

MOSS LANDING HARBOR DISTRICT									
	A	B	C	D	E	F	G	H	
BUDGET FYE 6/30/2024									
	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%
Revenues	18.72%	22.25%	23.79%	21.30%	21.94%	21.42%	21.50%	21.50%	Vacancy Rate based on 22070 LF
Marina Revenues	7.55/ft	7.90/ft	8.15/ft	8.40/ft	8.55/ft	9.02/ft	9.02/ft	9.44/ft	
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 Liveaboard 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 Intra-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 filing fee/\$250 application fee liveaboard
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 Vistra	65,533	67,716	69,070	72,437	73,927	72,038	72,038	75,554	Paid annually w/CPI (Expires 3/56)
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)	84,413	88,420	91,368	93,283	95,952	100,266	104,103	103,907	\$8,554.54/mo. (Monterey Fish) (Expires 5/30)
22 - (1&10)	17,853	18,147	18,788	22,331	19,803	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	35,855	37,492	38,927	38,853	\$3,198.76/mo. (Deyerle) (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	6,671	-	12,319	-	\$965.21 (Running Stream) (Month to Month)
26 - (5B)	14,112	14,831	15,621	15,883	10,456	8,251	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 Desal)(Expires 2/23) w/ (1) 1-yr option
28 - (7 A&B, 4A)	-	-	9,734	14,861	17,155	22,730	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	9,175	9,813	9,959	9,940	\$718.34/mo. (Veridian Advisors) (term. 5/2022)
30 - (8)		9,090	9,363	9,644	9,933	10,356	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									
	A	B	C	D	E	F	G	H	
BUDGET FYE 6/30/2024									
	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%
43 Dry Storage (2)-Gear & Trailer	60,088	58,463	60,557	58,209	62,541	65,000	66,000	60,000	10'X20'/\$115, 10'X30'/\$125, 10'X40'/\$135
44 Near Shore Storage	-	-	-	-	-	-	-	-	Current 10'X20'/\$160, 10'X30'/\$180, 10'X40'/\$200
45 North Harbor Use Fee	100,829	121,398	112,693	195,085	224,038	150,000	175,000	160,000	Current Vessels: \$22 use/park, \$16 use, \$220 annual use/park. Kayaks/ PWC: \$17 use/park, \$11 use, \$170 annual use/park, \$105 annual use only
46 NH Boat Wash	1,993	1,559	1,076	551	731	200	1,200	1,200	*\$4 for 5 min
47 SH Parking	118,889	105,430	84,330	92,313	121,557	125,000	130,000	130,000	Monthly permits \$120, daily \$12, 24 hrs. \$209 (CCC Reg.)
48 Camping/RV	1,907	200	650	643	2,182	250	2,500	1,500	\$50.00 per night
49 Equipment Rental	-	-	-	118	285	1,500	50	50	
50 Facilities Use Permits	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
51 Vending (Soda/Laundry)	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
52 Merchandise - Clothing, etc.	366	108	222	42	-	-	-	-	
53 Key Sales, Copies, Bid Packages, etc.	6,272	6,022	4,617	1,708	5,546	6,500	5,000	5,000	\$1.00 pg, .15 pg. thereafter, Gate Keys \$10-25
54 Citations	-	-	-	6,052	6,759	4,500	-	4,500	
55 Government Grants	-	148,919	-	-	-	375,065	-	-	Derelict Disposal/OES
56 Misc. Charge/Pet fee	11,023	2,865	1,531	3,840	1,130	2,500	2,500	2,500	
57 Surplus Sale & Misc., Insurance reimb.	152,342	126,967	-	-	7,972	-	100	100	Excess District equipment
58 Total Other Revenue	764,716	888,515	585,603	718,867	820,891	1,139,015	798,325	819,850	
59 TOTAL REVENUES	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	6,101	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	68,930	80,000	75,000	80,000	Telephone, office supplies, postage, etc.
