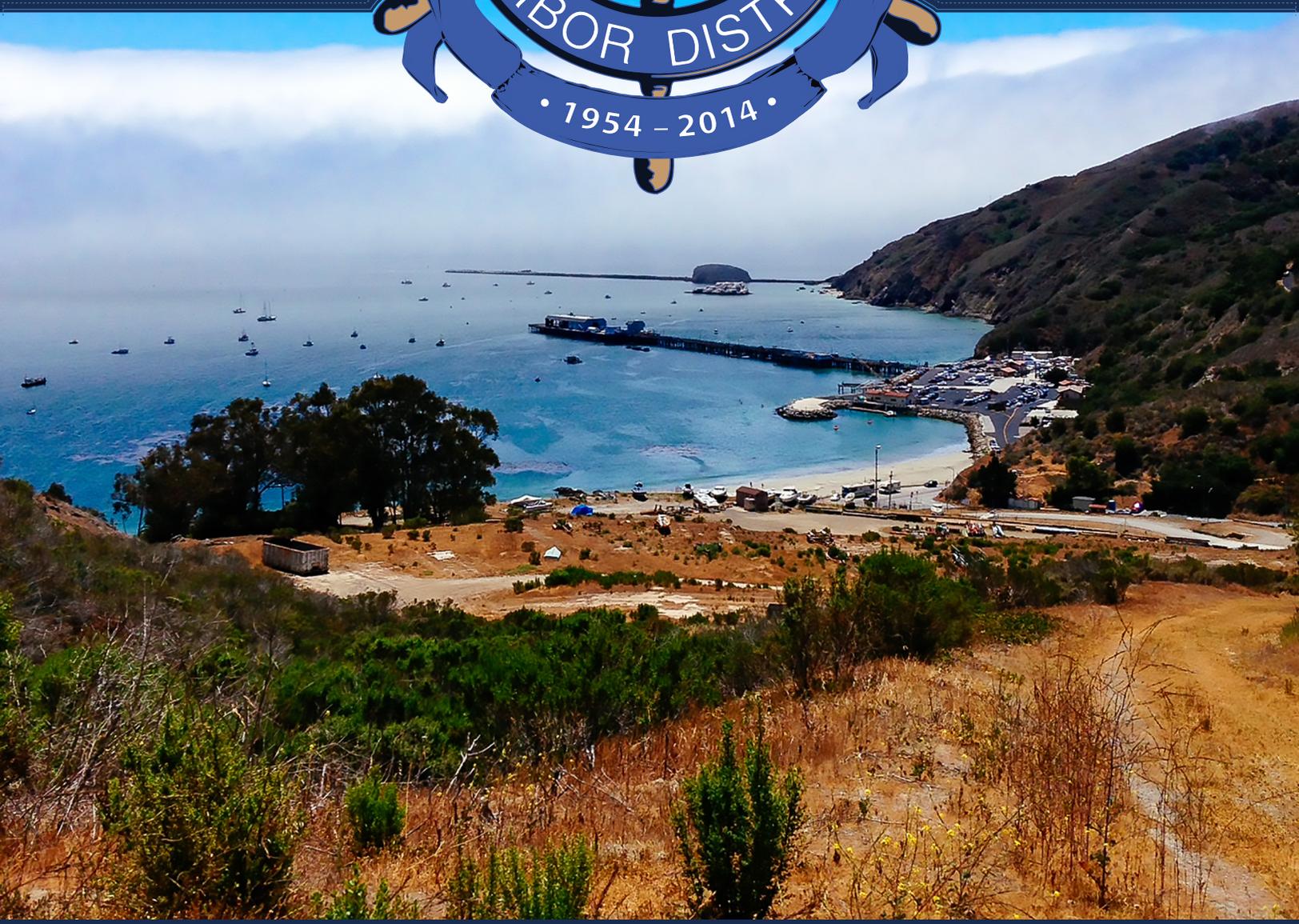


2014/15



BUDGET



Port San Luis Harbor District
3950 Avila Beach Dr.
P.O. BOX 249
805-595-5400

BOARD OF COMMISSIONERS

JIM BLECHA
DAVE KIRK
BILL BARROW
DREW BRANDY
BRIAN KREOWSKI

President
Vice President
Secretary
Commissioner
Commissioner



P.O. BOX 249 · AVILA BEACH
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STEPHEN A. McGRATH *Harbor Manager*
THOMAS D. GREEN *Legal Counsel*
PHILLIP J. SEXTON, CPA *Treasurer*

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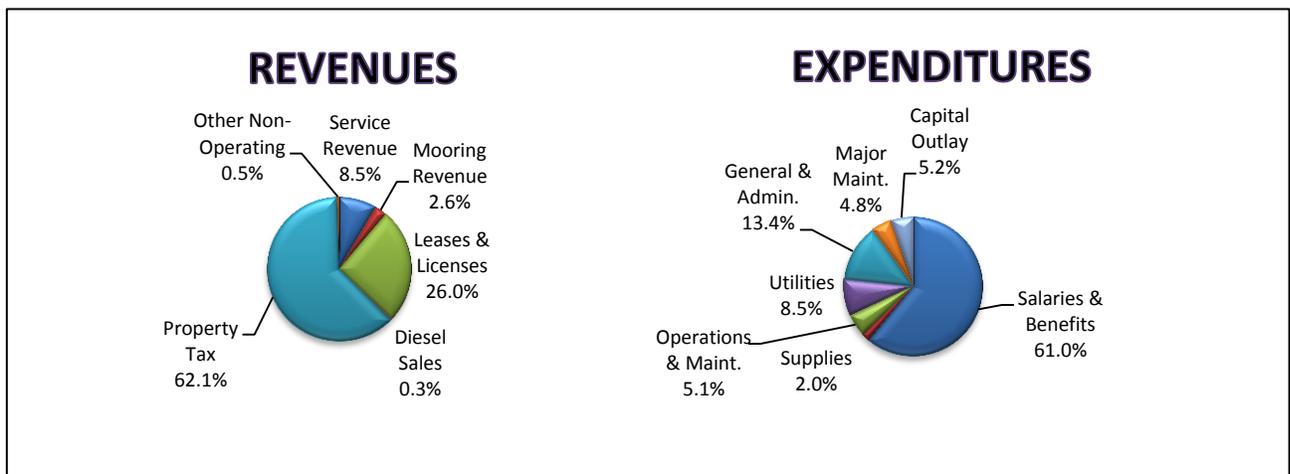
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		INC/DEC OVER PROJECTED 2013/14
Operating Revenue	\$ 1,714,000	3.2%
Non-Operating Revenue	2,860,500	1.5%
Operating Expenditures	(4,321,500)	0.8%
Major Maintenance & Capital Projects	(478,000)	35.3%
Net Income (Loss)	(225,000)	59.0%
Prior Year Specified Reserve Usage	225,000	61.0%
Specified Reserve Funding	-	
Increase/(Decrease) in operating reserves	\$ -	

BUDGETARY HIGHLIGHTS

- The 2014/15 budget is balanced and utilizes \$225,000 in prior year specified reserves to fund one-half the election costs, major maintenance and capital asset purchases and improvements.
- Non-Operating Revenue is budgeted to increase 1.5% compared to 2013/14 projections primarily due to the increase in Property Tax revenues.
- Operating revenue is budgeted to increase 3.2% compared to 2013/14 projections.
- Operating expenditures are budgeted to increase 0.8% compared to 2013/14 projections.
 - Salaries, wages and benefits for 2013/14 projections include a \$490,000 prepayment towards the Tax Revenue Anticipation Note (TRAN) while 2014/15 includes \$180,000. Including this variance of \$310,000 the 2014/15 salaries, wages and benefits are budgeted to decrease by approximately \$165,500 over 2013/14 projections.
 - Utility costs are expected to increase by approximately \$34,900. The District received a one-time savings in its Lopez water expense in 2013/14. This is expected to return to prior levels in 2014/15.
 - General and Administrative costs are budgeted to increase due to the 2014 election.
- The District anticipates revenues exceeding operating expenditures by \$253,000 which will be used to fund a portion of Major Maintenance and Capital Projects costs of \$478,000. In total Additional major maintenance and capital project costs will be funded using \$180,000 in specified reserves and \$574,000 in anticipated grants. \$45,000 in specified reserves will be used to fund a portion of the election costs. See page 27 for further capital project detail.





PRIORITIES AND ISSUES

The Harbor Commission adopted the following Mission Statement on February 25, 2014.

“To serve the public with an array of commercial and recreational boating, fishing, and coastal-related opportunities, while ensuring an environmentally responsible, safe, well-managed, and financially sustainable harbor that preserves our marine heritage and character.”

