



AGENDA  
REGULAR MEETING  
OF THE BOARD OF HARBOR COMMISSIONERS  
MOSS LANDING HARBOR DISTRICT  
7881 Sandholdt Road, Moss Landing, CA 95039  
April 22, 2026  
7:00 P.M.

In person and remote attendance is available for District Board Meetings. If you wish to attend remotely, please use the information below for remote access via Zoom.

Remote attendance via zoom:

<https://us06web.zoom.us/j/86355909892?pwd=8lpwsLKCVuvbdwHFdybDTBBmSKXf5d.1>

Meeting ID: 863 5590 9892

Passcode: 382199

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Join instructions

[https://us06web.zoom.us/join/86355909892/invitations?signature=CZE6FILRsd99IR0ELPW-iCUc7sz5RLe\\_72w6\\_sHC3AI](https://us06web.zoom.us/join/86355909892/invitations?signature=CZE6FILRsd99IR0ELPW-iCUc7sz5RLe_72w6_sHC3AI)

## A. CLOSED SESSION

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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 regarding pending land use matters in reference to APN 133251009000 pursuant to Government Code Section 54956.8.

## B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

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### Roll Call

Russ Jeffries – President

Vince Ferrante- Vice President

James Goulart – Secretary

Liz Soto- Commissioner

Albert Lomeli – Commissioner

Tommy Razzeca – General Manager

Mike Rodriquez – District Counsel

Shay Shaw – Administrative Assistant

## C. PRESIDENT'S REMARKS

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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**

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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**

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1. Approval of March 25, 2026 Meeting Minutes

## **F. FINANCIAL REPORT**

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2. Financial report month ending March 30, 2026

## **G. MANAGER'S REPORTS**

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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**

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9. Finance Committee – Ferrante/Goulart
10. Elkhorn Slough Advisory Committee – Lomeli
11. Special Districts – Jeffries/Ferrante
12. Liveboard 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**

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19. ITEM – ADOPTING PREMINILARY BUDGET FY 26/27
  - a. Staff report
  - b. Public comment
  - c. Board discussion
  - d. Board Action

## **J. COMMISSIONERS COMMENTS AND CONCERNS**

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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**

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The next Meeting of the Board of Harbor Commissioners is scheduled for May 27, 2026 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](mailto: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](mailto:Razzeca@mosslandingharbor.dst.ca.us) or on the District's website at [www.mosslandingharbor.dst.ca.us](http://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 25, 2026

Moss Landing Harbor District is inviting you to a scheduled Zoom meeting.  
Join Zoom Meeting  
<https://us06web.zoom.us/j/85460464694?pwd=aFY3jffHughev4tPruEEocLJc5CXwk.1>  
Meeting ID: 854 6046 4694  
Passcode: 865526

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+16699006833,,85460464694#,,,,\*865526# US (San Jose)

**A. CLOSED SESSION**

No Closed Session.

**B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE**

President Jeffries called the meeting to order at 7:00 pm. After the Pledge of Allegiance, roll was called.

**Commissioners Present:**

Russ Jeffries – President  
Vince Ferrante- Vice President  
James Goulart – Secretary  
Albert Lomeli – Commissioner

**Staff Present:**

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

**Virtual Meeting Attendance**

Liz Soto- Commissioner

Physical Location: City of San Juan Bautista  
311 Second Street  
San Juan Bautista, California 95045

**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 25, 2026 Meeting Minutes. A motion was made by Commissioner Goulart, seconded by Commissioner Lomeli to approve the February 25, 2026 Meeting Minutes. The motion passed unanimously on a roll-call vote.

## **F. FINANCIAL REPORT**

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2. Financial report month ending February 28, 2026. GM Razzeca gave the report. A motion was made by Commissioner Goulart, seconded by Commissioner Lomeli to accept the financial report. The motion passed unanimously on a roll-call vote.

## **G. MANAGER'S REPORTS**

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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 – nothing to report
4. Summary of Permits Issued – nothing to report
5. Meeting Announcements – nothing to report
6. Assigned Liveboard Report – nothing to report
7. Slip Income Report – nothing to report
8. Incident Report– nothing to report

## **H. COMMITTEE REPORTS**

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9. Finance Committee – Ferrante/Goulart – – written report/no questions
10. Elkhorn Slough Advisory Committee – Lomeli – written report/no questions
11. Special Districts – Jeffries/Ferrante – – written report/no questions
12. Liveboard Committee – Soto/Lomeli – written report/no questions
13. Harbor Improvement Committee – Soto/Lomeli – written report/no questions
14. Real Property Committee I – Jeffries/Ferrante/Leonardini(Appointed Public Representative) – written report/no questions
15. Real Property Committee II – Goulart/Soto – written report/no questions
16. Personnel Committee – Jeffries/Goulart – written report/no questions
17. Ad Hoc Budget Committee – Goulart/Soto – Commissioner Goulart said that they got through most of the budget and will be scheduling a second meeting to complete the budget before the next Board meeting.
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. President Jeffries, Commissioner Ferrante and General Manager Razzeca attended the TAMC meeting and reported on the events that took place.

## **I. NEW BUSINESS**

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19. ITEM – Santa Cruz Port District Permit Application- Use of District Property for Dredge Haulout Operations.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – No Comment
- c. Board discussion – GM Razzeca said that the Harbor District will discuss with SC Port District a monthly rental fee for dry storage at the Pot Stop property. They will have access between 8am and 5pm. Commissioner Goulart asked about the time frame that they will be staged at the lot. GM Razzeca said they will be there for 6-8 weeks starting the first week of June. Commissioner Goulart asked if this would have an impact on Salmon season or affect the North Harbor Liveboards. GM Razzeca said we will notify the liveboards ahead of time and there shouldn't be a problem.
- d. Board decision – A motion was made by Commissioner Ferrante, seconded by Commissioner Goulart to approve the Santa Cruz Port District permit for Use of District Property for Dredge Haulout Operations. The motion passed unanimously on a roll-call vote.

20. ITEM – TAMC Special Activity Permit Application- Use of District Property- North Harbor Parking Lot

- a. Staff report – GM gave the report
- b. Public comment – None
- c. Board discussion – President Jeffries said to move the date to April 22<sup>nd</sup> due to salmon season and contact the GM and discuss a second date in the future for your activity. Commissioner Ferrante said that the information that was presented for their viewing was great and he thanked Alissa for her time and inviting them to see the future plans for more outreach and highway improvements. Commissioner Lomeli asked how the meeting went and if the building used prior could be used as an alternate for future use if the North Harbor parking lot is not available. Alissa said that the informal workshop that was held was not for the public it was strictly for the local businesses and stake holders etc. the event that is to take place in the North Harbor is to get the information to the public and spread more awareness.
- d. Board Action – A motion was made by Commissioner Goulart, seconded by Commissioner Lomeli to approve the TAMC Special Activity Permit - Use of District Property – North Harbor parking lot . The motion passed unanimously on a roll-call vote.

21. ITEM – Monterey County Water Resources Agency Construction Permit Application- Moro Cojo Slough Tide Gate Repair and Use of District Property

- a. Staff report – GM Razzeca gave the report
- b. Public comment – Mark Foxworthy of Monterey County Water Resources Agency addressed the board and answered questions pertaining to the project.
- c. Board discussion – Mark Foxworthy (MCWRA) fielded questions from the Board of Harbor Commissioners and reassured the Board corrugated metal pipe would be for repair the tide gates, the culvert would be reinforced, the overall scope of work would not disrupt or negatively affect Harbor activities or the water quality of the Harbor or Mojo Coho Slough. District Counsel noted that any change to the scope of work or overall project should be brought back to the Board of Harbor Commissioners for additional review and approval.
- d. Board decision – A motion was made by Commissioner Ferrante, seconded Commissioner Soto to approve the Construction permit for the Moro Cojo Slough tide gate repair and Use of District property with a special condition requiring any future changes to the project including to the design of the tide gates be brought back to the Board for review and approval of the changes to the project. The motion passed on a roll-call vote.

