



AGENDA
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039

March 29, 2023 – 7:00 P.M.

Moss Landing Harbor District is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/86205991428?pwd=bW83WWQ4UUVXVzBkVU53SVFzMmZLQT09>

Meeting ID: 862 0599 1428

Passcode: 3LhEqu

A. CLOSED SESSION

A Closed Session will be held immediately prior to the public open meeting, and will begin at **6:00 p.m.** to consider the following items. The public open meeting will begin at **7:00 p.m., or as soon thereafter as the Closed Session is concluded**, and any action taken during the Closed Session will be reported out at that time.

1. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: Development proposal received regarding the District new 9500'sf building in North Harbor.
2. Confer with real property negotiators (District Counsel and GM) regarding the Moss Landing Commercial Park pursuant to Government Code §54956.8.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

Roll Call

Russ Jeffries – President

Vince Ferrante- Vice President

James Goulart – Secretary

Liz Soto - Commissioner

Albert Lomeli – Commissioner

Tommy Razzeca – General Manager

Mike Rodriguez – District Counsel

Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

The President will use this opportunity to inform the public of issues affecting the District and other items of a general nature not otherwise provided for on this agenda.

D. PUBLIC COMMENTS

Members of the general public may address the Board of Harbor Commissioners regarding any item that is not on the Agenda. The President may limit the total amount of time of testimony on particular issues and for each individual speaker.

E. CONSENT CALENDAR

1. Approval of February 22, 2023 Meeting Minutes

F. FINANCIAL REPORT

2. Financial report month ending February 28, 2023

G. MANAGER'S REPORTS

The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary. The Manager may present additional reports; however, the Board may not take action on any such item not on this Agenda.

3. Projects Status/Update
4. Summary of Permits Issued
5. Meeting Announcements
6. Assigned Liveboard Report
7. Slip Income Report
8. Incident Report

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Goulart
10. Elkhorn Slough Advisory Committee – Lomeli
11. Special Districts – Jeffries/Ferrante
12. Liveboard Committee – Soto/Lomeli
13. Harbor Improvement Committee – Soto/Lomeli
14. Real Property Committee I – Jeffries/Ferrante/Leonardini (Appointed Public Representative)
15. Real Property Committee II – Goulart/Soto
16. Personnel Committee- Ferrante/Goulart
17. Ad Hoc Budget Committee – Goulart/Soto
18. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written.

I. NEW BUSINESS

19. Consider Amendment to the Reynolds Resort Moss Landing KOA Lese.
 - a. Staff report
 - b. Public comment
 - c. Board discussion
 - d. Board action

J. COMMISSIONERS COMMENTS AND CONCERNS

Commissioners may address items of concern at this time, and may request that items be placed on future agendas in accordance with the By-laws of the Board.

K. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled April 26, 2023 at the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA. Individuals requiring special accommodations should contact Administrative Assistant, Shay Shaw at Shaw@mosslandingharbor.dst.ca.us or at 831.633.2461 no less than 72 hours prior to the meeting or if a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to Regular Meetings and 24 hours prior to Special Meetings and/or by contacting the District at 831.633.5417 or Razzeca@mosslandingharbor.dst.ca.us or on the District's website at www.mosslandingharbor.dst.ca.us. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act



MINUTES
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039

February 22, 2023

Moss Landing Harbor District is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/81724757672?pwd=dTVweFhMM2k1dnhKd3JvZXY1NU5jdz09>

Meeting ID: 817 2475 7672

Passcode: 770170

One tap mobile

+16694449171,,81724757672#,,,,*770170# US

+16699006833,,81724757672#,,,,*770170# US (San Jose)

Passcode: 770170

Find your local number: <https://us02web.zoom.us/u/kkeNFLkLc>

A. CLOSED SESSION

A closed session was held immediately prior to the public open meeting to consider the following items:

1. Confer with real property negotiators (District Counsel and GM) pursuant to Government Code §54956.8 regarding: Development proposal received regarding the District new 9500'sf building in North Harbor.
2. Confer with real property negotiators (District Counsel and GM) regarding the Moss Landing Commercial Park pursuant to Government Code §54956.8.

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

The open session was called to order at 7:00pm, after the Pledge of Allegiance Roll was called:

Commissioners Present:

Russ Jeffries – President (Absent)
Vince Ferrante – Vice President
James Goulart – Secretary
Liz Soto – Commissioner
Albert Lomeli – Commissioner

Staff Present:

Tommy Razzeca – General Manager
Mike Rodriguez – District Counsel
Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

Vice President announced that the Board met in Closed Session and no decisions were made; direction was given to the General Manager and District Counsel.

D. PUBLIC COMMENTS

None.

E. CONSENT CALENDAR

1. Approval of January 25, 2023 Meeting Minutes. A motion was made by Commissioner Soto, seconded by Commissioner Goulart, to approve the January, 2022 Special Meeting Minutes. The motion passed 4-0-1 President Jeffries was absent.

F. FINANCIAL REPORT

2. Financial report month ending January 31, 2023. GM Razzeca gave the report. A motion was made by Commissioner Soto, seconded by Commissioner Goulart to accept the financial report. The motion passed 4-0-1 President Jeffries was absent.

G. MANAGER'S REPORTS

The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary. The Manager may present additional reports; however, the Board may not take action on any such item not on this Agenda.

3. Projects Status/Update – written report/no questions
4. Summary of Permits Issued – written report/no questions
5. Meeting Announcements – written report/no questions
6. Assigned Liveboard Report – written report/no questions
7. Slip Income Report – written report/no questions
8. Incident Report – written report/no questions

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Goulart – nothing to report
10. Elkhorn Slough Advisory Committee – Lomeli – nothing to report
11. Special Districts – Jeffries/Ferrante – nothing to report
12. Liveboard Committee – Soto/Lomeli – nothing to report
13. Harbor Improvement Committee – Soto/Lomeli – nothing to report
14. Real Property Committee I – Jeffries/Ferrante/Leonardini (Appointed Public Representative) – nothing to report.
15. Real Property Committee II – Goulart/Soto – nothing to report
16. Personnel Committee- Ferrante/Goulart – nothing to report
17. Ad Hoc Budget Committee – Goulart/Soto – nothing to report
18. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written. Commissioner Ferrante toured the Vistra Battery facility and reported out on the events that took place.

I. NEW BUSINESS

19. Consider Resolution 23-01 Nominating Vince Ferrante 2023 CSDA Board of Directors.
 - a. Staff report – GM Razzeca gave the report
 - b. Public comment – none
 - c. Board discussion – Commissioner Lomeli asked Commissioner Ferrante about CSDA and his position and how long was the term. Commissioner Ferrante responded that the term is for three years and further discussion ensued. Commissioner Soto said that she appreciates that Commissioner Ferrante keeps the Board informed of the conferences and information he receives that could be helpful and that impacts the Harbor.
 - d. Board action – A motion was made by Commissioner Goulart, seconded by Commissioner Soto to adopt Resolution 23-01 nominating Commissioner Vince Ferrante to the 2023 CSDA Board of Directors. The motion passed 4-0-1 President Jeffries was absent.

J. COMMISSIONERS COMMENTS AND CONCERNS

Commissioner Goulart attended the memorial for our beloved late staff member Fernando Velasquez and made a suggestion that the Board consider naming one of the docks in Fernando's memory or get a placard made. GM Razzeca suggested that Real Property Committee #2 should meet and discuss the memorial for Fernando.

K. ADJOURNMENT

Vice President Ferrante adjourned the meeting at 7:39 pm.

Respectfully submitted,

ATTEST:

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

James Goulart, Secretary
Board of Harbor Commissioners

Moss Landing Harbor District
Balance Sheet
As of February 28, 2023

	<u>Feb 28, 23</u>	<u>Feb 28, 22</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1022 · 1st Capital Trust Account	3,938,406	250,096	3,688,310	1,475%
1001 · 1st Capital Operating Account	3,806,631	3,367,286	439,345	13%
1009 · Union - Operating		266,036	-266,036	-100%
1015 · 1st Capital Bank	1,896,321	1,559,410	336,911	22%
1018 · Union Bank- Trust Account		2,807,900	-2,807,900	-100%
1020 · Umpqua - Restricted	1,017,204	1,017,102	102	
Total Checking/Savings	<u>10,659,062</u>	<u>9,268,330</u>	<u>1,390,732</u>	<u>15%</u>
Accounts Receivable				
1250 · Lease Receivable	4,680,061		4,680,061	100%
1120 · Leases				
1282 · NNN Receivable	91,007	100,392	-9,385	-9%
1284 · Local Bounty	2,067	1,650	417	25%
1120 · Leases - Other	5,475	-875	6,350	726%
Total 1120 · Leases	<u>98,549</u>	<u>101,167</u>	<u>-2,618</u>	<u>-3%</u>
1200 · Marina Receivables	155,735	141,852	13,883	10%
1201 · Marina - Allow for Bad Debt	-46,250	-41,401	-4,849	-12%
Total Accounts Receivable	<u>4,888,095</u>	<u>201,618</u>	<u>4,686,477</u>	<u>2,324%</u>
Other Current Assets				
1271 · Prepaid Expenses				
1270 · Insurance	77,674	65,774	11,900	18%
Total 1271 · Prepaid Expenses	<u>77,674</u>	<u>65,774</u>	<u>11,900</u>	<u>18%</u>
Total Other Current Assets	<u>77,674</u>	<u>65,774</u>	<u>11,900</u>	<u>18%</u>
Total Current Assets	<u>15,624,831</u>	<u>9,535,722</u>	<u>6,089,109</u>	<u>64%</u>
Fixed Assets				
1650 · Construction in Progress	4,900,572	4,883,321	17,251	0%
1670 · Equipment	546,875	501,453	45,422	9%
1700 · Improvements				
1710 · NH Buildings & Improvements	7,009,773	6,981,692	28,081	0%
1720 · NH Floating Docks	524,675	524,675		
1725 · NH Offsite Improvements	632,218	632,218		
1730 · SH Buildings & Improvements	8,491,664	8,174,402	317,262	4%
1740 · SH Floating Docks	9,583,746	9,583,746		
Total 1700 · Improvements	<u>26,242,076</u>	<u>25,896,733</u>	<u>345,343</u>	<u>1%</u>

