

MOSS LANDING HARBOR DISTRICT									
	A	B	C	D	E	F	G	H	
BUDGET FYE 6/30/2026									
	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	Projected FYE 6/30/25	Budget FYE 6/30/25	Budget FYE 6/30/26	CPI = 2.08%
Revenues	23.79%	21.30%	21.94%	21.81%	21.56%	21.38%	21.50%	21.50%	Vacancy Rate based on 22070 LF
Marina Revenues	8.15/ft	8.40/ft	8.55/ft	9.02/ft	9.44/ft	9.70/ft	9.70/ft	9.90/ft	
1 Assigned Berthing	1,644,944	1,750,735	1,767,672	1,867,815	1,961,114	1,980,000	2,016,624	2,058,204	Prior year \$9.70, with CPI \$9.90
2 Temporary Berthing	254,746	285,457	274,643	223,482	161,454	115,000	200,000	150,000	15.15/ft no amenity fee (Prior year 14.78/ft)(added CPI)
3 Transient Berthing	38,852	23,093	10,466	12,521	28,121	16,000	15,000	15,000	1.25/ft (Prior year 1.25/ft.)
4 Qtrly/Annual Discount	(1,890)	(3,326)	(4,637)	(5,754)	(4,070)	(3,000)	(3,000)	(3,000)	3% quarterly/ annual
5 Commercial Discount	(12,574)	(12,123)	(12,130)	(12,417)	(12,512)	(12,000)	(12,750)	(12,750)	less \$0.50/ft, 41 berth holders avg. 30 ft. boats
6 Liveboard Fees	125,558	128,895	135,210	139,795	152,170	170,000	160,000	160,000	\$200 for each person (Prior year \$190)(Added \$10) *
7 Intra-Harbor Towing	900	600	650	150	1,811	2,000	600	800	\$200 each way
8 Pump outs	1,850	1,600	600	1,200	2,270	1,200	1,000	1,400	\$200 per occurrence
9 Non-Op Surcharge	-	-	-	-	-	-	-	-	\$175 per month
10 Assigned Slip/LA App. Fee	5,625	9,603	10,450	7,025	4,228	5,000	7,500	7,000	\$100 filing fee/\$300 application fee liveboard
11 Recovered Lien Costs	1,790	200	100	700	1,000	250	2,000	500	
12 Late Fees	24,540	33,510	31,556	35,550	39,671	37,000	40,000	40,000	\$35 dollar charge per month (Prior year \$30), on balances over \$140 past due
<b>13 Total Marina Revenues</b>	<b>2,084,341</b>	<b>2,218,244</b>	<b>2,214,580</b>	<b>2,270,067</b>	<b>2,335,257</b>	<b>2,311,450</b>	<b>2,426,974</b>	<b>2,417,154</b>	
<b>14 Trust Lands Lease Revenue</b>									
15 MBARI - Dock	28,961	29,058	29,749	30,793	33,123	33,123	33,123	33,891	Paid annually w/CPI (Expires 4/39)
16 MBARI-MARS Cable	1,378	1,421	1,449	1,453	1,563	1,563	1,563	1,598	Paid annually w/CPI (Expires 2/31)
17 Vistra	69,070	72,437	73,927	72,038	73,883	77,488	77,488	78,286	Paid annually w/CPI (Expires 3/56)
<b>18 Total Trust Lands Lease Revenue</b>	<b>99,409</b>	<b>102,916</b>	<b>105,125</b>	<b>104,284</b>	<b>108,569</b>	<b>112,174</b>	<b>112,174</b>	<b>113,775</b>	
<b>19 Leases</b>									
20 Cannery Suites - (3)	93,555	95,270	99,149	103,677	107,505	110,257	110,257	120,301	\$9,282.45 mo. (ML Seafood Lund's, Prev. Sea Harvest) (Expires 5/30)
21 - (4)	91,368	93,283	95,952	100,266	103,968	106,630	106,630	116,342	\$8,977.04/mo. (Cal Marine) (Expires 5/30)
22 - (1&10)	18,788	22,331	19,803	22,540	29,118	29,863	29,863	32,584	\$2,514.17/mo. (Local Bounty) (Expires 9/37)
23 - (2)	33,736	34,863	35,855	37,492	38,876	39,872	39,872	43,504	\$3,356.76/mo. (Deyerle) (Expires 8/31)
24 - (5 A&B, 4B)	-	19,439	38,055	48,252	38,393	53,936	53,936	42,963	\$3,315.04 (Lusamerica) (Expires 8/30)
25 - (5A)	12,350	11,077	6,671	-	-	-	-	-	\$965.21 (Running Stream) (Month to Month)(Expired)
26 - (5B)	15,621	15,883	10,456	8,251	-	-	-	-	\$1,391.07 (Local Bounty)(Expires 7/22) w/ (1) 1-yr options (Expired)
27 - (6A, B &D)	26,947	21,884	10,740	-	-	-	-	-	\$1,244.00 (Deep Water Desal )(Expires 2/23) w/ (1) 1-yr option (Expired)
28 - (7 A&B, 4A)	9,734	14,861	17,155	22,730	24,144	24,762	24,762	27,018	\$2,084.70/mo. Upstairs inside (Miller Marine Solutions)(Exp. 4/27)
29 - (9)	8,544	8,225	9,175	9,813	9,946	10,200	10,200	-	\$858.76/mo. (Veridian Advisors) (Month to month)(Expired)