22. ITEM – LAFCO Election Ballot

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None
- c. Board discussion – Commissioner Ferrante recommended the Board to select David Kong for the LAFCO seat.
- d. Board decision – A motion was made by Commissioner Ferrante, seconded by Commissioner Soto to elect David Kong for the LAFCO election ballot. The motion passed unanimously on a roll-call vote.

23. ITEM – Consider Approval of \$34,500 to Remove and Dispose of 60' Abandoned Vessel.

- a. Staff report – GM Razzeca gave the report
- b. Public comment – None

- c. Board discussion – GM Razzeca said this vessel is a sinking threat and his recommendation is that the District take action to remove the vessel from the water as soon possible to mitigate it's risk Harbor environment and the Districts navigation channels. Commissioner Ferrante asked can the Boat yards travel lift was able to lift the large 60 ft vessel and GM Razzeca told him yes.
- d. Board decision – A motion was made by Commissioner Jeffries, seconded by Commissioner Soto to approve to remove and dispose of 60' ft abandoned vessel. The motion passed unanimously on a roll-call vote.

**J. COMMISSIONERS COMMENTS AND CONCERNS**

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None.

**K. ADJOURNMENT**

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President Jeffries adjourned the meeting at 8:33 pm.

Respectfully submitted,

ATTEST:

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James Goulart, Secretary  
Board of Harbor Commissioners

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Tommy Razzeca, Deputy Secretary  
Board of Harbor Commissioners

**Moss Landing Harbor District**  
**Balance Sheet**  
As of March 31, 2026

	<u>Mar 31, 26</u>	<u>Mar 31, 25</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
1002 · Petty Cash	500	500		
1022 · WCCB Trust Account	251,226	4,044,454	-3,793,228	-94%
1001 · WCCB Operating Account	2,910,009	2,843,217	66,792	2%
1015 · WCCB MM Bank	1,925,820	1,916,215	9,605	1%
1020 · Umpqua - Restricted	1,017,509	1,017,416	93	
1032 · WCCB Bank (CalMarine)	52,049	52,023	26	0%
<b>Total Checking/Savings</b>	<u>6,157,113</u>	<u>9,873,825</u>	<u>-3,716,712</u>	<u>-38%</u>
<b>Accounts Receivable</b>				
1250 · Lease Receivable	3,347,118	3,391,132	-44,014	-1%
1120 · Leases	110,237	132,864	-22,627	-17%
1200 · Marina Receivables	102,129	172,378	-70,249	-41%
1201 · Marina - Allow for Bad Debt	-54,000	-54,000		
<b>Total Accounts Receivable</b>	<u>3,505,484</u>	<u>3,642,374</u>	<u>-136,890</u>	<u>-4%</u>
<b>Other Current Assets</b>				
1271 · Prepaid Expenses	123,925	108,392	15,533	14%
<b>Total Other Current Assets</b>	<u>123,925</u>	<u>108,392</u>	<u>15,533</u>	<u>14%</u>
<b>Total Current Assets</b>	<u>9,786,522</u>	<u>13,624,591</u>	<u>-3,838,069</u>	<u>-28%</u>
<b>Fixed Assets</b>				
1650 · Construction in Progress	8,703,795	6,633,101	2,070,694	31%
1670 · Equipment	493,911	567,669	-73,758	-13%
1700 · Improvements	25,305,907	26,858,446	-1,552,539	-6%
1800 · Less - Depreciation	-20,652,215	-21,584,654	932,439	4%
1900 · Land	1,642,860	1,642,860		
<b>Total Fixed Assets</b>	<u>15,494,258</u>	<u>14,117,422</u>	<u>1,376,836</u>	<u>10%</u>
<b>Other Assets</b>				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
<b>Total Other Assets</b>	<u>7,589</u>	<u>7,589</u>		
<b>TOTAL ASSETS</b>	<u><u>25,288,369</u></u>	<u><u>27,749,602</u></u>	<u><u>-2,461,233</u></u>	<u><u>-9%</u></u>

**Moss Landing Harbor District**  
**Balance Sheet**  
As of March 31, 2026

	<u>Mar 31, 26</u>	<u>Mar 31, 25</u>	<u>\$ Change</u>	<u>% Change</u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
2010 · Accounts Payable	-21,557	262,569	-284,126	-108%
<b>Total Accounts Payable</b>	<u>-21,557</u>	<u>262,569</u>	<u>-284,126</u>	<u>-108%</u>
<b>Other Current Liabilities</b>				
2013 · Accrued Expenses	144,987	179,131	-34,144	-19%
2020 · Accrued Salaries Payable	9,669	12,233	-2,564	-21%
2021 · Accrued Vacation	35,565	35,419	146	0%
2024 · Accrued Payroll Taxes	623	474	149	31%
2030 · Customer Deposits	367,686	367,422	264	0%
2051 · Note Interest Payable	7,396	8,556	-1,160	-14%
2080 · Prepaid Berth Fees	173,089	180,309	-7,220	-4%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2087 · Lease Deposits	36,343	56,343	-20,000	-35%
<b>Total Other Current Liabilities</b>	<u>790,358</u>	<u>854,887</u>	<u>-64,529</u>	<u>-8%</u>
<b>Total Current Liabilities</b>	<u>768,801</u>	<u>1,117,456</u>	<u>-348,655</u>	<u>-31%</u>
<b>Long Term Liabilities</b>				
2500 · Storage Facility Loan	90,000	120,000	-30,000	-25%
2200 · Deferred RTU Lease Revenue	3,107,654	3,435,563	-327,909	-10%
2605 · Umpqua Loan	1,109,730	1,365,359	-255,629	-19%
<b>Total Long Term Liabilities</b>	<u>4,307,384</u>	<u>4,920,922</u>	<u>-613,538</u>	<u>-12%</u>
<b>Total Liabilities</b>	<u>5,076,185</u>	<u>6,038,378</u>	<u>-962,193</u>	<u>-16%</u>
<b>Equity</b>				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	18,293,000	17,380,227	912,773	5%
Net Income	-4,537,047	-2,125,234	-2,411,813	-113%
<b>Total Equity</b>	<u>20,212,184</u>	<u>21,711,224</u>	<u>-1,499,040</u>	<u>-7%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>25,288,369</u></u>	<u><u>27,749,602</u></u>	<u><u>-2,461,233</u></u>	<u><u>-9%</u></u>

## Moss Landing Harbor District Profit & Loss Budget vs. Actual July 2025 through March 2026

	Jul '25 - Mar 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4000 · MARINA REVENUES	1,854,917	1,896,091	-41,174	98%
4400 · LEASE AND OTHER INCOME	1,447,205	1,423,233	23,972	102%
<b>Total Income</b>	<b>3,302,122</b>	<b>3,319,324</b>	<b>-17,202</b>	<b>99%</b>
<b>Expense</b>				
5200 · General & Administrative	177,736	202,550	-24,814	88%
5300 · Personnel	748,892	838,170	-89,278	89%
5400 · Insurance	202,500	202,500		100%
5500 · Utilities	454,541	483,750	-29,209	94%
5600 · Operating Supplies	21,240	26,250	-5,010	81%
5700 · Depreciation	562,500	562,500		100%
5800 · Repairs & Maintenance	156,743	209,625	-52,882	75%
5900 · Financial Expenses	24,000	24,000	0	100%
7000 · LEASE AND OTHER EXPENSES	610,737	623,803	-13,066	98%
<b>Total Expense</b>	<b>2,958,889</b>	<b>3,173,148</b>	<b>-214,259</b>	<b>93%</b>
<b>Net Ordinary Income</b>	<b>343,233</b>	<b>146,176</b>	<b>197,057</b>	<b>235%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
8000 · CAPITAL PROJECT REVENUE	67,512		67,512	100%
<b>Total Other Income</b>	<b>67,512</b>		<b>67,512</b>	<b>100%</b>
<b>Other Expense</b>				
9240 · SH Parking Resurfacing	44,915			
9000 · CAPITAL PROJECT EXPENSES	4,902,876	4,155,000	747,876	118%
<b>Total Other Expense</b>	<b>4,947,791</b>	<b>4,155,000</b>	<b>792,791</b>	<b>119%</b>
<b>Net Other Income</b>	<b>-4,880,279</b>	<b>-4,155,000</b>	<b>-725,279</b>	<b>117%</b>
<b>Net Income</b>	<b>-4,537,046</b>	<b>-4,008,824</b>	<b>-528,222</b>	<b>113%</b>

