

# Board of Harbor Commissioners

## Crescent City Harbor District

April 8, 2026

Regular Harbor Commission Meeting



# Regular Meeting

## Board of Harbor Commissioners of the Crescent City Harbor District

Chair Rick Shepherd, Vice Chair John Evans  
Commissioner Gerhard Weber, Commissioner Dan Schmidt, Commissioner Annie Nehmer

### AGENDA

- Date:** Wednesday, April 8, 2026
- Time:** Closed Session: 1:00 p.m.  
Open Session: 2:00 p.m.
- Place:** 101 Citizens Dock, Crescent City, CA, and via Zoom Webinar,

### VIRTUAL MEETING OPTIONS

#### TO WATCH (via online)

<https://us02web.zoom.us/j/6127377734>

#### TO LISTEN (via telephone)

Dial (669) 900-6833, please enter 612 737 7734# (meeting ID)  
or, one tap mobile: +16699006833,,6127377734#



## **1. Preliminary Items**

- a. Call to Order**
- b. Roll Call**
- c. Pledge of Allegiance**



## 1. Preliminary Items

### d. General Public Comments

*The general comment period is provided for subjects not included on the agenda but within the subject matter jurisdiction of the District. Each person is limited to a maximum of 3 minutes of speaking time. To maintain meeting decorum, Board members and staff should refrain from responding to statements or questions during this time, but may be available to follow-up with members of the public after the meeting.*



## **2. Adjourn to closed session:**

### **a. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Government Code section 54956.9(d)(1), Name of case: *Fashion Blacksmith, Inc. v. Crescent City Harbor District*  
Facts and circumstances: post-judgment discussions regarding payment terms

### **b. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code section 54956.9: 1 potential case

### **c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Government Code section 54956.8; Property Address: Undeveloped land, along Starfish Way, between the intersections with Citizens Dock Rd and Anchor Way, in Crescent City, CA, which is a portion of Assessor Parcel No. 117-020-016, consisting of approximately 95,000 square feet; District negotiators: Mike Rademaker (CEO/Harbormaster), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant); Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan; Under negotiation: Price and payment terms



## **2. (continued)**

### **d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

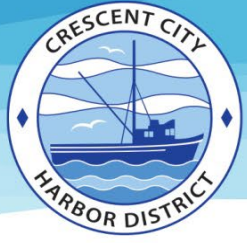
Government Code section 54956.8; Property Address: 750 US Highway 101, Crescent City Harbor, CA 95531

District negotiators: Mike Rademaker (CEO/Harbormaster), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant); Negotiating parties: Daniel Dahan, Sean E. McGraw, and Scott Lawhon; Under negotiation: Price and payment terms

### **e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Government Code section 54956.8; Property Address: 159 Starfish Way, Crescent City, CA 95531

District negotiators: Mike Rademaker (CEO/Harbormaster), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant); Negotiating parties: Daniel Dahan, Sean E. McGraw, and Scott Lawhon; Under negotiation: Price and payment terms



3. **[2:00 P.M.] Reconvene in open session and disclose any reportable action taken during closed session.**

***Public Comment?***



### **3. Preliminary Items**

#### **b. General Public Comments**

*The general comment period is provided for subjects not included on the agenda but within the subject matter jurisdiction of the District. Each person is limited to a maximum of 3 minutes of speaking time. To maintain meeting decorum, Board members and staff should refrain from responding to statements or questions during this time, but may be available to follow-up with members of the public after the meeting.*



#### **4. Consent Calendar:**

*Consent Calendar items are considered routine and will be approved by one motion. The public, staff, or Commissioners may request specific items be removed from the Consent Calendar for separate consideration.*

- a) Approve minutes of the March 24, 2026 Special Meeting and March 25, 2026 Regular Meeting
- b) Approve CSS Invoice# 13115-12
- c) Approve Kolstad Land Surveyors Invoice# 1561 & 1562
- d) Approve CalMuni Advisors Invoice# 2026-CM134
- e) Approve Weist Law Firm invoice# 2026-M137
- f) Approve Summit Accounting Services Invoice# 22320

***Public Comment?***

**Special Meeting Minutes of the  
Board of Harbor Commissioners of the Crescent City Harbor District**

Harbor District Office, 101 Citizens Dock Road  
Crescent City, CA 95531

March 24, 2026  
4:30 p.m.



## Board of Harbor Commissioners of the Crescent City Harbor District

### MINUTES

#### ***Special Session, Tuesday, March 24, 2026, at 4:30 P.M.***

*These minutes were prepared pursuant to Government Code Section 54953(c)(2) and CCHD Board Bylaws Section 7.15(a). These are "Action Minutes" that are limited to recording actions taken by the Board.*

**1) Roll Call. Commissioners Present:** Schmidt, Evans, Weber, Shepherd. **Absent:** Nehmer

**2) Adjourn to closed session.**

**a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Government Code section 54956.8.

Property Address: 750 US Highway 101, Crescent City Harbor, CA 95531  
District negotiators: Mike Rademaker (CEO/Harbormaster), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant)

Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan

Under negotiation: Price and payment terms

**b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Government Code section 54956.8.

Property Address: 159 Starfish Way, Crescent City, CA 95531

District negotiators: Mike Rademaker (CEO/Harbormaster), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant)

Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan

Under negotiation: Price and payment terms

**c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Government Code section 54956.8.

Property Address: Undeveloped land, along Starfish Way, between the intersections with Citizens Dock Rd and Anchor Way, in Crescent City, CA, which

is a portion of Assessor Parcel No. 117-020- 016, consisting of approximately 95,000 square feet.

District negotiators: Mike Rademaker (CEO/Harbormaster), Cameron Weist (Special Counsel), Ryan Plotz (Counsel), Andrew Flynn (Financial Consultant), Sandy Moreno (Financial Consultant)

Negotiating parties: Sean E. McGraw, Scott Lawhon, and Daniel Dahan

Under negotiation: Price and payment terms

**d. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Government Code section 54956.9(d)(1)

Name of case: Fashion Blacksmith, Inc. v. Crescent City Harbor District

Facts and circumstances: post-judgment discussions regarding payment terms

**3) Reconvene in open session. Disclose any reportable action taken during closed session.**

No reportable action

**4) MEETING ADJOURNMENT**

**Attested by:**

\_\_\_\_\_  
*Justin Hanks*  
*Clerk of the Board*

<b>Regular Meeting Minutes of the Board of Harbor Commissioners of the Crescent City Harbor District</b>	
Harbor District Office, 101 Citizens Dock Road Crescent City, CA 95531	March 25, 2026 2:00 p.m.



## Board of Harbor Commissioners of the Crescent City Harbor District

### MINUTES

#### ***Regular Session, Wednesday, March 25, 2026, at 2:00 P.M.***

*These minutes were prepared pursuant to Government Code Section 54953(c)(2) and CCHD Board Bylaws Section 7.15(a). These are "Action Minutes" that are limited to recording actions taken by the Board.*

**1) Roll Call. Commissioners Present:** Schmidt, Weber, Shepherd. **Absent:** Nehmer, Evans

#### **2) Consent Calendar:**

*Consent Calendar items are considered routine and will be approved by one motion. The public, staff, or Commissioners may request specific items be removed from the Consent Calendar for separate consideration.*

- a) Approve minutes of the March 11, 2026 Regular Meeting*
- b) Approve Mitchel Law Firm Invoices# 10174 and 10454.*

Commissioner Weber moved to approve the minutes and invoices.  
Commissioner Shepherd seconded the motion.

#### ACTION TAKEN: MOTION PASSED

**AYES:** WEBER, SCHMIDT, SHEPHERD // **NAYS:** NONE

**ABSENT:** NEHMER, EVANS // **ABSTAIN:** NONE

**3) Discuss and approve request by Community System Solutions to hold a fundraising music and beer festival on Whaler Island on July 4, 2026.**

No action was taken on this agenda item, as it was continued to a future meeting.

**4) Consider the formation of new ad hoc committees.**

No action was taken on this agenda item.

**5) Consider special rate for slip A-1.**

No action was taken on this agenda item.

**6. Communications, Reports, and Directions to Staff**

**a. Harbor Commissioner & Committee Reports**

**b. CEO/Harbormaster Report**

**c. Financial Report**

**i. Approve vehicle fleet reduction and refinance**

**ii. Update on grant billing**

**iii. Update on 24/25 audit status**

**iv. Update on 25/26 budget review**

**v. Update on USDA loan modification plan**

**vi Update on CPRA requests**

**vii. Status report on other pending projects**

**7) MEETING ADJOURNMENT**

**Attested by:**

\_\_\_\_\_

*Justin Hanks*  
*Clerk of the Board*



## INVOICE 13115-12 – March 2026

**To: Crescent City Harbor District**

Invoice Time Period: March 1, 2026 – March 31, 2026

For: Professional Services: CalOES/FEMA HMGP grant

Scope of Work Performed: Grant Services – RFP preparation

1. Multiple calls each week with Harbor CEO to review project opportunities and discuss current grant project elements.
2. Prepared materials and presented at Harbor Board meetings, including:
  - MARAD PIDP 2022 -2024 Workshop
  - Grants update
3. Worked on preparing RFPs
4. Worked with Moffatt and Nichols on permitting scope of work items
5. Worked on RII grant final presentation materials
6. Worked on PIDP 2026 grant application

Charges by categories: Labor

Project Lead: \$75 per hour @ 45 hours = \$3375

Proposal Writers: \$75 per hour @ 35 hours = \$2625

**Total Due this Invoice: \$6,000**

**Please Make Check Payable to Community System Solutions**

**When Check is ready, please call Mika McKenzie at 541-968-9886 to pick up the check.**

Thank you! Mike Bahr, CEO, Community System Solutions

**Communitysystemsolutions.com**

**916-827-0016**

Kolstad Land Surveyors

PO Box 594  
Bayside, CA 95524

# Invoice

Invoice #: 1561  
Invoice Date: 3/30/2026  
Due Date: 3/30/2026

**Bill To:**

Sandy Moreno  
Crescent City Harbor District  
101 Citizens Dock Road  
Crescent City, CA 95531

KLS Job #

Job Name

2026-010

Harbor survey

Description	Hours/Qty	Rate	Date	Amount
Research recorded maps & download provided documents	3	130.00	2/6/2026	390.00
Map & deed calculations - pre-field calculations for corner searching	2.5	130.00	2/10/2026	325.00
2-Man Field Crew with RTK GPS equipment: Locate elevation & horizontal benchmarks & section corner, begin setting control, begin searching for corners: APN 118-020-044	6	265.00	2/11/2026	1,590.00
2-Man Travel - round trip from nearest office	0.5	184.00	2/11/2026	92.00
2-Man Field Crew with RTK GPS equipment: Searching for & locate corners: APN 117-180-020; 117-170-010; 118-020-044, highway control	6	265.00	2/12/2026	1,590.00
2-Man Travel - round trip from nearest office	0.5	184.00	2/12/2026	92.00
Map & deed calculations - review located corners & revise search positions	2	130.00	2/18/2026	260.00

**Total** \$4,339.00

**Payments/Credits** \$0.00

**Balance Due** \$4,339.00

Phone #
707-822-2718

*Credit card payments may be accepted with a 3.5% surcharge added to total*

Kolstad Land Surveyors

PO Box 594  
Bayside, CA 95524

# Invoice

Invoice #: 1562  
Invoice Date: 3/30/2026  
Due Date: 3/30/2026

**Bill To:**

Sandy Moreno  
Crescent City Harbor District  
101 Citizens Dock Road  
Crescent City, CA 95531

KLS Job #

Job Name

2026-010

Harbor survey

Description	Hours/Qty	Rate	Date	Amount
2-Man Field Crew with RTK GPS equipment: Locate elevation & horizontal benchmarks & section corner, begin setting control, begin searching for corners: APN 117-170-011; 117-180-011; 117-180-021; 118-380-035; 118-020-044; 118-390-019	9	265.00	3/3/2026	2,385.00
2-Man Travel - round trip from nearest office	0.5	184.00	3/3/2026	92.00
2-Man Field Crew with RTK GPS equipment: Locate elevation & horizontal benchmarks & section corner, begin setting control, begin searching for corners: APN 118-468-001	5	265.00	3/12/2026	1,325.00
2-Man Travel - round trip from nearest office	0.5	184.00	3/12/2026	92.00

<b>Total</b>	\$3,894.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$3,894.00

Phone #
707-822-2718

*Credit card payments may be accepted with a 3.5% surcharge added to total*

# INVOICE

Invoice# 2026-CM134

Balance Due  
**\$4,417.50**



**CalMuni Advisors**  
1401 21st Street  
Suite 5778  
Sacramento California 95811  
U.S.A  
kelsey@calmuniadvisors.com  
<https://www.calmuniadvisors.com/>

Invoice Date : March 31, 2026  
Terms : Net 45  
Due Date : May 15, 2026

Bill To  
**Crescent City Harbor District**

#	Item & Description	Qty	Rate	Amount
1	Hourly Advisory Services Financial modeling and analyses to support initiatives to build fiscal capacity for the District. Staff and Commission meetings included.	14.25 1	310.00	4,417.50
			Sub Total	4,417.50
			<b>Total</b>	<b>\$4,417.50</b>
			<b>Balance Due</b>	<b>\$4,417.50</b>

## Notes

CalMuni Advisors thanks you for your business. If you have any questions please reach out, we are happy to help. To access a copy of CalMuni Advisors W-9, it is available here: <https://tinyurl.com/nnjbkt37>

**CHECK INSTRUCTIONS:** Please make check payable for the Total Invoice Amount to California Municipal Advisors, LLC and mail to the firm address above with a copy of this invoice.

OR

**WIRE TRANSFER INSTRUCTIONS:** Please provide for immediate wire transfer of the Total Invoice Amount to California Municipal Advisors, LLC in accordance with the following:



# Invoice

# 2026-M137

Balance Due  
**\$6,267.50**

**Weist Law**

1875 S Bascom Ave, Suite 2400 Campbell, California 95008  
U.S.A  
831-438-7900  
kelsey@weistlaw.com  
<https://www.weistlaw.com/>

Invoice Date : March 30, 2026  
Terms : Net 45  
Due Date : May 14, 2026

**Crescent City Harbor District**

Please note that our business address has changed to:  
1875 S Bascom Ave, Suite 2400  
Campbell, CA 95008

All checks should be delivered to this new address moving forward. Please update your records accordingly. Thank you!

#	Description	Qty	Rate	Amount
1	Bond Counsel Hourly Fees Per Agreement dated January 30, 2026 For assistance with financial planning	11.50	545.00	6,267.50
Sub Total				6,267.50
<b>Total</b>				<b>\$6,267.50</b>
<b>Balance Due</b>				<b>\$6,267.50</b>

The Weist Law Firm thanks you for your business. If you have any questions please reach out, we are happy to help. To access a copy of The Weist Law Firms W-9, it is available here: <https://tinyurl.com/3h3j28sz>

**CHECK INSTRUCTIONS:** Please make check payable for the Total Invoice Amount to Weist Law LLP and mail to the firm address above with a copy of this invoice.