30 - (8)	9,363	9,644	9,933	10,356	10,590	10,838	10,838	10,838	\$912.41/mo. (Verizon) Roof top and under stairs (3/23)
32 Cannery NNN	20,878	67,981	45,909	40,000	37,956	40,000	40,000	40,000	Utility reimbursement per lease
33 Deyerle/Pacific House	35,750	36,716	40,863	39,452	65,050	42,038	42,038	60,868	\$3,539.16 base + % rent (Expires 8/30)
35 MB Kayak	44,572	103,093	64,988	42,302	58,676	60,561	60,561	63,589	\$1,965.72/mo, plus percentage rent (Month to month)
36 Martin/Mason	24,562	28,481	26,911	30,984	27,798	33,328	33,328	-	\$7,879.68, or 24% of gross, whichever is greater (Exp. 10/24)(Expired)
37 RV Lot	34,764	35,525	36,417	38,364	39,858	40,879	40,879	44,602	\$3,441.52/mo. (Reynolds Resort) No less than 3% in lease agmt. (Expires 9/3)
<b>38 Total Lease Revenue</b>	<b>480,532</b>	<b>618,556</b>	<b>568,032</b>	<b>554,480</b>	<b>591,879</b>	<b>603,163</b>	<b>603,164</b>	<b>602,607</b>	
<b>39 Revenues - Other</b>									
40 Amenities Fee - Slip holders	277,938	345,647	354,156	370,919	409,034	460,000	451,000	473,000	\$92.80 for all assign. vessels in harbor (prior year \$90.00)
41 Passenger Vessel Fees	28,946	-	12,748	27,978	31,145	28,000	30,000	30,000	\$100 per multiplied by vessel capacity due annually.
42 Dry Storage (2)-Gear & Trailer	60,557	58,209	62,541	60,796	52,595	45,000	60,000	45,000	10'X20'/\$125, 10'X30'/\$135, 10'X40'/\$145
43 Storage Unit Facility	-	-	-	-	-	-	-	128,706	4'X10'/\$100, 8'X10'/\$140, 10'X10'/\$245

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BUDGET FYE 6/30/2026									
	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	Projected FYE 6/30/25	Budget FYE 6/30/25	Budget FYE 6/30/26	CPI = 2.08%
44 Near Shore Storage	-	-	-	-	-	-	-	-	Current 10'X20'/\$180, 10'X30'/\$200, 10'X40'/\$220
45 North Harbor Use Fee	112,693	195,085	224,038	153,645	159,776	155,000	185,000	180,000	Current Vessels: \$25 use/park, \$20 use, \$250 annual use/park. Kayaks/ PWC: \$20 use/park, \$14 use, \$200 annual use/park, \$140 annual use only
46 NH Boat Wash	1,076	551	731	150	-	-	200	200	*\$4 for 5 min
47 SH Parking	84,330	92,313	121,557	103,827	124,860	170,000	140,000	140,000	Monthly permits \$150, daily \$15 (CCC Reg.)
48 Camping/RV	650	643	2,182	52	378	85	1,500	1,500	\$75.00 per night
49 Equipment Rental	-	118	285	2,303	1,735	3,000	50	50	
50 Facilities Use Permits	4,920	8,082	10,906	8,362	6,947	5,750	6,500	7,500	\$250 1st application, \$50 renewal Application, \$250 issuance fee
51 Vending (Soda/Laundry)	8,123	6,577	10,340	7,179	6,710	4,500	8,000	7,000	\$1.25-\$1.50 per load to wash/dry
52 Merchandise - Clothing, etc.	222	42	-	-	-	-	-	-	
53 Key Sales, Copies, Bid Packages, etc.	4,617	1,708	5,546	9,016	5,501	4,000	5,000	5,000	\$1.00 pg. .15 pg. thereafter, Gate Keys \$10-25
54 Citations	-	6,052	6,759	1,370	3,935	-	1,200	4,500	4,500
55 Government Grants	-	-	-	-	-	41,139	1,000,000	1,000,000	State and Federal Grants (Budget year FEMA Dredging)
56 Misc. Charge/Pet fee	1,531	3,840	1,130	2,756	1,047	1,000	1,500	1,500	Pet fee \$5 monthly
57 Surplus Sale & Misc., Insurance reimb.	-	-	7,972	-	2,185	2,000	100	100	Excess District equipment
58 Total Other Revenue	585,603	718,867	820,891	748,353	805,848	920,674	1,893,350	2,024,056	
59 TOTAL REVENUES	3,249,885	3,658,583	3,708,628	3,677,184	3,841,553	3,947,461	5,035,662	5,157,592	
60 Expenses									
61 Media/Publications/Advertising	7,192	5,175	10,341	1,770	2,689	3,300	6,500	6,500	Newspaper ads, NH Development, website, public notice
62 General & Administrative	68,835	87,888	68,930	65,080	65,578	95,950	80,000	90,000	Telephone, office supplies, postage, permits, etc.