## Moss Landing Harbor District Profit & Loss YTD Comparison July 2025 through March 2026

	Jul '25 - Mar 26	Jul '24 - Mar 25	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4000 · MARINA REVENUES	1,854,917	1,858,864	-3,947	-0%
4400 · LEASE AND OTHER INCOME	1,447,205	1,297,624	149,581	12%
<b>Total Income</b>	<b>3,302,122</b>	<b>3,156,488</b>	<b>145,634</b>	<b>5%</b>
<b>Expense</b>				
5200 · General & Administrative	177,736	153,769	23,967	16%
5300 · Personnel	748,892	715,992	32,900	5%
5400 · Insurance	202,500	187,500	15,000	8%
5500 · Utilities	454,541	475,370	-20,829	-4%
5600 · Operating Supplies	21,240	23,793	-2,553	-11%
5700 · Depreciation	562,500	1,125,000	-562,500	-50%
5800 · Repairs & Maintenance	156,743	227,212	-70,469	-31%
5900 · Financial Expenses	24,000	24,000		
7000 · LEASE AND OTHER EXPENSES	610,737	61,623	549,114	891%
<b>Total Expense</b>	<b>2,958,889</b>	<b>2,994,259</b>	<b>-35,370</b>	<b>-1%</b>
<b>Net Ordinary Income</b>	<b>343,233</b>	<b>162,229</b>	<b>181,004</b>	<b>112%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
8000 · CAPITAL PROJECT REVENUE	67,512	41,139	26,373	64%
<b>Total Other Income</b>	<b>67,512</b>	<b>41,139</b>	<b>26,373</b>	<b>64%</b>
<b>Other Expense</b>				
9240 · SH Parking Resurfacing	44,915		44,915	100%
9000 · CAPITAL PROJECT EXPENSES	4,902,876	2,328,602	2,574,274	111%
<b>Total Other Expense</b>	<b>4,947,791</b>	<b>2,328,602</b>	<b>2,619,189</b>	<b>112%</b>
<b>Net Other Income</b>	<b>-4,880,279</b>	<b>-2,287,463</b>	<b>-2,592,816</b>	<b>-113%</b>
<b>Net Income</b>	<b>-4,537,046</b>	<b>-2,125,234</b>	<b>-2,411,812</b>	<b>-113%</b>

**Moss Landing Harbor District**  
**A/P Aging Summary**  
As of March 31, 2026

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Allied Administrators for Delta Dental		-253.42				-253.42
Big Creek Lumber	652.48					652.48
CalPERS		-9,688.80				-9,688.80
Castroville "ACE" Hardware		207.02				207.02
Cintas	1,260.95					1,260.95
Freedom Tune Up	161.83					161.83
Jarvis Fay, LLP	1,880.00					1,880.00
Jay Schwartz	525.00					525.00
Mechanics Bank	1,274.09					1,274.09
Monterey Sanitary Supply		756.06				756.06
Pajaro/Sunny Mesa C.S.D.	3,541.17					3,541.17
PG&E		-24,909.78				-24,909.78
Pitney Bowes Global Financial Svc LLC	205.17					205.17
Primo Brands	94.36					94.36
Razzolink, Inc.		-136.85				-136.85
U.S. Bank - Office Equipment Finance Svc		-271.21				-271.21
Valero Marketing and Supply Company		-750.00				-750.00
VALIC	2,958.25					2,958.25
Verizon Wireless	152.83					152.83
Vision Sevice Plan		-152.99				-152.99
West Marine Pro	293.60	211.39	432.04			937.03
<b>TOTAL</b>	<b><u>12,999.73</u></b>	<b><u>-34,988.58</u></b>	<b><u>432.04</u></b>	<b><u>    </u></b>	<b><u>    </u></b>	<b><u>-21,556.81</u></b>