OR

**WIRE TRANSFER INSTRUCTIONS:** Please provide for immediate wire transfer of the Total Invoice Amount to Weist Law LLP in accordance with the following:

# Invoice

Summit Accounting Services & Taxes  
900 Northcrest Drive, PMB 9  
Crescent City, CA 95531  
(707) 464-7769

Date	Invoice #
3/31/2026	22320

<b>Bill To</b>
Crescent City Harbor District Charlie Helms 101 Citizens Dock Road Crescent City, CA 95531

P.O. No.	Terms	Project
	Upon Receipt	

Quantity	Description	Rate	Amount
	Attend BOD Mtg 7/22/25 and 7/23/25		250.00
	Attend BOD Mtgs Aug 25 - Mar 26 per attached report		5,681.25
<b>Total</b>			\$5,931.25

6:50 AM  
04/05/26

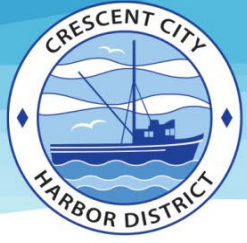
## Summit Accounting Services & Taxes

### Time by Client Job Detail - Sandy Moreno

July 2025 through March 2026

Date	Name	Payroll Item	Billing Status	Duration	Class	Notes
<b>Crescent City Harbor District</b>						
<b>BOD Mtg</b>						
07/22/2025	Sandra Moreno		Unbilled	2:30	SAS	Attend BOD mtg
07/23/2025	Sandra Moreno		Unbilled	2:30	SAS	Attend BOD Mtg
08/11/2025	Sandra Moreno		Unbilled	0:30	SAS	Attend BOD Mtg
08/13/2025	Sandra Moreno		Unbilled	2:45	SAS	Attend BOD Mtg
08/27/2025	Sandra Moreno		Unbilled	3:00	SAS	Attend BOD Mtg
09/09/2025	Sandra Moreno		Unbilled	4:15	SAS	Attend BOD Mtg
09/10/2025	Sandra Moreno		Unbilled	5:00	SAS	Attend BOD Mtg
09/16/2025	Sandra Moreno		Unbilled	1:45	SAS	Attend BOD Mtg
09/24/2025	Sandra Moreno		Unbilled	3:30	SAS	Attend BOD Mtg
10/08/2025	Sandra Moreno		Unbilled	5:00	SAS	Attend BOD Mtg
10/22/2025	Sandra Moreno		Unbilled	5:30	SAS	Attend BOD Mtg
11/12/2025	Sandra Moreno		Unbilled	5:45	SAS	Attend BOD Mtg
12/05/2025	Sandra Moreno		Unbilled	3:30	SAS	Attend BOD Mtg
12/10/2025	Sandra Moreno		Unbilled	3:00	SAS	Attend BOD Mtg
12/17/2025	Sandra Moreno		Unbilled	3:45	SAS	Attend BOD Mtg
12/31/2025	Sandra Moreno		Unbilled	2:00	SAS	Attend BOD Mtg
01/14/2026	Sandra Moreno		Unbilled	4:30	SAS	Attend BOD Mtg
01/16/2026	Sandra Moreno		Unbilled	0:30	SAS	Attend BOD Mtg
01/18/2026	Sandra Moreno		Unbilled	1:30	SAS	Attend BOD Mtg
01/28/2026	Sandra Moreno		Unbilled	3:45	SAS	Attend BOD Mtg
02/11/2026	Sandra Moreno		Unbilled	3:15	SAS	Attend BOD Mtg
02/25/2026	Sandra Moreno		Unbilled	3:00	SAS	Attend BOD Mtg
03/10/2026	Sandra Moreno		Unbilled	3:30	SAS	Attend BOD Mtg
03/11/2026	Sandra Moreno		Unbilled	4:00	SAS	Attend BOD Mtg
03/24/2026	Sandra Moreno		Unbilled	2:30	SAS	Attend BOD Mtg
Total BOD Mtg				80:45		
Total Crescent City Harbor District				80:45		
<b>TOTAL</b>				<b>80:45</b>		

5 x 50 = 250  
75.75 x 75 = 5681.25



- 5. Discuss and approve request by Community System Solutions to hold a fundraising music and beer festival on Whaler Island on July 4, 2026, from 6 PM to 9 PM.**

***Public Comment?***



**April 8, 2026**

**To: Mike Rademaker, Crescent City Harbor District CEO and the Crescent City Harbor District Board of Commissioners**

**From: Mike Bahr, CEO, Community System Solutions**

**RE: Board Agenda Item: Discuss and approve request by Community System Solutions to hold a fundraising music and beer festival on Whaler Island on July 4, 2026 from 6 p.m.-9 p.m.**

Hello Commissioners,

Community System Solutions is requesting Board approval to hold a music and beer festival on Whaler Island on Saturday, July 4, 2026 as a funding raising event for Community System Solutions.

The event will feature dj's, live music and local and regional beers.

We are requesting to use the Whaler Island parking lot – Please see the image below.

The event would be held from 6 p.m. - 9 p.m.

We have worked out this time with the Crescent City Del Norte Chamber of Commerce Executive Director. That time does not compete with any events the Chamber has going on.

Our set up would start around 4 p.m.

We believe our event falls under Special Event Fee Schedule C. However, we do not need any Harbor staff time. (We know they will all already be very busy that day).

We intend to charge for admission and sell tickets for beer. We will secure a one-day, non-profit event liquor license for sales and serving of beer onsite.

If the Harbor restaurants are closed that day, we may sell food via food trucks. Those trucks would pay the Harbor fees for being at an event in the Harbor.

If the restaurants are open, there will also be in and out privileges, and hopefully some of the attendees will eat at one of the restaurants in the Harbor.

For the event, we are not requesting any fee waivers from the District.

We are requesting to exceed the use of “up to 5,000 square feet” that is allowed in Schedule C. We do not expect to use all of the space we are requesting, but for ease of setting up a fencing area it is easier to just fence off the back part of parking lot.

We believe the location we have picked will not interfere with the overflow truck and trailer parking lot for those using the boat ramp.

We can work with District staff if we need to set up in less of the space.

Our plan is to place orange plastic fencing along the base of Whaler Island, and potentially close the Whaler Island trail during the event, as a safety measure so people cannot climb the rocks on the Island during the event.

We will provide security. They will prevent anyone from going off site with alcohol. Security will also enforce the fireworks ordinance. And they will help prevent people from climbing up Whaler Island

We would like to start setting up early in the day on the 4th. We would prefer to block parking in that area first thing in the morning, to prevent any logistical problems from vehicles being parked in the event area.

We will work with Distract staff for when we can put up plastic fencing and no parking signs.

The fireworks display will be at 10 p.m. that day. We will ensure the event area is ready for fireworks parking by 9:10 p.m. That will allow the Harbor District to use the area for car parking for the City fireworks display. CSS is happy to assist with parking and car and pedestrian control duties. We will coordinate those services with Harbor management team.

On the following image, we have shown in orange where we would like to place the fencing for the event. We have the ability to use less space to accommodate boat trailer parking if there is a salmon season.



We appreciate your consideration of our request.

I will be in attendance via Zoom at the meeting if you have any questions or comments.

Thank you,

Mike Bahr

CEO, CSS



**6. Annual marketing report from the Crescent City-Del Norte County Visitor Bureau.**

**Download Video Presentation:**

**<https://www.ccharbor.com/files/4da129263/CC-DN+Visitor+Bureau+-+Annual+Report+-+VIDEO.mp4>**

***Public Comment?***

# 2026 ANNUAL MARKETING REPORT CRESCENT CITY-DEL NORTE COUNTY VISITOR BUREAU



**IN 2024, DEL NORTE COUNTY WAS UP **+5%** IN DIRECT TRAVEL SPENDING.**

**WE OUTPACED THE CALIFORNIA STATE AVERAGE INCREASE OF **+3%**.**

**WE OUTPACED OUR FELLOW NORTH COAST COUNTIES, SHASTA COUNTY, SISKIYOU COUNTY, & CURRY COUNTY, OREGON.**

**CURRY CO. **-2.2%****

**MENDOCINO CO. **+1.6%****

**SHASTA CO. **+2.6%****

**NORTH COAST REGION **+2.7%****

**LAKE CO. **+2.2%****

**HUMBOLDT CO. **+3.4%****

**SISKIYOU CO. **+3.6%****

**SOUTHERN OR COAST REGION **+1%****

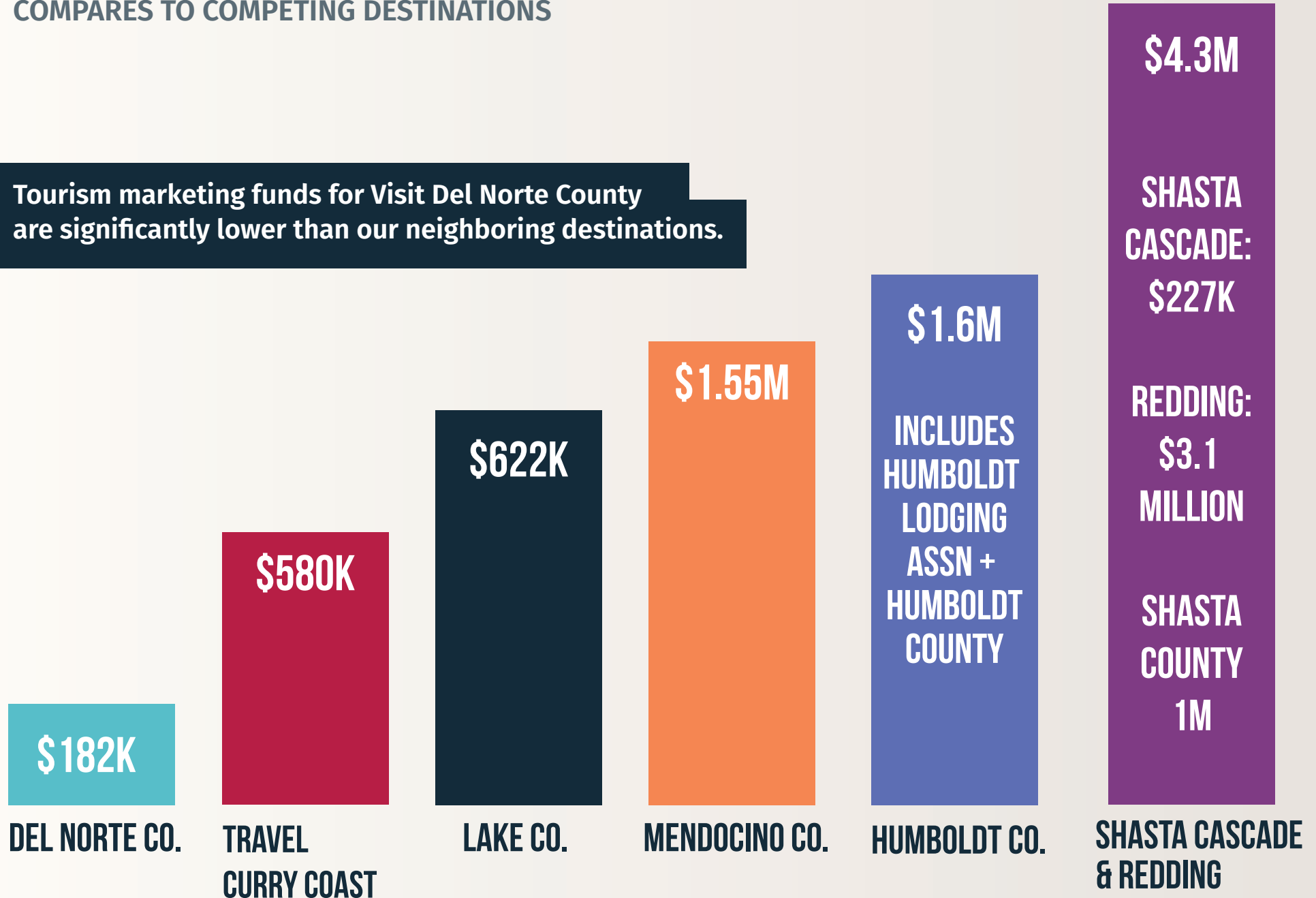
**DIRECT TRAVEL SPENDING DEFINITION: All expenditures on goods and services made by travelers (visitors) at a destination, including both trip-related expenses and incidental purchases.**

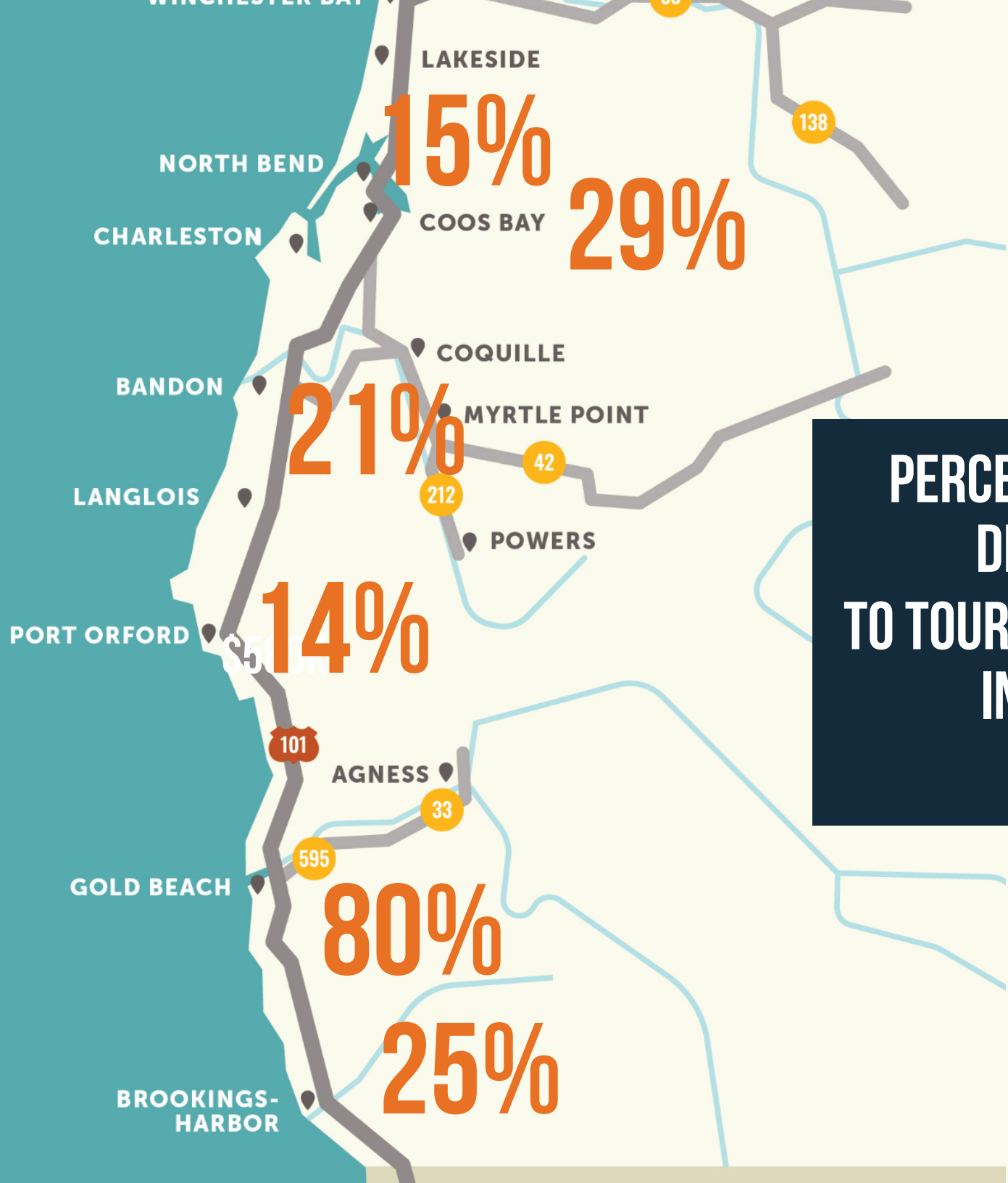
**SOURCES: DEAN RUNYAN ASSOCIATES, 2024 ECONOMIC IMPACT OF TRAVEL FOR **VISIT CALIFORNIA AND TRAVEL OREGON****

# DESTINATION MARKETING FUNDING

HOW VISIT DEL NORTE COUNTY'S MARKETING FUNDING COMPARES TO COMPETING DESTINATIONS

Tourism marketing funds for Visit Del Norte County are significantly lower than our neighboring destinations.





