative Assistant

Commissioners Absent:

Albert Lomeli – Commissioner (absent, excused)

C. PRESIDENT'S REMARKS

President Jeffries 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 February 22, 2023 Meeting Minutes. A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to accept the financial report. The motion passed 3-1-1 Commissioner Lomeli was absent.

F. FINANCIAL REPORT

2. Financial report month ending February 28, 2023 GM Razzeca gave the report. A motion was made by Commissioner Goulart, seconded by Commissioner Soto to accept the financial report. The motion passed 3-1-1 Commissioner Lomeli was absent.

G. MANAGER'S REPORTS

The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary.

3. Projects Status/Update – written report/no questions
4. Summary of Permits Issued – written report/no questions
5. Meeting Announcements – written report/no questions
6. Assigned Liveboard Report – written report/no questions
7. Slip Income Report – written report/no questions
8. Incident Report – written report/no questions

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Goulart – nothing to report
10. Elkhorn Slough Advisory Committee – Lomeli – nothing to report
11. Special Districts – Jeffries/Ferrante – nothing to report
12. Liveboard Committee – Soto/Lomeli – nothing to report
13. Harbor Improvement Committee – Soto/Lomeli – nothing to report
14. Real Property Committee I – Jeffries/Ferrante/Leonardini (Appointed Public Representative) – nothing to report
15. Real Property Committee II – Goulart/Soto – nothing to report
16. Personnel Committee – Jeffries/Goulart – nothing to report
17. Ad Hoc Budget Committee – Goulart/Soto – nothing to report
18. 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. NEW BUSINESS

19. Consider Amendment to the Reynolds Resort Moss Landing KOA Lese.
 - a. Staff report - GM Razzeca gave the report
 - b. Public comment - None
 - c. Board discussion – The Board agreed to approve the amendment to the Moss Landing KOA lease with added restrictions that will require Board approval.
 - d. Board action - A motion was made by President Jeffries, seconded by Commissioner Soto to approve the amendment to the Reynolds Resort Moss Landing KOA Lease. The motion passed 4-0-1 Commissioner Lomeli was absent.

J. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Goulart asked if the Harbor was being impacted by Waste Management due to the strike. GM Razzeca said we don't anticipate that the WM strike will be an issue but we are prepared to deliver the trash/recycling to the dump if need be.

K. ADJOURNMENT

President Jeffries adjourned the meeting at 7:16 pm.

Respectfully submitted,

ATTEST:

James Goulart, Secretary
Board of Harbor Commissioners

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of March 31, 2023

	<u>Mar 31, 23</u>	<u>Mar 31, 22</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1022 · 1st Capital Trust Account	3,943,423	3,985,868	-42,445	-1%
1001 · 1st Capital Operating Account	3,638,638	2,804,037	834,601	30%
1015 · 1st Capital Bank	1,897,126	1,559,675	337,451	22%
1020 · Umpqua - Restricted	1,017,212	1,017,111	101	
Total Checking/Savings	<u>10,496,899</u>	<u>9,367,191</u>	<u>1,129,708</u>	<u>12%</u>
Accounts Receivable				
1250 · Lease Receivable	4,537,640		4,537,640	100%
1120 · Leases				
1282 · NNN Receivable	94,340	102,892	-8,552	-8%
1284 · Local Bounty	2,067	3,301	-1,234	-37%
1291 · Monterey Bay Kayak % Rent	-3,572		-3,572	-100%
1120 · Leases - Other	3,184	-875	4,059	464%
Total 1120 · Leases	<u>96,019</u>	<u>105,318</u>	<u>-9,299</u>	<u>-9%</u>
1200 · Marina Receivables	138,542	135,999	2,543	2%
1201 · Marina - Allow for Bad Debt	-49,750	-43,526	-6,224	-14%
Total Accounts Receivable	<u>4,722,451</u>	<u>197,791</u>	<u>4,524,660</u>	<u>2,288%</u>
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	62,304	50,403	11,901	24%
Total 1271 · Prepaid Expenses	<u>62,304</u>	<u>50,403</u>	<u>11,901</u>	<u>24%</u>
Total Other Current Assets	<u>62,304</u>	<u>50,403</u>	<u>11,901</u>	<u>24%</u>
Total Current Assets	<u>15,281,654</u>	<u>9,615,385</u>	<u>5,666,269</u>	<u>59%</u>
Fixed Assets				
1650 · Construction in Progress	4,900,572	4,886,571	14,001	0%
1670 · Equipment	546,875	501,453	45,422	9%
1700 · Improvements				
1710 · NH Buildings & Improvements	7,009,773	6,994,180	15,593	0%
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,491,664	8,176,995	314,669	4%
1740 · SH Floating Docks	9,583,746	9,583,746		
Total 1700 · Improvements	<u>26,242,076</u>	<u>25,911,814</u>	<u>330,262</u>	<u>1%</u>

Moss Landing Harbor District

Balance Sheet

As of March 31, 2023

	<u>Mar 31, 23</u>	<u>Mar 31, 22</u>	<u>\$ Change</u>	<u>% Change</u>
1800 · Less - Depreciation				
1805 · Equipment	-470,679	-452,248	-18,431	-4%
1810 · NH Buildings & Improvements	-4,163,259	-3,849,502	-313,757	-8%
1820 · NH Floating Docks	-524,674	-533,702	9,028	2%
1825 · NH Offsite Improvements	-539,574	-529,321	-10,253	-2%
1830 · SH Buildings & Improvements	-6,457,442	-6,425,060	-32,382	-1%
1840 · SH Floating Docks	-7,450,958	-7,089,501	-361,457	-5%
Total 1800 · Less - Depreciation	<u>-19,606,586</u>	<u>-18,879,334</u>	<u>-727,252</u>	<u>-4%</u>
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	<u>13,725,797</u>	<u>14,063,364</u>	<u>-337,567</u>	<u>-2%</u>
Other Assets				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
Total Other Assets	<u>7,589</u>	<u>7,589</u>		
TOTAL ASSETS	<u><u>29,015,040</u></u>	<u><u>23,686,338</u></u>	<u><u>5,328,702</u></u>	<u><u>22%</u></u>

Moss Landing Harbor District

Balance Sheet

As of March 31, 2023

	Mar 31, 23	Mar 31, 22	\$ Change	% Change
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	-34,404	66,476	-100,880	-152%
Total Accounts Payable	-34,404	66,476	-100,880	-152%
Other Current Liabilities				
2005 · Accrued Employee IRA		-25	25	100%
2020 · Accrued Salaries Payable	11,124	16,933	-5,809	-34%
2021 · Accrued Vacation	35,386	39,621	-4,235	-11%
2023 · Accrued Payroll Taxes	3,958	1,148	2,810	245%
2030 · Customer Deposits	363,375	361,645	1,730	0%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	11,368	13,095	-1,727	-13%
Total 2051 · Note Interest Payable	11,368	13,095	-1,727	-13%
2080 · Prepaid Berth Fees	210,749	214,086	-3,337	-2%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2086 · Prepaid Leases				
20861 · Vistra		73,131	-73,131	-100%
20862 · MBARI		32,811	-32,811	-100%
Total 2086 · Prepaid Leases		105,942	-105,942	-100%
2087 · Lease Deposits	19,625	19,625		
Total Other Current Liabilities	670,585	787,070	-116,485	-15%
Total Current Liabilities	636,181	853,546	-217,365	-25%
Long Term Liabilities				
2200 · Deferred RTU Lease Revenue	4,653,876		4,653,876	100%
2605 · Umpqua Loan	1,857,376	2,163,880	-306,504	-14%
Total Long Term Liabilities	6,511,252	2,163,880	4,347,372	201%
Total Liabilities	7,147,433	3,017,426	4,130,007	137%
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	14,904,941	13,143,069	1,761,872	13%
Net Income	506,435	1,069,612	-563,177	-53%
Total Equity	21,867,607	20,668,912	1,198,695	6%
TOTAL LIABILITIES & EQUITY	29,015,040	23,686,338	5,328,702	22%

Moss Landing Harbor District
Statement of Cash Flows
July 2022 through March 2023

Jul '22 - Mar 23

OPERATING ACTIVITIES	
Net Income	506,435
Adjustments to reconcile Net Income	
to net cash provided by operations:	
1120 · Leases	-2,087
1120 · Leases:1291 · Monterey Bay Kayak % Rent	25,795
1200 · Marina Receivables	-26,915
1201 · Marina - Allow for Bad Debt	24,250
1250 · Lease Receivable	76,590
1120 · Leases:1282 · NNN Receivable	11,920
1120 · Leases:1284 · Local Bounty	1,234
1271 · Prepaid Expenses:1270 · Insurance	-62,304
1800 · Less - Depreciation:1805 · Equipment	14,400
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	318,600
1800 · Less - Depreciation:1825 · NH Offsite Improvements	13,500
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	81,000
1800 · Less - Depreciation:1840 · SH Floating Docks	288,000
2010 · Accounts Payable	180,685
2020 · Accrued Salaries Payable	-5,910
2023 · Accrued Payroll Taxes	2,655
2030 · Customer Deposits	4,045
2080 · Prepaid Berth Fees	-28,501
2013 · Accrued Expenses	-12,000
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-14,328
Net cash provided by Operating Activities	1,397,064
INVESTING ACTIVITIES	
1670 · Equipment	-45,423
1700 · Improvements:1730 · SH Buildings & Improvements	-166,049
Net cash provided by Investing Activities	-211,472
FINANCING ACTIVITIES	
2200 · Deferred RTU Lease Revenue	-64,608
2605 · Umpqua Loan	-306,504
Net cash provided by Financing Activities	-371,112
Net cash increase for period	814,480
Cash at beginning of period	9,682,419
Cash at end of period	10,496,899

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
 July 2022 through March 2023

Ordinary Income/Expense	Jul '22 - Mar 23	Budget	\$ Over Budget	% of Budget
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	1,416,082	1,406,440	9,642	101%
4112 · Qtrly/Annual Discount	-4,586	-158	-4,428	2,903%
4113 · Commercial Vessel Dscnt	-9,310	-9,563	253	97%
4114 · Away (1 mnth) Dscnt	-212	-68	-144	312%
4115 · Temporary Berthing	171,958	181,063	-9,105	95%
4120 · Liveaboard Fees	105,125	105,256	-131	100%
4130 · Transient Berthing	9,460	22,500	-13,040	42%
4220 · Wait List	5,725	5,625	100	102%
4260 · Towing - Intra Harbor		600	-600	
4270 · Pumpouts	1,200	500	700	240%
4280 · Late Fees	27,990	27,667	323	101%
4282 · Recovered Lien Costs	700	1,000	-300	70%
Total 4100 · Berthing Income	1,724,132	1,740,862	-16,730	99%
4200 · Other Income - Operations				
4230 · SH Parking	71,098	80,000	-8,902	89%
4285 · Dog Fee	800	900	-100	89%
4290 · Misc	1,295	1,200	95	108%
Total 4200 · Other Income - Operations	73,193	82,100	-8,907	89%
Total 4000 · MARINA REVENUES	1,797,325	1,822,962	-25,637	99%