Following are District goals in support of the above mission statement:

- Provide for commercial and recreational boating and fishing activities:
 - Extend diesel fueling hours.
 - Repair and extend mobile-hoist pier.
 - Improve boatyard operations.
 - Add an additional water taxi host and work with Yacht Club to extend hours.
- Provide coastal related opportunities
 - Harbor Terrace Project:
 - Issue a Request for Proposals (RFP) for development of Harbor Terrace to include RV and tent camping sites.
 - Continue to work on a draft Environmental Impact Report.
 - Avila pier rehabilitation project.
- Be environmentally responsible
 - Maintain Clean Marinas certificate.
 - Continue to work with Division of Boating and Waterways to secure Abandoned Watercraft Abatement Funds and Vessel Turn In Program funds.
 - Implement Best Management Practices for sewer system and storm water management.
- Provide a safe environment
 - Continue with high standards of training for public safety personnel (Harbor Patrol).
 - Add a floating landing for use by Harbor Patrol.
- Well-managed
 - Continue work on creating efficiencies through technology. Issue an RFP for website development.
 - Final Implementation of CSDA Transparency Certification.
 - Submit Budget Document to GFOA for consideration of Distinguished Budget Award.
 - Continue with professional development and training opportunities for staff and Commissioners.
- Financially sustainable
 - Unfunded backlog of deferred maintenance is estimated at \$2.1 million and is projected to grow. Aggressively pursue grant opportunities that can be used for preservation of existing infrastructure.
 - Increase fees to offset costs, where reasonable and where all cost savings options have been explored, before reducing service levels. All revenue producing facilities/functions at the District will strive to operate on a cost plus concept. District staff shall research fee increases with comparisons and recommendations to reduce expenses. (Fiscal Policy 3022).
- Preserve marine heritage and character
 - Harford Pier Project:
 - Develop a Coastal Development Permit for future improvements to pier terminus.
 - Continue to support commercial fishing heritage.



SHORT-TERM FACTORS INFLUENCING DECISIONS

Factors influencing District decisions on a short-term basis include impact of outside economic and legislative factors, and limited internal resources available to support replacement of equipment and aging buildings and infrastructure.

Economic Factors:

The District continues to reach the budgetary goal of generating \$200,000 for Major Maintenance and Capital Projects. In order to reach this goal the District eliminated funding of two positions in the 2012/13 budget. District expenses continue to increase. The continued increase in enterprise revenues, specifically RV camping and parking revenues, has resulted in an offset to the rising costs. The revenue increase is partially explained by favorable weather conditions, which makes it difficult to predict.

The District's Property Tax Revenue funds approximately 2/3 of the District's on-going operations. During the economic recession Property Tax Revenue decreased. The short-term economic key indicators show an improvement in the economy with housing prices increasing and unemployment rates decreasing in San Luis Obispo County. In 2013 the median cost of a single family residence was \$450,000, a 14% increase over the 2012 median cost of \$395,000. As published by the Bureau of Labor Statistics, the San Luis Obispo unemployment rate for December 2013 was 5.6% versus 7.2% in 2012. According to the California Employment Development Department the annual average number of jobs grew from 107,400 in 2012 to 110,200 in 2013.

Mooring Patron numbers continue to decrease though the District does anticipate that this decrease will level off in 2014/15 as economic conditions improve.

Legislative Factors:

The Public Employee's Pension Reform Act (PEPRA) became effective on January 1, 2013. The latest Actuarial Report issued on October 2013 for the period ended June 30, 2013 warned that future rate increases could be significant beginning in 2015/16. Also, CalPERS recently changed demographic assumptions and increased the average life expectancy. This is expected to increase retirement costs up to 5% for Miscellaneous employees and up to 9% for Safety employees.

The Governmental Accounting Standards Board (GASB) issued statement 68 on Accounting and Financial Reporting for Pensions which requires governments to record long-term liabilities in enterprise funds and government-wide statements. This will not affect the General Fund but will significantly impact the District's Enterprise Fund and Government-wide Statement presentation beginning in fiscal year 2014/15. A very preliminary estimate of District unfunded liabilities is \$3,000,000. CalPERS will be preparing actual calculations that should be available in the fall of 2014.

The District currently contracts with CalPERS to provide employees with medical benefits. CalPERS requires that participating agencies contribute a certain dollar amount towards current employees and retirees. For calendar year 2014 the required minimum contribution is \$119 per month. The retiree contribution liability (also known as Other Post-Employment Benefits (OPEB)) is calculated by a Certified Public Accountant every three years. The most recent calculation was completed in May of 2014 and estimated the District's liability at \$821,325.

The Federal Patient Protection and Affordable Health Care Act (ACA) was signed into law on March 23, 2010 and established comprehensive health insurance reforms that will roll out over several years with most changes taking place in January 2014. It is too early to determine the impact on Health Care premiums. In calendar year 2014 the District will pay (on behalf of employees) lower premiums due to the decrease in rates of the lowest cost HMO and an increase in employee's share of the premium payment.



SHORT-TERM FACTORS INFLUENCING DECISIONS (CONT.)

Legislative Factors (Cont.):

Propositions 4 and 1A constitutionally require the State of California to reimburse local agencies for costs directly associated with new state-mandated programs. When it defers these reimbursements, the state must eventually pay them back with interest. Two of the most common reimbursements owed to special districts include Brown Act and Public Records Act mandate. Under Governor Brown's long-range financial plan, local governments would be reimbursed for a portion of the mandated costs starting in fiscal year 2015/16. The State owes Port San Luis Harbor District \$24,840 from 2003 thru 2012 for costs associated with Brown Act mandates.

Limited Resources:

The District continues to postpone maintenance projects due to lack of funding and/or staffing. The District's fiscal goal policy (Policy #3022) is to be able to fund major maintenance and capital projects at the same rate that capital assets are depreciating. For fiscal year ending June 30, 2013 the District spent \$1,210,373, including grant funded projects, and recorded depreciation expense of \$689,716. This was possible due to use of \$727,056 in grant funds for the restoration of our historic lighthouse and use of \$253,444 in grant funds for the restoration of the historic Harford Pier. For fiscal year ending June 30, 2015 the District has budgeted \$1,052,000 for major maintenance and capital assets. The District continues to be dependent on grant funds that can be used to restore and maintain current capital assets in order to meet the District's fiscal goal.

The Avila Pier was significantly damaged in storms in 1983 and largely rebuilt. Additionally the base of the pier was rebuilt as a part of the Unocal funded clean-up of Avila Beach in 1998 – 2003. The balance of the pier is over 30 years old, and has suffered some level of deterioration of some of the piles. This will necessitate a multi-year program to replace piles that are damaged from the actions of the ocean and organisms that feed on the wood, plus replacement of missing piles.

A 1968 agreement between the Harbor District and the Avila Beach Community Services District (ABCSD) entitles the Harbor District to 35% of the capacity of the wastewater treatment plant in Avila Beach; this entitlement comes with an obligation to fund 35% of related capital improvements. Two issues may materially affect the District's budget in coming years:

The ABCSD is seeking a rate increase from its customers which, if approved, will increase the funds available to the ABCSD for capital projects, and by extension increase the District's obligation to fund its share.

The ABCSD is anticipating the need for a significant upgrade to the plant to meet required standards for the effluent flow from the plant. The District would be obligated to participate in this project, which may cost in excess of \$1 million. Options would include payment in full, grants to offset District share, and participation in a potential ABCSD low interest loan.

The District lets property and buildings for uses such as retail and wholesale seafood sales, restaurants, souvenir sales, Yacht Club use and use of a pier by Cal Poly for education and research. Some District buildings are past their useful life and need substantial improvements. Currently the District lets some of these buildings on a short-term basis until such improvements can be made. Without the funding for needed improvements reduction in lease income may occur.