63 Accountant	40,645	35,250	38,179	37,751	37,918	42,000	48,000	42,000	
64 Auditor	15,000	15,500	16,500	16,500	17,000	17,250	18,000	20,000	
65 Attorney	67,618	69,873	52,770	43,909	36,512	30,000	100,000	100,000	
66 Personnel	638,500	739,957	639,705	711,931	691,082	800,000	948,392	920,000	
67 Insurance & Bonding	126,264	144,388	163,307	189,644	172,180	178,000	180,000	200,000	
68 PG&E	211,315	201,187	281,088	275,064	298,555	300,000	300,000	320,000	
69 Sewer	39,741	37,246	39,865	43,196	47,623	50,000	50,000	55,000	
70 Water	30,085	31,819	38,097	36,922	38,757	45,000	45,000	50,000	
71 Trash	69,741	62,552	98,269	114,138	119,225	130,000	120,000	135,000	
72 Maintenance & Repairs	73,345	65,674	68,002	50,810	25,382	40,000	80,000	80,000	dock/mat'l/roofing/gangway
73 Operating Supplies	26,432	26,047	32,109	33,480	25,858	35,000	35,000	40,000	Fuel, paper products, parking envelopes, uniforms/CPI adj
74 Outside Service Contracts	50,821	74,454	74,325	76,522	110,546	80,000	80,000	80,000	
75 Bad Debt (berthing revenue)	23,736	52,378	29,531	34,872	30,102	28,500	30,000	32,000	
76 Commissioner Expenses	15,416	16,006	14,588	18,343	17,896	17,000	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	42,161	40,000	50,000	50,000	
79 LAFCO	6,411	6,160	6,357	5,425	5,393	5,868	7,000	7,000	Mandatory membership fee
80 CSDA	6,358	6,740	7,077	7,253	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	CPI = 4.63%
83 Depreciation	909,479	841,062	772,652	757,058	761,784	1,000,000	1,500,000	1,500,000	Increase for NH Building (Est. to start 1/1/23)
84 Total Expenses	2,630,945	2,712,885	3,966,970	2,586,571	2,583,165	3,260,237	4,805,892	5,000,700	
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	-	-	-	
92 Desal Reimbursement	244,650	6,879	20,553	5,686	-	-	-	-	Nader Agha per reimbursement agreement
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 refi. 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									
	A	B	C	D	E	F	G	H	
BUDGET FYE 6/30/2024									
	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	Capital Project Funding:								
128	From: FEMA								
			662,710		329,034	-	-	-	For dredging - 2017 Atmospheric River Storms
129	General Funds								
	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
130	Total Capital Contributions								
	1,793,057	2,421,172	978,870	151,136	795,480	384,458	6,400,000	5,230,000	
131	Capital Projects Budget								
132									
133	Loan Payments								
134	Loan - UMPQUA								
	(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	Total Loan Payments								
	(369,147)	(379,197)	(389,516)	(400,107)	(344,871)	(306,504)	(306,504)	(242,841)	
136									
137	Cash Flow Reconciliation								
138	Add: Net Income (Loss)								
	969,313	1,091,343	(469,497)	1,351,447	1,445,957	1,218,678	(662,322)	(702,225)	
139	Add: Depreciation								
	909,479	841,062	772,652	757,058	761,784	1,000,000	1,500,000	1,500,000	
140	Plus: Loan Payments								
	(369,147)	(379,197)	(389,516)	(400,107)	(344,871)	(306,504)	(306,504)	(242,841)	
141	Net Increase (decrease) in Cash								
	1,509,645	1,553,208	(86,361)	1,708,398	1,862,870	1,912,174	531,174	554,934	
142									
143	Reserved Funds Allocation								
144	Capital Projects to be Funded								
	(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	Plus Net increase (decrease) in Cash								
	1,509,645	1,553,208	(86,361)	1,708,398	1,862,870	1,912,174	531,174	554,934	
146									
147	From General Funds								
	(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