Moss Landing Harbor District Profit & Loss Budget vs. Actual July 2022 through March 2023

Expense	Jul '22 - Mar 23	Budget	\$ Over Budget	% of Budget
5200 · General & Administrative				
5100 · Advertising	1,166	4,875	-3,709	24%
5210 · Dues & Subscriptions	4,965	7,902	-2,937	63%
5220 · Office Supplies				
5223 · Administration	3,932	5,571	-1,639	71%
5225 · Operations	5,597	8,640	-3,043	65%
5228 · Maintenance	771			
Total 5220 · Office Supplies	<u>10,300</u>	<u>14,211</u>	<u>-3,911</u>	<u>72%</u>
5230 · Postage & Equip Lease				
5232 · Meter Lease	667	855	-188	78%
5235 · Postage	36	1,233	-1,197	3%
Total 5230 · Postage & Equip Lease	<u>703</u>	<u>2,088</u>	<u>-1,385</u>	<u>34%</u>
5240 · Copier Lease & Supplies				
5242 · Copier Lease	3,104	3,258	-154	95%
Total 5240 · Copier Lease & Supplies	<u>3,104</u>	<u>3,258</u>	<u>-154</u>	<u>95%</u>
5250 · Telephone & Communications				
5253 · Administration	12,013	13,437	-1,424	89%
5255 · Operations	1,729	729	1,000	237%
Total 5250 · Telephone & Communications	<u>13,742</u>	<u>14,166</u>	<u>-424</u>	<u>97%</u>
5260 · Professional Services				
5262 · Accounting	37,166	36,200	966	103%
5263 · Audit fees	17,250	18,000	-750	96%
5265 · Legal	20,625	75,000	-54,375	28%
5268 · Computer Consulting	5,185	1,458	3,727	356%
5269 · Payroll Processing	3,500	3,951	-451	89%
Total 5260 · Professional Services	<u>83,726</u>	<u>134,609</u>	<u>-50,883</u>	<u>62%</u>
5270 · Licenses & Permits	2,734			
5290 · Credit Card Fees	3,101	7,605	-4,504	41%
5921 · Internet Billing Service	1,212	1,620	-408	75%
Total 5200 · General & Administrative	<u>124,753</u>	<u>190,334</u>	<u>-65,581</u>	<u>66%</u>
5300 · Personnel				
5310 · Salaries				
5313 · Administration	190,724	198,946	-8,222	96%
5315 · Operations	139,453	163,191	-23,738	85%
5318 · Maintenance	121,785	180,068	-58,283	68%
Total 5310 · Salaries	<u>451,962</u>	<u>542,205</u>	<u>-90,243</u>	<u>83%</u>
5330 · Payroll Taxes				
5333 · Administration	14,590	15,915	-1,325	92%
5335 · Operations	10,709	13,055	-2,346	82%
5338 · Maintenance	9,317	14,405	-5,088	65%
Total 5330 · Payroll Taxes	<u>34,616</u>	<u>43,375</u>	<u>-8,759</u>	<u>80%</u>

Moss Landing Harbor District Profit & Loss Budget vs. Actual July 2022 through March 2023

	<u>Jul '22 - Mar 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5340 · Employee Benefits				
5342 · Vehicle Allowance				
5343 · Administration	45,278	34,700	10,578	130%
5345 · Operations	510		510	
5348 · Maintenance	49,295	58,584	-9,289	84%
Total 5340 · Employee Benefits	<u>95,083</u>	<u>93,284</u>	<u>1,799</u>	<u>102%</u>
5350 · Workers Compensation				
5353 · Administration	2,036	777	1,259	262%
5355 · Operations	6,619	9,721	-3,102	68%
5358 · Maintenance	6,339	7,709	-1,370	82%
Total 5350 · Workers Compensation	<u>14,994</u>	<u>18,207</u>	<u>-3,213</u>	<u>82%</u>
5360 · Education & Training				
5363 · Administration		1,000	-1,000	
5365 · Operations		1,000	-1,000	
Total 5360 · Education & Training		<u>2,000</u>	<u>-2,000</u>	
Total 5300 · Personnel	596,655	699,071	-102,416	85%
5400 · Insurance				
5410 · Liability Insurance	131,625	135,000	-3,375	98%
Total 5400 · Insurance	131,625	135,000	-3,375	98%
5500 · Utilities				
5510 · Garbage	100,603	90,000	10,603	112%
5520 · Gas and Electric	258,000	270,000	-12,000	96%
5530 · Water	36,678	33,750	2,928	109%
5540 · Sewer	34,884	37,500	-2,616	93%
Total 5500 · Utilities	<u>430,165</u>	<u>431,250</u>	<u>-1,085</u>	<u>100%</u>
5600 · Operating Supplies				
5610 · Vehicles	9,178	12,338	-3,160	74%
5625 · Operations	13,684	17,063	-3,379	80%
Total 5600 · Operating Supplies	<u>22,862</u>	<u>29,401</u>	<u>-6,539</u>	<u>78%</u>
5700 · Depreciation	357,750	357,750		100%
5800 · Repairs & Maintenance				
5810 · Vehicles	3,585	1,134	2,451	316%
5830 · Equip Rental	2,540	5,616	-3,076	45%
5850 · Repair Materials	32,122	53,253	-21,131	60%
5860 · Outside Service Contracts	74,490	60,000	14,490	124%
5870 · Derelict Disposal	30,260	45,000	-14,740	67%
Total 5800 · Repairs & Maintenance	<u>142,997</u>	<u>165,003</u>	<u>-22,006</u>	<u>87%</u>
5900 · Financial Expenses				
5920 · Bank Service Charges	35		35	100%
5990 · Bad Debt	24,250	22,500	1,750	108%
Total 5900 · Financial Expenses	<u>24,285</u>	<u>22,500</u>	<u>1,785</u>	<u>108%</u>
Total · MARINA EXPENSES	<u>1,831,092</u>	<u>2,030,309</u>	<u>-199,217</u>	<u>90%</u>
Net Ordinary Income - Marina Operations	<u>-33,767</u>	<u>-207,347</u>	<u>173,580</u>	<u>16%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2022 through March 2023

	Jul '22 - Mar 23	Budget	\$ Over Budget	% of Budget
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Vistra	58,615	58,615		100%
4053 · MBARI	25,192	25,192	0	100%
Total 4050 · Trust Lands Lease Revenue	<u>83,807</u>	<u>83,807</u>	<u>0</u>	<u>100%</u>
4500 · Leases				
4501 · K-Pier Lease	10,080	23,218	-13,138	43%
4502 · Cannery Building				
4517 · Suite 2	27,740	27,740		100%
4504 · Suite 3	76,710	76,710		100%
4511 · Suite 1 & 10	18,657	15,647	3,010	119%
4515 · Suite 4	74,187	74,187		100%
4518 · Suite 5	23,634	21,431	2,203	110%
4510 · Suite 6		11,315	-11,315	
4512 · Suite 7	11,862	11,862		100%
4503 · Suite 8	7,623	7,770	-147	98%
4520 · Suite 9	7,470	7,097	373	105%
4523 · Canery NNN	29,998	30,000	-2	100%
Total 4502 · Cannery Building	<u>277,881</u>	<u>283,759</u>	<u>-5,878</u>	<u>98%</u>
4530 · RV Lot	27,883	27,883		100%
4540 · Martin & Mason	21,361	21,361		100%
4560 · North Harbor				
4562 · Sea Harvest	41,965	30,781	11,184	136%
4568 · Monterey Bay Kayaks	14,288	60,421	-46,133	24%
Total 4560 · North Harbor	<u>56,253</u>	<u>91,202</u>	<u>-34,949</u>	<u>62%</u>
Total 4500 · Leases	<u>393,458</u>	<u>447,423</u>	<u>-53,965</u>	<u>88%</u>
4600 · District Property Taxes	217,883	150,000	67,883	145%
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	278,271	278,231	40	100%
4126 · Passenger Vessel Fees	20,192	22,500	-2,308	90%
4710 · Vending Activities				
4711 · Washer/Dryer	6,083	6,300	-217	97%
4712 · Soda		75	-75	
Total 4710 · Vending Activities	<u>6,083</u>	<u>6,375</u>	<u>-292</u>	<u>95%</u>
4720 · Dry Storage	46,871	49,500	-2,629	95%
4725 · North Harbor Use Fee	102,028	131,250	-29,222	78%
4727 · Key Sales	4,150	3,000	1,150	138%
4730 · NH Washdown	150	900	-750	17%
4735 · Camp/RV	52	1,000	-948	5%
4740 · Equipment Rental	2,123	50	2,073	4,246%
4745 · Citations & Fines	1,367		1,367	
4750 · Bid Packages		750	-750	
4751 · Permits	3,428	4,875	-1,447	70%
4765 · Faxes, Copies & Postage	989		989	100%
4770 · Surplus Auction/Sales		100	-100	

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2022 through March 2023

	<u>Jul '22 - Mar 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total 4700 · Other Revenues & Concessions	465,704	498,531	-32,827	93%
4800 · Interest				
4843 · First Capital Bank	37,911	2,514	35,397	1,508%
4846 · Umpqua Interest	76	75	1	101%
Total 4800 · Interest	<u>37,987</u>	<u>2,589</u>	<u>35,398</u>	<u>1,467%</u>
Total 4400 · LEASE AND OTHER INCOME	<u>1,198,839</u>	<u>1,182,350</u>	<u>16,489</u>	<u>101%</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua NP Interest	42,975	42,977	-2	100%
Total 7100 · Interest Expense	<u>42,975</u>	<u>42,977</u>	<u>-2</u>	<u>100%</u>
7200 · Other Financial Expenses				
7221 · CSDA Dues	8,186	8,000	186	102%
7230 · LAFO Administrative Charges	5,868	7,000	-1,132	84%
Total 7200 · Other Financial Expenses	<u>14,054</u>	<u>15,000</u>	<u>-946</u>	<u>94%</u>
5700 · Depreciation	357,750	357,750		100%
7300 · Commissioner Expenses				
7310 · Election Costs	350,145	1,000,000	-649,855	35%
7320 · Monthly Stipend	7,325	15,000	-7,675	49%
7321 · Employer Payroll Taxes	542	1,200	-658	45%
7330 · Incurred Expenses	2,387	2,550	-163	94%
Total 7300 · Commissioner Expenses	<u>360,399</u>	<u>1,018,750</u>	<u>-658,351</u>	<u>35%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>775,178</u>	<u>1,434,477</u>	<u>-659,299</u>	<u>54%</u>
Net Ordinary Income - Lease & Other Operations	<u>423,661</u>	<u>-252,127</u>	<u>675,788</u>	<u>-168%</u>
Net Ordinary Income - Combined Operations	<u>389,894</u>	<u>-459,474</u>	<u>849,368</u>	<u>-85%</u>