Moss Landing Harbor District
Balance Sheet
As of February 28, 2023

	<u>Feb 28, 23</u>	<u>Feb 28, 22</u>	<u>\$ Change</u>	<u>% Change</u>
1800 · Less - Depreciation				
1805 · Equipment	-469,079	-450,548	-18,531	-4%
1810 · NH Buildings & Improvements	-4,127,859	-3,823,249	-304,610	-8%
1820 · NH Floating Docks	-524,674	-532,699	8,025	2%
1825 · NH Offsite Improvements	-538,074	-526,873	-11,201	-2%
1830 · SH Buildings & Improvements	-6,448,441	-6,407,661	-40,780	-1%
1840 · SH Floating Docks	-7,418,958	-7,054,968	-363,990	-5%
Total 1800 · Less - Depreciation	<u>-19,527,085</u>	<u>-18,795,998</u>	<u>-731,087</u>	<u>-4%</u>
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	<u>13,805,298</u>	<u>14,128,369</u>	<u>-323,071</u>	<u>-2%</u>
Other Assets				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	7,389	7,389		
Total Other Assets	<u>7,589</u>	<u>7,589</u>		
TOTAL ASSETS	<u>29,437,718</u>	<u>23,671,680</u>	<u>5,766,038</u>	<u>24%</u>

Moss Landing Harbor District
Balance Sheet
As of February 28, 2023

	Feb 28, 23	Feb 28, 22	\$ Change	% Change
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	351,089	37,171	313,918	845%
Total Accounts Payable	351,089	37,171	313,918	845%
Other Current Liabilities				
2020 · Accrued Salaries Payable	28,454	30,417	-1,963	-6%
2021 · Accrued Vacation	35,386	39,621	-4,235	-11%
2023 · Accrued Payroll Taxes	10,154	6,414	3,740	58%
2030 · Customer Deposits	360,487	358,180	2,307	1%
2051 · Note Interest Payable				
2062 · Umpqua Accrued Interest	6,593	7,546	-953	-13%
Total 2051 · Note Interest Payable	6,593	7,546	-953	-13%
2080 · Prepaid Berth Fees	212,766	205,434	7,332	4%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2082 · MLCP Cost Reimb. Deposit		73,761	-73,761	-100%
2086 · Prepaid Leases				
20861 · Vistra		79,254	-79,254	-100%
20862 · MBARI		4,761	-4,761	-100%
Total 2086 · Prepaid Leases		84,015	-84,015	-100%
2087 · Lease Deposits	19,625	19,501	124	1%
Total Other Current Liabilities	688,465	839,889	-151,424	-18%
Total Current Liabilities	1,039,554	877,060	162,494	19%
Long Term Liabilities				
2200 · Deferred RTU Lease Revenue	4,698,111		4,698,111	100%
2605 · Umpqua Loan	1,857,376	2,163,880	-306,504	-14%
Total Long Term Liabilities	6,555,487	2,163,880	4,391,607	203%
Total Liabilities	7,595,041	3,040,940	4,554,101	150%
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	14,904,941	13,143,069	1,761,872	13%
Net Income	481,505	1,031,440	-549,935	-53%
Total Equity	21,842,677	20,630,740	1,211,937	6%
TOTAL LIABILITIES & EQUITY	29,437,718	23,671,680	5,766,038	24%

Moss Landing Harbor District
Statement of Cash Flows
July 2022 through February 2023

Jul '22 - Feb 23

OPERATING ACTIVITIES	
Net Income	481,505
Adjustments to reconcile Net Income	
to net cash provided by operations:	
1120 · Leases	-4,378
1120 · Leases:1291 · Monterey Bay Kayak % Rent	22,223
1200 · Marina Receivables	-44,108
1201 · Marina - Allow for Bad Debt	20,750
1250 · Lease Receivable	-65,831
1120 · Leases:1282 · NNN Receivable	15,253
1120 · Leases:1284 · Local Bounty	1,234
1271 · Prepaid Expenses:1270 · Insurance	-77,674
1800 · Less - Depreciation:1805 · Equipment	12,800
1800 · Less - Depreciation:1810 · NH Buildings & Improvements	283,200
1800 · Less - Depreciation:1825 · NH Offsite Improvements	12,000
1800 · Less - Depreciation:1830 · SH Buildings & Improvements	72,000
1800 · Less - Depreciation:1840 · SH Floating Docks	256,000
2010 · Accounts Payable	566,177
2020 · Accrued Salaries Payable	11,420
2023 · Accrued Payroll Taxes	8,851
2030 · Customer Deposits	1,158
2080 · Prepaid Berth Fees	-26,484
2013 · Accrued Expenses	-12,000
2051 · Note Interest Payable:2062 · Umpqua Accrued Interest	-19,103
Net cash provided by Operating Activities	<u>1,514,993</u>
INVESTING ACTIVITIES	
1670 · Equipment	-45,423
1700 · Improvements:1730 · SH Buildings & Improvements	-166,049
Net cash provided by Investing Activities	<u>-211,472</u>
FINANCING ACTIVITIES	
2200 · Deferred RTU Lease Revenue	-20,373
2605 · Umpqua Loan	-306,504
Net cash provided by Financing Activities	<u>-326,877</u>
Net cash increase for period	976,644
Cash at beginning of period	9,682,419
Cash at end of period	<u><u>10,659,063</u></u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2022 through February 2023

	<u>Jul '22 - Feb 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	1,268,038	1,250,169	17,869	101%
4112 · Qtrly/Annual Discount	-4,004	-140	-3,864	2,860%
4113 · Commercial Vessel Dscnt	-8,274	-8,500	226	97%
4114 · Away (1 mnth) Dscnt	-212	-60	-152	353%
4115 · Temporary Berthing	156,756	156,063	693	100%
4120 · Liveaboard Fees	93,795	93,561	234	100%
4130 · Transient Berthing	9,331	20,000	-10,669	47%
4220 · Wait List	4,400	5,000	-600	88%
4260 · Towing - Intra Harbor		400	-400	
4270 · Pumpouts	1,000	500	500	200%
4280 · Late Fees	25,740	24,593	1,147	105%
4282 · Recovered Lien Costs	700	1,000	-300	70%
Total 4100 · Berthing Income	<u>1,547,270</u>	<u>1,542,586</u>	<u>4,684</u>	<u>100%</u>
4200 · Other Income - Operations				
4230 · SH Parking	67,533	75,000	-7,467	90%
4285 · Dog Fee	715	800	-85	89%
4290 · Misc	1,243	1,200	43	104%
Total 4200 · Other Income - Operations	<u>69,491</u>	<u>77,000</u>	<u>-7,509</u>	<u>90%</u>
Total 4000 · MARINA REVENUES	<u>1,616,761</u>	<u>1,619,586</u>	<u>-2,825</u>	<u>100%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2022 through February 2023

Expense	Jul '22 - Feb 23	Budget	\$ Over Budget	% of Budget
5200 · General & Administrative				
5100 · Advertising	1,042	4,333	-3,291	24%
5210 · Dues & Subscriptions	3,909	7,024	-3,115	56%
5220 · Office Supplies				
5223 · Administration	3,429	4,952	-1,523	69%
5225 · Operations	5,465	7,680	-2,215	71%
5228 · Maintenance	174			
Total 5220 · Office Supplies	<u>9,068</u>	<u>12,632</u>	<u>-3,564</u>	<u>72%</u>
5230 · Postage & Equip Lease				
5232 · Meter Lease	667	760	-93	88%
5235 · Postage	36	1,096	-1,060	3%
Total 5230 · Postage & Equip Lease	<u>703</u>	<u>1,856</u>	<u>-1,153</u>	<u>38%</u>
5240 · Copier Lease & Supplies				
5242 · Copier Lease	2,833	2,896	-63	98%
Total 5240 · Copier Lease & Supplies	<u>2,833</u>	<u>2,896</u>	<u>-63</u>	<u>98%</u>
5250 · Telephone & Communications				
5253 · Administration	10,838	11,944	-1,106	91%
5255 · Operations	1,729	648	1,081	267%
Total 5250 · Telephone & Communications	<u>12,567</u>	<u>12,592</u>	<u>-25</u>	<u>100%</u>
5260 · Professional Services				
5262 · Accounting	32,134	32,000	134	100%
5263 · Audit fees	17,250	18,000	-750	96%
5265 · Legal	18,300	66,667	-48,367	27%
5268 · Computer Consulting	4,930	1,296	3,634	380%
5269 · Payroll Processing	3,025	3,512	-487	86%
Total 5260 · Professional Services	<u>75,639</u>	<u>121,475</u>	<u>-45,836</u>	<u>62%</u>
5270 · Licenses & Permits	2,734			
5290 · Credit Card Fees	2,352	6,760	-4,408	35%
5921 · Internet Billing Service	1,161	1,440	-279	81%
Total 5200 · General & Administrative	<u>112,008</u>	<u>171,008</u>	<u>-59,000</u>	<u>65%</u>
5300 · Personnel				
5310 · Salaries				
5313 · Administration	171,297	176,841	-5,544	97%
5315 · Operations	127,189	145,059	-17,870	88%
5318 · Maintenance	108,552	160,061	-51,509	68%
Total 5310 · Salaries	<u>407,038</u>	<u>481,961</u>	<u>-74,923</u>	<u>84%</u>
5330 · Payroll Taxes				
5333 · Administration	13,104	14,147	-1,043	93%
5335 · Operations	9,771	11,605	-1,834	84%
5338 · Maintenance	8,304	12,805	-4,501	65%
Total 5330 · Payroll Taxes	<u>31,179</u>	<u>38,557</u>	<u>-7,378</u>	<u>81%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2022 through February 2023

