

DUE DECEMBER 31 Pursuant to Public Resources Code § 6306

Fiscal/Calendar Year:

Grantee Name:

Contact Person:

Mailing Address:

1. Funds

- a. Is a separate fund maintained for trust assets, liabilities, revenues and expenditures?

YES ☐ NO ☐

If "Yes", please list the name(s) of the fund(s).

If "No", under what fund are they accounted for?

- b. Are separate financial statements prepared for the trust?

YES ☐ NO ☐

If "Yes," describe the organization of the separate financial statement.

If "No," in which financial statements are they included? (Name of the document(s) and the applicable page number(s)).

2. Revenue

- a. What was the gross revenue received or generated from trust land or trust assets during the past fiscal year?

- b. Please list all sources of revenue and the amount of revenue generated from each source (e.g., permits, rentals, percentage of lease, etc.).

GRANTED PUBLIC TRUST LANDS STANDARDIZED REPORTING FORM

SLC 150 (formerly Form 12.26)

3. Expenses

- a. What was the total expenditure of funds received or generated from trust land or assets during the past fiscal year?
- b. What expenses were allocated or charged directly to the trust? Please list the source of the expenditure and the amount expended.
- c. Have there been any capital improvements over \$250,000 within the current fiscal year? Are any capital improvements over \$250,000 expected in the next fiscal year?
- d. Describe any other disposition of trust funds or assets or any other disposition of the trust lands or trust assets themselves. Include any internal funds that were transferred to other grantees, to the management of entity or under the management of another political subdivision of the grantee under an agreement, settlement, or memorandum of understanding.

4. Beginning and Ending Balance

Please list the beginning and ending balances for the tidelands trust fund(s) for this past fiscal year.



Crescent City Harbor District
Report to the California State Lands Commission
For the Fiscal Year Ended June 30, 2019

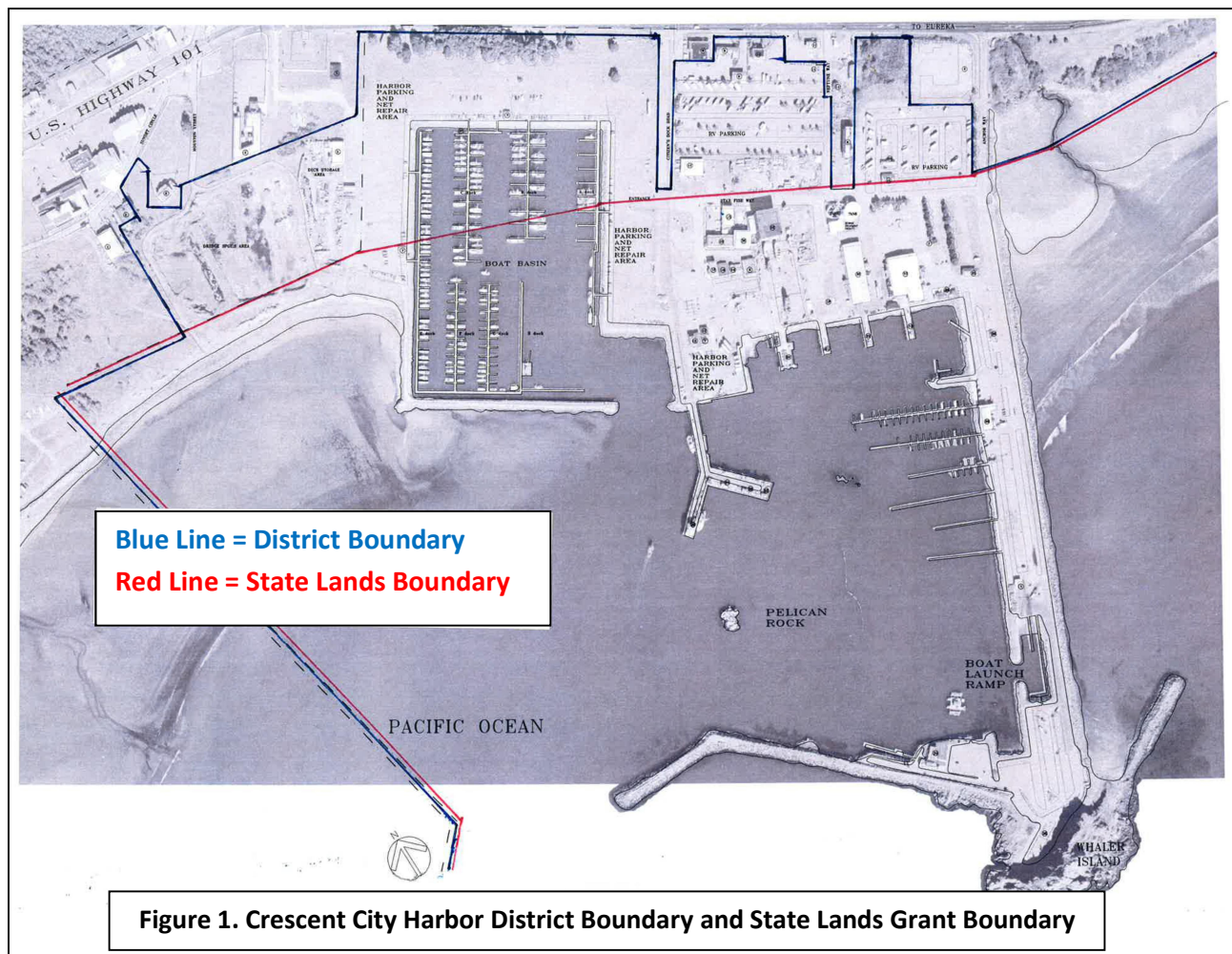
The Crescent City Harbor District is located on the northern coast of California in Del Norte County. The Crescent City Harbor District was formed as a public entity in 1931 and organized as an Independent Special District under Section 6000 of the California Harbors and Navigation Code. In 1963, the Crescent City Harbor District was granted sovereign tide and submerged lands in trust for the establishment, improvement, and conduct of a harbor, for the construction, maintenance, and operation of wharves, docks, piers, slips, quays, and other utilities, structures, facilities, and appliances necessary or convenient for commerce, navigation and fisheries, and for public recreation purposes.