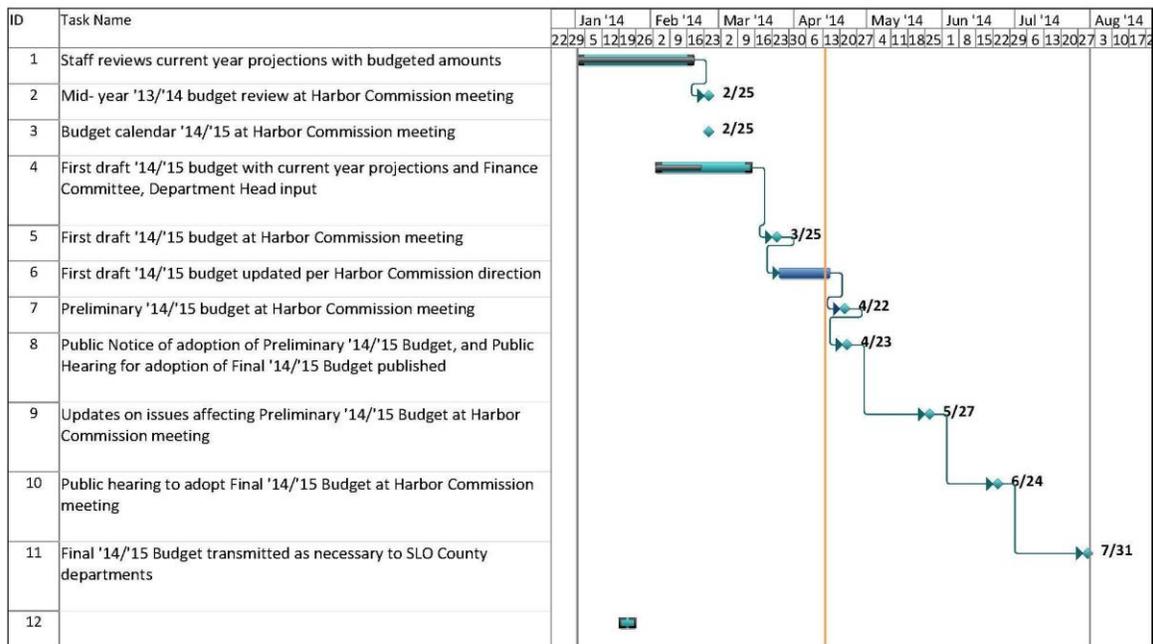
BUDGET PROCESS

The District's budget process is governed by Policy 3020, Budget Preparation. The Budget is prepared annually by the Harbor Manager with the assistance of the Department Heads. In February, the Board of Commissioners approves the budget calendar for the next fiscal year's budget at the regularly scheduled Harbor Commission meeting. The Commission sets overall goals and priorities for the Harbor District with emphasis on the capital and special project budgets. The Commission also reviews the current year's budget and forecast at this time.

The first draft of the budget is presented at the Harbor Commission's March meeting. District staff receives direction from the Commission and presents the Preliminary budget at the April Harbor Commission meeting. The Preliminary Budget is adopted at the April meeting and a public notice is published pursuant to Section 6061 of Government Code stating the adoption of the Preliminary Budget.

At the Harbor Commission's May meeting, the Commissioners hear staff and public input on the Preliminary Budget. Based on this comment, Staff revises the Budget and presents it to the Harbor Commissioners at the June meeting. The Commissioners adopt the Final Budget for next Fiscal Year during a public hearing at this meeting. Members of the public are invited to comment during this meeting prior to the adoption of the Final Budget.

The Final Budget is reported to the San Luis Obispo County Board of Supervisors, County Auditor Controller, Secretary to the Board of Supervisors and the Chief Administrative Officer of the County before July 31st of each year.





BUDGET PROCESS (CONT.)

Budget Adjustments

The Harbor Commission level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is maintained at the fund, and budget category level, with more stringent control over major maintenance and capital assets, which are maintained at the line-item level. District staff requests approval from the Harbor Commission for budgetary transfers between budget category levels and any line-item additions to major maintenance and capital assets throughout the year.

Budget Review

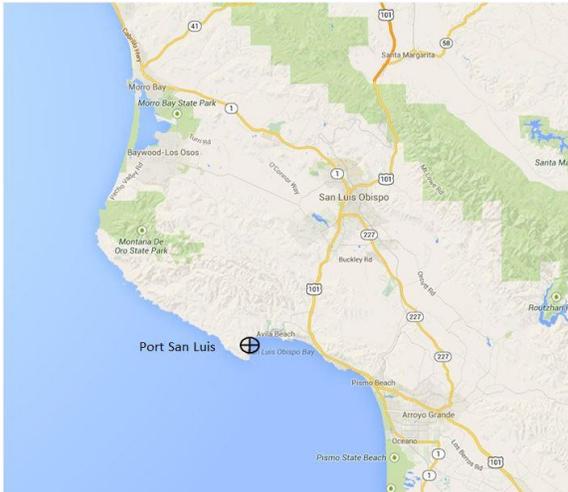
In February of each year a mid-year budget report is prepared and presented to the Harbor Commission for review. If it is anticipated that revenue projections will not be met or expenditures will exceed appropriations, corrective recommendations will accompany the report.

In August of each year, estimates of final fiscal year end results are calculated. Budgeted funding of specified reserves is adjusted accordingly. If the estimates are more favorable than budget, then additional specified reserves are recommended to the Harbor Commission and vice versa.



WHERE ARE WE?

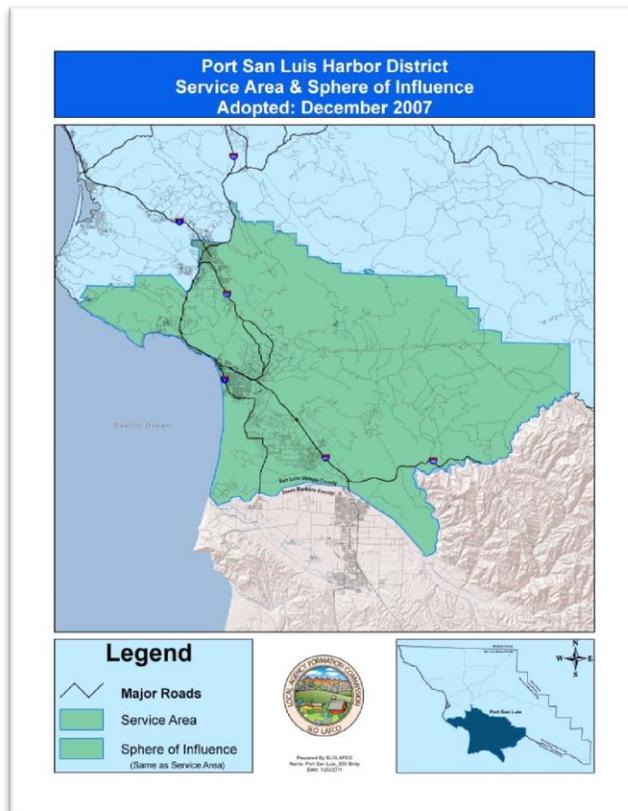
Port San Luis is located on the California coast, about eight miles south of San Luis Obispo, just past the town of Avila Beach.



Population

Year	San Luis Obispo County	Avila Beach
2010	269,954	1,261
2000	247,878	797
1990	217,162	Not avail.
1980	155,435	Not avail.

*Source: US Census Bureau

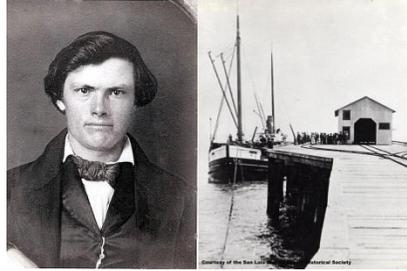




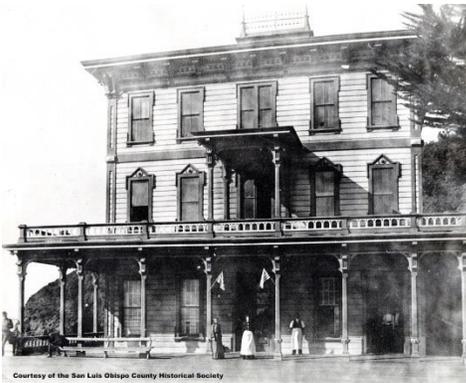
OUR HISTORY

The Avila Beach area was used by the Spaniards and Portuguese many centuries ago. Richard Henry Dana also used the natural headlands to anchor up out of the wind, resupply and trade with the local Chumash Indians.

In 1873, John Harford built the Harford wharf. Using horses, he offloaded schooners and imported cargo from Los Angeles and San Francisco. He sold the goods in San Luis Obispo and northern Santa Barbara County. Ships carrying supplies, mail and passengers laid alongside the Harford Pier.



In 1876 the Marre Hotel was built at Port San Luis where passengers would rest up while waiting for passage on the next ship. The narrow gauge railroad was built in the 1880's, carrying both passengers and cargo. By 1913 the federal breakwater, funded by congressional action, had been built to provide a safe anchorage at the wharf. Cattle and agriculture goods were exported to Los Angeles and San Francisco, lumber and dry goods were imported to the area. The narrow gauge railroad ran out onto the wharf to carry cargo back and forth to market.