	<u>Jul '22 - Feb 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5340 · Employee Benefits				
5342 · Vehicle Allowance				
5343 · Administration	42,950	30,844	12,106	139%
5345 · Operations	388			
5348 · Maintenance	46,339	52,075	-5,736	89%
Total 5340 · Employee Benefits	89,677	82,919	6,758	108%
5350 · Workers Compensation				
5353 · Administration	1,736	691	1,045	251%
5355 · Operations	6,032	8,641	-2,609	70%
5358 · Maintenance	5,672	6,853	-1,181	83%
Total 5350 · Workers Compensation	13,440	16,185	-2,745	83%
5360 · Education & Training				
5363 · Administration		1,000	-1,000	
5365 · Operations		1,000	-1,000	
Total 5360 · Education & Training		2,000	-2,000	
Total 5300 · Personnel	541,334	621,622	-80,288	87%
5400 · Insurance				
5410 · Liability Insurance	117,483	120,000	-2,517	98%
Total 5400 · Insurance	117,483	120,000	-2,517	98%
5500 · Utilities				
5510 · Garbage	87,107	80,000	7,107	109%
5520 · Gas and Electric	228,000	240,000	-12,000	95%
5530 · Water	32,588	30,000	2,588	109%
5540 · Sewer	34,884	33,333	1,551	105%
Total 5500 · Utilities	382,579	383,333	-754	100%
5600 · Operating Supplies				
5610 · Vehicles	8,522	10,967	-2,445	78%
5625 · Operations	13,277	15,167	-1,890	88%
Total 5600 · Operating Supplies	21,799	26,134	-4,335	83%
5700 · Depreciation	318,000	318,000		100%
5800 · Repairs & Maintenance				
5810 · Vehicles	1,355	1,008	347	134%
5830 · Equip Rental	2,319	4,992	-2,673	46%
5850 · Repair Materials	31,410	47,336	-15,926	66%
5860 · Outside Service Contracts	69,086	53,333	15,753	130%
5870 · Derelict Disposal	30,260	40,000	-9,740	76%
Total 5800 · Repairs & Maintenance	134,430	146,669	-12,239	92%
5900 · Financial Expenses				
5920 · Bank Service Charges	35		35	100%
5990 · Bad Debt	20,750	20,000	750	104%
Total 5900 · Financial Expenses	20,785	20,000	785	104%
Total · MARINA EXPENSES	1,648,418	1,806,766	-158,348	91%
Net Ordinary Income - Marina Operations	-31,657	-187,180	155,523	17%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2022 through February 2023

	<u>Jul '22 - Feb 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Vistra	52,102	52,102		100%
4053 · MBARI	22,393	22,393	0	100%
Total 4050 · Trust Lands Lease Revenue	<u>74,495</u>	<u>74,495</u>	<u>0</u>	<u>100%</u>
4500 · Leases				
4501 · K-Pier Lease	9,072	20,638	-11,566	44%
4502 · Cannery Building				
4517 · Suite 2	24,658	24,658		100%
4504 · Suite 3	68,187	68,187		100%
4511 · Suite 1 & 10	16,373	13,908	2,465	118%
4515 · Suite 4	65,944	65,944		100%
4518 · Suite 5	21,055	19,050	2,005	111%
4510 · Suite 6		10,057	-10,057	
4512 · Suite 7	10,544	10,544		100%
4503 · Suite 8	6,753	6,907	-154	98%
4520 · Suite 9	6,640	6,308	332	105%
4523 · Canary NNN	26,665	26,667	-2	100%
Total 4502 · Cannery Building	<u>246,819</u>	<u>252,230</u>	<u>-5,411</u>	<u>98%</u>
4530 · RV Lot	24,785	24,785		100%
4540 · Martin & Mason	18,987	18,987		100%
4560 · North Harbor				
4562 · Sea Harvest	38,110	27,361	10,749	139%
4568 · Monterey Bay Kayaks	14,288	53,707	-39,419	27%
Total 4560 · North Harbor	<u>52,398</u>	<u>81,068</u>	<u>-28,670</u>	<u>65%</u>
Total 4500 · Leases	<u>352,061</u>	<u>397,708</u>	<u>-45,647</u>	<u>89%</u>
4600 · District Property Taxes	217,883	150,000	67,883	145%
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	247,984	247,317	667	100%
4126 · Passenger Vessel Fees	17,830	20,000	-2,170	89%
4710 · Vending Activities				
4711 · Washer/Dryer	5,416	5,600	-184	97%
4712 · Soda		50	-50	
Total 4710 · Vending Activities	<u>5,416</u>	<u>5,650</u>	<u>-234</u>	<u>96%</u>
4720 · Dry Storage	42,206	44,000	-1,794	96%
4725 · North Harbor Use Fee	99,006	116,667	-17,661	85%
4727 · Key Sales	3,975	2,667	1,308	149%
4730 · NH Washdown	100	800	-700	13%
4735 · Camp/RV	52	1,000	-948	5%
4740 · Equipment Rental	1,933	50	1,883	3,866%
4745 · Citations & Fines	1,367			
4750 · Bid Packages		667	-667	
4751 · Permits	2,600	4,333	-1,733	60%
4765 · Faxes, Copies & Postage	989		989	100%
4770 · Surplus Auction/Sales		100	-100	

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2022 through February 2023

	<u>Jul '22 - Feb 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total 4700 · Other Revenues & Concessions	423,458	443,251	-19,793	96%
4800 · Interest				
4843 · First Capital Bank	32,088	2,235	29,853	1,436%
4846 · Umpqua Interest	68	67	1	101%
Total 4800 · Interest	<u>32,156</u>	<u>2,302</u>	<u>29,854</u>	<u>1,397%</u>
Total 4400 · LEASE AND OTHER INCOME	<u>1,100,053</u>	<u>1,067,756</u>	<u>32,297</u>	<u>103%</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua NP Interest	38,200	38,202	-2	100%
Total 7100 · Interest Expense	<u>38,200</u>	<u>38,202</u>	<u>-2</u>	<u>100%</u>
7200 · Other Financial Expenses				
7221 · CSDA Dues	8,186	8,000	186	102%
7230 · LAFO Administrative Charges	5,868	7,000	-1,132	84%
Total 7200 · Other Financial Expenses	<u>14,054</u>	<u>15,000</u>	<u>-946</u>	<u>94%</u>
5700 · Depreciation	318,000	318,000		100%
7300 · Commissioner Expenses				
7310 · Election Costs	350,145	1,000,000	-649,855	35%
7320 · Monthly Stipend	7,325	13,333	-6,008	55%
7321 · Employer Payroll Taxes	542	1,067	-525	51%
7330 · Incurred Expenses	2,387	2,267	120	105%
Total 7300 · Commissioner Expenses	<u>360,399</u>	<u>1,016,667</u>	<u>-656,268</u>	<u>35%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>730,653</u>	<u>1,387,869</u>	<u>-657,216</u>	<u>53%</u>
Net Ordinary Income - Marina & Other Operations	<u>369,400</u>	<u>-320,113</u>	<u>689,513</u>	<u>-115%</u>
Net Ordinary Income - Combined Operations	<u>337,743</u>	<u>-507,293</u>	<u>845,036</u>	<u>-67%</u>

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July 2022 through February 2023

	<u>Jul '22 - Feb 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense				
Other Income				
8000 · CAPITAL PROJECT REVENUE				
8215 · FEMA Grant Receivable	375,065			
Total 8000 · CAPITAL PROJECT REVENUE	<u>375,065</u>			
Total Other Income	375,065		375,065	100%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging	9,941	50,000	-40,059	20%
9053 · Dock Maintenance		150,000	-150,000	
9054 · Sea Lion Deterrent Fencing	910			
9150 · Cannery	830	625,000	-624,170	0%
9307 · Piling Replacement Proj.		350,000	-350,000	
9309 · New NH Building	105,547	3,000,000	-2,894,453	4%
9470 · NH Visitor Dock		400,000	-400,000	
9565 · Miscellaneous Capital Projects	114,075	370,000	-255,925	31%
9750 · Office Computers		5,000	-5,000	
9800 · Dock Replacement		1,500,000	-1,500,000	
Total 9000 · CAPITAL PROJECT EXPENSES	<u>231,303</u>	<u>6,450,000</u>	<u>-6,218,697</u>	<u>4%</u>
Total Other Expense	231,303	6,450,000	-6,218,697	4%
Net Other Income	143,762	-6,450,000	6,593,762	-2%
Net Income	<u>481,505</u>	<u>-6,957,293</u>	<u>7,438,798</u>	<u>-7%</u>

Moss Landing Harbor District Profit & Loss YTD Comparison July 2022 through February 2023

	<u>Jul '22 - Feb 23</u>	<u>Jul '21 - Feb 22</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES				
4100 · Berthing Income				
4110 · Assigned Berthing	1,268,038	1,192,128	75,910	6%
4112 · Qtrly/Annual Discount	-4,004	-2,275	-1,729	-76%
4113 · Commercial Vessel Dscnt	-8,274	-8,059	-215	-3%
4114 · Away (1 mnth) Dscnt	-212	-142	-70	-49%
4115 · Temporary Berthing	156,756	171,891	-15,135	-9%
4120 · Liveaboard Fees	93,795	91,360	2,435	3%
4130 · Transient Berthing	9,331	5,330	4,001	75%
4220 · Wait List	4,400	7,350	-2,950	-40%
4260 · Towing - Intra Harbor		650	-650	-100%
4270 · Pumpouts	1,000	400	600	150%
4280 · Late Fees	25,740	20,686	5,054	24%
4282 · Recovered Lien Costs	700		700	100%
Total 4100 · Berthing Income	<u>1,547,270</u>	<u>1,479,319</u>	<u>67,951</u>	<u>5%</u>
4200 · Other Income - Operations				
4230 · SH Parking	67,533	79,153	-11,620	-15%
4285 · Dog Fee	715	765	-50	-7%
4290 · Misc	1,243	641	602	94%
Total 4200 · Other Income - Operations	<u>69,491</u>	<u>80,559</u>	<u>-11,068</u>	<u>-14%</u>
4300 · Operating Grant Revenues		329,207	-329,207	-100%
Total 4000 · MARINA REVENUES	<u>1,616,761</u>	<u>1,889,085</u>	<u>-272,324</u>	<u>-14%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2022 through February 2023