**PERCENTAGE OF TLT  
DEDICATED  
TO TOURISM PROMOTION  
IN OREGON  
(2015)**

- **Regional Investment:** Between 2018 and 2023, the [Travel Southern Oregon Coast](#) invested \$2.4 million in the South Coast, with \$755K specifically for marketing and promotions, and \$649K for experience development.
- **Strategic Focus:** The 2022 Curry County Destination Strategy aims to increase year-round demand, develop visitor experiences, and improve collaboration for greater impact.
- **Economic Impact:** In 2019, outdoor recreation and tourism contributed heavily to the local economy, with visitors spending hundreds of millions and supporting thousands of jobs in the region.
- **Grants & Support:** [Travel Oregon](#) provides competitive grants for local, sustainable, and inclusive tourism development, including funding for projects that enhance the visitor experience.
- **Comparison:** While Curry County is boosting funding, neighboring [Del Norte County](#) had a lower tourism budget of \$182,000 in 2024.

These funds are aimed at promoting the area as a year-round destination, enhancing local infrastructure, and supporting sustainable tourism initiatives.



Through stakeholder interviews, a survey and...

Revize Website

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Tourism Drives Economic Growth Across Oregon

The 2021 Travel Oregon grants program centered on supporting communities in...

Oregon Coast Visitors Association

---

Revize - CURRY COUNTY 2025 – 2026 PROPOSED BUDGET

TLT Revenue. In early 2025, the Board of Commissioners approved a 3% increase in the...

Revize Website

Show all



**7. Public update on the status of RV Park development negotiations.**

***Public Comment?***



## Staff Report

**To:** Interested Members of the Public

**From:** Mike Rademaker, CEO/Harbormaster

**Date:** April 8, 2026

**Subject:** Status of RV Park Development Negotiations and Evaluation of Alternative Operating Scenario

### Background

The District is currently engaged in negotiations concerning the future development and operation of its two RV park properties. These discussions involve prospective long-term ground leases that could extend for as long as forty years. The scale of what is being negotiated is substantial. Depending on the final business terms, the total revenue to the Harbor over the life of a lease could exceed \$10 million, while the private capital investment required from a selected developer is expected to be at least \$2 million and could potentially reach \$10 million or more. The revenue associated with a successful agreement could represent approximately ten percent of the District's operating budget. These figures are very significant by any measure. They underscore that the Board will be asked to approve a long-horizon decision with potentially profound consequences for the District's financial condition and future operational flexibility.

Because of the size, duration, and importance of the contemplated agreements, a careful and methodical negotiating process is necessary. All parties understandably wish to see progress. At the same time, the desire for speed must be balanced against the need to avoid repeating the District's prior mistakes with leases that could impose long-lasting financial harm. In negotiations of this magnitude, haste can be far more costly than patience. At the same time, prospective developers can only keep capital and development resources available for a finite period, and therefore negotiations must advance in a commercially reasonable timeframe.

For perspective, the present timeline can be placed in historical context. The Board last issued an RFP (request for proposals) for development of its RV parks on September 21, 2020. Negotiations with Renewable Energy Capital, LLC subsequently began on December 1, 2020. The Board ultimately approved a lease agreement with REC just over 16 months later, on April 8, 2022. That prior process occurred with a completely different set of negotiators, and a different composition of Board members, and yet the negotiation timeline has been comparable to the current process, underscoring the difficulty of forming an agreement of this magnitude. For the current process, RFP responses were received in September 2025, and it is now April 2026. Measured against the District's own recent history, the present timeframe is not extraordinary. It is within the range that one would reasonably expect for a complex real estate and concession transaction involving multiple parcels, multiple consultants, significant due diligence, and large projected financial consequences.

The District has especially strong reason to proceed cautiously because of the failure of the REC lease. That prior transaction did not produce the promised result. REC defaulted under its lease, failed to come even remotely close to the performance levels that had been agreed to under the lease, and in the process all parties suffered tremendous damage, in terms of finances and reputation. The prior lease terms proved to be unrealistic, including rent projections approaching one million dollars annually for the three parcels collectively. The result was not merely a disappointing business outcome; it cost the District years of time and required a recalibration of strategy after the public had already been led to expect substantial progress. Given the District's current financial challenges, a second comparable mistake could be far more damaging. For that reason, the current negotiations have been approached with a much higher level of scrutiny, skepticism, and financial discipline.

Current negotiations have involved two prospective developers, Crescent City Holdings, based out of San Juan Capistrano, and BSD Property Management, based out of Long Beach. The District's negotiating team has included the Harbor's chief executive, two attorneys, two financial advisors, and a nonprofit grant consultant with business-development experience. The District has also consulted with the California Department of Parks and Recreation, which administers similar concession and ground-lease arrangements for RV parks and other visitor-serving facilities. In addition, because the District is simultaneously working through debt restructuring issues, staff has had to consult with the USDA, the District's largest lender, regarding projected revenues from potential RV park redevelopment. That consultation is important because projected lease revenues may affect broader District financial planning and restructuring discussions. In short, these negotiations do not exist in isolation; they intersect with the District's capital planning, debt strategy, and long-term operating outlook.

Accordingly, the amount of work required has been considerable, and the delay cannot fairly be understood simply as parties failing to agree on a single rent number. The issues under discussion have included, among many others, 1) whether any rent-abatement period is appropriate to support construction and mobilization; 2) what the minimum annual guarantee should be; 3) what percentage rent based on gross receipts

is reasonable; 4) what schedule of rent escalations should apply over time; 5) how much capital investment should be mandatory; 6) what restrictions should govern the type, quality, and character of improvements; 7) what events constitute default; 8) what cure periods should apply; 9) how to structure audit rights to verify percentage-rent reporting; 10) how to address subtenants, licensees, or affiliated operators; 11) what buyout provisions, if any, should exist; 12) and what protections are necessary to prevent the District from again entering into a transaction based on overly optimistic assumptions that are not supported by actual financial capacity. This is not even an exhaustive list, and reflects only some of the most prominent terms of the proposed agreement.

Each one of those subjects has involved multiple rounds of analysis, drafting, redrafting, and strategic reassessment. Even a single disputed provision can require days of review and back-and-forth. When numerous major issues are being negotiated simultaneously, the process naturally becomes lengthy. That is especially true where the stakes are high and the parties periodically need time to evaluate proposals, consult advisors, gather backup information, and, at times, allow discussions to cool before reengaging productively.

The process has also required extensive due diligence on both sides. The District has had to evaluate the business history, financial capability, and general reliability of prospective developers. At the same time, the prospective developers have needed substantial disclosure from the District in order to model risk, assess feasibility, and understand the operational and legal characteristics of the properties. This has involved the exchange of literally hundreds of pages of information and supporting materials. The District has also had to complete or advance other supporting work, including land survey coordination, CEQA-related findings, and findings under the Surplus Land Act. Those are not superficial exercises. They are part of the legal and practical foundation required to move responsibly toward a final transaction.

The Board should therefore understand that the time expended to date has not been unproductive delay. On the contrary, the negotiations have already produced meaningful value by forcing a more realistic evaluation of revenue assumptions, developer capacity, capital requirements, operational risk, default remedies, and long-term lease economics. Over the last several months, the potential deal structures have evolved considerably, with differences of potentially millions of dollars depending on how major economic terms are resolved. That alone justifies deliberate attention. The District is attempting to secure a transaction that is both financeable and enforceable, while protecting itself against the kind of overpromising that contributed to the failure of the prior lease.

### **Alternative Scenario if the Board Declines to Approve an RV Park Operator Lease**

As part of its evaluation of available options, staff has also prepared and attached two budget scenarios for a District-operated alternative. These budgets are intended to help the Board understand what the District might reasonably expect if it chose not to enter

into a lease with a private developer and instead attempted to operate the parks through a property-management and camp-host model. Both scenarios assume occupancy levels that may be attainable through enhanced signage and more aggressive marketing, without any major capital improvements on the scale of those contemplated by the private developers. Under this model, the District would engage a property manager at ten percent of gross receipts and rely on camp hosts, with housing provided in lieu of wages, to support customer service, cleaning, and routine maintenance. The model is highly dependent on excellent customer service, aggressive website and marketing management, and consistent on-site responsiveness. It also assumes that the Bayside apartment and the RHV office require modest capital improvements. It is conservative by historical standards, but ambitious compared to recent performance.

The first budget scenario applies the District's current pricing structure. Under the standard-price exhibit, Bayside is projected to generate total annual revenue of \$510,023, total expenses of \$346,580, and net income of \$163,443. The RHV exhibit projects total annual revenue of \$516,220, total expenses of \$354,713, and net income of \$161,507. Combined, the two parks would therefore produce approximately \$324,950 in net income under that scenario. Notably the exhibits show no administrative overhead allocation.

The second budget scenario reduces rental rates in an effort to improve competitiveness in light of the fact that the parks presently lack the full set of amenities offered by stronger market competitors. Under the reduced-pricing exhibit, Bayside is projected to produce net income of \$136,001 and RHV is projected to produce net income of \$115,493, for combined net income of approximately \$251,494. That is materially lower than the standard-price scenario in the first year, which is to be expected because the reduced-pricing model sacrifices some near-term revenue in order to improve marketability. Importantly, both exhibits use the same monthly occupancy assumptions. As a result, the reduced-pricing exhibit principally shows the immediate effect of charging less, but does not yet capture the longer-term upside staff would hope to achieve if more competitive rates produce stronger occupancy, greater market penetration, more repeat business, and improved public perception over time. In other words, the lower-rate scenario yields less net income in the near term, but its strategic rationale is that improved occupancy should strengthen performance in future periods beyond the initial budget horizon.

### **Reality Check: Practical Constraints of the Self-Operation Alternative**

The District-operated alternative must be put in proper perspective. These budgets demonstrate that self-operation may be financially possible under favorable assumptions, but they do not make that option equivalent to a long-term lease with a qualified private developer. First, the District-operated model does not provide the immediate private capital infusion that a development lease could provide. Second, it leaves the District directly exposed to the operational risks of hospitality management, including occupancy risk, customer-service failures, maintenance performance, collections, staffing continuity, regulatory compliance, and reputational harm. Third, the

budgets expressly assume no CCHD administrative overhead allocation, which means the District's actual net return would be lower if office staff are required to meaningfully support park operations. Fourth, the success of this option depends heavily on the quality and continuity of a relatively small management team, the availability of appropriate housing, and completion of at least some site-related improvements. Finally, direct operation would place the burden of rebuilding public confidence in the RV parks squarely on the District itself, rather than on a private operator, who would have an advantage after making substantial capital improvements and assuming front-line operating responsibility.

For those reasons, staff does not view the District-operated alternative as the preferred path if the Board can secure a financially sound and realistically structured development lease with an experienced private party. The budgets are useful because they establish that the District has an option other than accepting weak lease terms. They provide a benchmark and help define the District's negotiating leverage. They should not, however, be interpreted as showing that the District would be better off rejecting private development simply because self-operation might produce some positive operating income in year one. The central question is not merely whether the District can operate the parks at a modest profit. The larger question is whether the District should instead secure a long-term arrangement that brings outside capital, shifts substantial operational burden and risk away from the Harbor, rehabilitates the properties and provides enhanced amenities for the public to enjoy, and creates a more durable revenue stream over time.

### **Conclusion**

In summary, the amount of time devoted to these negotiations has been reasonable in light of the magnitude of the proposed transactions, historical comparisons, the District's recent negative experience with REC, the large financial consequences of getting the deal wrong, the number of complex terms still under discussion, the extensive due diligence being conducted by all sides, and the related legal and technical work required to support any final agreement. The District is not simply negotiating rent; it is attempting to structure an agreement that will remain viable and protective of the public interest for decades. The caution reflected in the present process is therefore not a sign of dysfunction. It is, rather, a necessary response to the stakes involved and to the lessons learned from the District's prior experience. Staff is currently targeting a special meeting for April 15, 2026, at which the Board would consider this matter in public session and, if prepared to do so, take a public vote.