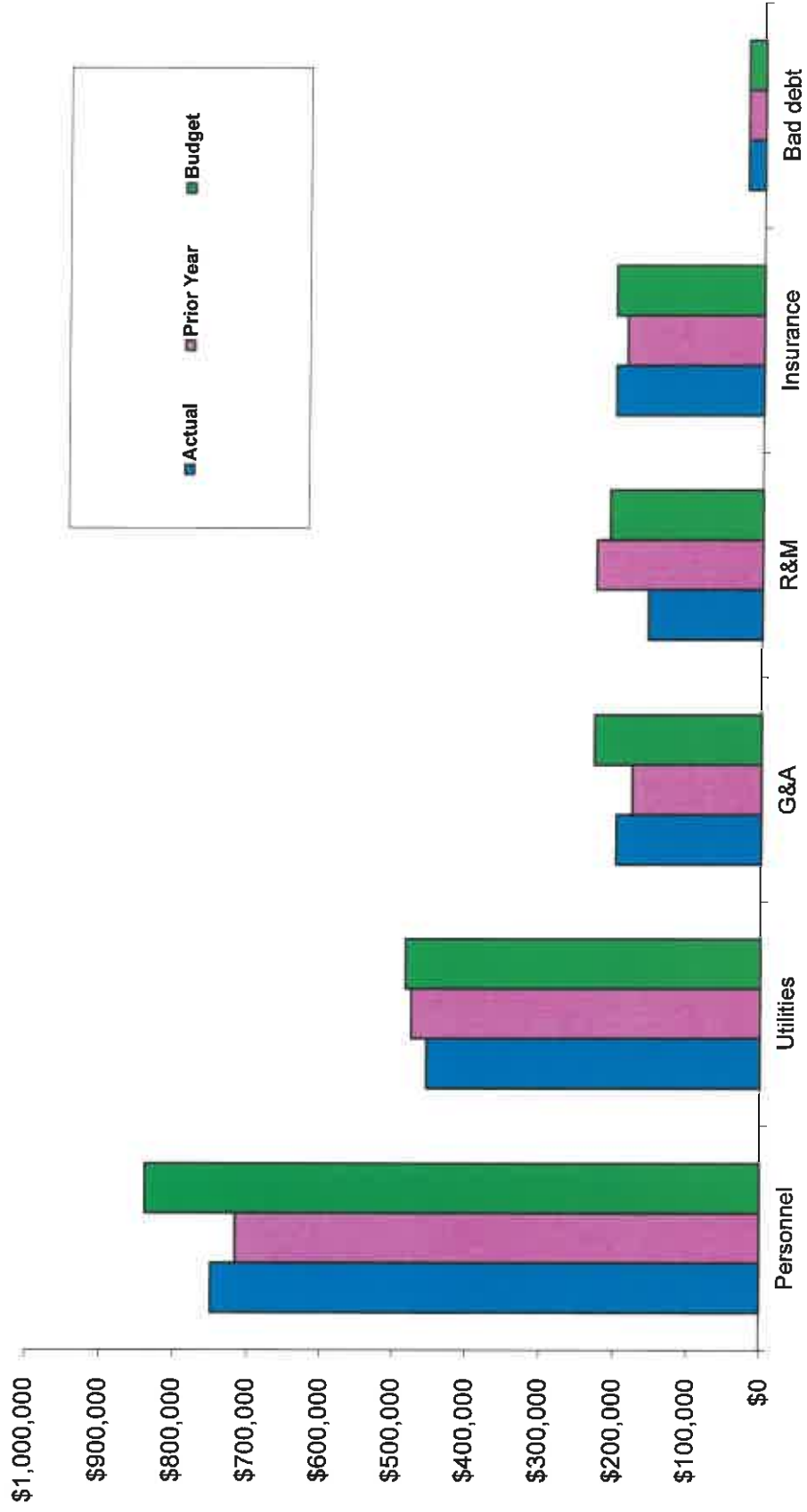
**Moss Landing Harbor District  
Warrant Listing  
As of March 31, 2026**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
<b>1001 - WCCB Operating Account</b>				
Check	03/02/2026	ATM	AFCO Direct	-25,956.41
Bill Pmt -Check	03/03/2026	22054	PG&E	-8,339.71
Bill Pmt -Check	03/03/2026	22055	U.S. Bank	-6,100.97
Check	03/04/2026		Payroll Partners	-49.52
Check	03/05/2026		NPC Merchant Pymt Proc	-2,969.87
Bill Pmt -Check	03/06/2026	22056	Dutra Construction Co. Inc.	-445,511.05
Bill Pmt -Check	03/10/2026	22057	Allied Administrators for Delta Dental	-253.42
Bill Pmt -Check	03/10/2026	22058	AT&T	-173.78
Bill Pmt -Check	03/10/2026	22059	Auto Care Towing	-12,894.00
Bill Pmt -Check	03/10/2026	22060	Bayside Oil, Inc.	-260.00
Bill Pmt -Check	03/10/2026	22061	Big Creek Lumber	-711.16
Bill Pmt -Check	03/10/2026	22062	Blake Redding	-500.00
Bill Pmt -Check	03/10/2026	22063	CalPERS	-9,688.80
Bill Pmt -Check	03/10/2026	22064	Carmel Marina Corporation	-1,482.58
Bill Pmt -Check	03/10/2026	22065	Castroville "ACE" Hardware	-194.66
Bill Pmt -Check	03/10/2026	22066	Castroville Auto Parts, Inc.	-147.11
Bill Pmt -Check	03/10/2026	22067	Central Coast Systems, Inc.	-1,644.19
Bill Pmt -Check	03/10/2026	22068	Charles Burton	-939.80
Bill Pmt -Check	03/10/2026	22069	Cintas	-1,008.76
Bill Pmt -Check	03/10/2026	22070	CSC of Salinas	-436.01
Bill Pmt -Check	03/10/2026	22071	Employ America	-2,210.88
Bill Pmt -Check	03/10/2026	22072	Green Valley Supply	-289.73
Bill Pmt -Check	03/10/2026	22073	Haley & Aldrich, Inc.	-14,250.00
Bill Pmt -Check	03/10/2026	22074	J.M. Equipment Company, Inc.	-991.10
Bill Pmt -Check	03/10/2026	22075	Johnson Electronics, Inc.	-135.00
Bill Pmt -Check	03/10/2026	22076	Manuel Lenden	0.00
Bill Pmt -Check	03/10/2026	22077	Mechanics Bank	-313.65
Bill Pmt -Check	03/10/2026	22078	Monterey Sanitary Supply	-291.58
Bill Pmt -Check	03/10/2026	22079	Pacific Publishers, LLC	-470.00
Bill Pmt -Check	03/10/2026	22080	Pajaro Valley Lock Shop	-1,329.33
Bill Pmt -Check	03/10/2026	22081	Pajaro/Sunny Mesa C.S.D.	-3,219.22
Bill Pmt -Check	03/10/2026	22082	PG&E	-32,000.00
Bill Pmt -Check	03/10/2026	22083	Precision Alarms & Automation	-160.00
Bill Pmt -Check	03/10/2026	22084	Primo Brands	-20.00
Bill Pmt -Check	03/10/2026	22085	Razzolink, Inc.	-136.85
Bill Pmt -Check	03/10/2026	22086	Royal Wholesale Electric	-633.65
Bill Pmt -Check	03/10/2026	22087	Russell Wichman	-525.00
Bill Pmt -Check	03/10/2026	22088	Streamline	-350.00
Bill Pmt -Check	03/10/2026	22089	Tommy Razzeca	-350.00
Bill Pmt -Check	03/10/2026	22090	U.S. Bank - Office Equipment Finance Svc	-271.21
Bill Pmt -Check	03/10/2026	22091	Valero Marketing and Supply Company	-750.00
Bill Pmt -Check	03/10/2026	22092	VALIC	-2,958.25

**Moss Landing Harbor District**  
**Warrant Listing**  
**As of March 31, 2026**

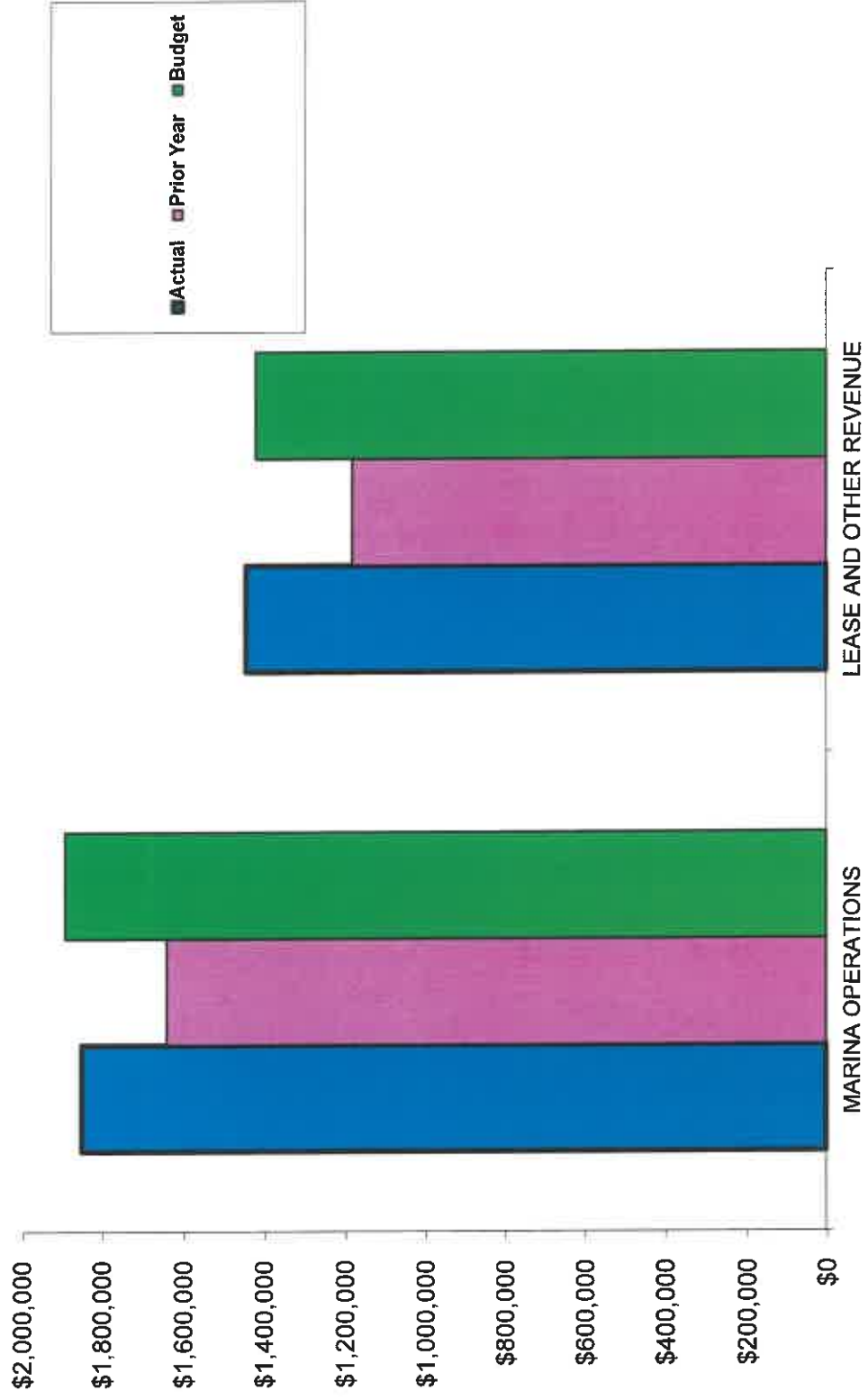
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	03/10/2026	22093	Vision Sevice Plan	-85.96
Bill Pmt -Check	03/10/2026	22094	WASH	-241.15
Bill Pmt -Check	03/10/2026	22095	Carmel Marina Corporation	-2,005.02
Bill Pmt -Check	03/10/2026	22096	Mechanics Bank	-392.06
Bill Pmt -Check	03/10/2026	22097	Carmel Marina Corporation	-7,458.40
Bill Pmt -Check	03/10/2026	22098	Mechanics Bank	-673.73
Bill Pmt -Check	03/10/2026	22099	Carmel Marina Corporation	-255.52
Bill Pmt -Check	03/12/2026		U.S. Bank - Office Equipment Finance Svc	0.00
Bill Pmt -Check	03/12/2026	22100	Manuel Leyden	-2,084.20
Bill Pmt -Check	03/12/2026	22101	MBS Business Systems	-134.48
Check	03/12/2026		Payroll Partners	-174.00
Check	03/13/2026		MS	-1,328.40
Check	03/13/2026	50056	Jack Pearson	-1,491.65
Check	03/13/2026	50057	Goulart, James	-227.61
Check	03/13/2026	50058	Neal Norris	-1,018.57
Check	03/13/2026	50059	Jeffries, Russell	-227.61
Check	03/13/2026	50060	Ferrante, Vincent	-227.61
Bill Pmt -Check	03/25/2026	22102	AT&T	-662.86
Bill Pmt -Check	03/25/2026	22103	Central Coast Systems, Inc.	-150.00
Bill Pmt -Check	03/25/2026	22104	Home Depot	-897.72
Bill Pmt -Check	03/25/2026	22105	Jarvis Fay, LLP	-1,520.00
Bill Pmt -Check	03/25/2026	22106	Michael Mayers	-550.00
Bill Pmt -Check	03/25/2026	22107	Pitney Bowes Global Financial Svc LLC	-21.58
Bill Pmt -Check	03/25/2026	22108	Primo Brands	-366.52
Bill Pmt -Check	03/25/2026	22109	Salinas Valley Marine	-47.85
Bill Pmt -Check	03/25/2026	22110	Sea Engineering, Inc.	-1,140.00
Bill Pmt -Check	03/25/2026	22111	Streamline	-700.00
Bill Pmt -Check	03/25/2026	22112	United Site Services of Calif., Inc.	-716.88
Bill Pmt -Check	03/25/2026	22113	Verizon Wireless	-152.83
Bill Pmt -Check	03/25/2026	22114	Vision Sevice Plan	-67.03
Bill Pmt -Check	03/25/2026	22115	Wald, Ruhnke & Dost Architects, LP	-3,443.10
Bill Pmt -Check	03/25/2026	22116	Wendy L. Cumming, CPA	-5,486.25
Bill Pmt -Check	03/25/2026	22117	West Marine Pro	-611.90
Bill Pmt -Check	03/25/2026	22118	AT&T	-912.07
Bill Pmt -Check	03/25/2026	22119	CalPERS	-300.00
Check	03/25/2026		MS	-15.53
Check	03/26/2026		MS	-15.53
Check	03/26/2026		Payroll Partners	-158.74
Check	03/27/2026	50061	Jack Pearson	-1,491.65
Check	03/27/2026	50062	Neal Norris	-1,018.57
Bill Pmt -Check	03/31/2026	22120	U.S. Bank	-2,324.92
Total 1001 · WCCB Operating Account				-621,714.75
<b>TOTAL</b>				<b>-621,714.75</b>