Moss Landing Harbor District Profit & Loss Budget vs. Actual July 2022 through March 2023

	Jul '22 - Mar 23	Budget	\$ Over Budget	% of Budget
Other Income/Expense				
Other Income				
8000 · CAPITAL PROJECT REVENUE				
8215 · FEMA Grant Receivable	375,065			
Total 8000 · CAPITAL PROJECT REVENUE	<u>375,065</u>			
Total Other Income	<u>375,065</u>		<u>375,065</u>	100%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging	9,941	75,000	-65,059	13%
9053 · Dock Maintenance		150,000	-150,000	
9054 · Sea Lion Deterrent Fencing	910		910	
9150 · Cannery	830	625,000	-624,170	0%
9307 · Piling Replacement Proj.		350,000	-350,000	
9309 · New NH Building	126,411	3,000,000	-2,873,589	4%
9470 · NH Visitor Dock		400,000	-400,000	
9565 · Miscellaneous Capital Projects	120,432	370,000	-249,568	33%
9750 · Office Computers		5,000	-5,000	
9800 · Dock Replacement		1,500,000	-1,500,000	
Total 9000 · CAPITAL PROJECT EXPENSES	<u>258,524</u>	<u>6,475,000</u>	<u>-6,216,476</u>	<u>4%</u>
Total Other Expense	<u>258,524</u>	<u>6,475,000</u>	<u>-6,216,476</u>	<u>4%</u>
Net Other Income	<u>116,541</u>	<u>-6,475,000</u>	<u>6,591,541</u>	<u>-2%</u>
	<u>506,435</u>	<u>-6,934,474</u>	<u>7,440,909</u>	<u>-7%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2022 through March 2023

	<u>Jul '22 - Mar 23</u>	<u>Jul '21 - Mar 22</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	1,416,082	1,339,039	77,043	6%
4112 · Qtrly/Annual Discount	-4,586	-2,442	-2,144	-88%
4113 · Commercial Vessel Dscnt	-9,310	-8,993	-317	-4%
4114 · Away (1 mnth) Dscnt	-212	-142	-70	-49%
4115 · Temporary Berthing	171,958	197,234	-25,276	-13%
4120 · Liveaboard Fees	105,125	102,060	3,065	3%
4130 · Transient Berthing	9,460	7,262	2,198	30%
4220 · Wait List	5,725	8,525	-2,800	-33%
4260 · Towing - Intra Harbor		500	-500	-100%
4270 · Pumpouts	1,200	400	800	200%
4280 · Late Fees	27,990	23,651	4,339	18%
4282 · Recovered Lien Costs	700		700	100%
Total 4100 · Berthing Income	<u>1,724,132</u>	<u>1,667,094</u>	<u>57,038</u>	<u>3%</u>
4200 · Other Income - Operations				
4230 · SH Parking	71,098	84,367	-13,269	-16%
4285 · Dog Fee	800	845	-45	-5%
4290 · Misc	1,295	8,216	-6,921	-84%
Total 4200 · Other Income - Operations	<u>73,193</u>	<u>93,428</u>	<u>-20,235</u>	<u>-22%</u>
4300 · Operating Grant Revenues		329,207	-329,207	-100%
Total 4000 · MARINA REVENUES	<u>1,797,325</u>	<u>2,089,729</u>	<u>-292,404</u>	<u>-14%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2022 through March 2023

Expense	Jul '22 - Mar 23	Jul '21 - Mar 22	\$ Change	% Change
5200 · General & Administrative				
5100 · Advertising	1,166	3,975	-2,809	-71%
5210 · Dues & Subscriptions	4,965	4,935	30	1%
5220 · Office Supplies				
5223 · Administration	3,932	4,015	-83	-2%
5225 · Operations	5,597	8,119	-2,522	-31%
5228 · Maintenance	771		771	100%
Total 5220 · Office Supplies	10,300	12,134	-1,834	-15%
5230 · Postage & Equip Lease				
5232 · Meter Lease	667	713	-46	-6%
5235 · Postage	36	801	-765	-96%
Total 5230 · Postage & Equip Lease	703	1,514	-811	-54%
5240 · Copier Lease & Supplies				
5242 · Copier Lease	3,104	2,414	690	29%
Total 5240 · Copier Lease & Supplies	3,104	2,414	690	29%
5250 · Telephone & Communications				
5253 · Administration	12,013	11,029	984	9%
5255 · Operations	1,729	602	1,127	187%
Total 5250 · Telephone & Communications	13,742	11,631	2,111	18%
5260 · Professional Services				
5262 · Accounting	37,166	29,073	8,093	28%
5263 · Audit fees	17,250	17,000	250	1%
5265 · Legal	20,625	31,692	-11,067	-35%
5268 · Computer Consulting	5,185	1,478	3,707	251%
5269 · Payroll Processing	3,500	3,128	372	12%
Total 5260 · Professional Services	83,726	82,371	1,355	2%
5270 · Licenses & Permits	2,734		2,734	100%
5290 · Credit Card Fees	3,101	4,076	-975	-24%
5921 · Internet Billing Service	1,212	1,232	-20	-2%
Total 5200 · General & Administrative	124,753	124,282	471	0%
5300 · Personnel				
5310 · Salaries				
5313 · Administration	190,724	182,994	7,730	4%
5315 · Operations	139,453	119,208	20,245	17%
5318 · Maintenance	121,785	95,237	26,548	28%
Total 5310 · Salaries	451,962	397,439	54,523	14%
5330 · Payroll Taxes				
5333 · Administration	14,590	13,993	597	4%
5335 · Operations	10,709	21,472	-10,763	-50%
5338 · Maintenance	9,317	7,289	2,028	28%
Total 5330 · Payroll Taxes	34,616	42,754	-8,138	-19%

Moss Landing Harbor District Profit & Loss YTD Comparison July 2022 through March 2023

	Jul '22 - Mar 23	Jul '21 - Mar 22	\$ Change	% Change
5340 · Employee Benefits				
5343 · Administration	45,278	40,322	4,956	12%
5345 · Operations	510	610	-100	-16%
5348 · Maintenance	49,295	43,500	5,795	13%
Total 5340 · Employee Benefits	<u>95,083</u>	<u>84,432</u>	<u>10,651</u>	<u>13%</u>
5350 · Workers Compensation				
5353 · Administration	2,036	2,700	-664	-25%
5355 · Operations	6,619	4,722	1,897	40%
5358 · Maintenance	6,339	5,020	1,319	26%
Total 5350 · Workers Compensation	<u>14,994</u>	<u>12,442</u>	<u>2,552</u>	<u>21%</u>
5360 · Education & Training				
5363 · Administration		3,224	-3,224	-100%
5365 · Operations		304	-304	-100%
Total 5360 · Education & Training		<u>3,528</u>	<u>-3,528</u>	<u>-100%</u>
Total 5300 · Personnel	<u>596,655</u>	<u>540,595</u>	<u>56,060</u>	<u>10%</u>
5400 · Insurance				
5410 · Liability Insurance	131,625	124,563	7,062	6%
Total 5400 · Insurance	<u>131,625</u>	<u>124,563</u>	<u>7,062</u>	<u>6%</u>
5500 · Utilities				
5510 · Garbage	100,603	88,599	12,004	14%
5520 · Gas and Electric	258,000	226,555	31,445	14%
5530 · Water	36,678	28,678	8,000	28%
5540 · Sewer	34,884	31,701	3,183	10%
Total 5500 · Utilities	<u>430,165</u>	<u>375,533</u>	<u>54,632</u>	<u>15%</u>
5600 · Operating Supplies				
5610 · Vehicles	9,178	6,206	2,972	48%
5620 · Vessels		476	-476	-100%
5625 · Operations	13,684	11,779	1,905	16%
Total 5600 · Operating Supplies	<u>22,862</u>	<u>18,461</u>	<u>4,401</u>	<u>24%</u>
5700 · Depreciation	357,750	375,017	-17,267	-5%
5800 · Repairs & Maintenance				
5810 · Vehicles	3,585	328	3,257	993%
5830 · Equip Rental	2,540	2,421	119	5%
5850 · Repair Materials	32,122	25,399	6,723	26%
5860 · Outside Service Contracts	74,490	84,534	-10,044	-12%
5870 · Derelict Disposal	30,260	42,061	-11,801	-28%
Total 5800 · Repairs & Maintenance	<u>142,997</u>	<u>154,743</u>	<u>-11,746</u>	<u>-8%</u>
5900 · Financial Expenses				
5920 · Bank Service Charges	35	4,622	-4,587	-99%
5990 · Bad Debt	24,250	19,125	5,125	27%
Total 5900 · Financial Expenses	<u>24,285</u>	<u>23,747</u>	<u>538</u>	<u>2%</u>
Total · MARINA EXPENSES	<u>1,831,092</u>	<u>1,736,941</u>	<u>94,152</u>	<u>5%</u>
Net Ordinary Income - Marina Operations	<u>-33,767</u>	<u>352,789</u>	<u>-386,556</u>	<u>-110%</u>

Moss Landing Harbor District Profit & Loss YTD Comparison July 2022 through March 2023

