

*DUE DECEMBER 31 Pursuant to Public Resources Code § 6306*

**Fiscal/Calendar Year:** FY 2019/2020

Grantee Name: Crescent City Harbor District

Contact Person: Mike Rademaker

Mailing Address: 101 Citizens Dock Road, Crescent City, CA 95531

## 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).

N/A

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

General Fund

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

YES ☐ NO ☒

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

N/A

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

Crescent City Harbor District

## 2. Revenue

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

\$1,136,376

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

Operating: \$929,517 Non-operating: \$206,859

See attached report for details

**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?

\$3,011,421

- b. What expenses were allocated or charged directly to the trust? Please list the source of the expenditure and the amount expended.

Operating: \$2,915,378 Non-operating: \$96,043

See attached report for details

- 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?

No

- 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.

None

### 4. Beginning and Ending Balance

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

N/A



Crescent City Harbor District  
Report to the California State Lands Commission  
For the Fiscal Year Ended June 30, 2020

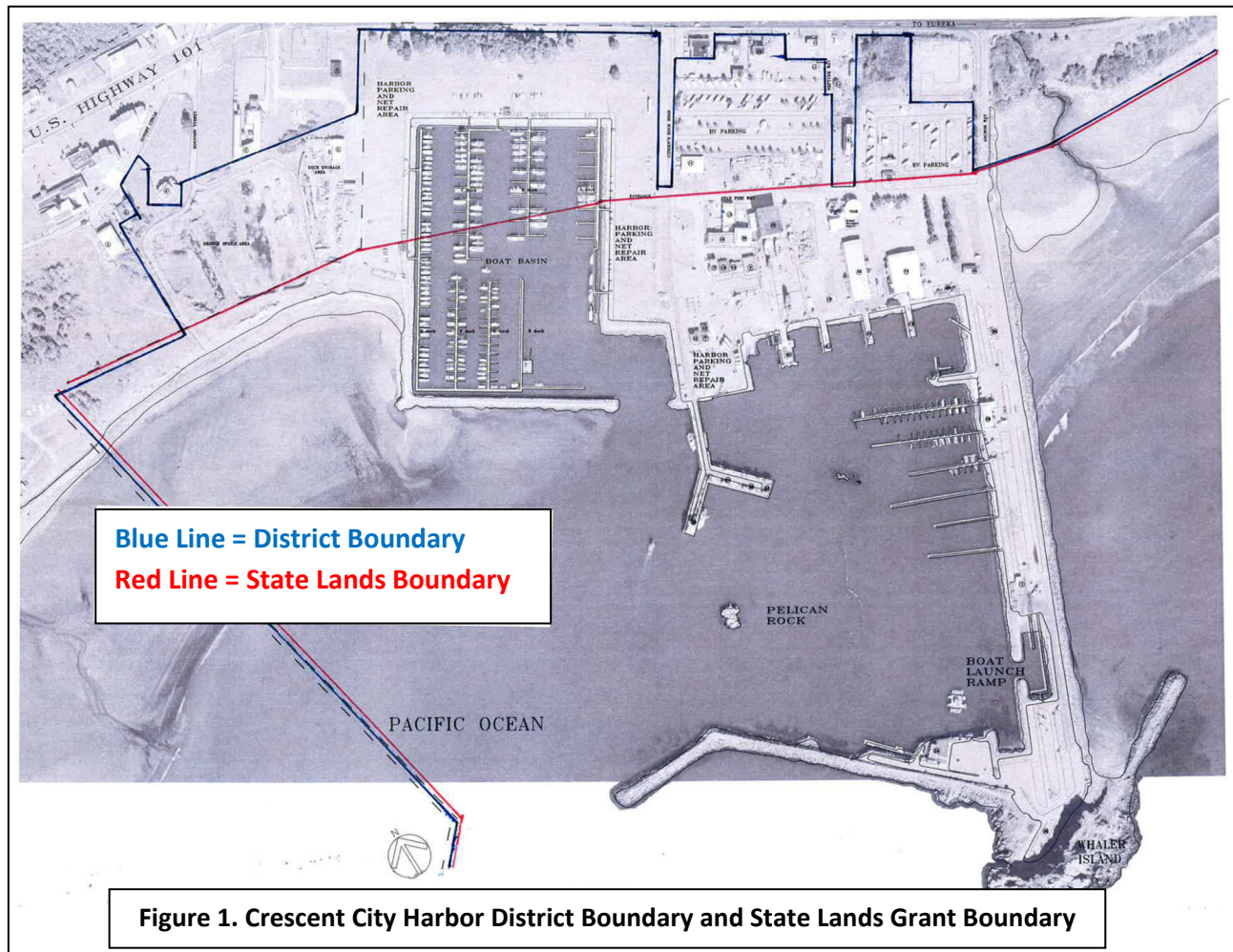
The Crescent City Harbor District is located on the northern coast of California in Del Norte County. The Crescent City Harbor District was formed as a public entity in 1931 and organized as an Independent Special District under Section 6000 of the California Harbors and Navigation Code. In 1963, the 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.