Crescent City Harbor District  
RV Parks - Operator CCHD  
Proposed Budget 25/26

Occupancy Level →	Jul 26 75%	Aug 26 50%	Sept 26 35%	Oct 26 25%	Nov 26 25%	Dec 26 25%	Jan 27 25%	Feb 27 25%	Mar 27 25%	Apr 27 25%	May 27 35%	Jun 27 40%	Total 26/27	
<b>Bayside RV Park</b>														
Lease 25 BI@\$600;3PT@\$700,Apt\$1100(2/3FMV)														
RV 27 BI\$40/60,13PT\$50/70,15DC\$25														
<b>Income</b>														
2801 RV Leases/Host	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	218,400
2802 RV Dump Station	75	75	75	75	75	75	75	75	75	75	75	75	75	900
2803 RV Fees	90	90	90	90	90	90	90	90	90	90	90	90	90	1,080
2804 RV Freezers	15	15	15	15	15	15	15	15	15	15	15	15	15	180
2805 RV Laundry	400	200	100	50	50	50	100	100	100	100	150	200	200	1,600
2809 RV Guest Rentals	65,363	43,575	22,103	15,788	15,788	15,788	15,788	14,735	15,788	15,788	22,103	25,260	25,260	287,863
<b>Total for 2800 RV Parks Revenue Operations</b>	<b>84,143</b>	<b>62,155</b>	<b>40,583</b>	<b>34,218</b>	<b>34,218</b>	<b>34,218</b>	<b>34,268</b>	<b>33,215</b>	<b>34,268</b>	<b>34,268</b>	<b>40,633</b>	<b>43,840</b>	<b>510,023</b>	
<b>Expenses</b>														
3201 Ads and Notices	250	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Fees & Commissions	1,238	825	578	413	413	413	413	413	413	413	413	578	660	6,765
3402 Merchant Fees	1,961	1,307	663	474	474	474	474	442	474	474	663	758	758	8,636
3911 Property Management Fees	8,414	6,216	4,058	3,422	3,422	3,422	3,427	3,322	3,427	3,427	4,063	4,384	4,384	51,002
Insurance Expense	5,000	0	0	0	0	0	0	0	0	0	0	0	0	5,000
3903 Legal Fees	300	300	300	300	300	300	300	300	300	300	300	300	300	3,600
4004 Permits / Licenses	0	0	0	0	0	0	1,500	0	0	0	0	0	0	1,500
4006 Subscriptions & Software	0	1,250	0	0	1,250	0	0	1,250	0	0	1,250	0	0	5,000
5005 Payroll Tax Expenses	81	81	81	81	81	81	81	81	81	81	81	81	81	977
5013 Team Housing	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200
5100 Repairs / Maintenance	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000
5202 Operations Supplies / Materials	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
5501 Electricity	6,000	6,000	6,000	6,000	7,000	9,000	9,000	9,000	9,000	8,000	7,000	6,000	6,000	88,000
5502 Propane	1,500	1,500	1,200	1,000	1,000	1,000	1,000	1,000	1,200	1,200	1,500	1,500	1,500	14,600
5503 Telephone	100	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5504 Water & Sewer Service	3,000	2,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	3,000	3,000	3,000	27,500
5505 Trash & Recycle	5,000	5,000	5,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	5,000	5,000	5,000	53,000
5506 WI-FI / Internet Services	300	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Administrative Overhead Allocation														0
<b>Total Expenses</b>	<b>39,244</b>	<b>31,729</b>	<b>26,630</b>	<b>24,439</b>	<b>26,689</b>	<b>27,439</b>	<b>28,944</b>	<b>28,557</b>	<b>27,644</b>	<b>26,644</b>	<b>30,185</b>	<b>28,433</b>	<b>346,580</b>	
<b>Net Income</b>	<b>44,898</b>	<b>30,426</b>	<b>13,952</b>	<b>9,778</b>	<b>7,528</b>	<b>6,778</b>	<b>5,323</b>	<b>4,658</b>	<b>6,623</b>	<b>7,623</b>	<b>10,447</b>	<b>15,407</b>	<b>163,443</b>	

Crescent City Harbor District  
RV Parks - Operator CCHD  
Proposed Budget 25/26

Occupancy Level —>	Jul 26 75%	Aug 26 50%	Sept 26 35%	Oct 26 25%	Nov 26 25%	Dec 26 25%	Jan 27 25%	Feb 27 25%	Mar 27 25%	Apr 27 25%	May 27 35%	Jun 27 40%	Total 26/27
<b>RHV RV Park</b>													
RV 15BI\$50/70, 61BI\$40/60,5PT\$50/70,10DC\$25													
<b>Income</b>													
2803 RV Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
2805 RV Laundry	400	200	100	50	50	50	100	100	100	100	150	200	1,600
2809 RV Guest Rentals	119,475	79,650	38,745	27,675	27,675	27,675	27,675	27,675	27,675	27,675	38,745	44,280	514,620
<b>Total for 2800 RV Parks Revenue Operations</b>	<b>119,875</b>	<b>79,850</b>	<b>38,845</b>	<b>27,725</b>	<b>27,725</b>	<b>27,725</b>	<b>27,775</b>	<b>27,775</b>	<b>27,775</b>	<b>27,775</b>	<b>38,895</b>	<b>44,480</b>	<b>516,220</b>
<b>Expenses</b>													
3201 Ads and Notices	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Fees & Commissions	2,559	1,706	1,194	853	853	853	853	853	853	853	1,194	1,365	13,991
3402 Merchant Fees	3,584	2,390	1,162	830	830	830	830	830	830	830	1,162	1,328	15,439
3911 Property Management Fees	11,988	7,985	3,885	2,773	2,773	2,773	2,778	2,778	2,778	2,778	3,890	4,448	51,622
Insurance Expense	5,000	0	0	0	0	0	0	0	0	0	0	0	5,000
3903 Legal Fees	300	300	300	300	300	300	300	300	300	300	300	300	3,600
4004 Permits / Licenses	0	0	0	0	0	0	1,428	0	0	0	0	0	1,428
4006 Subscriptions & Software	0	1,250	0	0	1,250	0	0	1,250	0	0	1,250	0	5,000
5005 Payroll Tax Expenses	44	44	44	44	44	44	44	44	44	44	44	44	533
5013 Team Housing	600	600	600	600	600	600	600	600	600	600	600	600	7,200
5100 Repairs / Maintenance	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000
5202 Operations Supplies / Materials	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
5501 Electricity	6,000	6,000	6,000	6,000	7,000	9,000	9,000	9,000	9,000	8,000	7,000	6,000	88,000
5502 Propane	1,500	1,500	1,200	1,000	1,000	1,000	1,000	1,000	1,200	1,200	1,500	1,500	14,600
5503 Telephone	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5504 Water & Sewer Service	3,000	2,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	3,000	3,000	27,500
5505 Trash & Recycle	5,000	5,000	5,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	5,000	5,000	53,000
5506 WI-FI / Internet Services	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Administrative Overhead Allocation	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Expenses</b>	<b>45,226</b>	<b>34,925</b>	<b>27,036</b>	<b>24,050</b>	<b>26,300</b>	<b>27,050</b>	<b>28,483</b>	<b>28,305</b>	<b>27,255</b>	<b>26,255</b>	<b>30,591</b>	<b>29,236</b>	<b>354,713</b>
<b>Net Income</b>	<b>74,649</b>	<b>44,925</b>	<b>11,809</b>	<b>3,675</b>	<b>1,425</b>	<b>675</b>	<b>(708)</b>	<b>(530)</b>	<b>520</b>	<b>1,520</b>	<b>8,304</b>	<b>15,244</b>	<b>161,507</b>

Crescent City Harbor District  
RV Parks - Operator CCHD  
Proposed Budget 25/26 - Reduced Pricing

Occupancy Level →	Jul 26 75%	Aug 26 50%	Sept 26 35%	Oct 26 25%	Nov 26 25%	Dec 26 25%	Jan 27 25%	Feb 27 25%	Mar 27 25%	Apr 27 25%	May 27 35%	Jun 27 40%	Total 26/27
<b>Bayside RV Park</b>													
Lease 25 BI@\$600;3PT@\$700,Apt\$1100(2/3FMV)													
RV 27 BI\$35/55,13PT\$40/60,15DC\$25													
<b>Income</b>													
2801 RV Leases/Host	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	218,400
2802 RV Dump Station	75	75	75	75	75	75	75	75	75	75	75	75	900
2803 RV Fees	90	90	90	90	90	90	90	90	90	90	90	90	1,080
2804 RV Freezers	15	15	15	15	15	15	15	15	15	15	15	15	180
2805 RV Laundry	400	200	100	50	50	50	100	100	100	100	150	200	1,600
2809 RV Guest Rentals	59,400	39,600	19,320	13,800	13,800	13,800	13,800	13,800	13,800	13,800	19,320	22,080	256,320
<b>Total for 2800 RV Parks Revenue Operations</b>	<b>78,180</b>	<b>58,180</b>	<b>37,800</b>	<b>32,230</b>	<b>32,230</b>	<b>32,230</b>	<b>32,280</b>	<b>32,280</b>	<b>32,280</b>	<b>32,280</b>	<b>37,850</b>	<b>40,660</b>	<b>478,480</b>
<b>Expenses</b>													
3201 Ads and Notices	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Fees & Commissions	1,238	825	578	413	413	413	413	413	413	413	578	660	6,765
3402 Merchant Fees	1,782	1,188	580	414	414	414	414	414	414	414	580	662	7,690
3911 Property Management Fees	7,818	5,818	3,780	3,223	3,223	3,223	3,228	3,228	3,228	3,228	3,785	4,066	47,848
Insurance Expense	5,000	0	0	0	0	0	0	0	0	0	0	0	5,000
3903 Legal Fees	300	300	300	300	300	300	300	300	300	300	300	300	3,600
4004 Permits / Licenses	0	0	0	0	0	0	1,500	0	0	0	0	0	1,500
4006 Subscriptions & Software	0	1,250	0	0	1,250	0	0	1,250	0	0	1,250	0	5,000
5005 Payroll Tax Expenses	81	81	81	81	81	81	81	81	81	81	81	81	977
5013 Team Housing	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200
5100 Repairs / Maintenance	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000
5202 Operations Supplies / Materials	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
5501 Electricity	6,000	6,000	6,000	6,000	7,000	9,000	9,000	9,000	9,000	8,000	7,000	6,000	88,000
5502 Propane	1,500	1,500	1,200	1,000	1,000	1,000	1,000	1,000	1,200	1,200	1,500	1,500	14,600
5503 Telephone	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5504 Water & Sewer Service	3,000	2,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	3,000	3,000	27,500
5505 Trash & Recycle	5,000	5,000	5,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	5,000	5,000	53,000
5506 WI-FI / Internet Services	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Administrative Overhead Allocation													0
<b>Total Expenses</b>	<b>38,469</b>	<b>31,212</b>	<b>26,269</b>	<b>24,181</b>	<b>26,431</b>	<b>27,181</b>	<b>28,686</b>	<b>28,436</b>	<b>27,386</b>	<b>26,386</b>	<b>29,824</b>	<b>28,020</b>	<b>342,479</b>
<b>Net Income</b>	<b>39,711</b>	<b>26,968</b>	<b>11,532</b>	<b>8,049</b>	<b>5,799</b>	<b>5,049</b>	<b>3,594</b>	<b>3,844</b>	<b>4,894</b>	<b>5,894</b>	<b>8,027</b>	<b>12,640</b>	<b>136,001</b>

Crescent City Harbor District  
RV Parks - Operator CCHD  
Proposed Budget 25/26 - Reduced Pricing

Occupancy Level →	Jul 26 75%	Aug 26 50%	Sept 26 35%	Oct 26 25%	Nov 26 25%	Dec 26 25%	Jan 27 25%	Feb 27 25%	Mar 27 25%	Apr 27 25%	May 27 35%	Jun 27 40%	Total 26/27
<b>RHV RV Park</b>													
RV 15BI50\$45/65, 61BI\$35/55,5PT\$40/60,10DC\$25													
<b>Income</b>													
2803 RV Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
2805 RV Laundry	400	200	100	50	50	50	100	100	100	100	150	200	1,600
2809 RV Guest Rentals	109,800	73,200	34,230	24,450	24,450	24,450	24,450	24,450	24,450	24,450	34,230	39,120	461,730
<b>Total for 2800 RV Parks Revenue Operations</b>	<b>110,200</b>	<b>73,400</b>	<b>34,330</b>	<b>24,500</b>	<b>24,500</b>	<b>24,500</b>	<b>24,550</b>	<b>24,550</b>	<b>24,550</b>	<b>24,550</b>	<b>34,380</b>	<b>39,320</b>	<b>463,330</b>
<b>Expenses</b>													
3201 Ads and Notices	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Fees & Commissions	2,559	1,706	1,194	853	853	853	853	853	853	853	1,194	1,365	13,991
3402 Merchant Fees	3,294	2,196	1,027	734	734	734	734	734	734	734	1,027	1,174	13,852
3911 Property Management Fees	11,020	7,340	3,433	2,450	2,450	2,450	2,455	2,455	2,455	2,455	3,438	3,932	46,333
Insurance Expense	5,000	0	0	0	0	0	0	0	0	0	0	0	5,000
3903 Legal Fees	300	300	300	300	300	300	300	300	300	300	300	300	3,600
4004 Permits / Licenses	0	0	0	0	0	0	1,428	0	0	0	0	0	1,428
4006 Subscriptions & Software	0	1,250	0	0	1,250	0	0	1,250	0	0	1,250	0	5,000
5005 Payroll Tax Expenses	44	44	44	44	44	44	44	44	44	44	44	44	533
5013 Team Housing	600	600	600	600	600	600	600	600	600	600	600	600	7,200
5100 Repairs / Maintenance	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000
5202 Operations Supplies / Materials	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
5501 Electricity	6,000	6,000	6,000	6,000	7,000	9,000	9,000	9,000	9,000	8,000	7,000	6,000	88,000
5502 Propane	1,500	1,500	1,200	1,000	1,000	1,000	1,000	1,000	1,200	1,200	1,500	1,500	14,600
5503 Telephone	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5504 Water & Sewer Service	3,000	2,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	3,000	3,000	27,500
5505 Trash & Recycle	5,000	5,000	5,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	5,000	5,000	53,000
5506 WI-FI / Internet Services	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Administrative Overhead Allocation	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Expenses</b>	<b>43,968</b>	<b>34,087</b>	<b>26,449</b>	<b>23,631</b>	<b>25,881</b>	<b>26,631</b>	<b>28,064</b>	<b>27,886</b>	<b>26,836</b>	<b>25,836</b>	<b>30,004</b>	<b>28,565</b>	<b>347,837</b>
<b>Net Income</b>	<b>66,232</b>	<b>39,313</b>	<b>7,881</b>	<b>869</b>	<b>(1,381)</b>	<b>(2,131)</b>	<b>(3,514)</b>	<b>(3,336)</b>	<b>(2,286)</b>	<b>(1,286)</b>	<b>4,376</b>	<b>10,755</b>	<b>115,493</b>



## **8. Communications, Reports, and Directions to Staff**

### **a. Harbor Commissioner & Committee Reports**

**(1) Commissioner Dan Schmidt**

**(2) Commissioner Annie Nehmer**

**(3) Commissioner Gerhard Weber**

**(4) Vice Chair John Evans**

**(5) Chair Rick Shepherd**



## **8. Communications, Reports, and Directions to Staff**

### **b. CEO/Harbormaster Report**



## **8. Communications, Reports, and Directions to Staff**

### **c. Financial Report**

- i. Balance Sheet by month**
- ii. Profit and Loss by month**
- iii. Budget to Actual as of 03/31/26**
- iv. Cash Flow Report for March 2026**
- v. Update on grant billing**
- vi. Update on 24/25 audit status**
- vii. Review 25/26 Q3 budget and approve adjustments**
- viii. Update on USDA loan modification plan**
- ix. Update on CPRA requests**
- x. Status report on other pending projects**

# Balance Sheet by Month

Crescent City Harbor District

As of Mar 31, 2026

	Jun 30-30 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026
<b>Assets</b>										
Current Assets										
Bank Accounts										
1005 LAIF Reserve	304,687	273,877	273,877	273,877	276,929	276,929	256,929	259,825	259,825	259,825
1008 QB Payment Clearing Account	8,774	2,794	4,109	2,873	12,304	2,870	15,421	30,389	157	0
1001 Bayside Checking #1766	50	20	20	14	7	7	7	7	7	7
Stripe (required for Synder)	0	0	0	0	0	0	0	0	0	0
1009 QuickBooks Tax Holding Account								3,237	4,683	5,651
1003 CCHD Checking #4766	48,767	128,312	45,645	21,136	33,012	27,605	296,605	25,456	79,142	62,553
1004 CCHD Savings #4774	5,021	5,021	5,021	5,021	5,021	5,021	5,021	5,021	5,021	5,021
1006 RHV Checking #0707	500	500	500	500	500	500	500	500	500	500
<b>Total for Bank Accounts</b>	<b>367,799</b>	<b>410,524</b>	<b>329,172</b>	<b>303,421</b>	<b>327,773</b>	<b>312,932</b>	<b>574,483</b>	<b>324,435</b>	<b>349,336</b>	<b>333,557</b>
Accounts Receivable										
1100 Accounts Receivable	22,773	4,269	9,950	18,851	23,926	39,683	19,896	66,970	52,444	41,732
<b>Total for Accounts Receivable</b>	<b>22,773</b>	<b>4,269</b>	<b>9,950</b>	<b>18,851</b>	<b>23,926</b>	<b>39,683</b>	<b>19,896</b>	<b>66,970</b>	<b>52,444</b>	<b>41,732</b>
Other Current Assets										
1200 Other Current Assets										
1201 Commercial Lease Receivables	717,750	717,750	717,750	717,750	717,750	717,750	717,750	717,750	717,750	717,750