The Crescent City Harbor District is governed by a five-member Board of Commissioners. The Commissioners are elected by residents of Del Norte County and serve staggered four-year terms. The Commissioners appoint the Harbormaster who oversees the day-to-day operations and staff. The Crescent City Harbor District is organized as an enterprise district and as such it must earn most of its revenue from business activities created and fostered on the lands it controls. Revenue generated from these business activities are used to maintain and improve the lands and structures for the benefit of the public.

The Crescent City Harbor District controls two types of land: fee simple land owned by the District and granted State Lands as amended in 1963. Table 1 depicts the Del Norte County Assessor parcel numbers and approximate acreage of each parcel of the Crescent City Harbor District.

Table 1. Crescent City Harbor District Property	
Parcel Number	Acreage
117-20-16	Unknown, undivided State Lands
118-020-29	9.51
117-170-11	18.58
117-180-11	4.3
117-180-21	3.04
Total	35.43 +

Figure 1 illustrates the boundaries of the District (Blue Line) and the approximate location of the high tide line (Red Line) that marks the division of the Crescent City Harbor District into state lands (seaward of the high tide line) and property owned fee simple (landward of the high tide line). The Crescent City Harbor District currently consists of approximately 4,052 acres of land and water area.



The Crescent City Harbor District earns revenue through a variety of sources including slip rentals, leases, concessions, travel lift, launch fees, county taxes, and interest income. The Crescent City Harbor District has several retail and commercial establishments conducting business on its property serving local residents and tourists. Table 2 depicts the business activities located on State Lands and Fee Simple property.

Table 2. Crescent City Harbor District Business Activities on State Lands and Fee Simple Property	
State Lands	
Alber Seafood	LCZ Unloaders
C Renner Petroleum	MM Diving, Inc.
Caito Fisheries	Nor-Cal Seafood
Chart Room Restaurant	Northcoast Ocean Sports & Grill
Chart Room Store	Orca, Inc.
Coast Redwood Art	Pacific Choice Hoist
Crescent City Crab Shack	Pacific Choice Ice Plant
Crescent City Seafood	Pacific Choice Seafood
Englund Marine	South Bend Products
Fashion Blacksmith	U.S. Coast Guard
Global Hoist	Inner Boat Basin (Portion)
Kim's Hair Studio	Outer Boat Basin (Nonoperational)
Fee Simple Property	
Bayside RV Park	Outfront/CBS Outdoor
Del Norte County Sheriff	Trees of Mystery
Ocean World	Inner Boat Basin (Portion)

The Crescent City Harbor District realized total revenues of \$2,193,367 of which \$1,169,707 were earned on State Lands for the fiscal year ended June 30, 2019. The Crescent City Harbor District incurred total expenses of \$6,781,740 of which \$5,347,806 were incurred on State Lands in fiscal year 2019. Table 3 presents the delineation revenues earned and expenses incurred on State Lands by dollar amount and percentage of total.