Expense	Jul '22 - Feb 23	Jul '21 - Feb 22	\$ Change	% Change
5200 · General & Administrative				
5100 · Advertising	1,042	3,975	-2,933	-74%
5210 · Dues & Subscriptions	3,909	4,905	-996	-20%
5220 · Office Supplies				
5223 · Administration	3,429	3,958	-529	-13%
5225 · Operations	5,465	8,023	-2,558	-32%
5228 · Maintenance	174		174	100%
Total 5220 · Office Supplies	<u>9,068</u>	<u>11,981</u>	<u>-2,913</u>	<u>-24%</u>
5230 · Postage & Equip Lease				
5232 · Meter Lease	667	562	105	19%
5235 · Postage	36	801	-765	-96%
Total 5230 · Postage & Equip Lease	<u>703</u>	<u>1,363</u>	<u>-660</u>	<u>-48%</u>
5240 · Copier Lease & Supplies				
5242 · Copier Lease	2,833	2,071	762	37%
Total 5240 · Copier Lease & Supplies	<u>2,833</u>	<u>2,071</u>	<u>762</u>	<u>37%</u>
5250 · Telephone & Communications				
5253 · Administration	10,838	9,760	1,078	11%
5255 · Operations	1,729	451	1,278	283%
Total 5250 · Telephone & Communications	<u>12,567</u>	<u>10,211</u>	<u>2,356</u>	<u>23%</u>
5260 · Professional Services				
5262 · Accounting	32,134	26,064	6,070	23%
5263 · Audit fees	17,250	17,000	250	1%
5265 · Legal	18,300	26,690	-8,390	-31%
5268 · Computer Consulting	4,930	1,478	3,452	234%
5269 · Payroll Processing	3,025	2,716	309	11%
Total 5260 · Professional Services	<u>75,639</u>	<u>73,948</u>	<u>1,691</u>	<u>2%</u>
5270 · Licenses & Permits	2,734		2,734	100%
5290 · Credit Card Fees	2,352	3,933	-1,581	-40%
5921 · Internet Billing Service	1,161	1,095	66	6%
Total 5200 · General & Administrative	<u>112,008</u>	<u>113,482</u>	<u>-1,474</u>	<u>-1%</u>
5300 · Personnel				
5310 · Salaries				
5313 · Administration	171,297	165,099	6,198	4%
5315 · Operations	127,189	107,198	19,991	19%
5318 · Maintenance	108,552	86,099	22,453	26%
Total 5310 · Salaries	<u>407,038</u>	<u>358,396</u>	<u>48,642</u>	<u>14%</u>
5330 · Payroll Taxes				
5333 · Administration	13,104	12,624	480	4%
5335 · Operations	9,771	10,451	-680	-7%
5338 · Maintenance	8,304	6,590	1,714	26%
Total 5330 · Payroll Taxes	<u>31,179</u>	<u>29,665</u>	<u>1,514</u>	<u>5%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2022 through February 2023

	<u>Jul '22 - Feb 23</u>	<u>Jul '21 - Feb 22</u>	<u>\$ Change</u>	<u>% Change</u>
5340 · Employee Benefits				
5343 · Administration	42,950	36,200	6,750	19%
5345 · Operations	388	487	-99	-20%
5348 · Maintenance	46,339	39,311	7,028	18%
Total 5340 · Employee Benefits	<u>89,677</u>	<u>75,998</u>	<u>13,679</u>	<u>18%</u>
5350 · Workers Compensation				
5353 · Administration	1,736	2,400	-664	-28%
5355 · Operations	6,032	4,135	1,897	46%
5358 · Maintenance	5,672	4,353	1,319	30%
Total 5350 · Workers Compensation	<u>13,440</u>	<u>10,888</u>	<u>2,552</u>	<u>23%</u>
5360 · Education & Training				
5363 · Administration		3,224	-3,224	-100%
5365 · Operations		304	-304	-100%
Total 5360 · Education & Training		<u>3,528</u>	<u>-3,528</u>	<u>-100%</u>
Total 5300 · Personnel	<u>541,334</u>	<u>478,475</u>	<u>62,859</u>	<u>13%</u>
5400 · Insurance				
5410 · Liability Insurance	117,483	110,747	6,736	6%
Total 5400 · Insurance	<u>117,483</u>	<u>110,747</u>	<u>6,736</u>	<u>6%</u>
5500 · Utilities				
5510 · Garbage	87,107	78,385	8,722	11%
5520 · Gas and Electric	228,000	198,335	29,665	15%
5530 · Water	32,588	26,010	6,578	25%
5540 · Sewer	34,884	31,701	3,183	10%
Total 5500 · Utilities	<u>382,579</u>	<u>334,431</u>	<u>48,148</u>	<u>14%</u>
5600 · Operating Supplies				
5610 · Vehicles	8,522	5,503	3,019	55%
5620 · Vessels		476	-476	-100%
5625 · Operations	13,277	10,344	2,933	28%
Total 5600 · Operating Supplies	<u>21,799</u>	<u>16,323</u>	<u>5,476</u>	<u>34%</u>
5700 · Depreciation	318,000	333,348	-15,348	-5%
5800 · Repairs & Maintenance				
5810 · Vehicles	1,355	328	1,027	313%
5830 · Equip Rental	2,319	2,219	100	5%
5850 · Repair Materials	31,410	19,230	12,180	63%
5860 · Outside Service Contracts	69,086	62,467	6,619	11%
5870 · Derelict Disposal	30,260	33,772	-3,512	-10%
Total 5800 · Repairs & Maintenance	<u>134,430</u>	<u>118,016</u>	<u>16,414</u>	<u>14%</u>
5900 · Financial Expenses				
5920 · Bank Service Charges	35	4,622	-4,587	-99%
5990 · Bad Debt	20,750	17,000	3,750	22%
Total 5900 · Financial Expenses	<u>20,785</u>	<u>224,510</u>	<u>-203,725</u>	<u>-91%</u>
Total · MARINA EXPENSES	<u>1,648,418</u>	<u>1,713,009</u>	<u>-64,591</u>	<u>-0</u>
Net Ordinary Income - Marina Operations	<u>-31,657</u>	<u>176,076</u>	<u>-207,733</u>	<u>-1</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2022 through February 2023

	<u>Jul '22 - Feb 23</u>	<u>Jul '21 - Feb 22</u>	<u>\$ Change</u>	<u>% Change</u>
4400 · LEASE AND OTHER INCOME				
4050 · Trust Lands Lease Revenue				
4051 · Vistra	52,102	48,986	3,116	6%
4053 · MBARI	22,393	19,856	2,537	13%
Total 4050 · Trust Lands Lease Revenue	<u>74,495</u>	<u>68,842</u>	<u>5,653</u>	<u>8%</u>
4500 · Leases				
4501 · K-Pier Lease	9,072	20,941	-11,869	-57%
4502 · Cannery Building				
4517 · Suite 2	24,658	23,407	1,251	5%
4504 · Suite 3	68,187	64,727	3,460	5%
4511 · Suite 1 & 10	16,373	13,202	3,171	24%
4515 · Suite 4	65,944	62,776	3,168	5%
4518 · Suite 5	21,055	16,012	5,043	31%
4510 · Suite 6		8,353	-8,353	-100%
4512 · Suite 7	10,544	11,472	-928	-8%
4503 · Suite 8	6,753	7,401	-648	-9%
4520 · Suite 9	6,640	4,000	2,640	66%
4523 · Canary NNN	26,665	25,756	909	4%
Total 4502 · Cannery Building	<u>246,819</u>	<u>237,106</u>	<u>9,713</u>	<u>4%</u>
4530 · RV Lot	24,785	20,586	4,199	20%
4540 · Martin & Mason	18,987	26,911	-7,924	-29%
4560 · North Harbor				
4562 · Sea Harvest	38,110	24,679	13,431	54%
4568 · Monterey Bay Kayaks	14,288	33,835	-19,547	-58%
Total 4560 · North Harbor	<u>52,398</u>	<u>58,514</u>	<u>-6,116</u>	<u>-10%</u>
Total 4500 · Leases	<u>352,061</u>	<u>364,058</u>	<u>-11,997</u>	<u>-3%</u>
4600 · District Property Taxes	217,883	203,898	13,985	7%
4700 · Other Revenues & Concessions				
4125 · Amenity Fee	247,984	235,689	12,295	5%
4126 · Passenger Vessel Fees	17,830	4,516	13,314	295%
4710 · Vending Activities				
4711 · Washer/Dryer	5,416	6,444	-1,028	-16%
4712 · Soda		115	-115	-100%
Total 4710 · Vending Activities	<u>5,416</u>	<u>6,559</u>	<u>-1,143</u>	<u>-17%</u>
4720 · Dry Storage	42,206	40,676	1,530	4%
4725 · North Harbor Use Fee	99,006	130,941	-31,935	-24%
4727 · Key Sales	3,975	3,351	624	19%
4730 · NH Washdown	100	480	-380	-79%
4735 · Camp/RV	52	1,666	-1,614	-97%
4740 · Equipment Rental	1,933	271	1,662	613%
4745 · Citations & Fines	1,367	2,266	-899	-40%
4751 · Permits	2,600	6,152	-3,552	-58%
4765 · Faxes, Copies & Postage	989		989	100%
Total 4700 · Other Revenues & Concessions	<u>423,458</u>	<u>432,567</u>	<u>-9,109</u>	<u>-2%</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
July 2022 through February 2023