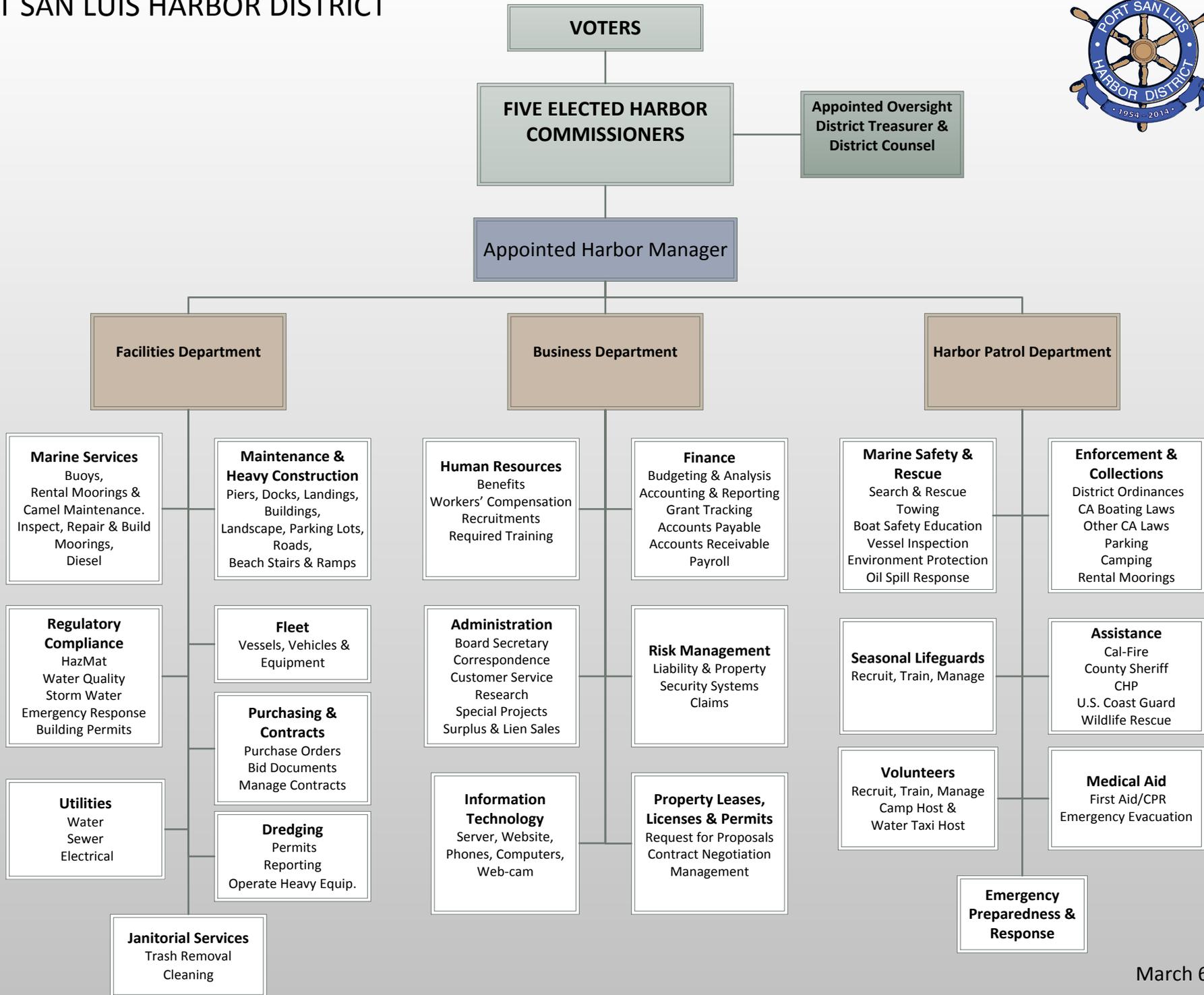
Local commerce fell on hard times at the onset of the Depression and the Port fell into disrepair. The railroad and pier was sold to Elton Tognazzini in 1942 for \$17,265.

In 1954 the citizens of southern San Luis Obispo County voted to create and fund a Harbor District for the Port San Luis Area. It was hoped that this action would provide for a method to fix up the old facilities and create some commerce for the south county. Five Harbor Commissioners were elected and the harbor was given new life. In 1955 the State Legislature

granted the Harbor District the area's tidelands in trust. Very few grants being given, this, indeed, was another chance to improve the Port's dilapidated facilities. Tognazzini sold his property, including the Harford Pier, to the Harbor District for \$500,000 in the late 1950's, using a loan from the State Department of Boating and Waterways. The District continued to grow, adding the site now known as Harbor Terrace in 1978, acquiring the beach, the pier and the parking lot in Avila Beach from the County in 1983, and the 30 acre home to the Point San Luis Lighthouse from the federal government in 1994.

The Harbor Commission has since sought to implement the original goal of the first Commission and vision of the Founding Fathers of the District. That is, to serve the public with an array of commercial and recreational boating, fishing, and coastal-related opportunities, while ensuring an environmentally responsible, safe, well-managed, and financially sustainable harbor that preserves our marine heritage and character. In the past ten years the Commission has concentrated more on environmental responsibilities, while maintaining a balance to serve the boating and general public.

PORT SAN LUIS HARBOR DISTRICT





STAFFING AUTHORIZATION

	<u>FY 2012/13</u>	<u>FY 2013/14</u>	<u>FY 2014/15</u>
Administration			
Harbor Manager	1	1	1
Business Department			
Business Manager	1	1	1
Accountant	1	1	1
Administrative Analyst	1	1	1
Support Services Coordinator	1	1	1
Administrative Secretary	1	1	1
Bookkeeper (30 hours per week)	75%	75%	75%
Facilities Department			
Facilities Manager	1	1	1
Planner/Analyst	1	1	1
Facilities Supervisor	1	1	1
Heavy Construction Leadworker	1	1	1
Utility Crew Leadworker	1	1	1
Port Maintenance Worker	6	6	6
Mooring Crew Workleader	1	1	1
Port Maintenance Worker Deckhand	1	1	1
Harbor Patrol Department			
Chief Harbor Patrol Officer	1	1	1
Harbor Patrol Officer	5	5	5
Temporary Seasonal Workers (April 1-September 30)			
Temporary Port Maintenance Worker	1	1	1
Lifeguards	15	15	15
TOTAL STAFFING	<u>41.75</u>	<u>41.75</u>	<u>41.75</u>

*The District did not experience any changes in staffing levels for the 2014/15 fiscal year.

*Funded positions of 39.75 reflects two staffing vacancies, one in the Harbor Patrol and one in the Facilities Department. Authorization of 41.75 positions remains but cannot be filled until a funding source is identified.



DEPARTMENT SUMMARY

Administration & Business Departments

	2012/13 Actual	2013/14 Projected	2014/15 Budget	Percentage Change
Wages	\$ 492,400	\$ 527,900	\$ 543,300	2.9%
Benefits*	\$ 1,412,900	\$ 734,200	\$ 431,400	-41.2%
Contract Labor	\$ 100	\$ -	\$ 300	100.0%

*2012/13 Benefits include \$1,116,400 pension obligation refinance
 *2013/14 Benefits include additional \$310,000 pension obligation payment

The Administration & Business Department includes five elected Harbor Commissioners, six full-time employees and one part-time employee. The department includes the following positions: Harbor Commissioner, Harbor Manager, Business Manager, Administrative Analyst, Support Services Coordinator, Administrative Secretary, Accountant, and Bookkeeper. Together, the Administration & Business Department performs a variety of different tasks including:

Elected Harbor Commissioners:

- Adopts a Mission Statement and establishes goals, objectives and priorities for the District.
- Appoints, evaluates, and terminates Harbor Manager.
- Adopts an annual budget.
- Adopts ordinances to provide legal foundation of District operations.
- Represents the District, stakeholders, and general public.
- Adopts policies.

Harbor Manager:

- Plans, organizes, coordinates, and directs the activities of Port San Luis consistent with Harbor Commission direction.
- Provides direction and leadership by setting organizational standards and objectives in conjunction with the Commission.
- Prepares, reviews, and makes recommendations regarding issues for Board consideration and action.
- Prepares and presents Grant requests.
- Oversees preparation of annual budget.
- Appoints, evaluates and terminates management staff.

Administration:

- Provides customer service.
- Prepares and maintains administrative paperwork regarding moorings, dry dock, skiff spaces, and gear storage.
- Provides highly responsible and complex administrative, secretarial, and clerical duties in support of management, staff, committees, and elected officials.

- Oversees and administers a variety of planning, projects, grants and contracts
- Assists in Workers' Compensation and insurance compliance.
- Operates a radio base station for communications with Harbor Patrol and Port operations.

Accounting/Finance:

- Prepares budget.
- Analyzes, reconciles and maintains financial records.
- Coordinates year-end audit including creation of financial statements.
- Performs complex bookkeeping tasks and clerical work as related to accounts receivable, collections, and accounts payable.
- Reconciles bank statements and prepares deposits.