**Operating Expenses  
Year to Date Actuals vs. Budget and Prior Year  
For the Nine Month Period Ended March 31, 2026**

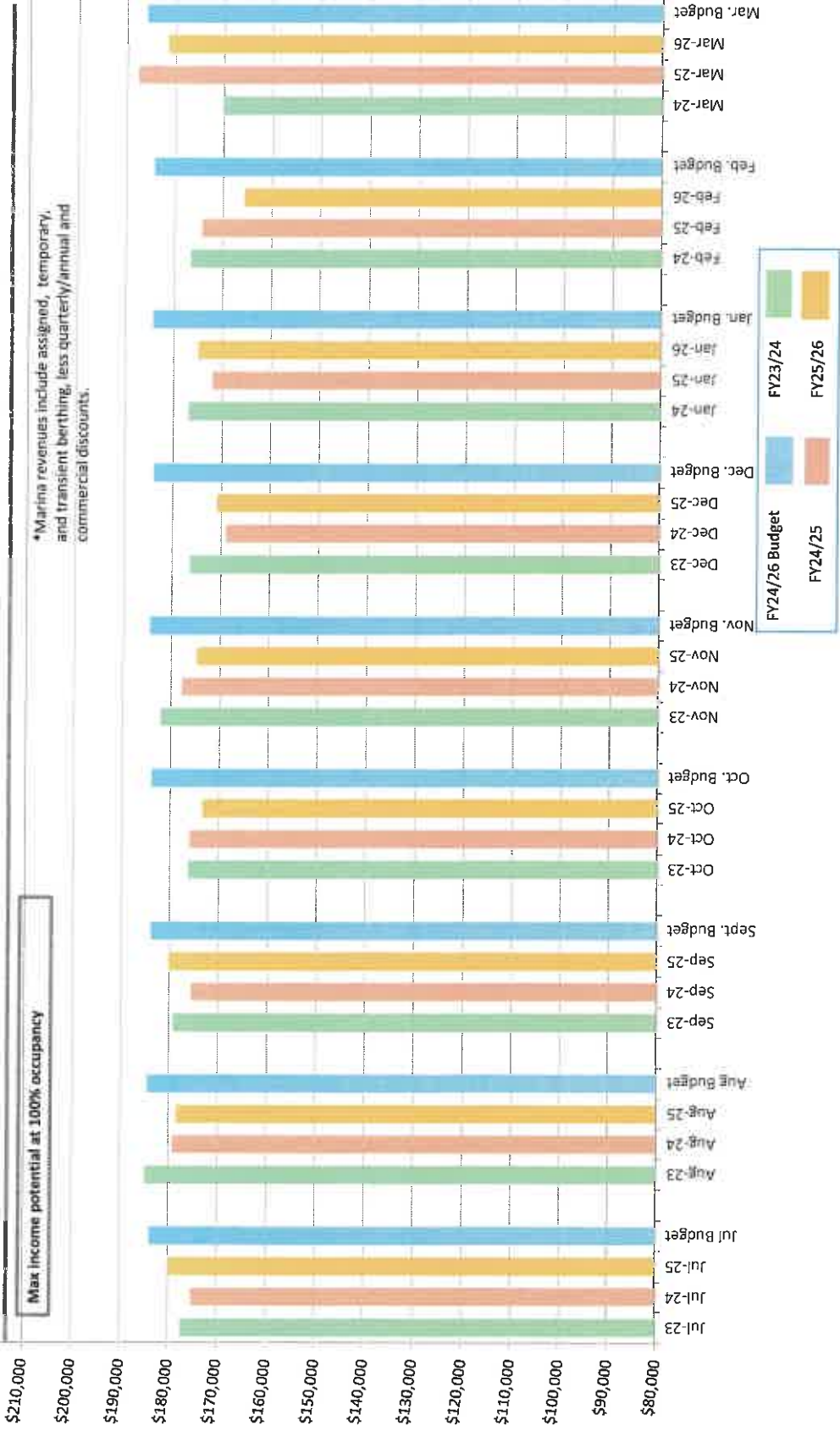


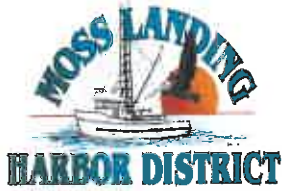
**\*\* Expenses Exclude Dredging, Depreciation and Interest Expenses\*\***

**Marina, Lease and Other Revenue  
Year to Date Actual vs. Budget and Prior Year  
For the Nine Month Period Ended March 31, 2026**



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





**BOARD OF HARBOR COMMISSIONERS**

Russell Jeffries  
Vincent Ferrante  
James Goulart  
Liz Soto  
Albert Lomeli

7881 SANDHOLDT ROAD  
MOSS LANDING, CA 95039

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**GENERAL MANAGER  
HARBOR MASTER**

Tom Razzeca

**STAFF REPORT**

ITEM NUMBER 03 – PROJECT STATUS  
BOARD MEETING APRIL 22, 2026

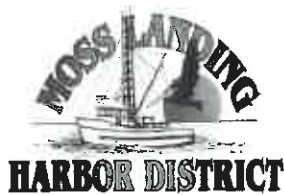
**1. North Harbor Building:** This project has been completed in its entirety, and the General Manager has had professional pictures and a virtual tour of the property recently completed which will be used for marketing. Staff focus will be on the search for a tenant to lease the building moving forward and staff will provide updates to the Board regarding the search.