63 Accountant	38,179	37,751	37,918	46,200	45,459	43,000	42,000	43,000	
64 Auditor	16,500	16,500	17,000	17,250	18,000	18,750	20,000	20,000	
65 Attorney	52,770	43,909	36,512	41,789	42,521	29,000	100,000	100,000	
66 Personnel	639,705	711,931	691,082	798,964	841,464	960,000	976,000	1,140,650	
67 Insurance & Bonding	163,307	189,644	172,180	179,500	229,196	250,000	250,000	270,000	
68 PG&E	281,088	275,064	298,555	313,710	330,512	360,000	350,000	360,000	
69 Sewer	39,865	43,196	47,623	52,453	57,249	45,000	60,000	60,000	
70 Water	38,097	36,922	38,757	47,736	47,879	65,000	55,000	60,000	
71 Trash	98,269	114,138	119,225	135,645	155,240	145,000	165,000	165,000	
72 Maintenance & Repairs	68,002	50,810	25,382	46,953	75,618	80,000	80,000	85,000	dock/mat'l/roofing/gangway
73 Operating Supplies	32,109	33,480	25,858	31,821	29,830	30,000	35,000	35,000	Fuel, paper products, parking envelopes, uniforms
74 Outside Service Contracts	74,325	76,522	110,546	162,273	148,726	105,000	100,000	130,000	
75 Bad Debt (berthing revenue)	29,531	34,872	30,102	20,577	25,797	32,000	32,000	32,000	
76 Commissioner Expenses	14,588	18,343	17,896	16,776	14,959	14,000	25,000	25,000	
77 Comm Election	-	-	-	350,145	-	-	750,000	-	Only if incumbent challenged, \$7-\$10 per voter
78 Derelict Disposal	34,666	40,690	42,161	38,264	46,536	75,000	50,000	60,000	
79 LAFCO	6,357	5,425	5,393	5,868	6,466	6,332	7,000	7,000	Mandatory membership fee
80 CSDA	7,077	7,253	7,615	8,186	8,187	9,073	8,200	9,100	Optional membership (required for workers comp policy)
81 County EIR	-	-	-	-	-	-	-	-	Moss Landing Community planning
82 Dredging	1,483,856	-	18,305	24,906	261,401	230,000	3,000,000	3,000,000	
83 Depreciation	772,652	757,058	761,784	777,285	791,283	1,500,000	1,500,000	1,500,000	Increase for NH Building (Est. to start 7/1/25)
84 Total Expenses	3,966,970	2,586,571	2,583,165	3,183,151	3,244,590	4,096,405	7,691,700	7,198,250	

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	A	B	C	D	E	F	G	H		
	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	Projected FYE 6/30/25	Budget FYE 6/30/25	Budget FYE 6/30/26	CPI = 2.08%	
85	Net Operating Income (Loss)	(717,085)	1,072,012	1,125,463	494,033	596,963	(148,944)	(2,656,038)	(2,040,658)	
86										
87	Interest, Tax and Other Income									
88	Interest - SCCB Investment	3,131	3,111	9,983	8,882	14,500	9,600	9,600	9,600	.50% on \$1.91M
89	Interest Umpqua	2,815	508	102	102	102	100	100	100	.05% on \$1.02M
90	Interest SCCB - Trust Account	-	-	-	48,644	55,000	60,000	60,000	55,000	1.34% on \$4.03M
91	Interest Union Bank	296	285	387	-	-	-	-	-	
92	Desal Reimbursement	20,553	5,686	-	-	-	-	-	-	Nader Agha per reimbursement agreement
93	Property Taxes	325,922	348,780	373,362	402,733	430,900	400,000	375,000	375,000	
94	Total Other Income	352,717	358,370	383,834	460,361	500,502	469,700	444,700	439,700	
95										
96	Interest and Other Expenses									
97	Interest - UMPQUA (Includes refi. Fees)	83,776	72,449	62,540	53,663	46,591	42,463	42,463	35,270	Note Interest 2.85%
98	CEQA-Desal Expenses reimbursable	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	105,129	78,935	63,340	54,463	47,391	43,263	43,263	36,070	
101										
102	NET INCOME (LOSS)	(469,497)	1,351,447	1,445,957	899,931	1,050,074	277,493	(2,254,601)	(1,637,028)	
103										
104	Capital Projects:									
105	Electric Panel Cabinets (3 of 6)	-	12,101	-	-	-	-	-	-	Subject to quote