Human Resources:

- Processes payroll.
- Manages human resources.
- Reviews all hiring and disciplinary decisions.
- Conducts staffing, organizational and budgetary studies and recommends modifications to increase effectiveness and efficiency.
- Insures compliance with all local, state and federal regulations and laws.

Policies and Procedures:

- Recommends and implements policy.
- Drafts and analyzes Board policy.
- Analyzes and develops procedures and processes.

Property Management:

- Develops and manages all leases and licenses on District property.



DEPARTMENT SUMMARY

Facilities Department

	2012/13 Actual	2013/14 Projected	2014/15 Budget	Percentage Change
Wages	\$ 703,500	\$ 698,600	\$ 748,800	7.2%
Benefits	\$ 439,700	\$ 380,400	\$ 410,700	8.0%
Contract Labor	\$ 32,900	\$ 32,600	\$ 16,400	-49.7%

The facilities department includes twelve full-time employees, two temporary employees and one unfunded full-time position. The department includes the following positions: Facilities Manager, Facilities Supervisor, Planner, Heavy Construction Leadworker, Utility Crew Leadworker, Mooring Crew Leadworker, and Port Maintenance Workers. The Facilities Department is responsible for the development, construction, maintenance, and repair of port and harbor facilities, including the buildings, roads, parking lots, beaches, revetments, piers, docks, hoists, moorings, water distribution system, and wastewater collection system and performs a variety of tasks including:

Operations and Maintenance:

- Performs unskilled, semi-skilled, and skilled work as part of a work crew or independently in the maintenance and operation of the District.
- Troubleshoots and repairs electrical, water system and sewer system problems.
- Supervises the mechanical fabrication, maintenance and repair of equipment.
- Determines material required for job orders and requisitions materials and supplies as needed.
- Maintains inventories of supplies, equipment, materials, and tools.
- Implements and follows District safety programs.
- Performs annual dredging operations.
- Maintains, replaces, and rebuilds portions of the pier, docks and camels.
- Constructs and maintains shore-side facilities.
- Participates in storm preparedness operations and responds when necessary.
- May respond to fires accessible from the water and engage in fire suppression using equipment aboard the work vessel.

Construction Management:

- Develops and manages projects including:
 - Selection of consultants.
 - Oversight of preparation of plans, specifications and bid documents.
 - Secures permits as necessary.
 - Releases Invitations for Bids, reviews results and recommends bid award to Harbor Commission.
- Prepares and presents Grant requests.

Regulatory Compliance:

- Ensures compliance with regulatory agencies, contract requirements, District policies and ordinances, and safety and operational plans.
- Secures all necessary operational permits and ensures compliance with same.
- Manages environmental and hazardous materials programs.

Mooring Operations:

- Operates, maintains, and repairs a work vessel engaged in the setting, repairing, and removing of mooring tackle.
- Constructs moorings to prescribed standards.
- Completes necessary paper work related to mooring operations.



DEPARTMENT SUMMARY

	2012/13 Actual	2013/14 Projected	2014/15 Budget	Percentage Change
Wages	\$ 387,600	\$ 430,600	\$ 468,700	8.8%
Benefits	\$ 240,200	\$ 212,900	\$ 225,400	5.9%
Contract Labor	\$ 76,700	\$ 79,000	\$ 85,700	8.5%

Harbor Patrol Department

In-line with the mission, goals, and strategic plan of the Harbor District, *to hold the waters and lands in trust for the public*, the Harbor Patrol department manages the public safety functions of the District. The department includes five full time Harbor Patrol officers, fifteen seasonal lifeguards, and one full time unfunded position.

Public Safety:

- Manages the public safety functions of the District.
- Provides and leads the delivery of safety and security services to the users of the District by providing water and shore-side patrol.
- Provides safe conditions for the users of the public beach by providing careful watch over beach activity.
- Advises patrons of dangerous conditions and rules and regulations.
- Provides search, rescue, lifesaving and emergency medical services.
- Provides information to District tenants, users, and the general public.
- Cooperates with CalFire.
- Trains and supervises lifeguards.

Enforcement:

- Develops and implements enforcement programs and policies.
- Enforces laws, ordinances, safety regulations and District policies.

- Investigates and makes reports of incidents.

Administration:

- Maintains inventories of supplies, equipment, and firearms.
- Supervises day-to-day operations of Camp Host and Water Taxi Host volunteer programs.
- Prepares and presents Grant requests.
- Participates in storm preparedness operations and responds when necessary.

Emergency Preparedness and Response:

- Performs lead functions for District's role.
- Cooperates with Federal Emergency Management Agency (FEMA) and County Office of Emergency Services (OES), and Emergency Workers Exposure Control (EWEC).



CONSOLIDATED FINANCIAL SCHEDULE

	Capital Outlay			
	General Fund	Fund	Enterprise Fund	Total Budget
Revenues				
Charges for Services	\$ -	\$ -	\$ 387,500	\$ 387,500
Mooring Fees	-	-	125,200	125,200
Lease and License	-	-	1,187,800	1,187,800
Diesel Sales	-	-	13,500	13,500
Property Taxes	2,839,500	-	-	2,839,500
Interest	14,400	-	3,600	18,000
Other Financing Sources	-	-	-	-
Other Non-Operating Revenue	1,000	-	2,000	3,000
Grant Funding	-	189,000	385,000	574,000
Fund Transfer	(246,700)	246,700	-	-
Total Revenues	\$ 2,608,200	\$ 435,700	\$ 2,104,600	\$ 5,148,500
Expenditures by Category				
Salaries, Wages & Benefits	\$ 2,077,100	\$ -	\$ 853,600	\$ 2,930,700
Supplies	67,600	-	26,400	94,000
Operations & Maintenance	145,300	-	97,400	242,700
Utilities	241,100	-	168,600	409,700
General & Administrative	427,700	-	216,700	644,400
Major Maintenance	-	226,000	78,000	304,000
Capital Projects	-	209,700	538,300	748,000
Total Expenditures by Category	\$ 2,958,800	\$ 435,700	\$ 1,979,000	\$ 5,373,500
Expenditures by Function				
Administration	\$ 1,154,400	\$ -	\$ 512,100	\$ 1,666,500
Maintenance	1,194,200	-	609,000	1,803,200
Safety	610,200	-	241,600	851,800
Major Maintenance	-	226,000	78,000	304,000
Capital Projects	-	209,700	538,300	748,000
Total Expenditures by Function	\$ 2,958,800	\$ 435,700	\$ 1,979,000	\$ 5,373,500
Revenues less Expenditures	\$ (350,600)	\$ -	\$ 125,600	\$ (225,000)
Specified Reserve Usage	\$ 139,500	\$ -	\$ 85,500	\$ 225,000
Specified Reserve Funding	\$ -	\$ -	\$ -	\$ -
Increase/(Decrease) in Operating Reserves	\$ (211,100)	\$ -	\$ 211,100	\$ -
Estimated Beginning Fund Balance as of July 1, 2014				
	\$ 1,522,300	\$ 7,600	\$ 1,173,300	\$ 2,703,200
Estimated Ending Fund Balance as of June 30, 2015				
	\$ 1,311,200	\$ 7,600	\$ 1,384,400	\$ 2,703,200
Percentage Change in Fund Balance	-13.9%	0.0%	18.0%	0.0%