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

**3. Harbor Infrastructure Improvement Project:** This project is currently on hold due to budget constraints associated with the high cost of maintenance dredging in the Harbor. Staff anticipates that we will be completing aspects of the improvement project (shoreline repairs and pile driving) in the coming year/s once additional funding becomes available.

**5. Harbor Maintenance Dredging and FEMA Project:** This project has been completed in its entirety. Staff is now beginning the process to prepare and submit our FEMA reimbursement application related to costs associated with the increased sediments deposited in the Harbor associated from the Tonga Tsunami event that took place in January 2022.

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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 HARBORMASTER  
 Tommy Razzeca

## STAFF REPORT

ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED  
 BOARD MEETING OF APRIL 22, 2026

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2026	Current	Facilities Use	01/01/2027
Blue Knuckles Sport Fishing	2/10/2026	Current	Facilities Use	2/10/2027
Enocean Tours	2/10/2026	Current	Facilities Use	2/20/2027
Blue Ocean Whale Watch	2/18/2026	Current	Facilities Use	2/18/2027
SRI International	2/18/2026	Current	Facilities Use	2/18/2027
Whisper Charters	2/28/2026	Current	Facilities Use	2/10/2027
Fast Raft	3/28/2026	Current	Facilities Use	3/28/2027
Monterey Eco Tours	4/16/2026	Current	Facilities Use	4/16/2027
Oceanic Expeditions	4/21/2026	Current	Facilities Use	4/21/2027
Venture Quest Kayaking	6/12/2025	Current	Facilities Use	6/12/2026
Monterey Bay Hydrobikes	6/12/2025	Current	Facilities Use	6/12/2026
Reel Nasty Sport Fishing	6/12/2025	Current	Facilities Use	6/12/2026
Last Meal Sport Fishing	6/12/2025	Current	Facilities Use	6/12/2026
Kayak Connection	6/30/2025	Current	Facilities Use	6/30/2026
Sanctuary Cruises	6/30/2025	Current	Facilities Use	6/30/2026
Sea Goddess Whale Watching Tours	6/30/2025	Current	Facilities Use	6/30/2026
MBARI Test Moorings	6/30/2025	Current	Facilities Use	6/30/2026
Elkhorn Slough Safari Tours	10/19/2025	Current	Facilities Use	10/19/2026
Blue Water Ventures	10/31/2025	Current	Facilities Use	10/31/2026
Wild Fish – Vicki Crow	11/30/2025	Current	Peddlers	11/30/2026



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HARBORMASTER  
Tommy Razzeca

## STAFF REPORT

ITEM NUMBER 05 – MEETING ANNOUNCEMENTS  
BOARD MEETING APRIL 22, 2026

Moss Landing Chamber of Commerce Meetings – Meetings scheduled to take place on the 2<sup>nd</sup> Thursday of each month in Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2026 - <https://montereybay.noaa.gov>

May 15, 2026 Hybrid (Virtual & In-Person) Meeting  
Cambria/San Simeon

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*



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**GENERAL MANAGER  
HARBOR MASTER**

Tom Razzeca

**STAFF REPORT**

**ITEM NUMBER 06 - LIVEABOARD REPORT  
BOARD MEETING APRIL 22, 2026**

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.	Tralfamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Danh, S	Isle Of View ON 997142
8. Michael, McVay	Gaviota, CF 4863 FP
9. Hughes, S	Sojourn, on 1067078
10. Franks, V	Jolly Rover CF 9069 EW
11. Chambers, B.	Pyxis, ON 984193
12. Flatguard, J	Black Jack, CF 2133 JA
13. Dupont, R	One Love ON 920174
14. Degnan, P.	No Name, CF 8344 GT
15. Gressley, A	La Muchacha CF 7833 SC
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/ Glovin, K	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, M	Shaka, ON 699611
23. Johnston, Bill	Heart Of Gold, CF 7590 EP
24. Groom D	Phoenix, CF 5084 GJ

*SERVING COMMERCIAL FISHING AND RECREATIONAL BOATING SINCE 1947*

25. Jones, H.
26. Jones, T.
27. Kennedy C.
28. Ayres, Lloyd
29. Nealand, I
30. Sconce, P
31. Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D/ Robinson, L
35. Kristen, Shayna
36. Niswonger, R/Athena Taylor
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. Barry, C
48. Conrad, J./Conrad, S
49. Silveira, P
50. Salisbury, J.
51. Thomas, B.
52. Tufts, M.
53. Mc Dermont, J
54. Wolinski, Peter
55. Hudkins, Leah / Steven Hudkins
56. Samuelson, T.
57. Vinsky, J
58. Riberal, Y/ Eric Duekerson
59. Schwontes, N/ Mosolov, A
60. Chaperon, C/ J Wood

- Laetare, CF 5495 YB  
 Sanity, CF 5249 SC  
 Aztlan, ON 281903  
 Gaviota, CF 4656 GG  
 Landnsea CF327 VE  
 Sea Gypsy OR 844 GP  
 Tolly Craft CF 9521 HT  
 Zinful CF5419 JG  
 Nimble, CF 3730 KB  
 Damn Baby CF 9442 EX  
 Y Knot CF 1922 UZ  
 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  
 Jersey Devil CF 7645 SC  
 Finnaly Us ON 931706  
 Quiet times, CF 2067 GC  
 Oceanid, CF 4210 GA  
 Coho, CF 9974 KK  
 Enchantress, CF 0878 SX  
 Ferdelance CF 7837 JF  
 Muffin, ON 1148169  
 Wild Goose ON589319  
 Moonstone CF 5122 GX  
 Rosie CF 2797 GC  
 Boss Lady, ON 556296  
 Luna Sea, ON 1138367  
 Kali Kat CF 7790 SH

Total Number Vessels: 60  
 Total Number Persons: 71  
 Pending Applications -0-



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GENERAL MANAGER/HARBOR MASTER  
 Tom Razzeca

## STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT  
 BOARD MEETING APRIL 22, 2026

Slip Rates 2025/2026 per linear foot:

Assigned: \$9.90/ft./month  
 Temporary: \$15.15/ft./month  
 Transient: \$1.25/ft./day

### INCOME

March 2026

\$181,540

March 2025

\$187,730

March 2026 Budget

\$185,955

Slip income was lower than budget by \$4k for the month. The lower than budget amount is attributed to primarily higher transient berthing revenue, offset by lower assigned and temporary berthing revenue.



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## STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT  
BOARD MEETING APRIL 22, 2026

**April 12, 2026** A tenant came into the office to report a theft to night staff. The tenant had put a bag down in front of the gate and went back to his vehicle. The tenant returned after a few minutes and the bag was gone. Night Staff checked the camera and saw another tenant from the same dock pick up the bag and walk away. Night Staff spoke to the tenant who had the bag and it was returned to its owner. The owner of the bag didn't wish to take any further action.

**No further incidents as of April 16, 2026**



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GENERAL MANAGER  
HARBORMASTER  
Tommy Razzeca

## STAFF REPORT

### ITEM NUMBER 19 – CONSIDER ADOPTING PRELIMINARY BUDGET FOR FY 26/27 BOARD MEETING APRIL 22, 2026

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 2026-2027 budget.