	Jul '22 - Mar 23	Jul '21 - Mar 22	\$ Change	% Change
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Vistra	58,615	55,110	3,505	6%
4053 · MBARI	25,192	22,599	2,593	11%
Total 4050 · Trust Lands Lease Revenue	83,807	77,709	6,098	8%
4500 · Leases				
4501 · K-Pier Lease	10,080	29,677	-19,597	-66%
4502 · Cannery Building				
4517 · Suite 2	27,740	26,705	1,035	4%
4504 · Suite 3	76,710	72,818	3,892	5%
4511 · Suite 1 & 10	18,657	14,852	3,805	26%
4515 · Suite 4	74,187	70,933	3,254	5%
4518 · Suite 5	23,634	16,012	7,622	48%
4510 · Suite 6		10,740	-10,740	-100%
4512 · Suite 7	11,862	11,472	390	3%
4503 · Suite 8	7,623	7,401	222	3%
4520 · Suite 9	7,470	4,000	3,470	87%
4523 · Canary NNN	29,998	28,256	1,742	6%
Total 4502 · Cannery Building	277,881	263,189	14,692	6%
4530 · RV Lot	27,883	27,036	847	3%
4540 · Martin & Mason	21,361	26,911	-5,550	-21%
4560 · North Harbor				
4562 · Sea Harvest	41,965	28,287	13,678	48%
4568 · Monterey Bay Kayaks	14,288	35,621	-21,333	-60%
Total 4560 · North Harbor	56,253	63,908	-7,655	-12%
Total 4500 · Leases	393,458	410,721	-17,263	-4%
4600 · District Property Taxes	217,883	203,898	13,985	7%
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	278,271	264,938	13,333	5%
4126 · Passenger Vessel Fees	20,192	6,774	13,418	198%
4710 · Vending Activities				
4711 · Washer/Dryer	6,083	7,275	-1,192	-16%
4712 · Soda		115	-115	-100%
Total 4710 · Vending Activities	6,083	7,390	-1,307	-18%
4720 · Dry Storage	46,871	46,106	765	2%
4725 · North Harbor Use Fee	102,028	147,220	-45,192	-31%
4727 · Key Sales	4,150	3,926	224	6%
4730 · NH Washdown	150	480	-330	-69%
4735 · Camp/RV	52	1,666	-1,614	-97%
4740 · Equipment Rental	2,123	285	1,838	645%
4745 · Citations & Fines	1,367	3,944	-2,577	-65%
4751 · Permits	3,428	7,291	-3,863	-53%
4765 · Faxes, Copies & Postage	989		989	100%
Total 4700 · Other Revenues & Concessions	465,704	490,020	-24,316	-5%

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2022 through March 2023

	<u>Jul '22 - Mar 23</u>	<u>Jul '21 - Mar 22</u>	<u>\$ Change</u>	<u>% Change</u>
4800 · Interest				
4841 · Union Bank Interest		215	-215	-100%
4843 · First Capital Bank	37,911	2,436	35,475	1,456%
4846 · Umpqua Interest	76	76	0	
Total 4800 · Interest	<u>37,987</u>	<u>2,727</u>	<u>35,260</u>	<u>1,293%</u>
Total 4400 · LEASE AND OTHER INCOME	<u>1,198,839</u>	<u>1,185,075</u>	<u>13,764</u>	<u>1%</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua NP Interest	42,975	49,939	-6,964	-14%
Total 7100 · Interest Expense	<u>42,975</u>	<u>49,939</u>	<u>-6,964</u>	<u>-14%</u>
7200 · Other Financial Expenses				
7221 · CSDA Dues	8,186	7,615	571	7%
7230 · LAFO Administrative Charges	5,868	5,393	475	9%
Total 7200 · Other Financial Expenses	<u>14,054</u>	<u>13,008</u>	<u>1,046</u>	<u>8%</u>
5700 · Depreciation	357,750	375,017	-17,267	-5%
7300 · Commissioner Expenses				
7310 · Election Costs	350,145		350,145	100%
7320 · Monthly Stipend	7,325	9,875	-2,550	-26%
7321 · Employer Payroll Taxes	542	755	-213	-28%
7330 · Incurred Expenses	2,387	1,352	1,035	77%
Total 7300 · Commissioner Expenses	<u>360,399</u>	<u>11,982</u>	<u>348,417</u>	<u>2,908%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>775,178</u>	<u>449,946</u>	<u>325,233</u>	<u>72%</u>
Net Ordinary Income - Lease & Other Operations	<u>423,661</u>	<u>735,130</u>	<u>-311,469</u>	<u>-42%</u>
Net Ordinary Income - Combined Operations	<u>389,894</u>	<u>1,087,918</u>	<u>-698,024</u>	<u>-64%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
 July 2022 through March 2023

	Jul '22 - Mar 23	Jul '21 - Mar 22	\$ Change	% Change
Other Income/Expense				
Other Income				
8000 · CAPITAL PROJECT REVENUE				
8215 · FEMA Grant Receivable	375,065		375,065	100%
Total 8000 · CAPITAL PROJECT REVENUE	<u>375,065</u>		<u>375,065</u>	<u>100%</u>
Total Other Income	375,065		375,065	100%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging	9,941	18,305	-8,364	-46%
9054 · Sea Lion Deterrent Fencing	910		910	100%
9150 · Cannery	830		830	100%
9309 · New NH Building	126,411		126,411	100%
9565 · Miscellaneous Capital Projects	120,432		120,432	100%
Total 9000 · CAPITAL PROJECT EXPENSES	<u>258,524</u>	<u>18,305</u>	<u>240,219</u>	<u>1,312%</u>
Total Other Expense	<u>258,524</u>	<u>18,305</u>	<u>240,219</u>	<u>1,312%</u>
Net Other Income	<u>116,541</u>	<u>-18,305</u>	<u>134,846</u>	<u>737%</u>
Net Income	<u><u>506,435</u></u>	<u><u>1,069,613</u></u>	<u><u>-563,178</u></u>	<u><u>-53%</u></u>

Moss Landing Harbor District A/P Aging Summary

As of March 31, 2023

	<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		-732.24				-732.24
AT&T	654.76					654.76
Big Creek Lumber	440.10					440.10
Byte Technology			99.00			99.00
CalPERS		-7,240.27				-7,240.27
Chris Kramer	282.45					282.45
Damm Good Water	59.50					59.50
David Geraci	2,446.00					2,446.00
Doctors on Duty		122.50				122.50
Mechanics Bank	1,220.34					1,220.34
Monterey BAY Marine, Inc.			-8,800.20			-8,800.20
Monterey Sanitary Supply		407.03				407.03
North County Fire Protection District		1,140.00				1,140.00
Pajaro/Sunny Mesa C.S.D.	4,090.06					4,090.06
PG&E		-30,000.00				-30,000.00
Razzolink, Inc.		-136.85				-136.85
U.S. Bank Equipment Finance						
VALIC	1,988.99					1,988.99
Vision Sevice Plan		-94.37				-94.37
West Marine Pro					-350.48	-350.48
TOTAL	<u>11,182.20</u>	<u>-36,534.20</u>	<u>-8,701.20</u>	<u> </u>	<u>-350.48</u>	<u>-34,403.68</u>

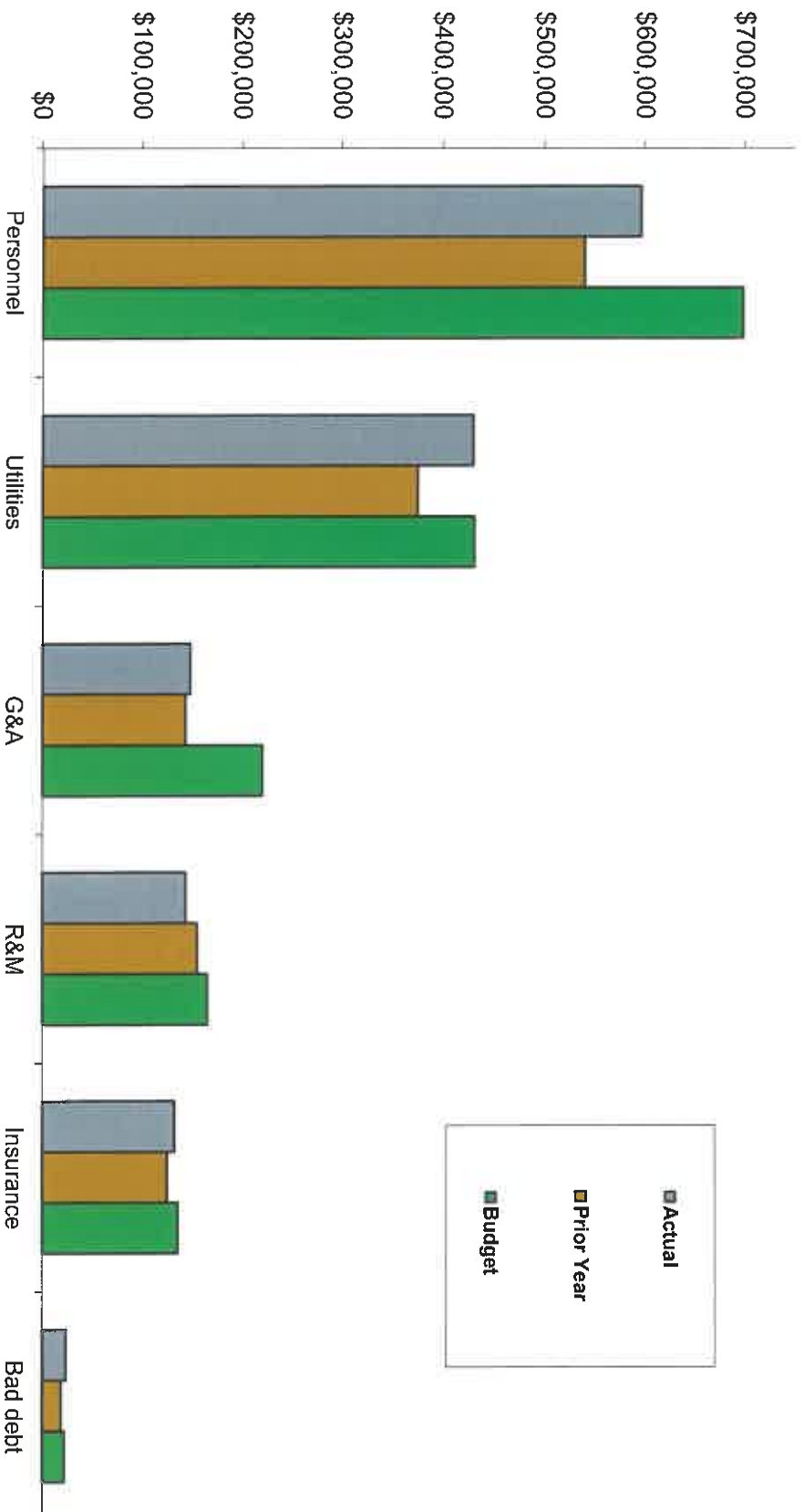
Moss Landing Harbor District
Warrant Listing
As of March 31, 2023