	<u>Jul '22 - Feb 23</u>	<u>Jul '21 - Feb 22</u>	<u>\$ Change</u>	<u>% Change</u>
4800 · Interest				
4841 · Union Bank Interest		215	-215	-100%
4843 · First Capital Bank	32,088	2,171	29,917	1,378%
4846 · Umpqua Interest	68	68		
Total 4800 · Interest	<u>32,156</u>	<u>2,454</u>	<u>29,702</u>	<u>1,210%</u>
Total 4400 · LEASE AND OTHER INCOME	<u>1,100,053</u>	<u>1,071,819</u>	<u>28,234</u>	<u>3%</u>
7000 · LEASE AND OTHER EXPENSES				
7100 · Interest Expense				
7134 · Umpqua NP Interest	38,200	44,390	-6,190	-14%
Total 7100 · Interest Expense	<u>38,200</u>	<u>44,390</u>	<u>-6,190</u>	<u>-14%</u>
7200 · Other Financial Expenses				
7221 · CSDA Dues	8,186	7,615	571	7%
7230 · LAFO Administrative Charges	5,868	5,393	475	9%
Total 7200 · Other Financial Expenses	<u>14,054</u>	<u>13,008</u>	<u>1,046</u>	<u>8%</u>
5700 · Depreciation	318,000	333,348	-15,348	-5%
7300 · Commissioner Expenses				
7310 · Election Costs	350,145		350,145	100%
7320 · Monthly Stipend	7,325	9,875	-2,550	-26%
7321 · Employer Payroll Taxes	542	755	-213	-28%
7330 · Incurred Expenses	2,387	1,352	1,035	77%
Total 7300 · Commissioner Expenses	<u>360,399</u>	<u>11,982</u>	<u>348,417</u>	<u>2,908%</u>
Total 7000 · LEASE AND OTHER EXPENSES	<u>730,653</u>	<u>402,728</u>	<u>327,925</u>	<u>1</u>
Net Ordinary Income - Lease & Other Income	<u>369,400</u>	<u>669,091</u>	<u>-299,691</u>	<u>-0</u>
Net Ordinary Income - Combined Income	<u>337,743</u>	<u>845,167</u>	<u>-507,424</u>	<u>-1</u>

Moss Landing Harbor District
Profit & Loss YTD Comparison
 July 2022 through February 2023

	<u>Jul '22 - Feb 23</u>	<u>Jul '21 - Feb 22</u>	<u>\$ Change</u>	<u>% Change</u>
Other Income/Expense				
Other Income				
8000 · CAPITAL PROJECT REVENUE				
8215 · FEMA Grant Receivable	375,065		375,065	100%
Total 8000 · CAPITAL PROJECT REVENUE	<u>375,065</u>		<u>375,065</u>	<u>100%</u>
Total Other Income	375,065		375,065	100%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES				
5880 · Dredging	9,941	295	9,646	3,270%
9054 · Sea Lion Deterrent Fencing	910		910	100%
9150 · Cannery	830		830	100%
9309 · New NH Building	105,547		105,547	100%
9565 · Miscellaneous Capital Projects	114,075		114,075	100%
Total 9000 · CAPITAL PROJECT EXPENSES	<u>231,303</u>	<u>295</u>	<u>231,008</u>	<u>78,308%</u>
Total Other Expense	<u>231,303</u>	<u>295</u>	<u>231,008</u>	<u>78,308%</u>
Net Other Income	<u>143,762</u>	<u>-295</u>	<u>144,057</u>	<u>48,833%</u>
Net Income	<u><u>481,505</u></u>	<u><u>844,872</u></u>	<u><u>-363,367</u></u>	<u><u>-43%</u></u>

Moss Landing Harbor District
A/P Aging Summary
As of February 28, 2023

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Allied Administrators for Delta Dental		-732.24				-732.24
AT&T	254.71					254.71
Auto Care LifeSaver Towing		1,620.00				1,620.00
CalPERS		-1,911.62				-1,911.62
Castroville "ACE" Hardware	286.56					286.56
Cintas	594.88					594.88
Damm Good Water	52.40					52.40
DMV/Lien Sale Section	32.00					32.00
Employ America	1,369.78					1,369.78
Haley & Aldrich, Inc.	9,941.00					9,941.00
Jarvis Fay, LLP	1,780.00					1,780.00
Johnson Electronics, Inc.	120.00					120.00
Mechanics Bank	1,177.42					1,177.42
Monterey Bay Diving		10,665.00				10,665.00
Monterey BAY Marine, Inc.		-8,800.20				-8,800.20
Monterey County Election Dept.					350,144.92	350,144.92
Monterey Sanitary Supply	843.31					843.31
MP Express	258.97					258.97
Pajaro Valley Lock Shop	123.78					123.78
Pajaro/Sunny Mesa C.S.D.	2,833.42					2,833.42
PG&E		-30,000.00				-30,000.00
Randazzo Enterprises Inc.	7,234.00					7,234.00
Razzolink, Inc.		-51.10				-51.10
Stanley Steemer			324.00			324.00
U.S. Bank	359.99					359.99
US Postage Meter Center, Inc.	386.68					386.68
VALIC	1,988.99					1,988.99
Verizon Wireless	112.08					112.08
Vision Sevice Plan		-94.37				-94.37
West Marine Pro					-350.48	-350.48
William Collins			525.00			525.00
TOTAL	<u>29,749.97</u>	<u>-29,304.53</u>	<u>849.00</u>	<u></u>	<u>349,794.44</u>	<u>351,088.88</u>

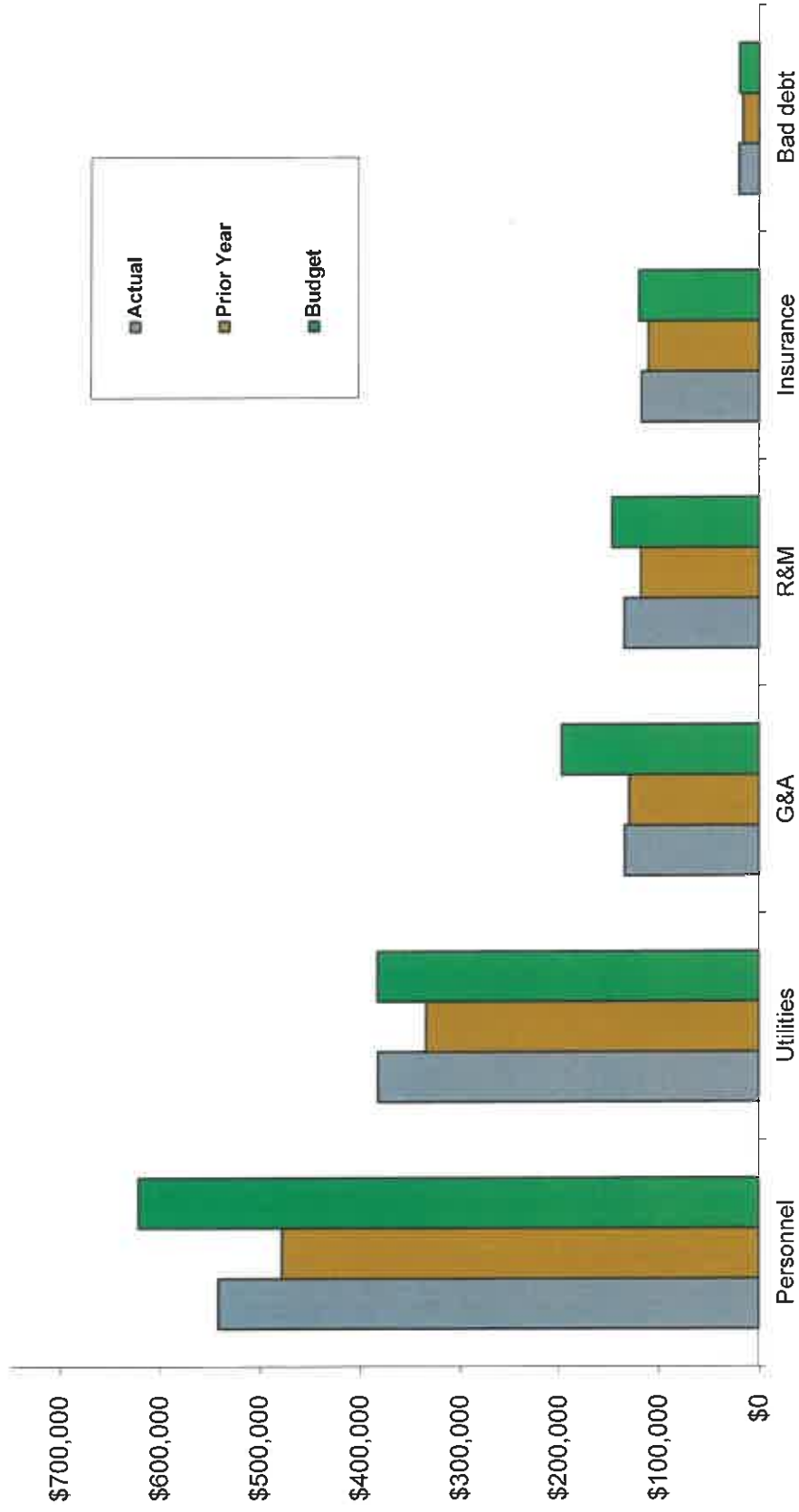
**Moss Landing Harbor District
Warrant Listing
As of February 28, 2023**