3 YEAR CONSOLIDATED FINANCIAL SCHEDULE

	General Fund			Capital Outlay Fund			Enterprise Fund			Consolidated		
	2012/13 Actual	2013/14 Projected	2014/15 Budget	2012/13 Actual	2013/14 Projected	2014/15 Budget	2012/13 Actual	2013/14 Projected	2014/15 Budget	2012/13 Actual	2013/14 Projected	2014/15 Budget
Revenues												
Charges for Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 415,600	\$ 380,700	\$ 387,500	\$ 415,600	\$ 380,700	\$ 387,500
Mooring Fees	-	-	-	-	-	-	129,800	125,200	125,200	129,800	125,200	125,200
Lease and License	-	-	-	-	-	-	1,143,700	1,134,800	1,187,800	1,143,700	1,134,800	1,187,800
Diesel Sales	-	-	-	-	-	-	19,300	19,500	13,500	19,300	19,500	13,500
Property Taxes	2,854,600	2,734,800	2,839,500	-	-	-	-	-	-	2,854,600	2,734,800	2,839,500
Interest	14,300	14,400	14,400	-	-	-	4,800	3,600	3,600	19,100	18,000	18,000
Other Financing Sources	1,211,400	42,000	-	-	-	-	-	18,000	-	1,211,400	60,000	-
Other Non-Operating Revenue	100	-	1,000	-	-	-	(16,200)	5,000	2,000	(16,100)	5,000	3,000
Grant Funding	144,700	-	-	289,600	512,000	189,000	215,500	129,700	385,000	649,800	641,700	574,000
Fund Transfer	(52,000)	(553,600)	(246,700)	52,000	553,600	246,700	-	-	-	-	-	-
Total Revenues	4,173,100	2,237,600	2,608,200	341,600	1,065,600	435,700	1,912,500	1,816,500	2,104,600	6,427,200	5,119,700	5,148,500
Expenditures by Category												
Salaries, Wages & Benefits	2,996,000	2,177,600	2,077,100	-	-	-	790,000	918,600	853,600	3,786,000	3,096,200	2,930,700
Supplies	68,300	72,900	67,600	-	-	-	30,100	29,600	26,400	98,400	102,500	94,000
Operations & Maintenance	140,500	153,700	145,300	-	-	-	78,900	111,200	97,400	219,400	264,900	242,700
Utilities	235,100	219,700	241,100	-	-	-	163,800	155,100	168,600	398,900	374,800	409,700
General & Administrative	365,600	280,500	427,700	-	-	-	196,600	169,500	216,700	562,200	450,000	644,400
Major Maintenance	161,300	-	-	19,500	117,400	226,000	128,800	39,200	78,000	309,600	156,600	304,000
Capital Projects	31,300	-	-	314,000	948,200	209,700	193,100	275,300	538,300	538,400	1,223,500	748,000
Total Expenditures by Category	3,998,100	2,904,400	2,958,800	333,500	1,065,600	435,700	1,581,300	1,698,500	1,979,000	5,912,900	5,668,500	5,373,500
Increase (Decrease)	175,000	(666,800)	(350,600)	8,100	-	-	331,200	118,000	125,600	514,300	(548,800)	(225,000)
Specified Reserve Usage	29,300	480,500	139,500	-	-	-	-	96,100	85,500	29,300	576,600	225,000
Specified Reserve Funding	(407,900)	(45,000)	-	-	-	-	(160,600)	-	-	(568,500)	(45,000)	-
Funding/(funded by) Operating Reserve	\$ (203,600)	\$ (231,300)	\$ (211,100)	\$ 8,100	\$ -	\$ -	\$ 170,600	\$ 214,100	\$ 211,100	\$ (24,900)	\$ (17,200)	\$ -



DISTRICT REVENUE

The District generates a majority of its revenue through property taxes. For the 2014/15 fiscal year, property taxes are budgeted to bring in \$2,839,500. This amount is based on estimates received from the County of San Luis Obispo and is a 3.8% increase over 2013/14 projections.

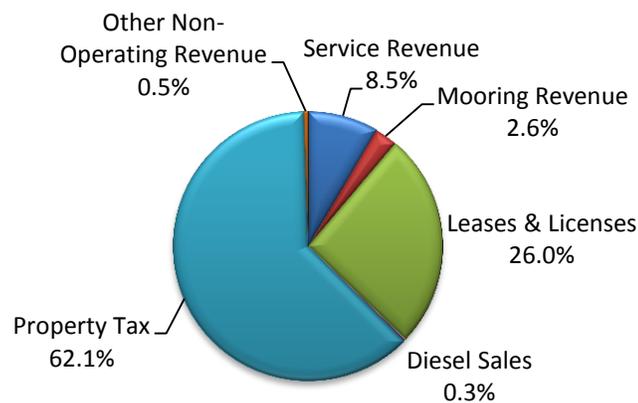
Leases, Licenses and RV camping revenue are the second largest revenue source. This amount is calculated based on current lease agreements and trends. For 2014/15 it is estimated that this will be \$1,187,800. The District will be increasing RV camping rates for the 2014/15 year and anticipates that this will bring in an additional \$65,000 in revenues. Service revenue, including parking, citation and administrative revenues is budgeted to be \$387,500. The District assumed that 2014/15 revenues for these items would be in-line with 2013/14 projections but increased parking revenues by \$12,000 because the District will no longer have a discounted rate in the parking lot after 4 p.m.

The District has budgeted to receive \$125,200 from its mooring operations in 2014/15. This includes quarterly payments for rental moorings as well as inspections and repairs to the moorings themselves. This amount is expected to be in-line with 2013/14 projections.

Port San Luis has its own diesel facility and offers fuel to boaters. This service is budgeted to bring in \$13,500 in revenue for the 2014/15 fiscal year which is assuming that sales decrease from 2013/14 projections.

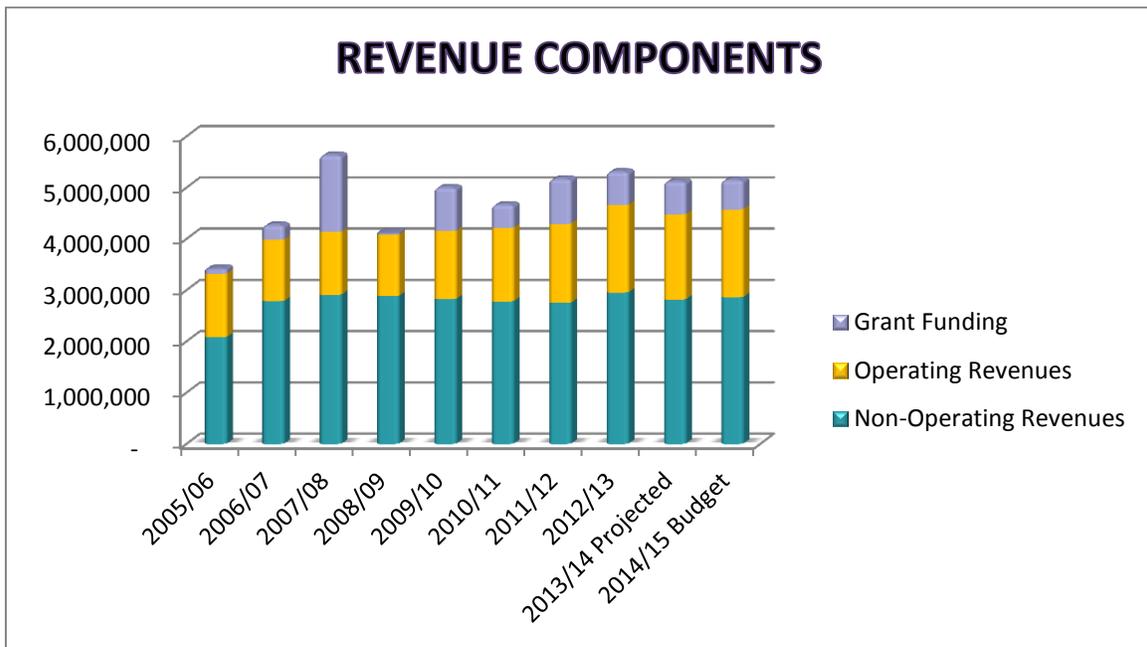
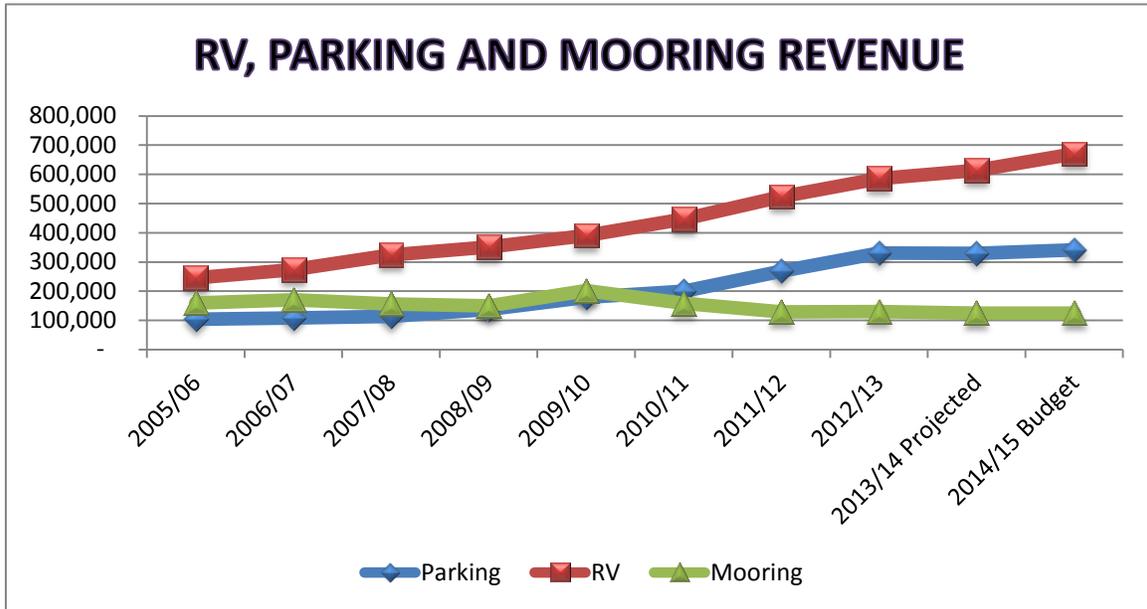
Grant revenue is estimated to bring in \$574,000 in 2014/15. These funds are to be used towards abandoned vessel removal, Avila seawall lighting and repairs to the Harford and Mobile Hoist Piers.