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
1001 - 1st Capital Operating Account				
Check	03/02/2023		Payroll Partners	-159.01
Check	03/03/2023	4091	Ferrante, Vincent	-325.63
Check	03/03/2023	4092	Goulart, James	-114.32
Check	03/03/2023	4093	Jeffries, Russell	-114.32
Check	03/03/2023	4094	Lomeli, Albert	-250.00
Check	03/03/2023	4095	Neal Norris	-1,147.27
Bill Pmt -Check	03/06/2023	19952	Monterey Bay Diving	-10,665.00
Check	03/07/2023	ATM	Monterey County Building Dept	-20,862.57
Check	03/07/2023		NPC Merchant Pymt Proc	-2,835.67
Check	03/14/2023		MS	-484.42
Bill Pmt -Check	03/16/2023	19953	Allied Administrators for Delta Dental	-732.24
Bill Pmt -Check	03/16/2023	19954	AT&T	-254.71
Bill Pmt -Check	03/16/2023	19955	Auto Care LifeSaver Towing	-1,620.00
Bill Pmt -Check	03/16/2023	19956	Carmel Marina Corporation	-235.90
Bill Pmt -Check	03/16/2023	19957	Castroville "ACE" Hardware	-286.56
Bill Pmt -Check	03/16/2023	19958	Cintas	-594.88
Bill Pmt -Check	03/16/2023	19959	Damm Good Water	-52.40
Bill Pmt -Check	03/16/2023	19960	DMV/Lien Sale Section	-32.00
Bill Pmt -Check	03/16/2023	19961	Employ America	-1,369.78
Bill Pmt -Check	03/16/2023	19962	Green Valley Supply	-272.83
Bill Pmt -Check	03/16/2023	19963	Haley & Aldrich, Inc.	-9,941.00
Bill Pmt -Check	03/16/2023	19964	Jarvis Fay, LLP	-1,780.00
Bill Pmt -Check	03/16/2023	19965	Johnson Electronics, Inc.	-120.00
Bill Pmt -Check	03/16/2023	19966	Lockton Insurance Brokers, LLC	-325.00
Bill Pmt -Check	03/16/2023	19967	Mechanics Bank	0.00
Bill Pmt -Check	03/16/2023	19968	Monterey County Election Dept.	-350,144.92
Bill Pmt -Check	03/16/2023	19969	Monterey Sanitary Supply	-843.31
Bill Pmt -Check	03/16/2023	19970	MP Express	-258.97
Bill Pmt -Check	03/16/2023	19971	Pajaro Valley Lock Shop	-123.78
Bill Pmt -Check	03/16/2023	19972	Pajaro/Sunny Mesa C.S.D.	-2,833.42
Bill Pmt -Check	03/16/2023	19973	PG&E	-30,000.00
Bill Pmt -Check	03/16/2023	19974	Randazzo Enterprises Inc.	-7,234.00
Bill Pmt -Check	03/16/2023	19975	Razzolink, Inc.	-136.85
Bill Pmt -Check	03/16/2023	19976	SBB Construction	-6,362.00
Bill Pmt -Check	03/16/2023	19977	Stanley Steemer	-324.00
Bill Pmt -Check	03/16/2023	19978	Streamline	-200.00
Bill Pmt -Check	03/16/2023	19979	Tommy Razzeca	-350.00
Bill Pmt -Check	03/16/2023	19980	US Postage Meter Center, Inc.	-386.68
Bill Pmt -Check	03/16/2023	19981	VALIC	-1,988.99
Bill Pmt -Check	03/16/2023	19982	Verizon Wireless	-112.08
Bill Pmt -Check	03/16/2023	19983	Vision Sevice Plan	-94.37
Bill Pmt -Check	03/16/2023	19984	WASH	-220.47
Bill Pmt -Check	03/16/2023	19985	William Collins	-525.00
Bill Pmt -Check	03/16/2023	19986	Hodges Consulting Services	-1,095.00

**Moss Landing Harbor District
Warrant Listing
As of March 31, 2023**

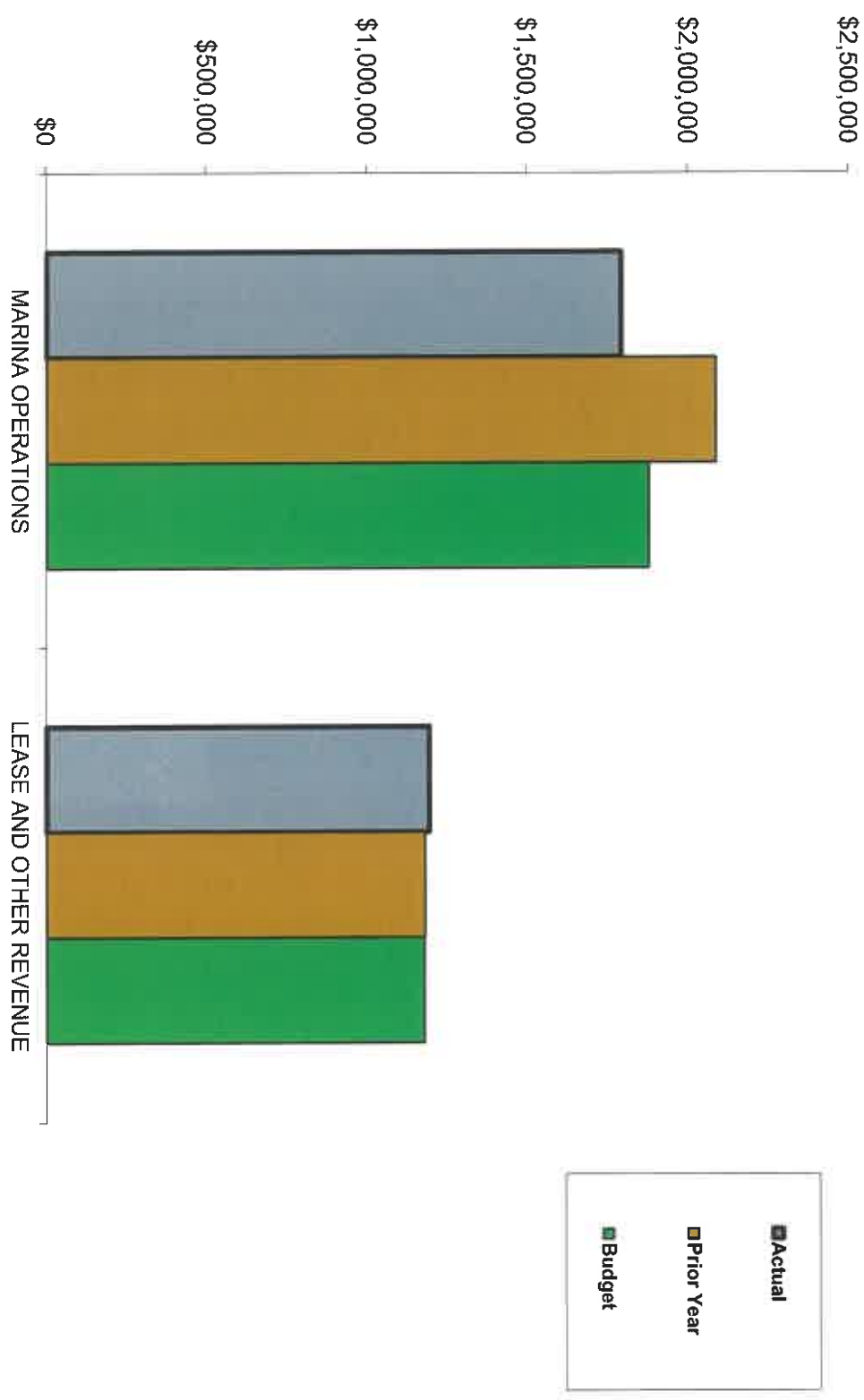
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	03/16/2023	19987	Valero Marketing and Supply Company	-305.50
Bill Pmt -Check	03/16/2023	19988	AT&T	-519.51
Bill Pmt -Check	03/16/2023	19989	Carmel Marina Corporation	-7,555.62
Bill Pmt -Check	03/16/2023	19990	Mechanics Bank	0.00
Bill Pmt -Check	03/16/2023	19991	Carmel Marina Corporation	-3,903.23
Bill Pmt -Check	03/16/2023	19992	Mechanics Bank	0.00
Bill Pmt -Check	03/16/2023	19993	Carmel Marina Corporation	-1,801.44
Bill Pmt -Check	03/16/2023	19994	Mechanics Bank	0.00
Bill Pmt -Check	03/16/2023	19996	Mechanics Bank	-611.47
Bill Pmt -Check	03/16/2023	19997	Mechanics Bank	0.00
Bill Pmt -Check	03/16/2023	19998	Mechanics Bank	-289.98
Bill Pmt -Check	03/16/2023	19997	Mechanics Bank	-275.97
Check	03/16/2023		Payroll Partners	-164.97
Bill Pmt -Check	03/17/2023	19999	U.S. Bank	-359.99
Check	03/28/2023		MS	-709.67
Check	03/28/2023		MS	-1,750.00
Bill Pmt -Check	03/29/2023	20000	Auto Care LifeSaver Towing	-534.00
Bill Pmt -Check	03/29/2023	20001	CalPERS	-7,240.27
Bill Pmt -Check	03/29/2023	20002	Charles Cain	-525.00
Bill Pmt -Check	03/29/2023	20003	Hudson Martin	-2,325.00
Bill Pmt -Check	03/29/2023	20004	J.M. Equipment Company, Inc.	-2,229.83
Bill Pmt -Check	03/29/2023	20005	Mike Binnard	-75.00
Bill Pmt -Check	03/29/2023	20006	Moss Landing Boat Works	-2,130.00
Bill Pmt -Check	03/29/2023	20007	Ralph Paze	-268.00
Bill Pmt -Check	03/29/2023	20008	Robert Smith	-269.00
Bill Pmt -Check	03/29/2023	20009	U.S. Bank	-1,212.82
Bill Pmt -Check	03/29/2023	20010	U.S. Bank Equipment Finance	-271.21
Bill Pmt -Check	03/29/2023	20011	Wendy L. Cumming, CPA	-5,032.50
Bill Pmt -Check	03/29/2023	20012	Wolfys Sunrise Roofing	-1,600.00
Check	03/30/2023		Payroll Partners	-150.43
Check	03/31/2023	4098	Neal Norris	-1,020.84
Total 1001 - 1st Capital Operating Account				-500,940.60
TOTAL				-500,940.60

Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
March 31, 2023

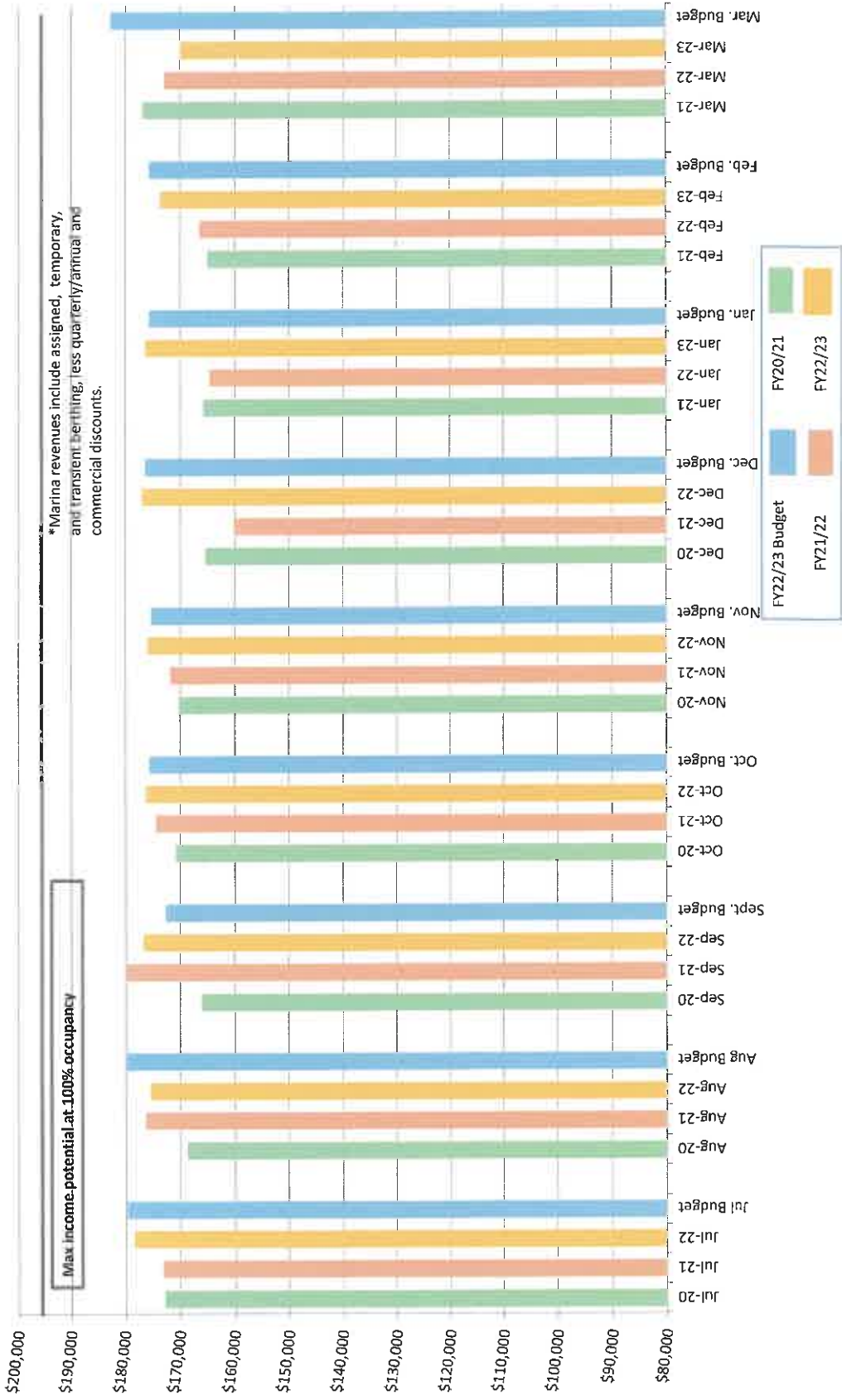


****Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
March 31, 2023**



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





BOARD OF HARBOR COMMISSIONERS

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Vincent Ferrante
James Goulart
Liz Soto
Albert Lomeli

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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 03 – PROJECT STATUS
BOARD MEETING APRIL 26, 2023

1. North Harbor Building: Per the Direction of the Board the General Manager contracted with WRD Architects to complete the interior drawings/plans for the North Harbor Building. The construction drawings have since been completed and submitted to Monterey County for review and ultimately issuance of permits. Currently staff and WRD are beginning the process of preparing bid documents to be used once the permits have been issued by Monterey County allowing the District to proceed with a public bid and contractor selection to begin the buildout of the North Harbor Building. Staff is expecting our permit to be issued within the next Month or so, once received the project will be put out for bid with a goal of construction being underway during Summer 2023.

2. North Harbor Inn Project: This project remains on hold while the District explores options with the property.

3. Harbor Infrastructure Improvement Project: Resulting from the tsunami that took place on January 15, 2022, staff discovered that the District has sustained damage to piles, docks, shoreline and navigation channels in the Harbor. The Districts consultant, Sea Engineering, has been preparing project design plans for submittal to the various permitting agencies for permits to complete the project. Currently staff awaits completion of all related documents and issuance of permits which are expected sometime during Summer 2023. Once permits have been issued staff will put the project out to bid and begin the infrastructure improvement project. The Staff goal is to have the project underway during fall or Winter of 2023. Staff has provided an updated timeline below for reference.

- Design
 - Completed - 30% Drawings and Specifications (to be used for final permit applications)
 - Next steps - Finalize drawings and specifications (65%, 85%, 100%)
 - Schedule - 65% completed by end of May 2023, 85% June 2023, 100% July 2023 (project out to bid in August 2023?)
- Permitting
 - Completed - communications and partial draft permit applications for CCC, USACE, and Regional Water Quality Board

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- Next steps - Submit final permit applications
- Schedule - Final applications submitted May 2023 to meet the expectation of approval by project start for Winter 2023

4. Harbor Maintenance Dredging and FEMA Project: The District is currently in the preparation process to dredge the Harbor during the Summer/Fall of 2024. Resulting from the Atmospheric River Storms experienced earlier this Winter staff discovered that a significant amount of sediment washed into the Harbor berthing spaces and navigation channels. Because the storms associated with the additional sediment accumulation did receive an emergency declaration, staff was able to apply for FEMA funding to remove dredge material directly associated with the storm event. District staff is currently working through the FEMA application process with the help of our dredging consultants and FEMA to secure funding that would assist with the cost of removing the excess materials during our project next summer. Staff will continue to update the Board with additional information regarding this project and our FEMA application as it becomes available.



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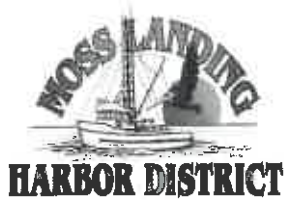


GENERAL MANAGER
 HARBORMASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF APRIL 26, 2023

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2023	Current	Facilities Use	01/01/24
Blue Ocean Whale Watch	2/18/2023	Current	Facilities Use	2/18/2024
Whisper Charters	2/28/2023	Current	Facilities Use	2/28/2024
Fast Raft	3/28/2023	Current	Facilities Use	3/28/2024
Monterey Eco Tours	4/16/2023	Current	Facilities Use	4/16/2024
Oceanic Expeditions	4/21/2023	Current	Facilities Use	4/21/2024
Venture Quest Kayaking	6/12/2022	Current	Facilities Use	6/12/2023
Monterey Bay Hydrobikes	6/12/2022	Current	Facilities Use	6/12/2023
Reel Nasty Sportfishing	6/12/2022	Current	Facilities Use	6/12/2023
Kayak Connection	6/30/2022	Current	Facilities Use	6/30/2023
Sanctuary Cruises	6/30/2022	Current	Facilities Use	6/30/2023
Sea Goddess Whale Watching-Tours	6/30/2022	Current	Facilities Use	6/30/2023
MBARI-Slough Test Moorings	6/30/2022	Current	Facilities Use	6/30/2023
Slater Moore Photography	07/07/2022	Current	Facilities Use	07/07/2023
Peninsula Dive Services	09/30/2022	Current	Facilities Use	09/30/2023
Elkhorn Slough Safari - Tours	10/19/2022	Current	Facilities Use	10/19/2023
Blue Water Ventures	10/30/2022	Current	Facilities Use	10/30/2023
Wild Fish-Vicki Crow	11/30/2022	Current	Peddlers	11/30/2023



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STAFF REPORT

ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING OF APRIL 26, 2023

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 all meetings are done by E-mail until further notice but will eventually resume on the 2nd Thursday of each month in Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2022 - <https://montereybay.noaa.gov>

May 19th– Hybrid (Virtual & In-Person) Meeting
LOCATION TBD



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**GENERAL MANAGER
HARBOR MASTER**

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STAFF REPORT

**ITEM NUMBER 06 - LIVEABOARD REPORT
BOARD MEETING OF APRIL 26, 2023**

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. Hartman, Guenter	Taku, CF 7913 KL
2. Jones, L	Intrepid CF 0292 VE
3. Matsunaga, F	Mon Rochelle CF 8424 FB
4. Burns, P.	Trafamadore, 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. Hughes, S	Sojourn, on 1067078
10. Dunn, J	Knot To Worry, CF 6383 GU
11. Chambers, B.	Pyxis, ON 984193
12. Massat, A	No Name no CF#
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. Garmon, S	Celine Rose, ON 1110276
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Buford, C	No Name, CF 9215 EF
19. Potter, D.	Danu CF 4085 GC
20. Listle, A	Tekin ON 616325
21. Glovin, D	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, S	Shaka, ON 699611
23. Johnston, Bill	Heart Of Gold, CF 7590 EP
24. Groom D	Phoenix, CF 5084 GJ

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25. Jones, H.
26. Jones, T.
27. Kennedy C.
28. Ayres, Lloyd
29. Varier, G
30. Malone, RJ
31. Marsee, E, Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D/ Robinson, L
35. Nieman J
- 36 Niswonger, R.
37. Cain, C
38. Otis, T.
39. Paul, J
40. Schlegelmilch, William
41. Bartley, H
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B
46. Piro, Daniel
47. Schmidt, L
- 48 Sopota, M
49. Silveira, P
50. Salisbury, J.
51. Thomas, B.
52. Tufts, M.
53. Syracuse, Mike
54. Wolinski, Peter
55. (Pending)
56. Samuelson, T.
57. Podolkhov, R
58. Riberal, Y/ Eric Duekerson
59. Schwontes, N/ Mosolov, A
60. Bowler, J

- Laetare, CF 5495 YB
 Sanity, CF 5249 SC
 Aztlan, ON 281903
 Gaviota, CF 4656 GG
 Athena CF 1523 FF
 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
 Sails Call, CF 7291 TG
 Blue Moon, CF 1886 GT
 La Wanda CF 5014 FR
 Bull Dog ON 1219673
 Skylarke, CF 8589 TB
 Spirit, ON 664971
 Second Paradise, ON 912484
 Raven, ON 241650
 Star of Light ON 1056334
 Gulf Star CF 6082 GL
 Lady Monroe CF5007 UM
 Mischief Maker, CF 9666 JK
 Quiet times, CF 2067 GC
 Oceanid, CF 4210 GA
 Coho, CF 9974 KK
 Enchantress, CF 0878 SX
 Sea Star, CF 4213 ES
 Muffin, ON 1148169
- Moonstone CF 5122 GX
 I'll be seeing you CF 3851 SJ
 Boss Lady, ON 556296
 Luna Sea, ON 1138367
 Myrtle Mae, CF 3187 FN

Total Number Vessels: 59
 Total Number Persons: 66
 Pending Applications -1-



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GENERAL MANAGER/HARBOR MASTER
 Tom Razzeca

STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT
 BOARD MEETING OF APRIL 26, 2023

Slip Rates 2022/2023 per linear foot:

Assigned: \$9.02/ft./month
 Temporary: \$13.45/ft./month
 Transient: \$1.25/ft./day

INCOME

<u>March 2023</u>	<u>March 2022</u>	<u>March 2023 Budget</u>
\$170,066	\$172,934	\$182,884

For the month, slip income is lower than budget by \$13k. The lower than budget amount is attributed to lower temporary and transient berthing revenue, mostly resulting from the uncertainty and ultimate closure of salmon season. Slip income is lower than the prior year by \$3k.