# Balance Sheet by Month

Crescent City Harbor District

As of Mar 31, 2026

	Jun 30-30 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026
1202 Deferred Pension Contributions	277,459	277,459	277,459	277,459	277,459	277,459	277,459	277,459	277,459	277,459
1206 PrePaid Expenses	0	0	0	0	0	0	0	0	0	0
1208 Loans to Employees / Payroll Advances	0	0	0	0	0	0	0	0	0	0
1205 Withholding Receivable	84,070	84,070	84,070	84,070	84,070	84,070	84,070	84,070	84,070	84,070
<b>Total for 1200 Other Current Assets</b>	<b>1,079,279</b>	<b>1,079,279</b>	<b>1,079,279</b>	<b>1,079,279</b>	<b>1,079,279</b>	<b>1,079,279</b>	<b>1,079,279</b>	<b>1,079,279</b>	<b>1,079,279</b>	<b>1,079,279</b>
1300 Inventory										
1302 Inventory Asset	0	0	0	0	0	0	0	0	0	0
1301 Gift Shop Purchases	10,154	10,154	10,154	10,154	10,154	10,154	10,154	10,154	10,154	10,154
<b>Total for 1300 Inventory</b>	<b>10,154</b>	<b>10,154</b>	<b>10,154</b>	<b>10,154</b>	<b>10,154</b>	<b>10,154</b>	<b>10,154</b>	<b>10,154</b>	<b>10,154</b>	<b>10,154</b>
1250 Undeposited Funds	16,382	1,074	6,012	9,590	7,277	11,592	1,846	23,157	7,499	2,239
1214 Grant Receivable	45,915	45,915	45,915	45,915	45,915	45,915	45,915	45,915	45,915	45,915
1215 Taxes Receivable	358,561	293,129	293,129	293,129	293,129	293,129	537,589	537,589	537,589	537,589
<b>Total for Other Current Assets</b>	<b>1,510,291</b>	<b>1,429,551</b>	<b>1,434,489</b>	<b>1,438,067</b>	<b>1,435,754</b>	<b>1,440,069</b>	<b>1,674,783</b>	<b>1,696,094</b>	<b>1,680,436</b>	<b>1,675,176</b>
<b>Total for Current Assets</b>	<b>1,900,863</b>	<b>1,844,344</b>	<b>1,773,612</b>	<b>1,760,339</b>	<b>1,787,453</b>	<b>1,792,683</b>	<b>2,269,162</b>	<b>2,087,499</b>	<b>2,082,216</b>	<b>2,050,465</b>
Fixed Assets										
1580 Accumulated Depreciation	-51,222,894	-	-	-	-	-	-	-	-	-
1450 CIP - Citizens Dock	193,845	193,845	195,915	195,915	195,915	212,090	212,090	212,090	215,351	228,590
1455 CIP - Harbor Dev &	114,177	125,139	157,451	166,511	366,044	371,669	376,919	384,683	391,808	409,085

# Balance Sheet by Month

Crescent City Harbor District

As of Mar 31, 2026

	Jun 30-30 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026
Design										
1460 CIP So Beach Bathroom	11,990	11,990	11,990	11,990	11,990	11,990	11,990	11,990	11,990	11,990
1465 CIP - Seawall Project	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
1490 Land Cost	465,511	465,511	465,511	465,511	465,511	465,511	465,511	465,511	465,511	465,511
1500 Depreciable Assets										
1520 Vehicles	15,217	15,217	15,217	15,217	15,217	15,217	15,217	15,217	15,217	15,217
1550 Leased Vehicle	147,395	147,395	147,395	147,395	147,395	147,395	147,395	147,395	147,395	147,395
1570 Streets, Roads and Parks	707,691	707,691	707,691	707,691	707,691	707,691	707,691	707,691	707,691	707,691
<b>Total for 1500 Depreciable Assets</b>	<b>870,303</b>	<b>870,303</b>	<b>870,303</b>	<b>870,303</b>	<b>870,303</b>	<b>870,303</b>	<b>870,303</b>	<b>870,303</b>	<b>870,303</b>	<b>870,303</b>
1510 Machinery / Equipment	357,501	357,501	357,501	357,501	357,501	357,501	357,501	357,501	357,501	357,501
1530 Buildings and Improvements	4,606,514	4,606,514	4,606,514	4,606,514	4,606,514	4,606,514	4,606,514	4,606,514	4,606,514	4,606,514
1540 Marina, Wharves, and Docks	61,733,331	61,733,331	61,733,331	61,733,331	61,733,331	61,733,331	61,733,331	61,733,331	61,733,331	61,733,331
1560 Sewer Lift Station	33,655	33,655	33,655	33,655	33,655	33,655	33,655	33,655	33,655	33,655
<b>Total for Fixed Assets</b>	<b>17,166,933</b>	<b>16,858,903</b>	<b>16,574,293</b>	<b>16,264,361</b>	<b>16,144,901</b>	<b>15,847,709</b>	<b>15,533,967</b>	<b>15,222,739</b>	<b>14,914,132</b>	<b>14,625,656</b>
Other Assets	0	0	0	0	0	0	0	0	0	0
<b>Total for Assets</b>	<b>19,067,796</b>	<b>18,703,247</b>	<b>18,347,905</b>	<b>18,024,700</b>	<b>17,932,354</b>	<b>17,640,392</b>	<b>17,803,129</b>	<b>17,310,238</b>	<b>16,996,349</b>	<b>16,676,121</b>
<b>Liabilities and Equity</b>										
Liabilities										
Current Liabilities										
Accounts Payable										
1600 Accounts Payable	108,588	104,981	112,290	132,601	273,616	289,114	507,587	152,009	142,800	488,077

# Balance Sheet by Month

Crescent City Harbor District

As of Mar 31, 2026

	Jun 30-30 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026
(A/P)										
<b>Total for Accounts Payable</b>	<b>108,588</b>	<b>104,981</b>	<b>112,290</b>	<b>132,601</b>	<b>273,616</b>	<b>289,114</b>	<b>507,587</b>	<b>152,009</b>	<b>142,800</b>	<b>488,077</b>
Credit Cards										
1700 Credit Card Accounts										
1701 Home Depot	902	92	0	0	0	0	0	0	0	0
1702 USBank	2,460	2,081	1,491	1,319	2,359	1,534	2,513	2,369	1,066	2,412
<b>Total for 1700 Credit Card Accounts</b>	<b>3,362</b>	<b>2,173</b>	<b>1,491</b>	<b>1,319</b>	<b>2,359</b>	<b>1,534</b>	<b>2,513</b>	<b>2,369</b>	<b>1,066</b>	<b>2,412</b>
<b>Total for Credit Cards</b>	<b>3,362</b>	<b>2,173</b>	<b>1,491</b>	<b>1,319</b>	<b>2,359</b>	<b>1,534</b>	<b>2,513</b>	<b>2,369</b>	<b>1,066</b>	<b>2,412</b>
Other Current Liabilities										
2000 Current Liabilities										
2004 Current Auto Lease Liability	33,388	33,388	33,388	33,388	33,388	33,388	33,388	33,388	33,388	33,388
2002 Interest Payable	134,102	134,102	134,102	134,102	134,102	134,102	134,102	134,102	134,102	134,102
2001 Customer Deposits & PrePayments	32,972	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600
2005 Valid Credit Due Customer	0	0	0	0	0	0	0	0	0	0
<b>Total for 2000 Current Liabilities</b>	<b>200,462</b>	<b>177,090</b>	<b>177,090</b>	<b>177,090</b>	<b>177,090</b>	<b>177,090</b>	<b>177,090</b>	<b>177,090</b>	<b>177,090</b>	<b>177,090</b>
1900 Payroll Liabilities										
1904 Pension Defer	45,977	45,977	45,977	45,977	45,977	45,977	45,977	45,977	45,977	45,977
1906 Accrued Payroll Liabilities	28,540	28,540	28,540	28,540	28,540	28,540	28,540	28,540	28,540	28,540

# Balance Sheet by Month

Crescent City Harbor District

As of Mar 31, 2026

	Jun 30-30 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026
1910 Payroll Clearing	-116	0	0	0	-2,135	0	0	0	0	0
1926 CALPERS							-2,446	0	-56	0
1921 125LIFE								-19	0	0
1915 Payroll Tax Clearing	0	0	0	0	0	0	429	0	0	0
1931 Union Dues								10	0	0
1923 125VIS								17	0	0
1924 CA PIT / SDI								0	0	26
1920 125DEN								163	163	163
1928 Federal Unemployment (940)								286	413	499
1922 125MED								0	-2,240	1,121
1925 CA SUI / ETT								2,951	4,270	5,277
1907 Compensated Absences	42,369	42,369	42,369	42,369	42,369	42,369	42,369	42,369	42,369	42,369
<b>Total for 1900 Payroll Liabilities</b>	<b>116,769</b>	<b>116,886</b>	<b>116,886</b>	<b>116,886</b>	<b>114,751</b>	<b>116,886</b>	<b>114,869</b>	<b>120,294</b>	<b>119,435</b>	<b>123,971</b>
1803 TOT Payable	204	0	0	0	-731	-731	-731	-866	-880	-863
1801 CDTFA Payable	34	73	111	99	107	31	33	37	38	38
1800 TOT Payable DNU	0	0	0	0	0	0	0	0	0	0
2006 Accrued Expenses	3,204	7,392	13,505	17,604	23,390	29,003	34,774	40,637	46,308	44,194
<b>Total for Other Current Liabilities</b>	<b>320,673</b>	<b>301,440</b>	<b>307,592</b>	<b>311,678</b>	<b>314,607</b>	<b>322,279</b>	<b>326,035</b>	<b>337,192</b>	<b>341,991</b>	<b>344,430</b>
<b>Total for Current Liabilities</b>	<b>432,622</b>	<b>408,595</b>	<b>421,372</b>	<b>445,598</b>	<b>590,581</b>	<b>612,927</b>	<b>836,135</b>	<b>491,570</b>	<b>485,857</b>	<b>834,919</b>
Long-term Liabilities										

# Balance Sheet by Month

Crescent City Harbor District

As of Mar 31, 2026

	Jun 30-30 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026
2100 Long term debt	0	0	0	0	0	0	0	0	0	0
2110 Fashion Blacksmith Settlement Payable	2,350,000	2,350,000	2,350,000	2,350,000	2,350,000	2,350,000	2,350,000	2,350,000	2,350,000	2,100,000
2103 Lease Liability	717,750	717,750	717,750	717,750	717,750	717,750	717,750	717,750	717,750	717,750
2104 Net Pension Liability	923,771	923,771	923,771	923,771	923,771	923,771	923,771	923,771	923,771	923,771
2101 Dwelley / Frazier Note Bayside RV Park	0	0	0	0	0	0	0	0	0	0
2105 Fashion Blacksmith Payable	1,086,769	1,086,769	1,086,769	1,086,769	1,086,769	1,086,769	948,431	948,431	948,431	948,431
2102 USDA Loan	4,598,781	4,598,781	4,598,781	4,598,781	4,598,781	4,598,781	4,598,781	4,598,781	4,598,781	4,598,781
<b>Total for 2100 Long term debt</b>	<b>9,677,070</b>	<b>9,677,070</b>	<b>9,677,070</b>	<b>9,677,070</b>	<b>9,677,070</b>	<b>9,677,070</b>	<b>9,538,732</b>	<b>9,538,732</b>	<b>9,538,732</b>	<b>9,288,732</b>
<b>Total for Long-term Liabilities</b>	<b>9,677,070</b>	<b>9,677,070</b>	<b>9,677,070</b>	<b>9,677,070</b>	<b>9,677,070</b>	<b>9,677,070</b>	<b>9,538,732</b>	<b>9,538,732</b>	<b>9,538,732</b>	<b>9,288,732</b>
<b>Total for Liabilities</b>	<b>10,109,693</b>	<b>10,085,665</b>	<b>10,098,443</b>	<b>10,122,668</b>	<b>10,267,651</b>	<b>10,289,997</b>	<b>10,374,867</b>	<b>10,030,302</b>	<b>10,024,589</b>	<b>10,123,651</b>
Equity										
Net Income	-3,812,209	-340,521	-708,641	-1,056,072	-1,293,401	-1,607,708	-1,529,841	-1,678,167	-1,986,344	-2,405,633
2300 Retained Earnings	-14,958,525	-	-	-	-	-	-	-	-	-
		18,770,733	18,770,733	18,770,733	18,770,733	18,770,733	18,770,733	18,770,733	18,770,733	18,770,733
2350 Opening Balance Equity	27,728,836	27,728,836	27,728,836	27,728,836	27,728,836	27,728,836	27,728,836	27,728,836	27,728,836	27,728,836
<b>Total for Equity</b>	<b>8,958,103</b>	<b>8,617,582</b>	<b>8,249,462</b>	<b>7,902,031</b>	<b>7,664,703</b>	<b>7,350,395</b>	<b>7,428,262</b>	<b>7,279,936</b>	<b>6,971,759</b>	<b>6,552,470</b>
<b>Total for Liabilities and Equity</b>	<b>19,067,796</b>	<b>18,703,247</b>	<b>18,347,905</b>	<b>18,024,700</b>	<b>17,932,354</b>	<b>17,640,392</b>	<b>17,803,129</b>	<b>17,310,238</b>	<b>16,996,349</b>	<b>16,676,121</b>