Table 3. Crescent City Harbor District Revenues and Expenses for the Year Ended June 30, 2019					
	FY2019 (\$)	State (\$)	State (%)	Fee Simple (\$)	Fee Simple (%)
Revenues					
Marina/Administration	48,140	24,036	50%	24,104	50%
Harbor Services	31,042	28,861	93%	2,181	7%
Marina - Inner Boat Basin	495,898	248,171	50%	247,727	50%
Marina - Outer Boat Basin	-	-	0%	-	0%
Launching, Poundage, Workdock	122,668	120,774	98%	1,894	2%
Commercial Leases	675,813	541,341	80%	134,472	20%
Redwood Harbor Village (RHV)	406,607	-	0%	406,607	100%
Del Norte County Taxes	385,081	192,540	50%	192,540	50%
Interest LAIF	27,820	13,910	50%	13,910	50%
Interest Income	299	75	25%	224	75%
Total Revenues	2,193,367	1,169,707	53%	1,023,659	47%
Expenses					
Office/Marina	244,964	107,528	44%	137,436	56%
Fuel	14,992	4,825	32%	10,167	68%
Payroll Expenses	817,849	361,430	44%	456,419	56%
Commissioners/Retirees	170,681	85,341	50%	85,341	50%
Professional Fees	282,623	126,233	45%	156,390	55%
Repair and Maintenance	56,291	18,785	33%	37,506	67%
Operating Supplies	74,556	19,261	26%	55,294	74%
Capital Expenditure	112,166	55,610	50%	56,556	50%
Utilities	350,868	90,943	26%	259,924	74%
Consulting	25,102	12,551	50%	12,551	50%
Travel - Training, Meeting & Local	18,084	9,102	50%	8,982	50%
Depreciation	4,417,969	4,358,397	99%	59,572	1%
Election Cost	9,780	4,890	50%	4,890	50%
Interest Expense	185,816	92,908	50%	92,908	50%
Total Expenses	6,781,740	5,347,806	79%	1,433,934	21%
Change in Net Position	(4,588,373)	(4,178,098)	91%	(410,275)	9%

CRESCENT CITY HARBOR DISTRICT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
- PROPRIETARY FUND
FOR THE YEAR ENDED JUNE 30, 2019
(With summarized comparative totals for the year ended June 30, 2018)

	<u>2019</u>	<u>2018</u>
OPERATING REVENUES		
Slip rentals	\$ 477,191	\$ 403,319
Launching, day use fees, travel lift, transient and other services	185,525	226,263
Rents and concessions	1,082,419	1,010,832
Other miscellaneous income	<u>35,031</u>	<u>38,693</u>
Total operating revenues	<u>1,780,166</u>	<u>1,679,107</u>
OPERATING EXPENSES		
Advertising	7,714	7,520
Audit	6,510	8,155
Bad debts	6,787	572
Depreciation	4,417,969	3,726,601
Election costs	9,780	-
Fringe benefits	-	96,793
Fuel, oil and grease	14,992	4,248
Insurance	164,825	173,258
Legal	163,930	63,137
Office and administrative	65,638	23,870
Operating supplies	11,110	13,932
Other	40,860	20,403
Outside services	96,425	37,894
Payroll expenses	933,858	557,255
Payroll taxes	54,672	59,859
Repairs and maintenance - materials	10,648	191,416
Repairs and maintenance - services	221,254	195,288
Travel	18,084	20,965
Utilities and telephone	<u>350,868</u>	<u>318,260</u>
Total operating expenses	<u>6,595,924</u>	<u>5,519,426</u>
Operating income (loss)	(4,815,758)	(3,840,319)
NONOPERATING REVENUES (EXPENSES)		
Property taxes and assessments income net of administration fees	385,081	356,263
Interest income	28,119	27,756
Interest expense	<u>(185,816)</u>	<u>(228,259)</u>
Total nonoperating revenues (expenses)	<u>227,384</u>	<u>155,760</u>
CHANGE IN NET POSITION	(4,588,374)	(3,684,559)
NET POSITION, BEGINNING OF YEAR	43,620,200	46,155,492
<i>RESTATEMENT</i>	<u>(2,701,723)</u>	<u>1,149,267</u>
<i>NET POSITION, BEGINNING OF YEAR AS RESTATED</i>	<u>40,918,477</u>	<u>47,304,759</u>
NET POSITION, END OF YEAR	<u><u>\$ 36,330,103</u></u>	<u><u>\$ 43,620,200</u></u>

The accompanying notes are an integral part of these financial statements.