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STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT
BOARD MEETING OF APRIL 26, 2023

03/30/2023 Staff received a report from a tenant of a car accident near A-dock. Staff arrived and found a vehicle had hit a tree. NCFD and the Sheriff arrived on scene and took a report. No injuries were reported.

04/13/2023 An elderly man walked into the Harbor office and asked to speak with an authority figure because he believed someone was trying to kidnap him. Staff recognized that the man was distraught and seemed to be confused. Staff called the Sheriff and upon further investigation it was found that the man was staying at the KOA and was not in danger. The man was returned to the care of his wife without further incident.

No further incidents to report as of April 18, 2023.



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GENERAL MANAGER
HARBORMASTER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 19 – CONSIDER ADOPTING PRELIMINARY BUDGET FOR FY 23/24 BOARD MEETING OF APRIL 26, 2023

Harbors & Navigation Code §6093 requires that the Board adopt a Preliminary Budget on or before June 15 of each year and publish a notice that the Preliminary Budget has been adopted, specifying a date not less than 30 days from the publication of the notice for the purpose of fixing the Final Budget. The Ad Hoc Budget Committee held two publicly noticed meetings to discuss and prepare its recommendations for the FY 2023-2024 budget.

The COLA based on CPI for 2022 was 4.63% so increases in slip and lease fees were largely based on that percentage, most notably Assigned Slip Fees which are proposed at \$9.44 per foot per month, up from \$9.02. Amenity fees are based on actual costs incurred during the prior year for utilities and the fee is proposed to increase from \$69.50 to \$77.55 per assigned slip per month. Temporary Slip Fees are proposed at \$14.10 per foot per month, up from \$13.45 and Liveaboard Fees increase from \$180 to \$190 per person per month.

Commissioner Goulart is the Chair of the Ad Hoc Budget Committee and Commissioner Soto is Vice Chair. They may wish to make comments and any other recommendations of the Committee to the Board.

After the Budget Committees' presentation, the Board should hear from the public regarding any comments, issues or questions, consider the Preliminary Budget, make any recommended changes, and adopt the Preliminary Budget.

After adopting the Preliminary Budget, staff recommends the Board direct the General Manager to publish the appropriate notice of the public hearing specifying the date of May 31, 2023 for fixing the final budget.

MOSS LANDING HARBOR DISTRICT									
BUDGET FYE 6/30/2024									
	A	B	C	D	E	F	G	H	
	FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	Projected FYE 6/30/23	Budget FYE 6/30/23	Budget FYE 6/30/24	CPI = 4.83%
	18.72%	22.25%	23.79%	21.30%	21.94%	21.42%	21.50%	21.50%	
	7.55/ft	7.90/ft	8.15/ft	8.40/ft	8.55/ft	9.02/ft	9.02/ft	9.44/ft	Vacancy Rate based on 22070 LF
Revenues									
Marina Revenues									
1 Assigned Berthing	1,625,225	1,626,780	1,644,944	1,750,735	1,767,672	1,877,091	1,875,253	1,962,570	Prior year \$9.02, with CPI \$9.44
2 Temporary Berthing	282,371	277,828	254,746	285,457	274,643	260,000	294,063	275,000	14.10/ft no amenity fee (Prior year 13.45/ft)(added CPI)
3 Transient Berthing	24,750	52,720	38,852	23,093	10,466	13,000	30,000	15,000	1.25/ft (Prior year 1.25/ft.)
4 Qtrly/Annual Discount	(3,270)	(2,499)	(1,890)	(3,326)	(4,637)	(5,000)	(3,000)	(3,000)	3% quarterly/ annual
5 Commercial Discount	(13,080)	(13,446)	(12,574)	(12,123)	(12,130)	(12,000)	(12,750)	(12,750)	less \$0.50/ft. 41 berth holders avg. 30 ft. boats
6 Liveboard Fees	115,715	119,975	125,558	128,895	135,210	141,000	140,342	150,000	\$190 for each person (Prior year \$180)(Added \$10) *
7 Infra-Harbor Towing	150	450	900	600	650	300	600	600	\$200 each way
8 Pump outs	600	400	1,850	1,600	600	1,000	1,000	1,000	\$200 per occurrence
9 Non-Op Surcharge	-	-	-	-	-	-	-	-	\$175 per month
10 Assigned Slip/LA App. Fee	7,525	10,375	5,625	9,603	10,450	7,000	7,500	7,500	\$75 filling fee/\$250 application fee lveboard
11 Recovered Lien Costs	560	2,985	1,790	200	100	500	2,000	2,000	
12 Late Fees	38,330	42,172	24,540	33,510	31,556	38,000	36,890	38,000	\$35 dollar charge per month (Prior year \$30), on balances over \$130 past due
13 Total Marina Revenues	2,078,876	2,117,740	2,084,341	2,218,244	2,214,580	2,320,891	2,371,897	2,435,920	
14 Trust Lands Lease Revenue									
15 MBARI - Dock	28,713	28,254	28,961	29,058	29,749	30,793	30,793	32,296	Paid annually w/CPI (Expires 4/39)
16 MBARI-MARS Cable	1,326	1,378	1,378	1,421	1,449	1,453	1,453	1,524	Paid annually w/CPI (Expires 2/31)
17 Visita	65,533	67,716	69,070	72,437	73,927	72,038	72,038	75,554	Paid annually w/CPI (Expires 3/66)
18 Total Trust Lands Lease Revenue	95,572	97,348	99,409	102,916	105,125	104,284	104,284	109,374	
19 Leases									
20 Cannery Suites - (3)	88,440	90,216	93,555	95,270	99,149	103,677	107,644	107,441	\$8,845.52 mo. (ML Seafood Lund's, Prev. Sea Harvest) (Expires 5/30)
21	(4)	88,413	91,368	93,283	95,952	100,266	104,103	103,907	\$9,554.54/mo. (Monterey Fish) (Expires 5/30)
22	(1&10)	17,853	18,147	18,788	22,331	15,991	21,956	29,101	\$2,395.84/mo. (Local Bounty) (Month to month)
23	(2)	31,481	32,668	33,736	34,863	37,492	38,927	38,853	\$3,198.76/mo. (Deyarrie) (Expires 8/31)
24	(5 A&B, 4B)			19,439	38,055	48,252	30,957	51,185	\$4,214.00 (Lusamerica) (Expires 8/30)
25	(5A)	10,311	10,448	12,350	11,077	-	12,319	-	\$965.21 (Running Stream) (Month to Month)
26	(5B)	14,112	14,831	15,621	15,883	10,456	17,755	-	\$1,391.07 (Local Bounty)(Expires 7/22) w/ (1) 1-yr options
27	(6A, B &D)	25,963	26,607	26,947	21,884	10,740	15,877	-	\$1,244.00 (Deep Water Deal)(Expires 2/23) w/ (1) 1-yr option
28	(7 A&B, 4A)	-	-	9,734	14,861	17,155	16,646	24,130	\$1,986.57/mo. Upstairs Inside (Miller Marine Solutions)(Exp. 4/27)
29	(9)	1,370	9,127	8,544	8,225	9,813	9,959	9,940	\$718.34/mo. (Veridian Advisors) (term. 5/2022)
30	(8)	-	9,090	9,363	9,644	9,933	10,904	10,590	\$869.46/mo. (Verizon) Roof top and under stairs (3/23)
32 Cannery NNN	29,258	43,591	20,878	67,981	45,909	40,000	40,000	40,000	Utility reimbursement per lease
33 Sea Harvest	35,930	34,662	35,750	36,716	40,863	39,452	41,042	40,967	\$3,372.57 base + % rent (Expires 8/30)
34 Pot Stop	9,740	-	-	-	-	-	-	-	Not occupied
35 MB Kayak	31,329	40,511	44,572	103,093	64,988	65,000	80,561	80,561	\$1,713.39/mo, plus percentage rent (Month to month)
36 Martin/Mason	25,335	26,355	24,562	28,481	26,911	30,984	30,984	32,496	\$7,879.68, or 24% of gross, whichever is greater (Exp. 10/24)
37 S.H. Spare Office	-	-	-	-	-	-	-	-	\$436.21/mo.
38 RV Lot	32,447	33,599	34,764	35,525	36,417	38,364	39,127	39,834	\$3,279.53/mo. No less than 3% in lease agmt. (Expires 9/31)
39 Total Lease Revenue	437,982	478,272	480,532	618,556	568,032	570,628	618,760	609,005	
40 Revenues - Other									
41 Amenities Fee - Slip holders	290,878	281,184	277,938	345,647	354,156	370,000	370,975	410,000	\$77.55 for all assign. vessels in harbor (prior year \$69.50)
42 Passenger Vessel Fees	-	12,480	28,946	-	12,748	26,500	30,000	30,000	\$100 per multiplied by vessel capacity due annually.