<b>Table 2. Crescent City Harbor District Business Activities on State Lands and Fee Simple Property</b>	
<b>State Lands</b>	
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)
<b>Fee Simple Property</b>	
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 \$2,385,622 including \$1,136,376 that were earned on State Lands for the fiscal year ended June 30, 2020. The Crescent City Harbor District incurred total expenses of \$6,328,997 including \$3,011,421 that were incurred on State Lands in fiscal year 2020. Table 3 presents the delineation revenues earned and expenses incurred on State Lands by dollar amount and percentage of total.

<b>Table 3. Crescent City Harbor District Revenues and Expenses for the Year Ended June 30, 2020</b>					
	<b>FY2020 (\$)</b>	<b>State (\$)</b>	<b>State (%)</b>	<b>Fee Simple (\$)</b>	<b>Fee Simple (%)</b>
<b>Revenues</b>					
Marina/Administration	22,568	11,263	50%	11,305	50%
Harbor Services	21,683	21,398	99%	285	1%
Marina - Inner Boat Basin	411,672	206,642	50%	205,030	50%
Marina - Outer Boat Basin	-	-	0%	-	0%
Launching, Poundage, Workdock	68,761	68,632	100%	129	0%
Commercial Leases	546,014	539,873	99%	6,141	1%
RV Parks	901,259	81,709	9%	819,550	91%
Del Norte County Taxes	379,143	189,602	50%	189,540	50%
Interest Income	34,522	17,256	50%	17,265	50%
<b>Total Revenues</b>	<b>2,385,622</b>	<b>1,136,376</b>	<b>48%</b>	<b>1,249,246</b>	<b>52%</b>
<b>Expenses</b>					
Office/Marina	292,594	140,273	48%	152,322	52%
Fuel	23,112	6,966	30%	16,146	70%
Payroll Expenses	923,398	440,800	48%	482,598	52%
Commissioners/Retirees	74,406	37,203	50%	37,203	50%
Professional Fees	202,563	99,942	49%	102,621	51%
Repair and Maintenance	60,440	24,858	41%	35,582	59%
Operating Supplies	100,034	38,526	39%	61,507	61%
Capital Expenditure	76,879	41,404	54%	35,475	46%
Utilities	415,265	101,304	24%	313,960	76%
Consulting	15,625	7,813	50%	7,813	50%
Travel - Training, Meeting & Local	16,712	8,347	50%	8,365	50%
Depreciation	3,935,883	1,967,941	50%	1,967,941	50%
Election Cost	-	-	0%	-	0%
Interest Expense	192,085	96,043	50%	96,043	50%
<b>Total Expenses</b>	<b>6,328,997</b>	<b>3,011,421</b>	<b>48%</b>	<b>3,317,576</b>	<b>52%</b>
<b>Change in Net Position</b>	<b>(3,943,375)</b>	<b>(1,875,045)</b>	<b>47.5%</b>	<b>(2,068,330)</b>	<b>52.5%</b>