The chart below shows each of the major revenue sources in relation to the total revenue generated by the District for the fiscal year.





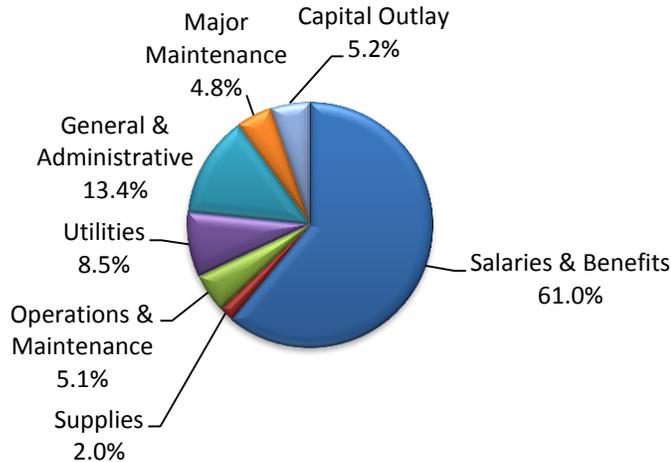
REVENUE TRENDS





DISTRICT EXPENDITURES

Expenditures for the 2014/15 budget (*net of grant revenue*) are budgeted to be \$4,799,500. The following chart shows the percentage of funds spent on each major category of expenditure.



Salaries/Wages and Benefits are budgeted to be \$2,930,700. The budget assumes a continuation of full staffing (with the exception of two unfunded positions) for the entire fiscal year and includes annual cost of living and equity adjustments per the memoranda of understanding between the District and bargaining units, and managers' employment contracts. The budget also assumes that the Chief Harbor Patrol Officer position will be filled during the fiscal year. Health insurance premiums are expected to increase by 10% beginning January 2015. This increase is partially offset by employee contributions per the union negotiated contracts. The budget also includes an \$180,000 payment towards the District's Tax Revenue Anticipation Note which was used to fund a portion of the District's retirement liability.

Supplies are budgeted at \$94,000, an 8.3% decrease from 2013/14 projections. This includes office, shop and RV camping supplies. Also included in this line item are uniforms for the maintenance crew, Harbor Patrol and lifeguards.

Operations & Maintenance costs are budgeted at \$242,700, an 8.4% decrease from 2013/14 projections. The District experienced major storm damage during the winter of 2014 increasing 2013/14 expenditures. Operations and maintenance expenditures include fuel, building and vehicle maintenance, signage, and beach maintenance among other things.

Utilities are budgeted to be \$409,700 or 9.3% above 2013/14 projections. The District received a one-time savings of approximately \$30,000 in 2013/14 for Lopez water. The budget assumes rates will go back to what they were prior to 2013/14. Telephone, gas and water charges for Avila Beach are budgeted to increase 3% while electricity charges are budgeted to increase 5%. This increase is offset by \$4,600 in savings that the District will experience from the LED lighting capital project.

General and Administrative expenditures are budgeted to be \$644,400. The District anticipates spending \$95,000 in election fees and \$65,000 in tax collection fees. Also included in the 2014/15 budget is \$50,000 for legal fees, \$25,000 in treasurer fees and \$13,600 in parking enforcement fees. The budget assumes a 5% increase in property insurance and includes \$25,100 for consultants which is consistent with 2013/14 projections. The budget assumes that the District will pay \$12,000 in redevelopment agency fees, compared to \$10,000 in 2013/14.

Detail of the major maintenance and capital projects can be found on pages 27-32.



CONSOLIDATED BUDGET SUMMARY

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
REVENUES						
Service Revenue (Exhibit 1A) <i>(Avila Parking, Location Fees, Citations)</i>	\$ 309,400	\$ 415,600	\$ 371,700	\$ 380,700	\$ 387,500	\$ 387,500
Mooring Revenue (Exhibit 1B) <i>(Moorage Fees, Equipment Sales, Skiff Space, Exclusive of Labor and O&M)</i>	133,000	129,800	122,100	125,200	125,200	125,200
Leases & Licenses (Exhibit 1C) <i>(Leases, Licenses, RVs, Utility Reimbursement)</i>	1,048,200	1,143,700	1,090,300	1,134,800	1,187,800	1,187,800
Diesel Sales (Exhibit 1D) <i>(Exclusive of Labor, O&M and Permits)</i>	27,600	19,300	19,500	19,500	13,500	13,500
Total Operating Revenue	1,518,200	1,708,400	1,603,600	1,660,200	1,714,000	1,714,000
Non-Operating Revenue/(Expenditure) (Exhibit 1E) <i>(Property Tax, Interest)</i>	2,813,000	2,952,600	2,809,300	2,817,800	2,810,500	2,860,500
Tax Revenue Anticipation Note (TRAN)		1,116,400				
REVENUES	\$ 4,331,200	\$ 5,777,400	\$ 4,412,900	\$ 4,478,000	\$ 4,524,500	\$ 4,574,500

EXPENDITURES						
Salaries/Wages/Benefits (Exhibit 1F) CalPERS Side Fund Payment (Side Fund) <i>Less: Prior year reserve use</i>	\$ 2,735,000	\$ 2,669,600 1,116,400	\$ 3,102,800 (76,000)	\$ 3,096,200 (76,000)	\$ 2,890,900	\$ 2,930,700
Supplies (Exhibit 1G)	103,500	98,400	106,900	102,500	94,000	94,000
Operations & Maintenance (Exhibit 1H) <i>Less: Prior year reserve use</i>	237,600	219,400	265,700	264,900	242,700	242,700
Utilities (Exhibit 1I)	407,300	398,900	379,100	374,800	407,500	409,700
General & Administrative (Exhibit 1J) <i>Budget Contingency</i> <i>Less: Prior year reserve use</i>	577,100 46,900 (30,000)	562,200 (29,300)	488,900 16,300 (20,300)	450,000 - (20,800)	545,900 90,500 (45,000)	552,900 91,500 (45,000)
OPERATING EXPENDITURES	\$ 4,077,400	\$ 5,035,600	\$ 4,263,400	\$ 4,191,600	\$ 4,226,500	\$ 4,276,500

NET INCOME BEFORE MAJOR MAINTENANCE & CAPITAL PROJECTS	\$ 253,800	\$ 741,800	\$ 149,500	\$ 286,400	\$ 298,000	\$ 298,000
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Major Maintenance Expense (Exhibit 1K) <i>Less: Grants</i> <i>Prior year reserve use</i>	227,700 (35,500) (55,000)	309,600 (208,600) -	131,500 - (97,600)	156,600 (81,300) (37,100)	304,000 (75,000) (105,000)	304,000 (75,000) (105,000)
Capital Project Outlay (Exhibit 1L) <i>Less: Grants</i> <i>Prior year reserve use</i>	1,037,600 (773,000) (100,000)	538,400 (441,200) -	1,246,500 (519,500) (467,400)	1,223,500 (560,400) (442,700)	770,000 (499,000) (97,000)	748,000 (499,000) (75,000)
MAJOR MAINTENANCE AND CAPITAL PROJECTS	\$ 301,800	\$ 198,200	\$ 293,500	\$ 258,600	\$ 298,000	\$ 298,000

REVENUES less EXPENDITURES	\$ (48,000)	\$ 543,600	\$ (144,000)	\$ 27,800	\$ -	\$ -
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Reserve Set Aside	\$ -	\$ (568,500)	\$ (90,000)	\$ (45,000)	\$ -	\$ -
Budget Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Increase/(Decrease) in operating reserves	\$ (48,000)	\$ (24,900)	\$ (234,000)	\$ (17,200)	\$ -	\$ -