MOSS LANDING HARBOR DISTRICT									
BUDGET FYE 6/30/2024									
A	B	C	D	E	F	G	H		
FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	Projected FYE 6/30/23	Budget FYE 6/30/23	Budget FYE 6/30/24		
60,088	58,463	60,557	58,209	62,541	65,000	66,000	60,000	CPI = 4.63%	
100,829	121,398	112,693	195,085	224,038	150,000	175,000	160,000	10'X20'/\$115, 10'X30'/\$125, 10'X40'/\$135	
1,993	1,559	1,076	551	731	200	1,200	1,200	Current Vessels: \$22 use/park, \$16 use, \$220 annual use/park. Kayaks/	
118,889	105,430	84,330	92,313	121,557	125,000	130,000	130,000	PWC: \$17 use/park, \$11 use, \$170 annual use/park, \$105 annual use only	
1,907	200	650	643	2,182	250	2,500	1,500	Monthly permits \$120, daily \$12, 24 hrs. \$209 (CCC Reg.)	
-	-	-	118	285	1,500	50	50	\$50.00 per night	
8,264	13,505	4,920	8,082	10,906	4,000	6,500	6,500	\$250 1st application, \$50 renewal Application, \$250 Issuance fee	
11,865	9,415	8,123	6,577	10,340	8,000	8,500	8,500	\$1.25-\$1.50 per load to wash/dry	
366	108	222	42	-	-	-	-	\$1.00 pg. .15 pg. thereafter, Gate Keys \$10-25	
6,272	6,022	4,617	1,708	5,546	6,500	5,000	5,000	Derelict Disposal/OES	
-	-	-	6,052	6,759	4,500	-	4,500	Excess District equipment	
-	148,919	-	-	-	375,065	-	-		
11,023	2,865	1,531	3,840	1,130	2,500	2,500	2,500		
152,342	126,967	-	-	7,972	-	100	100		
764,716	888,515	585,603	718,867	820,891	1,139,015	798,325	819,850		
3,377,146	3,581,875	3,249,885	3,658,583	3,708,628	4,134,818	3,893,266	3,974,150		
60 Expenses									
61 Media/Publications/Advertising	2,613	7,192	5,175	10,341	2,500	6,500	6,500	Newspaper ads, NH Development, website, public notice	
62 General & Administrative	73,680	58,954	68,835	87,888	80,000	75,000	80,000	Telephone, office supplies, postage, etc.	
63 Accountant	40,645	35,250	38,179	37,918	42,000	48,000	42,000		
64 Auditor	15,000	15,500	16,500	16,500	17,250	18,000	20,000		
65 Attorney	67,618	69,873	52,770	43,909	36,512	30,000	100,000		
66 Personnel	638,500	739,957	639,705	711,931	800,000	948,392	920,000		
67 Insurance & Bonding	126,264	144,388	163,307	189,644	172,180	180,000	200,000		
68 PG&E	211,315	201,187	281,088	275,064	300,000	300,000	320,000		
69 Sewer	39,741	37,246	39,865	43,196	50,000	50,000	55,000		
70 Water	30,085	31,819	38,097	36,922	45,000	45,000	50,000		
71 Trash	69,741	62,552	98,269	114,138	130,000	120,000	135,000	dock/mat/roofing/gangway	
72 Maintenance & Repairs	73,345	65,674	68,002	50,810	40,000	80,000	80,000	Fuel, paper products, parking envelopes, uniforms/CPI adj	
73 Operating Supplies	26,432	26,047	32,109	33,480	35,000	35,000	40,000		
74 Outside Service Contracts	50,821	74,454	74,325	76,522	80,000	80,000	80,000		
75 Bad Debt (berthing revenue)	23,736	52,378	29,531	34,872	28,500	30,000	32,000		
76 Commissioner Expenses	15,416	16,006	14,588	18,343	17,896	25,000	25,000		
77 Comm Election	-	-	-	-	330,933	1,000,000	-	Only if incumbent challenged, \$7-\$10 per voter	
78 Derelict Disposal	100	19,184	34,666	40,690	40,000	50,000	50,000		
79 LAFCO	6,411	6,160	6,357	5,393	5,868	7,000	7,000	Mandatory membership fee	
80 CSDA	6,358	6,740	7,077	7,615	8,186	8,000	8,200	Optional membership (required for workers comp policy)	
81 County EIR	-	-	-	-	-	-	-	Moss Landing Community planning	
82 Dredging	203,645	202,353	1,483,856	18,305	-	100,000	1,250,000		

MOSS LANDING HARBOR DISTRICT										
BUDGET FYE 6/30/2024										
	A	B	C	D	E	F	G	H		
	FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	Projected FYE 6/30/23	Budget FYE 6/30/23	Budget FYE 6/30/24		
83 Depreciation	909,479	841,062	772,652	757,058	761,784	1,000,000	1,500,000	1,500,000	CPI = 4.63%	
84 Total Expenses	2,830,945	2,712,885	3,966,970	2,586,571	2,563,165	3,260,237	4,805,892	5,000,700	Increase for NH Building (Est. to start 1/1/23)	
85 Net Operating Income (Loss)	746,201	868,990	(717,085)	1,072,012	1,125,463	874,581	(912,626)	(1,026,550)		
86										
87 Interest, Tax and Other Income										
88 Interest - First Capital Bank Investment	3,084	3,090	3,131	3,111	9,983	9,600	3,100	9,500	1.50% on \$1.90M	
89 Interest Umpqua	1,515	2,586	2,815	508	102	100	100	100	.05% on \$1.17M	
90 Interest 1st Capital Bank - Trust Account	-	200	-	-	-	42,500	252	40,000	1.50% on \$3.9M	
91 Interest Union Bank	590	200	296	285	387	-	-	-	Nader Agha per reimbursement agreement	
92 Desal Reimbursement	244,650	6,879	20,553	5,686	-	-	-	-		
93 Property Taxes	293,976	315,386	325,922	348,780	373,362	350,000	300,000	325,000		
94 Total Other Income	543,815	328,341	352,717	358,370	383,834	402,200	303,452	374,600		
95										
96 Interest and Other Expenses										
97 Interest - UMPQUA (Includes refl. Fees)	105,686	99,407	83,776	72,449	62,540	57,303	57,303	49,475	Note Interest 2.85%	
98 CEQA-Desal Expenses reimbursable	214,217	5,781	20,553	5,686	-	-	-	-	Aspen Environmental	
99 Interest - Premium Finance	800	800	800	800	800	800	800	800	Insurance policy, financed through AFCO	
100 Total Other Expenses	320,703	105,988	105,129	78,935	63,340	58,103	58,103	50,275		
101										
102 NET INCOME (LOSS)	969,313	1,091,343	(469,497)	1,351,447	1,445,957	1,218,678	(667,277)	(702,225)		
103										
104 Capital Projects:										
105 Electric Panel Cabinets (3 of 6)	2,700	-	-	12,101	-	-	100,000	-	Subject to quote	
106 Security Camera	-	-	-	-	9,617	-	-	-		
107 Piling replacement project	6,593	-	-	-	-	-	350,000	-	\$12K each; pile only, tsunami damage repair	
108 Dock maintenance	34,008	104,546	-	126,562	-	-	150,000	175,000	Lumber, material, electrical and floats	
109 B Dock Concrete/Electrical	-	-	-	-	-	-	-	350,000	Concrete and electrical	
110 Harbor infrastructure improvement proj.	-	-	-	-	-	-	1,500,000	1,500,000	Dock Infrastructure/Improvements	
111 Computers (incl software)	1,157	-	9,763	-	-	-	5,000	5,000	Replace Marina program and system maintenance	
112 New NH Building	1,584,972	2,204,319	306,397	-	16,830	105,000	3,000,000	3,000,000	New North Harbor Building, including lighting	
113 NH Visitor Dock	-	-	-	-	-	-	400,000	-	Repair/replacement	
114 NH Pkg Resurfacing	-	-	-	-	76,718	-	-	-		
115 SH Pkg Resurfacing	-	-	-	-	28,081	-	100,000	100,000		
116 SH Streetlight replacement	-	-	-	-	-	-	40,000	40,000		
117 Tsunami Erosion Repair	152,985	79,307	-	-	-	-	-	-	2 at NH, 1 at SH	
118 NH 30 Rm. Hotel	-	-	-	-	-	-	-	-	Through permitting	
119 Fisherman's Dorm/Café	-	-	-	-	-	-	-	-	Through permitting	
120 Cannery - Roof	-	-	-	-	-	-	250,000	-	Roof and drywall	
121 Cannery HVAC/Mechanical Penthouse	-	-	-	-	298,707	166,000	375,000	-	1 replaced, 3 left to replace	
122 Misc. Small Capital Purchases	10,642	-	-	12,473	17,240	23,000	-	60,000	Example: Painting, siding, etc.	
123 Pot Stop Building demo.	-	-	-	-	19,253	90,458	80,000	-		
124 District Vehicle	-	33,000	-	-	-	-	50,000	-	Maint. Truck	
125 Total Capital Requirements	1,793,057	2,421,172	316,160	151,136	466,446	384,458	6,400,000	5,230,000		

MOSS LANDING HARBOR DISTRICT									
BUDGET FYE 6/30/2024									
	A	B	C	D	E	F	G	H	
	FYE 6/30/18	FYE 6/30/19	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	Projected FYE 6/30/23	Budget FYE 6/30/23	Budget FYE 6/30/24	CPI = 4.63%
126									
127			662,710		329,034				
128	1,793,057	2,421,172	316,160	151,136	466,446	384,458	6,400,000	5,230,000	For dredging - 2017 Atmospheric River Storms
129	1,793,057	2,421,172	978,870	151,136	795,480	384,458	6,400,000	5,230,000	All other capital projects funded by General funds
130									
131									
132									
133									
134	369,147	379,197	389,516	400,107	344,871	306,504	306,504	(242,841)	Principal Payment (Unpaid balance \$1,857,376 Int. rate 2.85%)
135	369,147	379,197	389,516	400,107	344,871	306,504	306,504	(242,841)	
136									
137									
138	969,313	1,091,343	(469,497)	1,351,447	1,445,957	1,218,678	(662,322)	(702,225)	
139	909,479	841,062	772,652	757,058	761,784	1,000,000	1,500,000	1,500,000	
140	369,147	379,197	(389,516)	(400,107)	(344,871)	(306,504)	(306,504)	(242,841)	
141	1,509,645	1,553,208	(86,361)	1,708,398	1,862,870	1,912,174	531,174	554,934	
142									
143									
144	(1,793,057)	(2,421,172)	(316,160)	(151,136)	(466,446)	(384,458)	(6,400,000)	(5,230,000)	All other capital projects funded by General funds
145	1,509,645	1,553,208	(86,361)	1,708,398	1,862,870	1,912,174	531,174	554,934	
146									
147	283,412	(867,964)	(402,521)	1,557,262	1,396,424	1,527,716	(5,868,826)	(4,675,066)	Extra funds needed for capital project funds