

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

**Fiscal/Calendar Year:** FY 2021/2022

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?

\$1,508,891

- 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: \$951,249 Non-operating: \$557,642

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?

\$3,293,782

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

Operating: \$3,207,923 Non-operating: \$85,858

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, 2022

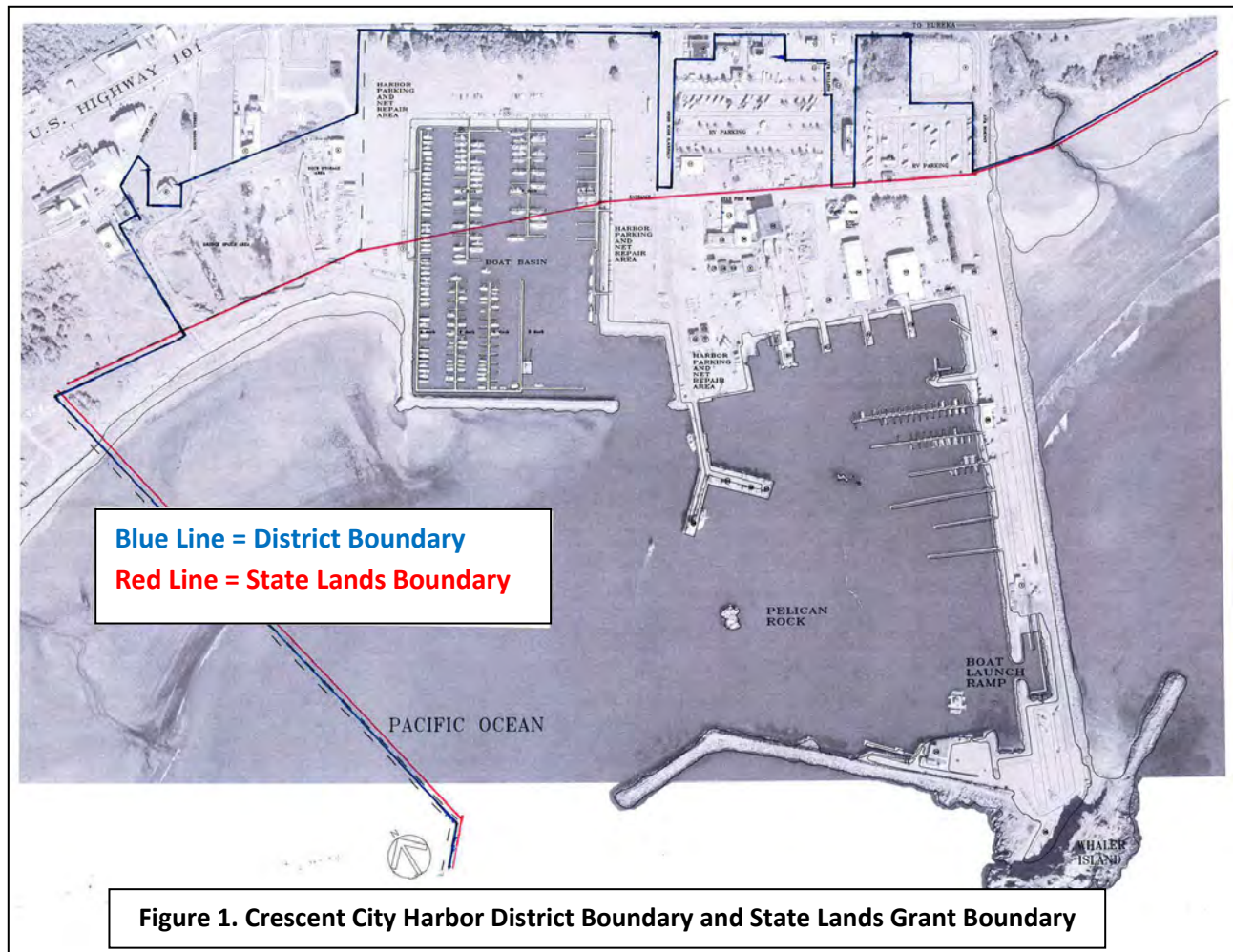
The Crescent City Harbor District is located on the northern coast of California in Del Norte County. The Crescent City Harbor District was formed as a public entity in 1931 and organized as an Independent Special District under Section 6000 of the California Harbors and Navigation Code. In 1963, the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