# Profit and Loss by Month

Crescent City Harbor District

July, 2025-March, 2026

	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Total
<b>Income</b>										
2400 Commercial Revenue										
2401 Commercial Fees	21,838	10,003	10,039	27,213	3,448	764	20,762	296		94,362
Additional										
2402 Commercial Hoist Leases	21,540	21,540	21,540	21,540	21,540	18,540	25,020	24,000	24,000	199,260
2403 Commercial Leases	30,046	29,985	32,183	30,164	29,349	46,557	29,077	28,969	28,503	284,832
2407 Commercial Utilities	1,132	1,199	1,295	1,399	1,143	1,361	2,074	2,934	2,220	14,757
2409 Freezer Rental	666	666	666	666	666	555	666	666	666	5,883
2410 Poundage Fees	546		2,923	12,809	539	401	27,799	11,680		56,696
<b>Total for 2400 Commercial Revenue</b>	<b>75,768</b>	<b>63,392</b>	<b>68,646</b>	<b>93,791</b>	<b>56,685</b>	<b>68,177</b>	<b>105,398</b>	<b>68,544</b>	<b>55,389</b>	<b>\$655,790</b>
2600 Services & Fees										
2601 Equipment Rental		48		48						96
2602 No Insurance Fee	4,140	4,320	4,860	4,500	3,420	3,420	2,880	2,520	2,340	32,400
2603 Fees & Sales Additional	164	131	41	29	24	54	24	103	12	581
2604 Event Rentals	2,246	140								2,386
2605 Permits Fish Sales	150	150	450							750
2607 Late Payment Fee	270	480	510	690	300	420	420	240	270	3,600
2608 Launch Permit Fees	3,122	1,970	1,584	416	49	933	1,019	376	1,010	10,479
2609 Laundry Sales		54	90	10	50		40	56	40	340
2610 Live-a-Board Fees	960	720	720	720	720	720	720	480	480	6,240
2611 Mobile Crane Rental	360	180		1,224	588	384	360	120	1,680	4,896
2612 Storage Revenue	2,872	2,464	2,384	2,099	1,299	1,299	1,299	8,269	6,220	28,207
2613 Utilities Marina	1,593	1,391	1,533	2,247	2,303	2,989	4,232	4,781	3,522	24,589
2614 Work Dock Use		350					600			950
2615 Surcharge / Admin Fee	120	210	420	210	210	330	600	660	570	3,330
2617 Non-Taxable labor fees								90		90

# Profit and Loss by Month

Crescent City Harbor District

July, 2025-March, 2026

	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Total
<b>Total for 2600 Services &amp; Fees</b>	<b>15,997</b>	<b>12,608</b>	<b>12,592</b>	<b>12,193</b>	<b>8,963</b>	<b>10,550</b>	<b>12,194</b>	<b>17,695</b>	<b>16,144</b>	<b>\$118,934</b>
2700 Moorage - Slip Rentals										
2701 Rec Slip Rentals / Dockwa	39,638	29,788	15,734	47,777	56,693	59,387	84,283	47,710	51,585	432,594
<b>Total for 2700 Moorage - Slip Rentals</b>	<b>39,638</b>	<b>29,788</b>	<b>15,734</b>	<b>47,777</b>	<b>56,693</b>	<b>59,387</b>	<b>84,283</b>	<b>47,710</b>	<b>51,585</b>	<b>\$432,594</b>
2800 RV Parks Revenue Operations										
2801 RV Leases	15,300	15,300	15,335	15,300	14,300	14,830	14,300	14,300	14,300	133,265
2802 RV Dump Station	90	60	40	15		15	10		15	245
2803 RV BS Fees	120	120	120	120	120	115	90	90	90	985
2804 RV BS Freezers	10	15	15	15	15	15	15	15	15	130
2805 RV BS Laundry	60	90	100	46	70	57	60	35	40	557
2808 RV RHV Laundry	53	20	60					10	4	146
2809 RV Guest Rentals	16,506	9,886	4,546	4,722	1,350	4,450	2,777	3,193	3,769	51,198
<b>Total for 2800 RV Parks Revenue Operations</b>	<b>32,139</b>	<b>25,491</b>	<b>20,216</b>	<b>20,217</b>	<b>15,855</b>	<b>19,481</b>	<b>17,252</b>	<b>17,643</b>	<b>18,232</b>	<b>\$186,526</b>
3000 Sales of Product Revenue										
3001 Gift Shop Sales	473	222	262	94	35	30	48	5	10	1,181
<b>Total for 3000 Sales of Product Revenue</b>	<b>473</b>	<b>222</b>	<b>262</b>	<b>94</b>	<b>35</b>	<b>30</b>	<b>48</b>	<b>5</b>	<b>10</b>	<b>\$1,181</b>
<b>Total for Income</b>	<b>164,014</b>	<b>131,500</b>	<b>117,450</b>	<b>174,072</b>	<b>138,231</b>	<b>157,625</b>	<b>219,175</b>	<b>151,597</b>	<b>141,360</b>	<b>\$1,395,025</b>
<b>Cost of Goods Sold</b>										
3100 Cost of Goods Sold										
3102 Laundry Expense		27	45	5	25		20	28	20	170
<b>Total for 3100 Cost of Goods Sold</b>		<b>27</b>	<b>45</b>	<b>5</b>	<b>25</b>		<b>20</b>	<b>28</b>	<b>20</b>	<b>\$170</b>

# Profit and Loss by Month

Crescent City Harbor District

July, 2025-March, 2026

	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Total
<b>Total for Cost of Goods Sold</b>		<b>27</b>	<b>45</b>	<b>5</b>	<b>25</b>		<b>20</b>	<b>28</b>	<b>20</b>	<b>\$170</b>
<b>Gross Profit</b>	<b>164,014</b>	<b>131,473</b>	<b>117,405</b>	<b>174,067</b>	<b>138,206</b>	<b>157,625</b>	<b>219,155</b>	<b>151,569</b>	<b>141,340</b>	<b>\$1,394,855</b>
<b>Expenses</b>										
3200 Advertising										
3201 Ads and Notices	800	104	389	597	451	451	451	250	250	3,743
<b>Total for 3200 Advertising</b>	<b>800</b>	<b>104</b>	<b>389</b>	<b>597</b>	<b>451</b>	<b>451</b>	<b>451</b>	<b>250</b>	<b>250</b>	<b>\$3,743</b>
3300 Auto Expenses										
3301 Fuel Expenses	538	80	120	195	255	305	245	376	399	2,513
3302 Maintenance and Repair	676	655		140	64	122	1,016	43		2,717
3303 Truck Leases/Auto Exp	3,509	3,509	3,509	3,509	3,509	3,509	3,509	3,509	3,509	31,584
<b>Total for 3300 Auto Expenses</b>	<b>4,723</b>	<b>4,245</b>	<b>3,629</b>	<b>3,844</b>	<b>3,828</b>	<b>3,937</b>	<b>4,770</b>	<b>3,929</b>	<b>3,909</b>	<b>\$36,814</b>
3400 Bank Fees / Surcharges										
3401 Bank Fees	58	47	34	34	28	88	63	29	29	411
3402 Merchant Fees	493	274	119	137	51	31	85	86	111	1,387
3404 QuickBooks Payments Fees	699	605	443	963	472	1,058	524	789		5,553
<b>Total for 3400 Bank Fees / Surcharges</b>	<b>1,250</b>	<b>926</b>	<b>596</b>	<b>1,134</b>	<b>552</b>	<b>1,177</b>	<b>672</b>	<b>904</b>	<b>140</b>	<b>\$7,351</b>
3500 Dues	98	0	0	0	144	0				242
3600 Contractors Operations										
3602 Outside Services	1,009	1,168		1,055	243	974	1,776	2,611	303	9,139
<b>Total for 3600 Contractors Operations</b>	<b>1,009</b>	<b>1,168</b>		<b>1,055</b>	<b>243</b>	<b>974</b>	<b>1,776</b>	<b>2,611</b>	<b>303</b>	<b>\$9,139</b>
3700 Insurance Policies										
3701 Auto Insurance	2,234	2,240	2,240	2,240		2,686	2,663	2,663	2,663	19,630
3702 Liability & Property	45,764	12,575	12,575	12,575	12,575	12,575	12,820	12,575	12,873	146,904

# Profit and Loss by Month

Crescent City Harbor District

July, 2025-March, 2026

	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Total
Policies										
3703 Workers Comp	3,467	5,036	2,129	2,140	-3,765	1,974	2,062	-3,760	0	9,282
<b>Total for 3700 Insurance Policies</b>	<b>51,465</b>	<b>19,851</b>	<b>16,944</b>	<b>16,955</b>	<b>8,810</b>	<b>17,234</b>	<b>17,544</b>	<b>11,477</b>	<b>15,536</b>	<b>\$175,816</b>
3800 Interest Expense										
3801 Additional Interest Expenses	6		1	15			1			22
3803 FB Arbitration Award						46,150				46,150
3804 FB Judgement									112,500	112,500
3805 Finance Charges	150	53	54	52	41	32	6	1	14	402
<b>Total for 3800 Interest Expense</b>	<b>156</b>	<b>53</b>	<b>54</b>	<b>67</b>	<b>41</b>	<b>46,182</b>	<b>7</b>	<b>1</b>	<b>112,514</b>	<b>\$159,074</b>
3900 Professional Fees / Consultants										
3901 Accounting	3,925	5,775	5,775	5,775	5,775	5,775	5,775	5,775	5,775	50,125
3902 Auditing						12,000				12,000
3903 Attorney Professional Services Legal	9,965	4,570	4,975	2,425	1,830	3,375	2,900	739	988	31,766
3905 Legal Reimbursements						120	17			137
3908 IT Services	1,730		3,700	1,850	1,842	1,850	1,850	2,600	1,850	17,272
3909 IT Reimbursements	350	44	675	185	185	185	902	1,142	537	4,204
<b>Total for 3900 Professional Fees / Consultants</b>	<b>15,970</b>	<b>10,389</b>	<b>15,125</b>	<b>10,235</b>	<b>9,632</b>	<b>23,305</b>	<b>11,444</b>	<b>10,255</b>	<b>9,149</b>	<b>\$115,504</b>
4000 Office / General operations										
4002 Office Equipment Leases	424	424	424	424	511	424	424	433	424	3,911
4003 Office Expenses	441	437	294			374	103	29	129	1,808
4004 Permits / Licenses	1,030				21,713	3,508				26,251

# Profit and Loss by Month

Crescent City Harbor District

July, 2025-March, 2026

	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Total
4006 Subscriptions & Software	1,529	3,953	1,682	2,707	1,447	5,738	1,376	2,542	2,455	23,429
4007 Uniform Expenses	206	530	643	381	197	216	249	437	361	3,220
4008 Website & Hosting Expenses	340	340	340	340	340	340	340	340	340	3,060
4025 Recruitment Expense		145		45				175		365
4026 Taxes and License	680	363		31			222			1,297
4028 Postage & Shipping		78		78		100		78		334
<b>Total for 4000 Office / General operations</b>	<b>4,651</b>	<b>6,269</b>	<b>3,383</b>	<b>4,007</b>	<b>24,209</b>	<b>10,700</b>	<b>2,713</b>	<b>4,033</b>	<b>3,709</b>	<b>\$63,674</b>
5000 Payroll Expenditures										
5001 Payroll Expenses	52,750	88,457	51,203	51,425	50,324	47,721	50,256	47,282	43,308	482,725
5002 Payroll Benefits	10,280	8,281	9,686	12,394	9,647	9,769	9,853	9,982	9,887	89,778
5003 Health Benefits	13,741	13,741	13,741	13,741	13,630	17,569	16,426	16,498	21,501	140,589
5005 Payroll Tax Expenses	4,161	6,849	4,092	4,095	3,838	5,616	7,070	5,052	5,083	45,855
5006 Commissioner Expense	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	27,000
5013 Team Housing & Additional Expenses						20,402			26	20,428
5015 Payroll Processing Expense	3,445	2,450	2,590	2,590	1,445	1,466	618	164	225	14,993
<b>Total for 5000 Payroll Expenditures</b>	<b>87,377</b>	<b>122,778</b>	<b>84,312</b>	<b>87,246</b>	<b>81,884</b>	<b>105,542</b>	<b>87,222</b>	<b>81,977</b>	<b>83,030</b>	<b>\$821,368</b>
5100 Repairs / Maintenance										
5102 Operations Purchases							1,463			1,463
5104 Repairs General	1,176		1,145	819	415	585	2,980	611	519	8,249
<b>Total for 5100 Repairs / Maintenance</b>	<b>1,176</b>		<b>1,145</b>	<b>819</b>	<b>415</b>	<b>585</b>	<b>4,443</b>	<b>611</b>	<b>519</b>	<b>\$9,713</b>
5200 Supplies, Materials & Fuel										

# Profit and Loss by Month

Crescent City Harbor District

July, 2025-March, 2026

	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Total
5201 Maintenance Supplies / Materials	1,122	1,933	1,963	1,672	1,547	1,073	1,122	1,694	1,696	13,824
5202 Operations Supplies / Materials	86	491	866	877	536	463	610		254	4,184
5203 Fuel Maintenance	642	1,553	917	955	771	163	1,135	462	887	7,485
<b>Total for 5200 Supplies, Materials &amp; Fuel</b>	<b>1,851</b>	<b>3,977</b>	<b>3,747</b>	<b>3,504</b>	<b>2,854</b>	<b>1,700</b>	<b>2,867</b>	<b>2,157</b>	<b>2,837</b>	<b>\$25,493</b>
5300 Travel / Training										
5305 Mileage / Fuel								39		39
5307 Trainings / Meetings			340				31	112		483
<b>Total for 5300 Travel / Training</b>			<b>340</b>				<b>31</b>	<b>151</b>		<b>\$522</b>
5500 Utilities										
5501 Electricity	6,454	1,231	6,009	619	2,157	13,513	23,787	6,041	29,947	89,759
5502 Propane	1,183	60	1,194	836	602	1,011	643	523	1,168	7,221
5503 Telephone	1,132	1,101	1,066	1,068	1,068	1,025	824	1,024	924	9,234
5504 Water & Sewer Service	4,532	3,492	2,908	3,225	3,000	3,241	3,310	3,093		26,802
5505 Trash & Recycle	7,402	7,491	7,491	7,500	7,491	7,491	10,408	11,112		66,386
5506 WI-FI / Internet Services	460	464	508	451	451	451	451	462	462	4,161
<b>Total for 5500 Utilities</b>	<b>21,165</b>	<b>13,840</b>	<b>19,177</b>	<b>13,700</b>	<b>14,769</b>	<b>26,733</b>	<b>39,424</b>	<b>22,255</b>	<b>32,501</b>	<b>\$203,564</b>
5600 Write-Offs										
5601 Commercial Bad Debt									24,298	24,298
<b>Total for 5600 Write-Offs</b>									<b>24,298</b>	<b>\$24,298</b>
<b>Total for Expenses</b>	<b>191,692</b>	<b>183,601</b>	<b>148,841</b>	<b>143,162</b>	<b>147,830</b>	<b>238,521</b>	<b>173,364</b>	<b>140,611</b>	<b>288,695</b>	<b>\$1,656,315</b>
<b>Net Operating Income</b>	<b>-27,678</b>	<b>-52,127</b>	<b>-31,436</b>	<b>30,905</b>	<b>-9,624</b>	<b>-80,896</b>	<b>45,791</b>	<b>10,958</b>	<b>-147,355</b>	<b>-\$261,461</b>
Other Income										
5750 Grant Income				44,907			126,580		22,903	194,390