Type	Date	Num	Name	Amount
1001 - 1st Capital Operating Account				
Check	02/02/2023		Payroll Partners	-151.12
Check	02/03/2023	4086	Ferrante, Vincent	-223.81
Check	02/03/2023	4087	Goulart, James	-223.81
Check	02/03/2023	4088	Jeffries, Russell	-228.62
Check	02/03/2023	4089	Neal Norris	-1,020.84
Check	02/07/2023		NPC Merchant Pymt Proc	-2,120.58
Bill Pmt -Check	02/08/2023	19885	Umpqua Bank	0.00
Check	02/13/2023		MS	-469.32
Check	02/13/2023		MS	-5,669.02
Bill Pmt -Check	02/14/2023	19894	Allied Administrators for Delta Dental	-732.24
Bill Pmt -Check	02/14/2023	19895	AT&T	-518.74
Bill Pmt -Check	02/14/2023	19896	Boyds Asphalt Services	-3,640.00
Bill Pmt -Check	02/14/2023	19897	Byte Technology	-717.00
Bill Pmt -Check	02/14/2023	19898	Carmel Marina Corporation	-7,568.13
Bill Pmt -Check	02/14/2023	19899	Castroville "ACE" Hardware	-94.34
Bill Pmt -Check	02/14/2023	19900	Central Coast Systems, Inc.	-105.00
Bill Pmt -Check	02/14/2023	19901	Cintas	-743.60
Bill Pmt -Check	02/14/2023	19902	Damm Good Water	-111.90
Bill Pmt -Check	02/14/2023	19903	Despard Marine Services	-500.00
Bill Pmt -Check	02/14/2023	19904	Employment Development Dept.	-41.00
Bill Pmt -Check	02/14/2023	19905	Henderson Marine Supply	-2,442.02
Bill Pmt -Check	02/14/2023	19906	Home Depot Credit Services	-724.53
Bill Pmt -Check	02/14/2023	19907	Jeff Swedberg	-550.00
Bill Pmt -Check	02/14/2023	19908	Joshua Williams	-560.00
Bill Pmt -Check	02/14/2023	19909	Lockton Insurance Brokers, LLC	-100.00
Bill Pmt -Check	02/14/2023	19910	MBS Business Systems	-101.38
Bill Pmt -Check	02/14/2023	19911	Mechanics Bank	-889.42
Bill Pmt -Check	02/14/2023	19912	Monterey One Water	-6,235.10
Bill Pmt -Check	02/14/2023	19913	Monterey Sanitary Supply	-1,114.96
Bill Pmt -Check	02/14/2023	19914	Moss Landing Boat Works	-47.38
Bill Pmt -Check	02/14/2023	19915	Pacific Publishers, LLC	-452.50
Bill Pmt -Check	02/14/2023	19916	PG&E	-30,000.00
Bill Pmt -Check	02/14/2023	19917	Razzolink, Inc.	-136.85
Bill Pmt -Check	02/14/2023	19918	Tommy Razzeca	-350.00
Bill Pmt -Check	02/14/2023	19919	Tri County Fire Protection	-260.19
Bill Pmt -Check	02/14/2023	19920	U.S. Bank	-630.31
Bill Pmt -Check	02/14/2023	19921	United Site Services of Calif., Inc.	-544.99
Bill Pmt -Check	02/14/2023	19922	Valero Marketing and Supply Company	-679.84
Bill Pmt -Check	02/14/2023	19923	VALIC	-2,983.49
Bill Pmt -Check	02/14/2023	19924	Verizon Wireless	-112.08
Bill Pmt -Check	02/14/2023	19925	Vision Sevice Plan	-94.37
Bill Pmt -Check	02/14/2023	19926	WASH	-220.47
Bill Pmt -Check	02/14/2023	19927	West Marine Pro	-82.75
Bill Pmt -Check	02/14/2023	19928	Yao Budan	-382.50

Moss Landing Harbor District
Warrant Listing
As of February 28, 2023

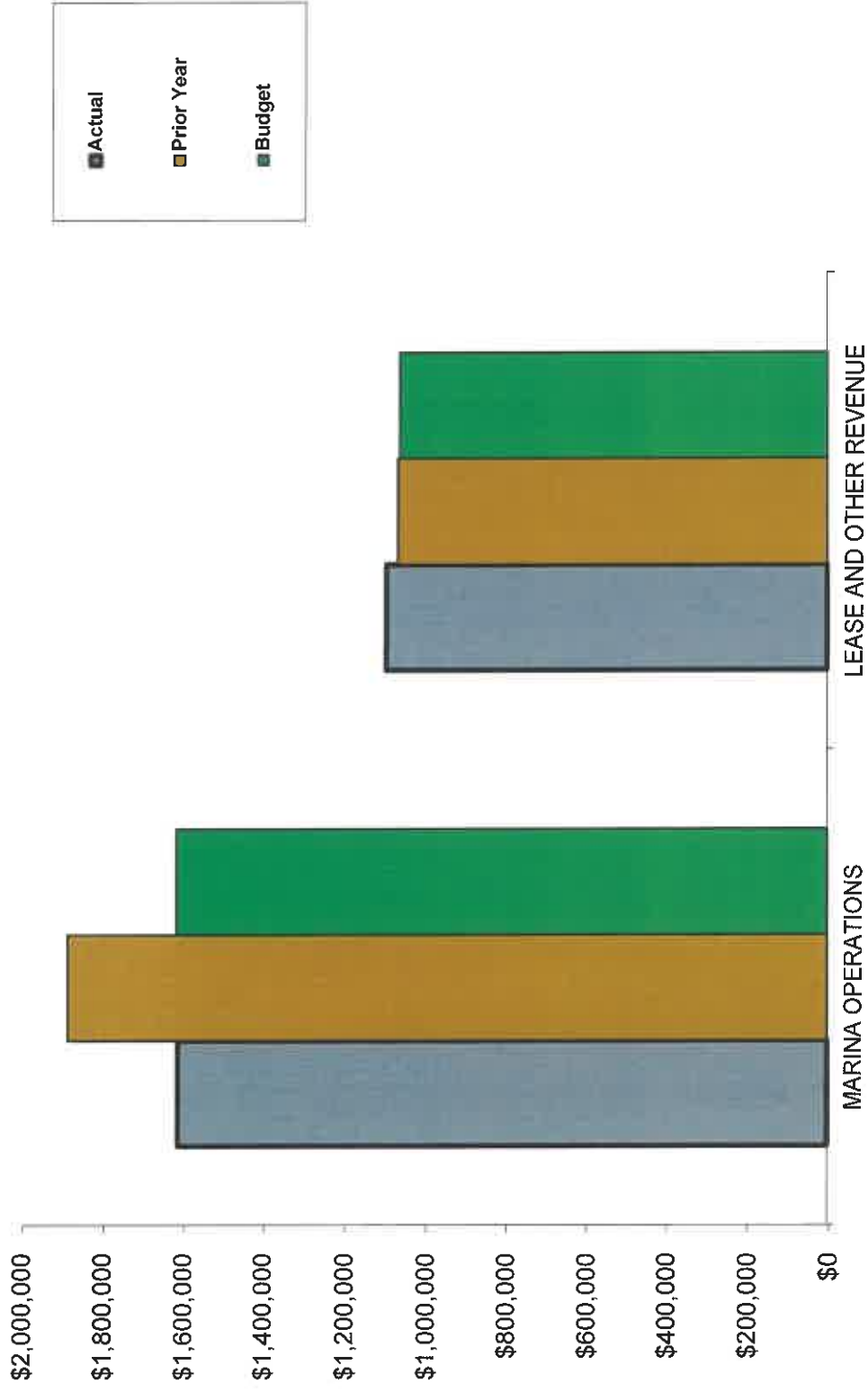
<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Bill Pmt -Check	02/14/2023	19929	AT&T	-626.82
Bill Pmt -Check	02/14/2023	19930	Carmel Marina Corporation	-1,935.20
Bill Pmt -Check	02/14/2023	19931	Jarvis Fay, LLP	-1,700.00
Bill Pmt -Check	02/14/2023	19932	Mechanics Bank	-416.57
Bill Pmt -Check	02/14/2023	19933	Monterey One Water	-2,501.40
Bill Pmt -Check	02/14/2023	19934	Pajaro/Sunny Mesa C.S.D.	-2,703.16
Bill Pmt -Check	02/14/2023	19935	AT&T	-519.51
Bill Pmt -Check	02/14/2023	19936	Carmel Marina Corporation	-230.90
Bill Pmt -Check	02/14/2023	19937	Mechanics Bank	-444.14
Bill Pmt -Check	02/14/2023	19938	Carmel Marina Corporation	-1,801.44
Check	02/16/2023		Payroll Partners	-139.97
Bill Pmt -Check	02/17/2023	19939	Auto Care LifeSaver Towing	-1,620.00
Bill Pmt -Check	02/17/2023	19940	Monterey BAY Marine, Inc.	-8,800.20
Check	02/17/2023	4090	Neal Norris	-1,020.85
Bill Pmt -Check	02/27/2023	19941	Alexandre Requentel	-258.75
Bill Pmt -Check	02/27/2023	19942	CalPERS	-1,911.62
Bill Pmt -Check	02/27/2023	19943	Despard Marine Services	-1,000.00
Bill Pmt -Check	02/27/2023	19944	Hodges Consulting Services	-420.00
Bill Pmt -Check	02/27/2023	19945	Home Depot	-1,145.75
Bill Pmt -Check	02/27/2023	19946	Kris Howard	-625.00
Bill Pmt -Check	02/27/2023	19947	Razzolink, Inc.	-51.10
Bill Pmt -Check	02/27/2023	19948	Sea Engineering, Inc.	-950.00
Bill Pmt -Check	02/27/2023	19949	Tri County Fire Protection	-498.88
Bill Pmt -Check	02/27/2023	19950	Valero Marketing and Supply Company	-307.12
Bill Pmt -Check	02/27/2023	19951	Wendy L. Cumming, CPA	-3,960.00
Check	02/28/2023		1st Capital Bank	-35.00
Bill Pmt -Check	02/28/2023	wire	Umpqua Bank	-26,467.61
Total 1001 - 1st Capital Operating Account				-136,665.19
TOTAL				-136,665.19

**Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
February 28, 2023**

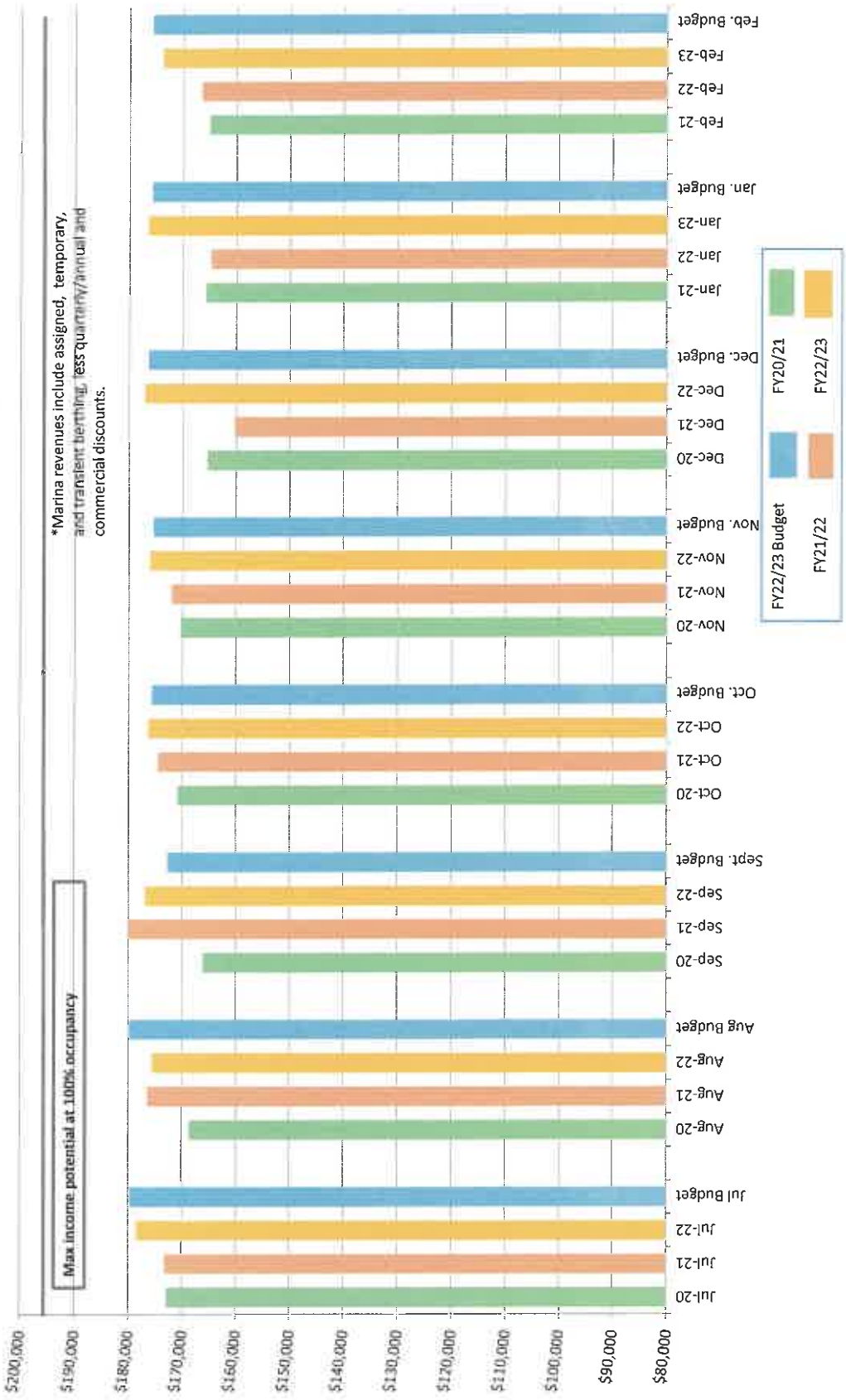


****Expenses Exclude Dredging, Depreciation and Interest Expenses****

**Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
February 28, 2023**



Moss Landing Harbor District Marina Revenue* (Berthing) - 3 Year Comparison





BOARD OF HARBOR COMMISSIONERS

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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

**ITEM NUMBER 03 – PROJECT STATUS
BOARD MEETING MARCH 29, 2023**

1. North Harbor Building: Per the Direction of the Board the General Manager contracted with WRD Architects to complete the interior drawings/plans for the North Harbor Building. The construction drawings have since been completed and submitted to Monterey County for review and ultimately issuance of permits. Currently staff and WRD are beginning the process of preparing bid documents to be used once the permits have been issued by Monterey County allowing the District to proceed with a public bid and contractor selection to begin the buildout of the North Harbor Building. The staff goal is to have construction underway by Summer 2023.

2. North Harbor Inn Project: This project remains on hold while the District explores options with the property.

3. Harbor Infrastructure Improvement Project: Resulting from the tsunami that took place on January 15, 2022, staff discovered that the District has sustained damage to piles, docks, shoreline and navigation channels in the Harbor. The District's consultant Sea Engineering is currently preparing project design plans which will be used for permitting of the project once complete. Staff will continue to update the Board and public as we have additional information moving forward in the process. I have included a schedule for this project as provided by our consulting firm Sea Engineering below for reference.

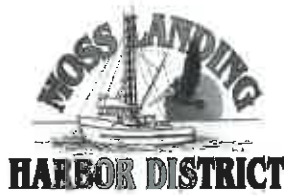
Sea Engineering update for our work in assisting with the design and permitting of repairs to piles, docks and shoreline area damaged by the 2022 tsunami:

- Design
 - Completed - 95% Drawings and Specifications (to be used for final permit applications)
 - Next steps - Finalize drawings and specifications (65%, 85%, 100%)
 - Schedule - 65% completed by Feb 2023, 85% March 2023, 100% April 2023 (project out to bid in May 2023?)

- Permitting

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- Completed - communications and partial draft permit applications for CCC, USACE, and Regional Water Quality Board
- Next steps - Submit final permit applications this month
- Schedule - Final applications submitted Feb 2023 to meet the expectation of approval by project start of Fall 2023



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GENERAL MANAGER
 HARBORMASTER
 Tommy Razzeca

STAFF REPORT

ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF March 29, 2023

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2023	Current	Facilities Use	01/01/24
Blue Ocean Whale Watch	2/18/2023	Current	Facilities Use	2/18/2024
Whisper Charters	2/28/2023	Current	Facilities Use	2/28/2024
Fast Raft	3/28/2022	Current	Facilities Use	3/28/2023
Monterey Eco Tours	4/16/2022	Current	Facilities Use	4/16/2023
Oceanic Expeditions	4/21/2022	Current	Facilities Use	4/21/2023
Venture Quest Kayaking	6/12/2022	Current	Facilities Use	6/12/2023
Monterey Bay Hydrobikes	6/12/2022	Current	Facilities Use	6/12/2023
Reel Nasty Sportfishing	6/12/2022	Current	Facilities Use	6/12/2023
Kayak Connection	6/30/2022	Current	Facilities Use	6/30/2023
Sanctuary Cruises	6/30/2022	Current	Facilities Use	6/30/2023
Sea Goddess Whale Watching-Tours	6/30/2022	Current	Facilities Use	6/30/2023
MBARI-Slough Test Moorings	6/30/2022	Current	Facilities Use	6/30/2023
Slater Moore Photography	07/07/2022	Current	Facilities Use	07/07/2023
Peninsula Dive Services	09/30/2022	Current	Facilities Use	09/30/2023
Elkhorn Slough Safari - Tours	10/19/2022	Current	Facilities Use	10/19/2023
Blue Water Ventures	10/30/2022	Current	Facilities Use	10/30/2023
Wild Fish-Vicki Crow	11/30/2022	Current	Peddlers	11/30/2023



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GENERAL MANAGER
HARBORMASTER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING OF MARCH 29, 2023

Monterey County Fish and Game Advisory Commission – Meetings are on the 2nd Tuesday of even months. <http://www.co.monterey.ca.us/bcandc/fishgame.html>

Moss Landing Chamber of Commerce Meetings – Due to COVID-19 all meetings are done by E-mail until further notice but will eventually resume on the 2nd Thursday of each month in Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2022 - <https://montereybay.noaa.gov>

May 19th– Hybrid (Virtual & In-Person) Meeting
LOCATION TBD



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**GENERAL MANAGER
HARBOR MASTER**

Tom Razzeca

STAFF REPORT

ITEM NUMBER 06 - LIVEABOARD REPORT BOARD MEETING OF MARCH 29, 2023

Pursuant to Ordinance Code §6.110 D) 1), attached is the report containing the names of all permitted live aboard vessels and all persons living aboard. The permits for these live boards have automatically renewed through the last day of this month. As of this writing, there are no (1) revocation actions pending.