The COLA based on CPI for 2026 is 3.10% so increases in slip and lease fees were largely based on that percentage, most notably Assigned Slip Fees which are proposed at \$10.20 per foot per month, up from \$9.90. Amenity fees are based on actual costs incurred during the prior year for utilities and the fee is proposed to remain \$92.80 per assigned slip per month with no increase. Temporary Slip Fees are proposed at \$15.62 per foot per month, up from \$15.15.

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 Committee's 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 27, 2026 for fixing the final budget.

MOSS LANDING HARBOR DISTRICT		A	B	C	D	E	F	G	H
BUDGET FYE 6/30/2027		FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	FYE 6/30/25	Projected FYE 6/30/26	Budget FYE 6/30/26	Budget FYE 6/30/27
Revenues	8.40/ft	21.30%	8.55/ft	9.02/ft	9.44/ft	9.70/ft	9.90/ft	9.90/ft	10.20/ft
1	Assigned Berthing	1,750,735	1,767,672	1,867,815	1,961,114	1,987,554	1,968,000	2,058,204	2,120,574
2	Temporary Berthing	285,457	274,643	223,482	161,454	115,862	115,000	150,000	120,000
3	Transient Berthing	23,093	10,466	12,521	28,121	27,877	65,000	15,000	25,000
4	Qtrly/Annual Discount	(3,326)	(4,637)	(5,754)	(4,070)	(1,719)	-	(3,000)	(3,000)
5	Commercial Discount	(12,123)	(12,130)	(12,417)	(12,512)	(11,758)	(12,000)	(12,750)	(12,750)
6	Liveboard Fees	128,895	135,210	139,795	152,170	170,800	180,000	160,000	160,000
7	Intra-Harbor Towing	600	650	150	1,811	2,561	4,000	800	1,000
8	Pump outs	1,600	600	1,200	2,270	1,400	-	1,400	1,400
9	Non-Op Surcharge	-	-	-	-	-	-	-	-
10	Assigned Slip/LA App. Fee	9,603	10,450	7,025	4,228	3,864	5,000	7,000	7,000
11	Recovered Lien Costs	200	100	700	1,000	200	200	500	500
12	Late Fees	33,510	31,556	35,550	39,671	38,918	35,000	40,000	40,000
13	Total Marina Revenues	2,218,244	2,214,580	2,270,067	2,335,257	2,335,559	2,360,200	2,417,154	2,459,724
14	Trust Lands Lease Revenue								
15	MBARI - Dock	29,058	29,749	30,793	33,123	33,123	33,891	33,891	34,582
16	MBARI-MARS Cable	1,421	1,449	1,453	1,563	1,600	1,598	1,598	1,631
17	Vistra	72,437	73,927	72,038	73,883	79,011	78,286	78,286	79,883
18	Total Trust Lands Lease Revenue	102,916	105,125	104,284	108,569	113,734	113,775	113,775	116,096
19	Leases								
20	Cannery Suites - (3)	95,270	98,149	103,677	107,505	110,247	112,281	120,301	115,361
21	(4)	93,283	95,952	100,266	103,968	106,630	108,586	116,342	111,566
22	(1&10)	22,331	19,803	22,540	29,118	29,863	30,411	32,584	31,249
23	(2)	34,863	35,855	37,492	38,876	39,872	40,603	43,504	41,717
24	(5 A&B, 4B)	19,439	38,055	48,252	38,393	54,944	40,099	42,963	41,199
25	(5A)	11,077	6,671	-	-	-	-	-	-
26	(5B)	15,883	10,456	8,251	-	-	-	-	-
27	(6A, B &D)	21,884	10,740	17,155	-	-	-	-	-
28	(7 A&B, 4A)	14,861	17,155	22,730	24,144	24,762	25,217	27,018	25,908
29	(9)	8,225	9,175	9,813	9,946	-	-	-	-
30	(8)	9,644	9,933	10,356	10,590	10,854	10,838	10,838	11,229
32	Cannery NNN	67,981	45,909	40,000	37,956	40,000	40,000	40,000	40,000
33	Deyerie/Sea Harvest	36,716	40,863	39,452	65,050	75,518	57,810	60,868	58,557
35	MB Kayak	103,093	64,988	42,302	58,676	47,551	63,589	63,589	65,408
36	Martin/Mason	28,481	26,911	30,984	27,798	33,328	-	-	-
37	RV Lot	35,525	36,417	38,364	39,858	40,879	41,629	44,602	42,769
38	Total Lease Revenue	618,556	588,032	554,480	591,879	614,448	571,062	602,607	584,964
39	Revenues - Other								
40	Amenities Fee - Slip holders	345,647	354,156	370,919	409,034	488,272	473,000	473,000	473,000
41	Passenger Vessel Fees	-	12,748	27,978	31,145	23,812	20,000	30,000	30,000
42	Dry Storage (2)-Gear & Trailer	56,209	62,541	60,796	52,595	123,041	42,000	45,000	45,000
43	Storage Unit Facility	-	-	-	-	-	142,000	128,708	142,000
44	Near Shore Storage	-	-	-	-	-	-	-	-
45	North Harbor Use Fee	195,085	224,038	153,645	159,776	147,912	180,000	180,000	180,000
46	NH Boat Wash	551	731	150	-	-	-	200	200
47	SH Parking	92,313	121,557	103,827	124,860	155,020	170,000	140,000	140,000
48	Camping/RV	643	2,182	52	378	85	-	1,500	1,500
49	Equipment Rental	118	285	2,303	1,735	3,116	2,000	50	50
50	Facilities Use Permits	8,082	10,906	8,362	6,947	5,064	6,200	7,500	7,500
51	Vending (Soda/Laundry)	6,577	10,340	7,179	6,710	3,198	250	7,000	4,000
52	Merchandise - Clothing, etc.	42	-	-	-	-	-	-	-
53	Key Sales, Copies, Bid Packages, etc.	1,708	5,546	9,016	5,501	5,316	5,000	5,000	5,000
54	Citations	6,052	6,759	1,370	3,935	675	2,000	4,500	3,000
55	Government Grants	-	-	-	-	41,139	-	1,000,000	1,000,000
56	Pet fee	1,130	1,155	1,055	1,047	1,065	1,200	1,200	-