106	Security Camera	-	-	9,617	-	-	-	-	-	
107	Piling replacement project	-	-	-	-	-	-	-	-	\$12K each; pile only, tsunami damage repair
108	Dock maintenance	-	126,562	-	-	-	175,000	350,000	350,000	Lumber, material, electrical, floats and contractors
109	B Dock Concrete/Electrical	-	-	-	-	-	30,000	-	-	Concrete and electrical
110	Harbor Infrastructure improvement proj.	-	-	-	-	428,766	-	1,050,000	1,700,000	Dock infrastructure/improvements
111	New NH Building	306,397	-	16,830	134,877	1,597,652	3,500,000	1,450,000	100,000	New North Harbor Building, including lighting
112	NH Visitor Dock	-	-	-	-	-	-	-	-	Repair/replacement
113	NH Pkg Resurfacing	-	-	76,718	-	-	-	-	-	
114	SH Pkg Resurfacing/Cannery bldg.	-	-	28,081	-	-	-	100,000	100,000	
115	SH Streetlight replacement	-	-	-	-	-	-	40,000	40,000	
116	Tsunami Erosion Repair	-	-	-	-	-	-	-	-	2 at NH, 1 at SH
117	NH 30 Rm. Hotel	-	-	-	-	-	-	-	-	Through permitting
118	Fisherman's Dorm/Café	-	-	-	-	-	-	-	-	Through permitting
119	Cannery - Roof	-	-	-	-	-	-	40,000	40,000	Roof and drywall
120	Cannery HVAC/Mechanical Penthouse	-	-	298,707	181,229	-	-	-	-	1 replaced, 3 left to replace
121	Misc. Small Capital Purchases	-	12,473	17,240	25,324	39,093	60,000	60,000	100,000	Example: Painting, siding, restroom improvements, etc.
122	Pot Stop Building demo.	-	-	19,253	90,458	-	-	-	-	
123										
124	Total Capital Requirements	306,397	151,136	466,446	431,888	2,065,511	3,590,000	2,915,000	2,430,000	
125										
126	Capital Project Funding:									
127	From: FEMA	662,710	-	329,034	-	-	-	-	-	For dredging - 2017 Atmospheric River Storms

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	FYE 6/30/20	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	Projected FYE 6/30/25	Budget FYE 6/30/25	Budget FYE 6/30/26	CPI = 2.08%
128 General Funds	306,397	151,136	466,446	431,888	2,065,511	3,590,000	2,920,000	2,430,000	All other capital projects funded by General funds
129 Total Capital Contributions	969,107	151,136	795,480	431,888	2,065,511	3,590,000	2,920,000	2,430,000	
130 Capital Projects Budget									
131									
132 Loan Payments									
133 Loan - UMPQUA	(389,516)	(400,107)	(344,871)	(306,504)	(242,841)	(249,176)	(249,176)	(255,629)	Principal Payment (Unpaid balance \$1,614,535 Int. rate 2.85%)
134 Total Loan Payments	(389,516)	(400,107)	(344,871)	(306,504)	(242,841)	(249,176)	(249,176)	(255,629)	
135									
136 Cash Flow Reconciliation									
137 Add: Net Income (Loss)	(469,497)	1,351,447	1,445,957	899,931	1,050,074	277,493	(2,254,601)	(1,637,028)	
138 Add: Depreciation	772,652	757,058	761,784	777,285	791,283	1,500,000	1,500,000	1,500,000	
139 Plus: Loan Payments	(389,516)	(400,107)	(344,871)	(306,504)	(242,841)	(249,176)	(249,176)	(255,629)	
140 Net Increase (decrease) in Cash	(86,361)	1,708,398	1,862,870	1,370,712	1,598,516	1,528,317	(1,003,777)	(392,657)	
141									
142 Reserved Funds Allocation									
143 Capital Projects to be Funded	(306,397)	(151,136)	(466,446)	(431,888)	(2,065,511)	(3,590,000)	(2,920,000)	(2,430,000)	All other capital projects funded by General funds
144 Plus Net increase (decrease) in Cash	(86,361)	1,708,398	1,862,870	1,370,712	1,598,516	1,528,317	(1,003,777)	(392,657)	
145									
146 From General Funds	(392,758)	1,557,262	1,396,424	938,824	(466,995)	(2,061,683)	(3,923,777)	(2,822,657)	Extra funds needed for capital project funds