<b>Table 1. Crescent City Harbor District Property</b>	
<b>Parcel Number</b>	<b>Acreage</b>
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 C Renner Petroleum Caito Fisheries CC Azul/Fisherman's Catch Chart Room Restaurant Chart Room Store Coast Redwood Art Crescent City Crab Shack Crescent City Seafood Englund Marine Fashion Blacksmith Global Quality Seafoods Hoist Kim's Hair Studio LCZ Unloaders MM Diving, Inc.	Nor-Cal Seafood Northcoast Ocean Sports & Grill Orca, Inc. Pacific Choice Hoist Pacific Choice Ice Plant Pacific Choice Seafood Safe Coast Seafoods Schmidt's House of Jambalaya South Beach RV Resort South Bend Products U.S. Coast Guard Wonder Stump Inner Boat Basin (Portion) Outer Boat Basin (Nonoperational)
<b>Fee Simple Property</b>	
Bayside RV Park Del Norte County Sheriff Ocean World Outfront/CBS Outdoor	Port O' Pints RHS Artisans Market Trees of Mystery Inner Boat Basin (Portion)

The Crescent City Harbor District realized total revenues of \$2,995,344 including \$1,508,891 that were earned on State Lands for the fiscal year ended June 30, 2022. The Crescent City Harbor District incurred total expenses of \$7,011,066 including \$3,293,782 that were incurred on State Lands in fiscal year 2022. Table 3 presents the delineation of 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, 2022</b>					
	<b>FY2022 (\$)</b>	<b>State (\$)</b>	<b>State (%)</b>	<b>Fee Simple (\$)</b>	<b>Fee Simple (%)</b>
<b>Revenues</b>					
Marina/Administration	42,357	21,454	51%	20,902	49%
Harbor Services	12,030	9,606	80%	2,424	20%
Marina - Inner Boat Basin	525,111	263,322	50%	261,789	50%
Marina - Outer Boat Basin	-	-	0%	-	0%
Launching, Poundage, Workdock	73,614	73,614	100%	-	0%
Commercial Leases	596,674	583,253	98%	13,421	2%
RV Parks	630,275	-	0%	630,275	100%
Del Norte County Taxes	626,973	313,487	50%	313,487	50%
Interest LAIF	1,653	826	50%	826	50%
Legal Settlement Revenue	-	-	0%	-	0%
Grant Revenue	486,658	243,329	50%	243,329	50%
<b>Total Revenues</b>	<b>2,995,344</b>	<b>1,508,891</b>	<b>50%</b>	<b>1,486,453</b>	<b>50%</b>
<b>Expenses</b>					
Office/Marina	444,575	214,143	48%	230,432	52%
Fuel	24,319	7,226	30%	17,093	70%
Payroll Expenses	1,043,338	482,514	46%	560,824	54%
Commissioners/Retirees	162,183	81,091	50%	81,091	50%
Professional Fees	620,017	276,451	45%	343,566	55%
Repair and Maintenance	86,787	43,173	50%	43,614	50%
Operating Supplies	202,082	97,141	48%	104,941	52%
Capital Expenditure	45,389	22,695	50%	22,695	50%
Utilities	377,837	67,079	18%	310,758	82%
Consulting	32,054	16,027	50%	16,027	50%
Travel - Training, Meeting & Local	12,078	6,039	50%	6,039	50%
Depreciation	3,788,690	1,894,345	50%	1,894,345	50%
Election Cost	-	-	0%	-	0%
Interest Expense	171,717	85,858	50%	85,858	50%
Legal Settlement Expense	-	-	0%	-	0%
Grant Expense	-	-	0%	-	0%
<b>Total Expenses</b>	<b>7,011,066</b>	<b>3,293,782</b>	<b>47%</b>	<b>3,717,284</b>	<b>53%</b>
<b>Change in Net Position</b>	<b>(4,015,722)</b>	<b>(1,784,891)</b>	<b>44.4%</b>	<b>(2,230,831)</b>	<b>55.6%</b>