MOSS LANDING HARBOR DISTRICT									
	A	B	C	D	E	F	G	H	
	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	FYE 6/30/25	Projected FYE 6/30/26	Budget FYE 6/30/26	Budget FYE 6/30/27	
BUDGET FYE 6/30/2027									CPI = 3.10%
57 Misc. Charge/Pet fee	2,710	15	1,701	-	5,075	5,000	300	1,500	
58 Surplus Sale & Misc. - Insurance reimb.	-	7,972	748,353	2,185	-	-	100	100	Excess District equipment
59 Total Other Revenue	718,867	820,931	748,353	805,848	982,790	1,048,650	2,024,056	2,032,850	
60 TOTAL REVENUES	3,658,583	3,708,668	3,677,184	3,841,553	4,046,531	4,093,687	5,157,582	5,193,634	
61 Expenses									
62 Media/Publications/Advertising	5,175	10,341	1,770	2,689	3,729	50	6,500	4,000	Newspaper ads, NH Development, website, public notice
63 General & Administrative	87,888	88,930	65,080	65,578	96,200	120,000	90,000	110,000	Telephone, office supplies, postage, permits, etc.
64 Accountant	37,751	37,918	46,200	45,459	46,819	47,000	43,000	45,000	
65 Auditor	16,500	17,000	17,250	18,000	18,750	18,750	20,000	20,000	
66 Attorney	43,909	36,512	41,789	42,521	30,020	42,000	100,000	100,000	
67 Personnel	711,931	691,082	798,964	841,464	1,024,200	1,000,000	1,140,650	1,084,386	
68 Insurance & Bonding	189,644	172,180	179,500	229,196	301,419	270,000	270,000	310,500	
69 PG&E	275,064	296,555	313,710	330,512	409,844	360,000	360,000	360,000	
70 Sewer	43,196	47,623	52,453	57,249	38,561	40,000	60,000	40,000	
71 Water	36,922	38,757	47,736	47,879	81,461	90,000	60,000	90,000	
72 Trash	114,138	119,225	135,645	155,240	138,102	130,000	165,000	130,000	
73 Maintenance & Repairs	50,810	25,382	46,953	75,618	82,510	65,000	85,000	85,000	dock/mat/hoofing/gangway
74 Operating Supplies	33,480	25,858	31,821	29,830	31,348	30,000	35,000	35,000	Fuel, paper products, parking envelopes, uniforms
75 Outside Service Contracts	76,522	110,546	182,273	148,726	109,857	80,000	130,000	130,000	
76 Bad Debt (berthing revenue)	34,672	30,102	20,577	25,797	72,203	32,000	32,000	32,000	
77 Commissioner Expenses	18,343	17,896	16,776	14,959	13,482	6,800	25,000	25,000	
78 Comm Election	-	-	350,145	-	-	-	-	1,000,000	Only if incumbent challenged, \$7-\$10 per voter
79 Derelict Disposal	40,690	42,161	38,264	46,536	105,813	55,000	60,000	60,000	
80 LAFCO	5,425	5,393	5,868	6,466	6,332	5,876	7,000	7,000	Mandatory membership fee
81 CSSDA	7,253	7,615	8,186	8,187	9,073	9,391	9,100	9,500	Optional membership (required for workers comp policy)
82 County EIR	-	-	-	-	-	-	-	-	Moss Landing Community planning
83 Dredging	-	18,305	24,906	261,401	231,605	4,000,000	3,000,000	-	
84 Depreciation	757,058	761,784	777,285	791,283	814,153	1,500,000	1,500,000	1,500,000	Increase for NH Building (Est. to start 7/1/25)
85 Total Expenses	2,586,571	2,583,165	3,183,151	3,244,590	3,665,481	7,901,867	7,198,250	5,177,386	
86 Net Operating Income (Loss)	1,072,012	1,125,503	494,033	596,963	381,050	(3,808,180)	(2,040,658)	16,248	
87									
88 Interest, Tax and Other Income									
89 Interest - WCCB Investment	3,111	9,983	8,882	14,500	-	9,600	9,600	9,600	.50% on \$1.92M
90 Interest Umpqua	508	102	102	102	102	100	100	100	.05% on \$1.02M
91 Interest WCCB - Trust/Account	-	-	48,644	55,000	71,059	8,000	55,000	55,000	1.34% on \$600k
92 Interest Union Bank	285	387	-	-	-	-	-	-	
93 Desal Reimbursement	5,686	-	-	-	-	-	-	-	Nader Agha per reimbursement agreement
94 Property Taxes	348,780	373,362	402,733	430,900	449,422	400,000	375,000	400,000	
95 Total Other Income	358,370	383,834	460,361	500,502	520,583	417,700	439,700	464,700	
96									
97 Interest and Other Expenses									
98 Interest - UMPQUA (includes refi. Fees)	72,449	62,540	53,663	46,591	39,050	35,270	35,270	28,621	Note Interest 2.85%
99 CEQA-Desal Expenses reimbursable	5,686	-	-	-	-	-	-	-	Aspen Environmental
100 Interest - Premium Finance	800	800	800	800	800	800	800	800	Insurance policy, financed through AFCO
101 Total Other Expenses	78,935	63,340	54,463	47,391	39,850	36,070	36,070	29,421	
102									
103 NET INCOME (LOSS)	1,351,447	1,445,997	899,931	1,050,074	861,783	(3,426,550)	(1,637,028)	451,527	
104									
105 Capital Projects:									
106 Electric Panel Cabinets	12,101	-	-	-	-	-	-	20,000	Subject to quote
107 Security Camera	-	9,617	-	-	-	-	-	-	
108 Piling replacement project	-	-	-	-	-	-	-	-	\$12K each, pile only, tsunami damage repair
109 Dock maintenance	126,562	-	-	-	-	40,000	350,000	350,000	Lumber, material, electrical, floats and contractors
110 B Dock Concrete/Electrical	-	-	-	-	44,750	-	-	-	Concrete and electrical
111 Harbor Infrastructure improvement proj./shoreline	-	-	-	428,766	65,795	900,000	1,700,000	1,000,000	Dock infrastructure/improvements

MOSS LANDING HARBOR DISTRICT									
	A	B	C	D	E	F	G	H	
	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	FYE 6/30/25	Projected FYE 6/30/26	Budget FYE 6/30/26	Budget FYE 6/30/27	
BUDGET FYE 6/30/2027							100,000		CPI = 3.10%
112 New NH Building		16,830	134,877	1,597,652	2,070,694	200,000	100,000		New North Harbor Building, including lighting
113 NH Pkg Resurfacing		76,718	-	-	-	-	100,000		
114 SH Pkg Resurfacing/Cannery bldg.		28,081	-	-	-	-	40,000	40,000	
115 SH Streetlight replacement		-	-	-	-	45,000	40,000		Through permitting
116 NH 30 Rm. Hotel		-	-	-	-	-	40,000		Roof and drywall
117 Cannery - Roof		-	-	-	-	-	-		1 replaced, 3 left to replace
118 Cannery HVAC/Mechanical Penthouse		298,707	181,229	-	-	-	-		Example: Painting, siding, restroom improvements, etc.
119 Misc. Small Capital Purchases	12,473	17,240	25,324	39,093	9,750	10,000	100,000	100,000	
120 Pot Stop Building demo.		19,253	90,458	-	-	-	-		
121									
122 Total Capital Requirements	151,136	466,446	431,888	2,065,511	2,190,989	1,195,000	2,430,000	1,510,000	
123									
124 Capital Project Funding:									
125 From: FEMA		329,034	-	-	-	-	-	-	For dredging - 2017 Atmospheric River Storms
126 General Funds	151,136	466,446	431,888	2,065,511	2,190,989	1,195,000	2,430,000	1,510,000	All other capital projects funded by General funds
127 Total Capital Contributions	151,136	795,480	431,888	2,065,511	2,190,989	1,195,000	2,430,000	1,510,000	
128 Capital Projects Budget									
129									
130 Loan Payments									
131 Loan - UMPQUA	(400,107)	(344,871)	(306,504)	(242,841)	(249,176)	(285,629)	(255,629)	(240,969)	Principal Payment (Unpaid balance \$1,365,969 Int. rate 2.65%)(1 Year 30k for s
132 Total Loan Payments	(400,107)	(344,871)	(306,504)	(242,841)	(249,176)	(285,629)	(255,629)	(240,969)	
133									
134 Cash Flow Reconciliation									
135 Add: Net Income (Loss)	1,351,447	1,445,997	899,931	1,050,074	861,783	(3,426,550)	(1,637,028)	451,527	
136 Add: Depreciation	757,058	761,784	777,285	791,283	814,153	1,500,000	1,500,000	1,500,000	
137 Plus: Loan Payments	(400,107)	(344,871)	(306,504)	(242,841)	(249,176)	(285,629)	(255,629)	(240,969)	
138 Net Increase (decrease) in Cash	1,708,398	1,862,910	1,370,712	1,588,516	1,426,760	(2,212,179)	(392,657)	1,710,558	
139									
140 Reserved Funds Allocation									
141 Capital Projects to be Funded	(151,136)	(466,446)	(431,888)	(2,065,511)	(2,190,989)	(1,195,000)	(2,430,000)	(1,510,000)	All other capital projects funded by General funds
142 Plus Net Increase (decrease) in Cash	1,708,398	1,862,910	1,370,712	1,588,516	1,426,760	(2,212,179)	(392,657)	1,710,558	
143									
144 From General Funds	1,557,262	1,396,464	938,824	(466,995)	(764,229)	(3,407,179)	(2,822,657)	200,558	Extra funds needed for capital project funds