<u>Name</u>	<u>Vessel</u>
1. Hartman, Guenter	Taku, CF 7913 KL
2. Jones, L	Intrepid CF 0292 VE
3. Matsunaga, F	Mon Rochelle CF 8424 FB
4. Burns, P.	Tralfamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Cayuela, R.	Rachel Angelet, CF 6969 UB
8. Michael, McVay	Gaviota, CF 4863 FP
9. Hughes, S	Sojourn, on 1067078
10. Dunn, J	Knot To Worry, CF 6383 GU
11. Chambers, B.	Pyxis, ON 984193
12. Massat, A	No Name no CF#
13. Clark D.	Seaside Escape CF 4356 HW
14. Degnan, P.	No Name, CF 8344 GT
15. (Pending)	
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Buford, C	No Name, CF 9215 EF
19. Potter, D.	Danu CF 4085 GC
20. Listle, A	Tekin ON 616325
21. Glovin, D	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, S	Shaka, ON 699611
23. Johnston, Bill	Heart Of Gold, CF 7590 EP
24. Groom D	Phoenix, CF 5084 GJ

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25. Jones, H.
26. Jones, T.
27. Kennedy C.
28. Ayres, Lloyd
29. Varier, G
30. Malone, RJ
31. Marsee, E, Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D/ Robinson, L
35. Nieman J
36. Niswonger, R.
37. Cain, C
38. Otis, T.
39. Paul, J
40. Schlegelmilch, William
41. (Pending)
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B
46. Piro, Daniel
47. Schmidt, L
48. Sopota, M
49. Silveira, P
50. Salisbury, J.
51. Thomas, B.
52. Tufts, M.
53. Syracuse, Mike
54. Wolinski, Peter
55. (Pending)
56. Samuelson, T.
57. Podolkhov, R
58. Riberal, Y/ Eric Duekerson
59. Schwontes, N/ Mosolov, A
60. Bowler, J

- Laetare, CF 5495 YB
 Sanity, CF 5249 SC
 Aztlan, ON 281903
 Gaviota, CF 4656 GG
 Athena CF 1523 FF
 Francis W, CF 2017 UZ
 Tolly Craft CF 9521 HT
 Zinful CF5419 JG
 Nimble, CF 3730 KB
 Damn Baby CF 9442 EX
 Inia, ON 1074183
 Illusion, CF 0836 TA
 Sails Call, CF 7291 TG
 Blue Moon, CF 1886 GT
 La Wanda CF 5014 FR
 Bull Dog ON 1219673
- Spirit, ON 664971
 Second Paradise, ON 912484
 Raven, ON 241650
 Star of Light ON 1056334
 Gulf Star CF 6082 GL
 Lady Monroe CF5007 UM
 Mischief Maker, CF 9666 JK
 Quiet times, CF 2067 GC
 Oceanid, CF 4210 GA
 Coho, CF 9974 KK
 Enchantress, CF 0878 SX
 Sea Star, CF 4213 ES
 Muffin, ON 1148169
- Moonstone CF 5122 GX
 I'll be seeing you CF 3851 SJ
 Boss Lady, ON 556296
 Luna Sea, ON 1138367
 Myrtle Mae, CF 3187 FN

Total Number Vessels: 57
 Total Number Persons: 64
 Pending Applications -3-



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GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT
BOARD MEETING OF MARCH 29, 2023

Slip Rates 2022/2023 per linear foot:

Assigned: \$9.02/ft./month
Temporary: \$13.45/ft./month
Transient: \$1.25/ft./day

INCOME

February 2023
\$173,664

February 2022
\$166,488

February 2023 Budget
\$175,684

For the month, slip income is lower than budget by \$2k. The lower than budget amount is attributed to higher assigned berthing revenue, offset by lower temporary berthing revenue. Slip income is higher than the prior year by \$7k, due to higher assigned berthing revenue offset by lower temporary berthing revenue



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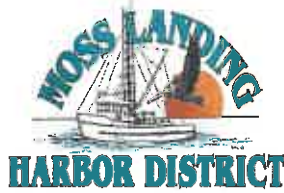
STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT
BOARD MEETING OF MARCH 29, 2023

02/15/2023: A domestic incident took place aboard vessel located on Bdock. NCFD and the MCSO responded to the Harbor and questioned the involved individuals. No arrest made.

03/23/23: A fire started onboard an unoccupied vessel on Bdock. Emergency crews from North County Fire responded to the Harbor and were able to put the fire out. The vessel where the fire originated sustained major damage while the two neighboring vessels took some minor damage. No damage was found to the District facilities. The fire is believed to have started from an electrical problem on the vessel.

No further incidents to report as of March 29, 2023.



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STAFF REPORT

ITEM NUMBER 19 – CONSIDER AMEDEMMENT TO REYNOLDS RESORTS LEASE
BOARD MEETING OF MARCH 29, 2023

Staff received a request from the Moss Landing KOA (Reynolds Resorts) to allow for them to operate a small convenience/retail store in the RV park's existing office where they would sell items such as sweatshirts, snacks, toiletries and drinks, including beer and wine. It appears that the sales of alcohol and the license required have already been approved by ABC.

After review of the Reynolds Resorts lease, staff found that a convenience/retail store was addressed in the original lease and is a confirmed approved use of the premises requiring only an agreed upon percentage rent be paid to the District. The Real Property Committee 1 met with a representative of Reynolds resorts regarding the convenience/retail store and proposed a percentage amount of 6% of related retail sales be paid to the Moss Landing Harbor District on a quarterly basis, for which the Reynolds Resorts representative agreed.

The Real Property Committee members may wish to provide a recommendation to the full Board regarding the included Amendment 2 of the Reynolds Resorts lease prior to the Board considering the Amendments approval.

**SECOND AMENDMENT TO GROUND LEASE AGREEMENT
BETWEEN THE MOSS LANDING HARBOR DISTRICT
AND REYNOLD'S RESORTS-MOSS LANDING, LLC**

This Second Amendment, hereinafter referred to "Amendment 2," is made and entered into at Monterey County, California, this 30th day of March, 2023, by and between MOSS LANDING HARBOR DISTRICT, a political subdivision of the State of California, hereinafter referred to as "Landlord," and "REYNOLDS RESORTS-MOSS LANDING, LLC," a California Limited Liability Company, hereinafter referred to as "Tenant."

Recitals

A. Landlord and Pelican LLC, a California limited liability company, entered into that certain Ground Lease Agreement ("Lease") dated July 9, 2001, with a term expiring July 9, 2031.

B. Pelican, LLC assigned its interests in the Lease to Reynolds Resorts, LLC ("Tenant") in February of 2007.

C. Landlord and Tenant entered into an Amendment to the Lease to establish the means by which to set the base monthly rent and modification thereto in December of 2010.

D. Section 6.1 of the Lease, establishes that the "Subject Premises" can be used for any legal purposes consistent and compatible with the operation of a commercial fishing harbor, including operation of an RV Park and related facilities, including a "retail store."

E. Landlord has received a request from Tenant to allow retail sales from the existing management and operations office located within Subject Premises, including the sale of alcoholic beverages. Tenant indicates that they are now able to purchase a Type 20 liquor license and that the California Department of Alcoholic Beverage Control has confirmed that said license can be transferred.

NOW THEREFORE, for and in consideration of the recitals set forth above, the Parties agree as follows:

1. Landlord agrees that Tenant may establish a retail operation at the existing RV Park's Offices (the "Retail Space"), located on the Subject Premises at 7905 Sandholt Road, Moss Landing, CA, as depicted in Exhibit "A," attached hereto and by this reference incorporated herein, for the sale of sundries, snacks, apparel and alcoholic beverages. The authorized footage for the Retail Space is 23.1" in length and 10'5" feet in width, or a total of 242 square feet. No authorization for retail sales on property in excess of this designated space is granted by this amendment.
2. Percentage Rent. Tenant shall be obligated to pay Landlord percentage rent immediately upon commencement of this Amendment. Percentage Rent shall be due quarterly

throughout the term of this Lease on the last day of January, April, July, and October. A calculation of Percentage Rent shall be made for each calendar quarter during the Term of the Lease. This Percentage Rent shall be six percent (6%) of the Tenant's Gross Receipts (as defined below) for retail sales of all items, including alcoholic beverages, and shall be paid to Landlord on or before the last day of the month following each quarter (or three-month period). The amount to be paid each quarter (or three-month period) to the Landlord is the percentage rent which exceeds the Base Monthly Rent, as adjusted, and shall be in addition to the Base Monthly Rent. Percentage Rent shall be recomputed at the end of each calendar year based upon Gross Receipts for that year. Any underpayments shall be due and payable within thirty (30) days after said computation is made. Any overpayment shall be due and payable within thirty (30) days after said computation is made. Any overpayment shall be credited against future rents as they fall due.

For purposes of this Amendment, "Gross Receipts" are the gross income derived, received, or charged by Tenant or by any sublessee, subtenant, concessionaire or licensee of Tenant, derived in whole or in part from any retail sales of goods and/or alcohol transacted in, at or from the Retail Space, whether from subtenants, renters, customers, or otherwise, both for cash and on credit, and in cases of sales or charges on credit, whether or not payment is actually made.

The following matters only may be excluded or deducted from Gross Receipts at the time they are ascertained, and where not ascertainable during the period covered by a statement of Gross Receipts, then from the time of a subsequent statement when they are known:

- a. All sums collected and paid out for sales taxes, luxury taxes, excise taxes, and similar taxes required by law to be added to the total purchase price, whether now or hereinafter in force, to be collected from customers and paid by Tenant or subtenant hereafter in force, to be collected from customers and paid by Tenant or subtenant;
- b. All refunds made on any sale previously included as Gross Receipts;
- c. Service charges, finance charges, handling fees and other credit card charges charged, borne and paid by Tenant and not reimbursed by guests and customers for credit card services by banks, credit companies and credit card service companies;
- d. Any funds derived from a state-supported lottery system;
- e. Fees received by Tenant for allowing installation and operation of automatic teller machines.

Tenant shall keep true and correct records of all sales and sources of income derived at the Retail Premises. All records shall be kept at Tenant's place of business for not less than five (5) years after delivery of the required annual report, provided that each party may at reasonable times review any or all records or permit or cause them to be reviewed

for legal or accounting purposes or for other purposes promotive of and consistent with these provisions and this Lease.

3. Tenant is responsible for obtaining and paying for all licenses and permits required for Tenant's occupancy, use and maintenance of the Retail Space, which shall include compliance with all requirements of each and every regulatory entity having any jurisdiction over the premises, including but not limited to the California Department of Alcoholic Beverage Control.
4. Except as specifically set forth herein, the terms covenants, limitations, provisions, restrictions, agreements, rights, remedies, and conditions contained in the Lease are incorporated herein and made a part hereof and shall remain in full force and effect and be binding upon the parties. The Parties expressly acknowledge that this Amendment does not allow the construction of new facilities and any new construction or alterations shall be subject to the provisions of the Lease.

Executed this 30th day of March, 2023 in Monterey County and Orange County, respectively.

Lessor:
Moss Landing Harbor District

Lessee:
Reynolds Resorts-Moss Landing, LLC

By _____
Tommy Razzeca, General Manager

By _____
Thomas Reynolds, Managing Member

Dated: _____

Dated: _____