# Profit and Loss by Month

Crescent City Harbor District

July, 2025-March, 2026

	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Total
5800 Interest Income										
5802 LAIF Investment Gain	3,190			3,052			2,896			9,138
<b>Total for 5800 Interest Income</b>	<b>3,190</b>			<b>3,052</b>			<b>2,896</b>			<b>\$9,138</b>
6000 Tax Proceeds										
6001 Property Tax	0				11,488	260,125	7,415			279,028
6002 TOT Proceeds						244,460				244,460
<b>Total for 6000 Tax Proceeds</b>	<b>0</b>				<b>11,488</b>	<b>504,585</b>	<b>7,415</b>			<b>\$523,489</b>
<b>Total for Other Income</b>	<b>3,190</b>			<b>47,959</b>	<b>11,488</b>	<b>504,585</b>	<b>136,891</b>		<b>22,903</b>	<b>\$727,017</b>
Other Expenses										
6203 Penalties & Fines	41		3	201			14			259
6500 Depreciation	318,992	318,992	318,992	318,992	318,992	318,992	318,992	318,992	318,992	2,870,930
6700 Reconciliation Adjustments	-3,000	-3,000	-3,000	-3,000	-2,820	26,830	12,002	143	-24,155	0
<b>Total for Other Expenses</b>	<b>316,033</b>	<b>315,992</b>	<b>315,996</b>	<b>316,193</b>	<b>316,172</b>	<b>345,822</b>	<b>331,008</b>	<b>319,135</b>	<b>294,837</b>	<b>\$2,871,189</b>
<b>Net Other Income</b>	<b>-312,843</b>	<b>-315,992</b>	<b>-315,996</b>	<b>-268,234</b>	<b>-304,684</b>	<b>158,763</b>	<b>-194,117</b>	<b>-319,135</b>	<b>-271,934</b>	<b>-\$2,144,173</b>
<b>Net Income</b>	<b>-340,521</b>	<b>-368,120</b>	<b>-347,431</b>	<b>-237,329</b>	<b>-314,307</b>	<b>77,867</b>	<b>-148,326</b>	<b>-308,177</b>	<b>-419,289</b>	<b>-\$2,405,633</b>

# Crescent City Harbor District

## Budget vs. Actuals

July 2025 - March 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
<b>Income</b>			
2400 Commercial Revenue			
2401 Commercial Fees Additional	94,362.01		94,362.01
2402 Commercial Hoist Leases	199,260.00	216,833.31	-17,573.31
2403 Commercial Leases	284,831.80	385,000.00	-100,168.20
2407 Commercial Utilities	14,756.75	19,166.64	-4,409.89
2409 Freezer Rental	5,883.00	5,994.00	-111.00
2410 Poundage Fees	56,696.11	72,200.00	-15,503.89
<b>Total 2400 Commercial Revenue</b>	<b>655,789.67</b>	<b>699,193.95</b>	<b>-43,404.28</b>
2600 Services & Fees			
2601 Equipment Rental	96.00	200.00	-104.00
2602 No Insurance Fee	32,400.00	22,500.00	9,900.00
2603 Fees & Sales Additional	581.25		581.25
2604 Event Rentals	2,386.00	1,125.00	1,261.00
2605 Permits Fish Sales	750.00	1,200.00	-450.00
2606 Key Fob Sales		450.00	-450.00
2607 Late Payment Fee	3,600.00	3,375.00	225.00
2608 Launch Permit Fees	10,479.00	11,250.00	-771.00
2609 Laundry Sales	340.00	500.00	-160.00
2610 Live-a-Board Fees	6,240.00	6,435.00	-195.00
2611 Mobile Crane Rental	4,896.00	5,625.00	-729.00
2612 Storage Revenue	28,207.00	27,000.00	1,207.00
2613 Utilities Marina	24,588.51	22,500.00	2,088.51
2614 Work Dock Use	950.00	900.00	50.00
2615 Surcharge / Admin Fee	3,330.00	1,800.00	1,530.00
2616 Harbor Fees Additional		900.00	-900.00
2617 Non-Taxable labor fees	90.00	900.00	-810.00
<b>Total 2600 Services &amp; Fees</b>	<b>118,933.76</b>	<b>106,660.00</b>	<b>12,273.76</b>
2700 Moorage - Slip Rentals			
2701 Rec Slip Rentals / Dockwa	432,594.31	420,000.03	12,594.28
<b>Total 2700 Moorage - Slip Rentals</b>	<b>432,594.31</b>	<b>420,000.03</b>	<b>12,594.28</b>
2800 RV Parks Revenue Operations			
2801 RV Leases	133,265.00	139,500.00	-6,235.00
2802 RV Dump Station	245.00	90.00	155.00
2803 RV BS Fees	985.00	2,700.00	-1,715.00
2804 RV BS Freezers	130.00	135.00	-5.00
2805 RV BS Laundry	557.00	1,800.00	-1,243.00
2806 RV RHV Leases		0.00	0.00
2808 RV RHV Laundry	146.00	450.00	-304.00
2809 RV Guest Rentals	51,198.29	31,500.00	19,698.29
<b>Total 2800 RV Parks Revenue Operations</b>	<b>186,526.29</b>	<b>176,175.00</b>	<b>10,351.29</b>
3000 Sales of Product Revenue			
3001 Gift Shop Sales	1,180.55	1,500.03	-319.48

# Crescent City Harbor District

## Budget vs. Actuals

July 2025 - March 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
<b>Total 3000 Sales of Product Revenue</b>	<b>1,180.55</b>	<b>1,500.03</b>	<b>-319.48</b>
Stripe sales	0.00		0.00
<b>Total Income</b>	<b>\$1,395,024.58</b>	<b>\$1,403,529.01</b>	<b>\$ -8,504.43</b>
Cost of Goods Sold			
3100 Cost of Goods Sold			
3101 Gift Shop Items		900.00	-900.00
3102 Laundry Expense	170.00		170.00
<b>Total 3100 Cost of Goods Sold</b>	<b>170.00</b>	<b>900.00</b>	<b>-730.00</b>
<b>Total Cost of Goods Sold</b>	<b>\$170.00</b>	<b>\$900.00</b>	<b>\$ -730.00</b>
<b>GROSS PROFIT</b>	<b>\$1,394,854.58</b>	<b>\$1,402,629.01</b>	<b>\$ -7,774.43</b>
Expenses			
3200 Advertising			
3201 Ads and Notices	3,743.47	2,700.00	1,043.47
<b>Total 3200 Advertising</b>	<b>3,743.47</b>	<b>2,700.00</b>	<b>1,043.47</b>
3300 Auto Expenses			
3301 Fuel Expenses	2,513.14	2,700.00	-186.86
3302 Maintenance and Repair	2,716.94	2,700.00	16.94
3303 Truck Leases/Auto Exp	31,584.06	33,750.00	-2,165.94
<b>Total 3300 Auto Expenses</b>	<b>36,814.14</b>	<b>39,150.00</b>	<b>-2,335.86</b>
3400 Bank Fees / Surcharges			
3401 Bank Fees	410.55	1,125.00	-714.45
3402 Merchant Fees	1,387.36	375.03	1,012.33
3404 QuickBooks Payments Fees	5,553.44	6,750.00	-1,196.56
<b>Total 3400 Bank Fees / Surcharges</b>	<b>7,351.35</b>	<b>8,250.03</b>	<b>-898.68</b>
3500 Dues	241.50	9,700.00	-9,458.50
3600 Contractors Operations			
3602 Outside Services	9,139.40	22,500.00	-13,360.60
<b>Total 3600 Contractors Operations</b>	<b>9,139.40</b>	<b>22,500.00</b>	<b>-13,360.60</b>
3700 Insurance Policies			
3701 Auto Insurance	19,629.72	18,000.00	1,629.72
3702 Liability & Property Policies	146,904.32	145,600.00	1,304.32
3703 Workers Comp	9,282.18	29,999.97	-20,717.79
<b>Total 3700 Insurance Policies</b>	<b>175,816.22</b>	<b>193,599.97</b>	<b>-17,783.75</b>
3800 Interest Expense			
3801 Additional Interest Expenses	22.27		22.27
3802 USDA Interest		162,000.00	-162,000.00
3803 FB Arbitration Award	46,149.65	158,650.00	-112,500.35
3804 FB Judgement	112,500.00	0.00	112,500.00
3805 Finance Charges	402.14	6,500.00	-6,097.86
<b>Total 3800 Interest Expense</b>	<b>159,074.06</b>	<b>327,150.00</b>	<b>-168,075.94</b>
3900 Professional Fees / Consultants			

# Crescent City Harbor District

## Budget vs. Actuals

July 2025 - March 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
3901 Accounting	50,125.00	50,625.00	-500.00
3902 Auditing	12,000.00	24,000.00	-12,000.00
3903 Attorney Professional Services Legal	31,765.90	45,000.00	-13,234.10
3904 Additional Non-Attorney		9,000.00	-9,000.00
3905 Legal Reimbursements	137.10	4,500.00	-4,362.90
3906 Engineering		15,000.03	-15,000.03
3908 IT Services	17,271.94	18,000.00	-728.06
3909 IT Reimbursements	4,204.04		4,204.04
<b>Total 3900 Professional Fees / Consultants</b>	<b>115,503.98</b>	<b>166,125.03</b>	<b>-50,621.05</b>
4000 Office / General operations			
4002 Office Equipment Leases	3,910.73	4,875.03	-964.30
4003 Office Expenses	1,807.86	2,700.00	-892.14
4004 Permits / Licenses	26,251.00	25,500.00	751.00
4006 Subscriptions & Software	23,429.47	20,212.47	3,217.00
4007 Uniform Expenses	3,219.62	3,499.98	-280.36
4008 Website & Hosting Expenses	3,060.00	3,150.00	-90.00
4025 Recruitment Expense	365.00		365.00
4026 Taxes and License	1,296.66		1,296.66
4028 Postage & Shipping	334.02	450.00	-115.98
<b>Total 4000 Office / General operations</b>	<b>63,674.36</b>	<b>60,387.48</b>	<b>3,286.88</b>
5000 Payroll Expenditures			
5001 Payroll Expenses	482,724.99	462,000.00	20,724.99
5002 Payroll Benefits	89,777.55	109,800.00	-20,022.45
5003 Health Benefits	140,588.81	109,800.00	30,788.81
5005 Payroll Tax Expenses	45,855.25		45,855.25
5006 Commissioner Expense	27,000.00	27,000.00	0.00
5013 Team Housing & Additional Expenses	20,427.64		20,427.64
5015 Payroll Processing Expense	14,993.43	22,500.00	-7,506.57
<b>Total 5000 Payroll Expenditures</b>	<b>821,367.67</b>	<b>731,100.00</b>	<b>90,267.67</b>
5100 Repairs / Maintenance			
5102 Operations Purchases	1,463.45	3,750.03	-2,286.58
5104 Repairs General	8,249.12	33,750.00	-25,500.88
<b>Total 5100 Repairs / Maintenance</b>	<b>9,712.57</b>	<b>37,500.03</b>	<b>-27,787.46</b>
5200 Supplies, Materials & Fuel			
5201 Maintenance Supplies / Materials	13,823.87	11,250.00	2,573.87
5202 Operations Supplies / Materials	4,183.50	5,625.00	-1,441.50
5203 Fuel Maintenance	7,485.45	5,625.00	1,860.45
<b>Total 5200 Supplies, Materials &amp; Fuel</b>	<b>25,492.82</b>	<b>22,500.00</b>	<b>2,992.82</b>
5300 Travel / Training			
5305 Mileage / Fuel	38.72		38.72
5307 Trainings / Meetings	482.84	1,800.00	-1,317.16
<b>Total 5300 Travel / Training</b>	<b>521.56</b>	<b>1,800.00</b>	<b>-1,278.44</b>

# Crescent City Harbor District

## Budget vs. Actuals

July 2025 - March 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
<b>5500 Utilities</b>			
5501 Electricity	89,759.35	112,500.00	-22,740.65
5502 Propane	7,221.45	7,366.62	-145.17
5503 Telephone	9,233.88	9,000.00	233.88
5504 Water & Sewer Service	26,801.73	32,533.32	-5,731.59
5505 Trash & Recycle	66,386.40	92,083.32	-25,696.92
5506 WI-FI / Internet Services	4,161.32	3,983.34	177.98
<b>Total 5500 Utilities</b>	<b>203,564.13</b>	<b>257,466.60</b>	<b>-53,902.47</b>
<b>5600 Write-Offs</b>			
5601 Commercial Bad Debt	24,298.00		24,298.00
<b>Total 5600 Write-Offs</b>	<b>24,298.00</b>		<b>24,298.00</b>
<b>Payroll Expenses</b>			
<b>Company Contributions</b>			
Health Insurance	0.00		0.00
Retirement	0.00		0.00
<b>Total Company Contributions</b>	<b>0.00</b>		<b>0.00</b>
<b>Wages</b>			
Paid time off	0.00		0.00
<b>Total Wages</b>	<b>0.00</b>		<b>0.00</b>
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>
<b>Total Expenses</b>	<b>\$1,656,315.23</b>	<b>\$1,879,929.14</b>	<b>\$ -223,613.91</b>
<b>NET OPERATING INCOME</b>	<b>\$ -261,460.65</b>	<b>\$ -477,300.13</b>	<b>\$215,839.48</b>
<b>Other Income</b>			
5750 Grant Income	194,389.80		194,389.80
5800 Interest Income			
5802 LAIF Investment Gain	9,138.16	7,200.00	1,938.16
<b>Total 5800 Interest Income</b>	<b>9,138.16</b>	<b>7,200.00</b>	<b>1,938.16</b>
<b>6000 Tax Proceeds</b>			
6001 Property Tax	279,028.42	260,000.00	19,028.42
6002 TOT Proceeds	244,460.16	260,303.00	-15,842.84
<b>Total 6000 Tax Proceeds</b>	<b>523,488.58</b>	<b>520,303.00</b>	<b>3,185.58</b>
<b>Total Other Income</b>	<b>\$727,016.54</b>	<b>\$527,503.00</b>	<b>\$199,513.54</b>
<b>Other Expenses</b>			
6203 Penalties & Fines	258.88		258.88
6500 Depreciation	2,870,930.25		2,870,930.25
6700 Reconciliation Adjustments	-0.07		-0.07
<b>Total Other Expenses</b>	<b>\$2,871,189.06</b>	<b>\$0.00</b>	<b>\$2,871,189.06</b>
<b>NET OTHER INCOME</b>	<b>\$ -2,144,172.52</b>	<b>\$527,503.00</b>	<b>\$ -2,671,675.52</b>
<b>NET INCOME</b>	<b>\$ -2,405,633.17</b>	<b>\$50,202.87</b>	<b>\$ -2,455,836.04</b>

# Cash Flow Report - A/C#4766

Crescent City Harbor District  
March 2026

Account full name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
<b>1003 CCHD Checking #4766</b>							
Beginning Balance							79,142.20
1003 CCHD Checking #4766	03/02/2026	Deposit			1,057.65		80,199.85
1003 CCHD Checking #4766	03/03/2026	Deposit			12,422.38		92,622.23
1003 CCHD Checking #4766	03/03/2026	Bill	8246	Suburban Propane	370.06		92,992.29
1003 CCHD Checking #4766	03/04/2026	Payroll Check	8403	Gerhard Weber (1)		273.15	92,719.14
1003 CCHD Checking #4766	03/04/2026	Payroll Check	8401	Daniel J. Schmidt		273.15	92,445.99
1003 CCHD Checking #4766	03/04/2026	Payroll Check	8402	Rick Shepherd (1)		273.15	92,172.84
1003 CCHD Checking #4766	03/04/2026	Payroll Check	DD	Chance W. Smith Jr		399.68	91,773.16
1003 CCHD Checking #4766	03/04/2026	Payroll Check	8400	Billy J. Newport		2,155.64	89,617.52
1003 CCHD Checking #4766	03/04/2026	Payroll Check	DD	William E. Regis		435.35	89,182.17
1003 CCHD Checking #4766	03/04/2026	Payroll Check	DD	Kristina M. Hanks		1,403.08	87,779.09
1003 CCHD Checking #4766	03/04/2026	Payroll Check	DD	Christopher J. Foulke		1,747.68	86,031.41
1003 CCHD Checking #4766	03/04/2026	Payroll Check	DD	Matthew R. Klinger		1,155.41	84,876.00
1003 CCHD Checking	03/04/2026	Payroll Check	8399	Andre Gonzalez		1,216.15	83,659.85