**CRESCENT CITY HARBOR DISTRICT REVENUES AND EXPENSES FOR THE YEAR ENDED JUNE 30, 2022**

	<b>FY2022 (\$)</b>	<b>State (\$)</b>	<b>State (%)</b>	<b>District (\$)</b>	<b>District (%)</b>
<b>Revenues</b>					
Marina/Administration	42,357	21,454	51%	20,902	49%
Harbor Services	12,030	9,606	80%	2,424	20%
Marina - Inner Boat Basin	525,111	263,322	50%	261,789	50%
Marina - Outer Boat Basin	-	-	0%	-	0%
Launching, Poundage, Workdock	73,614	73,614	100%	-	0%
Commercial Leases	596,674	583,253	98%	13,421	2%
RV Parks	630,275	-	0%	630,275	100%
Del Norte County Taxes	626,973	313,487	50%	313,487	50%
Interest LAIF	1,653	826	50%	826	50%
Legal Settlement Revenue	-	-	0%	-	0%
Grant Revenue	486,658	243,329	50%	243,329	50%
<b>Total Revenues</b>	<b>2,995,344</b>	<b>1,508,891</b>	<b>50%</b>	<b>1,486,453</b>	<b>50%</b>
<b>Expenses</b>					
Office/Marina	444,575	214,143	48%	230,432	52%
Fuel	24,319	7,226	30%	17,093	70%
Payroll Expenses	1,043,338	482,514	46%	560,824	54%
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Operating Supplies	202,082	97,141	48%	104,941	52%
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Travel - Training, Meeting & Local	12,078	6,039	50%	6,039	50%
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Election Cost	-	-	0%	-	0%
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<b>Total Expenses</b>	<b>7,011,066</b>	<b>3,293,782</b>	<b>47%</b>	<b>3,717,284</b>	<b>53%</b>
<b>Change in Net Position</b>	<b>(4,015,722)</b>	<b>(1,784,891)</b>	<b>44.4%</b>	<b>(2,230,831)</b>	<b>55.6%</b>

**CRESCENT CITY HARBOR DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION**  
**For the Year Ended June 30, 2022**

**OPERATING REVENUES:**

Slip rentals	\$ 513,563
Commercial lease	640,346
RV park	627,319
Marina services and fees	<u>94,315</u>
Other operating income	4,517
<b>Total Operating Revenues</b>	<b>1,880,060</b>

**OPERATING EXPENSES:**

Advertising	7,122
Audit	14,905
Auto expenses	1,718
Bad debts	181,572
Bank service fees	14,650
Consulting	208,516
Depreciation and amortization	3,788,690
Equipment and tools	87,428
Insurance	169,886
IT support	50,781
Legal	340,201
Miscellaneous	2,586
Office and admin	58,208
Operating expenses	57,844
Outside services	161,058
Payroll expenses	1,205,521
Repairs and maintenance	<u>88,406</u>
Travel	12,078
Utilities	<u>388,179</u>
<b>Total Operating Expenses</b>	<b>6,839,349</b>

**Operating Income (Loss)** (4,959,289)

**NONOPERATING REVENUES (EXPENSES)**

Property taxes and assessments income, net of admin fees	<u>626,973</u>
Grant revenue	486,658
Interest Income	1,653
Interest Expense	(171,717)
<b>Total Nonoperating Revenues (Expenses)</b>	<b>943,567</b>

**Change in Net Position (Loss)** (4,015,722)

**NET POSITION:**

Net position, beginning of year	27,442,194
Restatement	(166,336)
Restatement beginning of year	27,275,858
Net position end of year	<b>\$ 23,260,136</b>

The accompanying notes are an integral part of these financial statements