**CRESCENT CITY HARBOR DISTRICT REVENUES AND EXPENSES FOR THE YEAR ENDED JUNE 30, 2020**

	<b>FY2020 (\$)</b>	<b>State (\$)</b>	<b>State (%)</b>	<b>District (\$)</b>	<b>District (%)</b>
<b>Revenues</b>					
Marina/Administration	22,568	11,263	50%	11,305	50%
Harbor Services	21,683	21,398	99%	285	1%
Marina - Inner Boat Basin	411,672	206,642	50%	205,030	50%
Marina - Outer Boat Basin	-	-	0%	-	0%
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Operating Supplies	100,034	38,526	39%	61,507	61%
Capital Expenditure	76,879	41,404	54%	35,475	46%
Utilities	415,265	101,304	24%	313,960	76%
Consulting	15,625	7,813	50%	7,813	50%
Travel - Training, Meeting & Local	16,712	8,347	50%	8,365	50%
Depreciation	3,935,883	1,967,941	50%	1,967,941	50%
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Interest Expense	192,085	96,043	50%	96,043	50%
<b>Total Expenses</b>	<b>6,328,997</b>	<b>3,011,421</b>	<b>48%</b>	<b>3,317,576</b>	<b>52%</b>
<b>Change in Net Position</b>	<b>(3,943,375)</b>	<b>(1,875,045)</b>	<b>47.5%</b>	<b>(2,068,330)</b>	<b>52.5%</b>

**CRESCENT CITY HARBOR DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**- PROPRIETARY FUND**  
**FOR THE YEAR ENDED JUNE 30, 2020**  
**(With summarized comparative totals for the year ended June 30, 2019)**

	<u>2020</u>	<u>2019</u>
<b>OPERATING REVENUES</b>		
Slip rentals	\$ 408,288	\$ 477,191
Launching, day use fees, travel lift, transient and other services	107,571	174,462
Rents and concessions	1,421,655	1,095,492
Other miscellaneous income	<u>34,443</u>	<u>33,021</u>
Total operating revenues	<u>1,971,957</u>	<u>1,780,166</u>
<b>OPERATING EXPENSES</b>		
Advertising	5,404	7,714
Audit	19,451	6,510
Bad debts	1,791	6,787
Depreciation	3,935,883	4,417,969
Election costs	-	9,780
Fuel, oil and grease	13,782	14,992
Insurance	229,295	164,825
Legal	169,111	163,930
Office and administrative	41,452	65,638
Operating supplies	2,222	11,110
Other	112,568	40,860
Outside services	50,946	96,425
Payroll expenses	977,346	933,858
Payroll taxes	21,598	54,672
Repairs and maintenance - materials	17,921	10,648
Repairs and maintenance - services	82,742	221,254
Travel	16,712	18,084
Utilities and telephone	<u>438,688</u>	<u>350,868</u>
Total operating expenses	<u>6,136,912</u>	<u>6,595,924</u>
Operating income (loss)	(4,164,955)	(4,815,758)
<b>NONOPERATING REVENUES (EXPENSES)</b>		
Property taxes and assessments income net of administration fees	379,143	385,081
Interest income	34,522	28,119
Interest expense	<u>(192,085)</u>	<u>(185,816)</u>
Total nonoperating revenues (expenses)	<u>221,580</u>	<u>227,384</u>
<b>CHANGE IN NET POSITION</b>	(3,943,375)	(4,588,374)
<b>NET POSITION, BEGINNING OF YEAR</b>	36,330,103	43,620,200
<b><i>RESTATEMENT</i></b>	<u>(1,058,732)</u>	<u>(2,701,723)</u>
<b><i>NET POSITION, BEGINNING OF YEAR AS RESTATED</i></b>	<u>35,271,371</u>	<u>40,918,477</u>
<b>NET POSITION, END OF YEAR</b>	<u><u>\$ 31,327,996</u></u>	<u><u>\$ 36,330,103</u></u>

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