# Cash Flow Report - A/C#4766

Crescent City Harbor District  
March 2026

Account full name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
#4766							
1003 CCHD Checking	03/04/2026	Payroll Check	DD	Justin C. Hanks		1,638.51	82,021.34
#4766							
1003 CCHD Checking	03/04/2026	Payroll Check	DD	Michael T. Rademaker		3,099.94	78,921.40
#4766							
1003 CCHD Checking	03/04/2026	Payroll Check	DD	John Evans (1)		273.15	78,648.25
#4766							
1003 CCHD Checking	03/04/2026	Payroll Check	8404	Shilo J. Wilson		1,049.33	77,598.92
#4766							
1003 CCHD Checking	03/04/2026	Payroll Check	DD	Annie Nehmer (1)		273.15	77,325.77
#4766							
1003 CCHD Checking	03/04/2026	Payroll Check	DD	Janice E. Kerttula		1,531.26	75,794.51
#4766							
1003 CCHD Checking	03/04/2026	Payroll Check	DD	Ethan B. Gardner		428.97	75,365.54
#4766							
1003 CCHD Checking	03/04/2026	Tax Payment		QuickBooks Payroll		6,185.35	69,180.19
#4766							
1003 CCHD Checking	03/04/2026	Payment	260610202469700N00	Englund Marine/Chris Hegnes	275.42		69,455.61
#4766							
1003 CCHD Checking	03/04/2026	Deposit		Newbook Integration	41.80		69,497.41
#4766							
1003 CCHD Checking	03/04/2026	Deposit			4,415.00		73,912.41
#4766							
1003 CCHD Checking	03/04/2026	Transfer			157.20		74,069.61
#4766							
1003 CCHD Checking	03/05/2026	Deposit		Dockwa	5,878.93		79,948.54
#4766							
1003 CCHD Checking	03/05/2026	Deposit			14,453.13		94,401.67

# Cash Flow Report - A/C#4766

Crescent City Harbor District  
March 2026

Account full name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
#4766							
1003 CCHD Checking	03/06/2026	Deposit		Newbook Integration	107.38		94,509.05
#4766							
1003 CCHD Checking	03/06/2026	Deposit			5,496.26		100,005.31
#4766							
1003 CCHD Checking	03/09/2026	Deposit		Newbook Integration	398.39		100,403.70
#4766							
1003 CCHD Checking	03/09/2026	Bill	200000002244611	State Disbursement Unit	483.75		100,887.45
#4766							
1003 CCHD Checking	03/09/2026	Deposit		FEMA HMPG	22,902.95		123,790.40
#4766							
1003 CCHD Checking	03/10/2026	Deposit		Newbook Integration	200.29		123,990.69
#4766							
1003 CCHD Checking	03/10/2026	Deposit			22,266.20		146,256.89
#4766							
1003 CCHD Checking	03/11/2026	Deposit			5,590.68		151,847.57
#4766							
1003 CCHD Checking	03/11/2026	Bill Payment (Check)	8424	State Disbursement Unit		645.00	151,202.57
#4766							
1003 CCHD Checking	03/11/2026	Bill Payment (Check)	8407	C Renner Petroleum Inc		292.88	150,909.69
#4766							
1003 CCHD Checking	03/11/2026	Bill Payment (Check)	8426	Vestis		214.92	150,694.77
#4766							
1003 CCHD Checking	03/11/2026	Bill Payment (Check)	8413	Eureka Oxygen Co		539.67	150,155.10
#4766							
1003 CCHD Checking	03/11/2026	Bill Payment (Check)	8411	Community System Solutions		7,125.00	143,030.10
#4766							
1003 CCHD Checking	03/11/2026	Bill Payment	8414	Infinite Consulting		2,030.71	140,999.39

# Cash Flow Report - A/C#4766

Crescent City Harbor District  
March 2026

Account full name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
#4766		(Check)		Services			
1003 CCHD Checking	03/11/2026	Bill Payment	8415	Mendes Supply		819.31	140,180.08
#4766		(Check)		Company			
1003 CCHD Checking	03/11/2026	Bill Payment	8416	Moffatt & Nichol		19,435.81	120,744.27
#4766		(Check)					
1003 CCHD Checking	03/11/2026	Bill Payment	8406	Allied Administrators		325.07	120,419.20
#4766		(Check)					
1003 CCHD Checking	03/11/2026	Bill Payment	8408	Carpenters Local 751		60.00	120,359.20
#4766		(Check)					
1003 CCHD Checking	03/11/2026	Bill Payment	8409	CLR Laundry		73.00	120,286.20
#4766		(Check)					
1003 CCHD Checking	03/11/2026	Bill Payment	8419	Pacific Power		12,283.08	108,003.12
#4766		(Check)					
1003 CCHD Checking	03/11/2026	Bill Payment	8423	SHN Consulting		1,764.25	106,238.87
#4766		(Check)		Engineers & Geologists, Inc			
1003 CCHD Checking	03/11/2026	Bill Payment	8425	Suburban Propane		870.80	105,368.07
#4766		(Check)					
1003 CCHD Checking	03/11/2026	Bill Payment	8421	Redwood Medical Office		100.00	105,268.07
#4766		(Check)					
1003 CCHD Checking	03/11/2026	Bill Payment	8405	Allegiance Premium		12,574.66	92,693.41
#4766		(Check)		Finance Company			
1003 CCHD Checking	03/11/2026	Bill Payment	8417	O'Reilly Auto Parts		43.28	92,650.13
#4766		(Check)					
1003 CCHD Checking	03/11/2026	Bill Payment	8418	Orchid Marketing		250.00	92,400.13
#4766		(Check)		Company			
1003 CCHD Checking	03/11/2026	Bill Payment	8420	Recology Del Norte		18,320.06	74,080.07
#4766		(Check)					

# Cash Flow Report - A/C#4766

Crescent City Harbor District  
March 2026

Account full name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
1003 CCHD Checking #4766	03/11/2026	Bill Payment (Check)	8422	SCIF		1,958.09	72,121.98
1003 CCHD Checking #4766	03/11/2026	Bill Payment (Check)	8412	Crescent City Water Dept.		3,092.59	69,029.39
1003 CCHD Checking #4766	03/11/2026	Bill Payment (Check)	8410	Colantuono, Highsmith & Whatley, PC		987.50	68,041.89
1003 CCHD Checking #4766	03/11/2026	Bill Payment (Check)	ACH	CalPERS		2,894.84	65,147.05
1003 CCHD Checking #4766	03/11/2026	Bill Payment (Check)	ACH	LAI Trust		3,509.34	61,637.71
1003 CCHD Checking #4766	03/11/2026	Bill Payment (Check)	ACH	VSP		136.39	61,501.32
1003 CCHD Checking #4766	03/12/2026	Deposit		Dockwa	20,375.63		81,876.95
1003 CCHD Checking #4766	03/12/2026	Deposit		Newbook Integration	573.32		82,450.27
1003 CCHD Checking #4766	03/13/2026	Deposit			7,803.59		90,253.86
1003 CCHD Checking #4766	03/13/2026	Check	SVCCHRG	US Bank		28.95	90,224.91
1003 CCHD Checking #4766	03/17/2026	Deposit		Newbook Integration	261.90		90,486.81
1003 CCHD Checking #4766	03/17/2026	Deposit			5,135.43		95,622.24
1003 CCHD Checking #4766	03/18/2026	Deposit		HipCamp	71.60		95,693.84
1003 CCHD Checking #4766	03/18/2026	Deposit		Newbook Integration	121.05		95,814.89

# Cash Flow Report - A/C#4766

Crescent City Harbor District  
March 2026

Account full name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
1003 CCHD Checking #4766	03/19/2026	Payroll Check		Daniel J. Schmidt		123.53	95,691.36
1003 CCHD Checking #4766	03/19/2026	Payroll Check		Gerhard Weber (1)		123.53	95,567.83
1003 CCHD Checking #4766	03/19/2026	Payroll Check		Andre Gonzalez		1,243.89	94,323.94
1003 CCHD Checking #4766	03/19/2026	Payroll Check	DD	John Evans (1)		139.36	94,184.58
1003 CCHD Checking #4766	03/19/2026	Payroll Check	DD	William E. Regis		502.32	93,682.26
1003 CCHD Checking #4766	03/19/2026	Payroll Check	DD	Annie Nehmer (1)		123.53	93,558.73
1003 CCHD Checking #4766	03/19/2026	Payroll Check	DD	Christopher J. Foulke		1,780.19	91,778.54
1003 CCHD Checking #4766	03/19/2026	Payroll Check	DD	Ethan B. Gardner		346.45	91,432.09
1003 CCHD Checking #4766	03/19/2026	Payroll Check	DD	Matthew R. Klinger		1,227.15	90,204.94
1003 CCHD Checking #4766	03/19/2026	Payroll Check	DD	Justin C. Hanks		1,617.88	88,587.06
1003 CCHD Checking #4766	03/19/2026	Payroll Check	DD	Chance W. Smith Jr		416.20	88,170.86
1003 CCHD Checking #4766	03/19/2026	Payroll Check		Billy J. Newport		2,178.19	85,992.67
1003 CCHD Checking #4766	03/19/2026	Payroll Check	DD	Janice E. Kerttula		1,460.42	84,532.25
1003 CCHD Checking #4766	03/19/2026	Payroll Check		Rick Shepherd (1)		123.53	84,408.72

# Cash Flow Report - A/C#4766

Crescent City Harbor District  
March 2026

Account full name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
1003 CCHD Checking #4766	03/19/2026	Payroll Check	DD	Kristina M. Hanks		1,498.08	82,910.64
1003 CCHD Checking #4766	03/19/2026	Payroll Check	DD	Michael T. Rademaker		3,539.44	79,371.20
1003 CCHD Checking #4766	03/19/2026	Deposit		Dockwa	3,384.71		82,755.91
1003 CCHD Checking #4766	03/19/2026	Tax Payment		QuickBooks Payroll		7,773.11	74,982.80
1003 CCHD Checking #4766	03/19/2026	Deposit		Newbook Integration	482.00		75,464.80
1003 CCHD Checking #4766	03/19/2026	Deposit			8,598.79		84,063.59
1003 CCHD Checking #4766	03/20/2026	Deposit		Newbook Integration	41.80		84,105.39
1003 CCHD Checking #4766	03/20/2026	Bill Payment (Check)	8433	Del Norte County Clerk-Recorder		3,043.75	81,061.64
1003 CCHD Checking #4766	03/20/2026	Payroll Check		Ethan B. Gardner		148.49	80,913.15
1003 CCHD Checking #4766	03/23/2026	Tax Payment		QuickBooks Payroll		38.15	80,875.00
1003 CCHD Checking #4766	03/23/2026	Deposit		Newbook Integration	519.44		81,394.44
1003 CCHD Checking #4766	03/24/2026	Deposit		Newbook Integration	51.71		81,446.15
1003 CCHD Checking #4766	03/24/2026	Deposit			11,383.25		92,829.40
1003 CCHD Checking #4766	03/25/2026	Deposit		Newbook Integration	264.08		93,093.48

# Cash Flow Report - A/C#4766

Crescent City Harbor District  
March 2026

Account full name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	8444	Streamline		340.00	92,753.48
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	8437	Michael Jones		100.00	92,653.48
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	8443	State Disbursement Unit		161.25	92,492.23
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	8438	Northridge Electric, Llc		203.39	92,288.84
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	8435	C Renner Petroleum Inc		678.19	91,610.65
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	8434	Airmed Care Network		525.00	91,085.65
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	8441	Principal Life Insurance Co.		74.52	91,011.13
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	8446	Woods Plumbing Inc		1,912.61	89,098.52
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	8440	Pacific Power		17,663.74	71,434.78
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	8442	Spectrum Business		231.74	71,203.04
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	8445	The Mitchell Law Firm, LLP		3,125.00	68,078.04
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	8439	Orchid Marketing Company		250.00	67,828.04
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	8436	Colantuono, Highsmith & Whatley, PC		513.50	67,314.54
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	ACH	CalPERS		2,388.80	64,925.74

# Cash Flow Report - A/C#4766

Crescent City Harbor District  
March 2026

Account full name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	ACH	Intuit		500.29	64,425.45
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	ACH	Kelley Connect Xerox		423.81	64,001.64
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	ACH	Spectrum Business		230.00	63,771.64
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	ACH	US Bank Credit Card		1,858.45	61,913.19
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	ACH	VSP		136.39	61,776.80
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	ACH	CalPERS		6,789.17	54,987.63
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	ACH	CalPERS Medical		17,231.59	37,756.04
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	ACH	CalPERS		357.00	37,399.04
1003 CCHD Checking #4766	03/25/2026	Deposit		HipCamp	35.80		37,434.84
1003 CCHD Checking #4766	03/25/2026	Bill Payment (Check)	8447	Redwoods Leavitt Insurance Agency		298.19	37,136.65
1003 CCHD Checking #4766	03/26/2026	Deposit		Dockwa	9,479.20		46,615.85
1003 CCHD Checking #4766	03/26/2026	Deposit		Newbook Integration	303.70		46,919.55
1003 CCHD Checking #4766	03/30/2026	Deposit		Newbook Integration	51.71		46,971.26
1003 CCHD Checking #4766	03/31/2026	Deposit		Newbook Integration	97.27		47,068.53

# Cash Flow Report - A/C#4766

Crescent City Harbor District  
March 2026

Account full name	Transaction date	Transaction type	Num	Name	Debit	Credit	Balance
1003 CCHD Checking #4766	03/31/2026	Deposit			6,150.53		53,219.06
1003 CCHD Checking #4766	03/31/2026	Deposit			9,206.71		62,425.77
1003 CCHD Checking #4766	03/31/2026	Deposit		CLR Laundry	127.00		62,552.77
1003 CCHD Checking #4766	03/31/2026	Payroll Check		Jayde Woods	0.00		62,552.77
1003 CCHD Checking #4766	03/31/2026	Payroll Check		Chastity Kolmorgan	0.00		62,552.77
<b>Total for 1003 CCHD Checking #4766</b>					<b>\$181,037.69</b>	<b>\$197,627.12</b>	
<b>TOTAL</b>					<b>\$181,037.69</b>	<b>\$197,627.12</b>	

## 9. MEETING ADJOURNMENT

*Adjournment of the Board of Harbor Commissioners will be until the next meeting scheduled for **Wednesday, April 15, 2026**, at 2 p.m (Special Meeting). The Crescent City Harbor District complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to person with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990 (42 U.S.C. §12132). Any person with a disability who requires modification in order to participate in a meeting should direct such request to (707) 464-6174 at least 48 hours before the meeting, if possible.*