CONSOLIDATED BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Service Revenue						
Administration	\$ 5,000	\$ 41,100	\$ 10,000	\$ 18,000	\$ 15,000	\$ 15,000
Location Fees	-	8,700	-	-	-	-
Citations	13,000	19,200	18,000	22,000	20,000	20,000
Facilities Labor & Equipment	1,000	600	1,000	700	500	500
Avila Parking	237,000	330,800	290,000	330,000	342,000	342,000
Harbor Patrol & Lifeguards	3,400	15,200	7,700	10,000	10,000	10,000
Harbor Parking	15,000	-	-	-	-	-
Budget Transfer	35,000	-	45,000	-	-	-
Service Revenue	\$ 309,400	\$ 415,600	\$ 371,700	\$ 380,700	\$ 387,500	\$ 387,500

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Mooring Revenue						
Anchorage Fees	\$ 100	\$ 1,700	\$ 1,800	\$ 1,000	\$ 1,000	\$ 1,000
Work Dock Rental Fee	700	1,200	1,200	400	400	400
Equipment Rental- Moorings	22,600	20,600	19,900	15,600	15,600	15,600
Mooring Operations	96,700	102,300	97,000	106,000	106,000	106,000
Fisherman's Discount	-	(10,400)	(10,700)	(10,700)	(10,700)	(10,700)
Mooring Equipment Sales	27,000	34,600	31,900	31,900	31,900	31,900
Mooring Equipment COGS	(14,100)	(20,200)	(19,000)	(19,000)	(19,000)	(19,000)
Mooring Revenue	\$ 133,000	\$ 129,800	\$ 122,100	\$ 125,200	\$ 125,200	\$ 125,200

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Lease & License Revenue						
Harbor Terrace- Trailer Park	\$ 21,200	\$ 16,700	\$ 2,700	\$ 4,700	\$ -	\$ -
Commissions- Laundry	3,300	4,100	4,000	4,000	4,000	4,000
Coastal Gateway Room Rental	2,200	2,500	2,200	2,200	2,200	2,200
Memorial Plaque Program	-	1,000	-	-	-	-
Coin Showers	10,400	10,300	10,400	10,400	10,400	10,400
Harford Land Area- Leases	134,100	130,900	125,200	124,000	137,700	137,700
Piers-Leases	278,100	266,300	243,600	250,400	238,000	238,000
Piers- Licenses	8,100	11,300	9,100	12,800	12,800	12,800
Beaches-Leases	8,600	8,600	8,600	9,000	9,000	9,000
Beaches- Licenses	9,400	8,900	12,100	15,600	15,600	15,600
Boat & Gear Storage	50,500	44,500	45,200	48,600	48,600	48,600
Boat Washdown	800	700	800	1,100	1,500	1,500
Coin Hoist- Harford Pier	4,000	3,600	4,100	6,000	6,000	6,000
RVs- Babe Lane	126,600	148,600	148,200	156,000	166,000	166,000
RVs- Other than Babe Lane	350,900	436,500	423,800	458,300	505,000	505,000
Utilities Reimbursement	40,000	47,100	48,600	30,000	30,000	30,000
Miscellaneous Operating Income	-	2,100	1,700	1,700	1,000	1,000
Lease & License Revenue	\$ 1,048,200	\$ 1,143,700	\$ 1,090,300	\$ 1,134,800	\$ 1,187,800	\$ 1,187,800



CONSOLIDATED BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
<u>Diesel Sales Revenue</u>						
Diesel Sales	\$ 275,400	\$ 156,700	\$ 150,000	\$ 150,000	\$ 100,000	\$ 100,000
Diesel Cost of Goods Sold	(247,800)	(137,400)	(130,500)	(130,500)	(86,500)	(86,500)
Total Diesel Sales Revenue	\$ 27,600	19,300	19,500	\$ 19,500	\$ 13,500	\$ 13,500

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
<u>Non-Operating Revenue</u>						
Interest Income	\$ 18,000	\$ 19,100	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000
Finance Charge Income	2,000	2,900	3,500	2,000	2,000	2,000
Tax Proceeds	2,700,000	2,854,600	2,734,800	2,734,800	2,789,500	2,839,500
Other Financing Sources	-	1,211,400	-	60,000	-	-
Misc. Non-Operating Inc. (Exp.)	-	(19,000)	-	3,000	1,000	1,000
Budget Transfer	93,000	-	53,000	-	-	-
Total Non-Operating Revenue	\$ 2,813,000	\$ 4,069,000	\$ 2,809,300	\$ 2,817,800	\$ 2,810,500	\$ 2,860,500



CONSOLIDATED BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Salaries/Wages/Benefits						
Wages - Commissioners	\$ 27,600	\$ 27,600	\$ 32,900	\$ 32,500	\$ 33,600	\$ 33,600
Wages - Employees	1,549,300	1,555,900	1,594,200	1,624,600	1,696,200	1,727,200
Health Insurance	349,200	325,000	357,200	330,800	297,800	286,700
Workers Compensation	117,700	112,600	89,800	89,800	147,200	147,300
Payroll Taxes	116,600	118,500	120,300	124,800	128,600	130,900
Pension Costs	410,200	1,469,300	231,900	244,700	257,700	261,200
Recruitment	2,600	10,600	2,600	1,700	5,500	14,500
Misc. Employee Benefits	6,000	6,900	6,700	5,600	5,400	5,400
Unemployment Self Insurance	3,500	10,000	3,500	-	1,000	1,000
Contract Labor	12,900	33,000	12,900	32,600	17,000	17,000
Contract Security	73,100	76,700	82,700	79,000	85,400	85,400
Compensated Absence	-	12,700	-	12,000	5,500	5,500
Other Post Employment Benefits	6,300	27,200	28,100	28,100	30,000	35,000
TRAN Payment to County	-	-	490,000	490,000	180,000	180,000
Budget Transfer	60,000	-	50,000	-	-	-
Total Salaries/Wages/Benefits	\$ 2,735,000	\$ 3,786,000	\$ 3,102,800	\$ 3,096,200	\$ 2,890,900	\$ 2,930,700

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Supplies						
Office	\$ 20,000	\$ 25,400	\$ 22,200	\$ 28,000	\$ 24,000	\$ 24,000
Shop	7,900	11,000	12,000	7,000	7,000	7,000
RV Camping	3,700	-	-	5,000	5,000	5,000
Sanitation	34,000	33,900	37,800	30,000	30,000	30,000
Harbor Patrol/Lifeguards	10,600	9,600	10,600	12,000	12,000	12,000
Mooring	6,800	9,000	6,800	6,500	5,000	5,000
Dredge	6,000	1,300	3,000	1,500	1,500	1,500
Clothing/Equipment	9,500	8,200	9,500	12,500	9,500	9,500
Budget Transfer	5,000	-	5,000	-	-	-
Total Supplies	\$ 103,500	\$ 98,400	\$ 106,900	\$ 102,500	\$ 94,000	\$ 94,000



CONSOLIDATED BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Operations & Maintenance						
Building/Facility	\$ 29,900	\$ 14,600	\$ 23,000	\$ 28,000	\$ 22,500	\$ 22,500
Vandalism	2,700	900	2,000	2,000	2,000	2,000
Office machines	-	500	-	-	-	-
Dredge	7,500	2,800	6,300	14,000	10,000	10,000
Electronic Equipment	4,100	3,400	4,100	8,000	5,000	5,000
Vehicles & Equipment	18,700	21,800	18,700	24,000	18,700	18,700
Crane	2,700	2,100	2,700	1,000	2,000	2,000
Coastal Gateway Costs	1,700	2,900	3,500	2,000	2,000	2,000
Patrol Boats	12,700	11,400	6,000	6,000	12,000	12,000
LCM	3,600	1,700	2,000	1,000	2,000	2,000
Boatyard Maintenance	-	2,700	800	800	800	800
Camp Host	3,600	800	2,000	1,000	1,000	1,000
Water Taxi Host	-	3,900	3,400	2,000	3,400	3,400
Signs	5,200	1,200	5,200	7,000	4,500	4,500
Road/Revetment	9,000	5,600	9,000	2,000	9,000	9,000
General Maintenance	8,400	13,800	16,000	15,000	11,000	11,000
Trailer Park	-	7,900	-	6,000	-	-
Sport Launch	1,800	700	1,000	5,000	2,000	2,000
Beaches	6,300	9,600	10,000	13,800	10,000	10,000
Public Hoist	4,500	200	2,000	9,500	2,000	2,000
Tools	3,600	5,400	3,600	4,500	7,000	7,000
Fuel	40,000	45,400	50,500	48,000	52,800	52,800
Piers	18,100	22,200	18,100	25,000	22,000	22,000
Ice/Diesel Facility	6,200	8,800	6,200	7,500	8,800	8,800
Lighthouse	1,800	6,700	1,200	7,000	7,500	7,500
Water & Sewer System	12,300	10,300	22,300	10,000	7,600	7,600
Storm Water	3,500	400	2,000	500	1,000	1,000
Fire Protection	2,500	11,600	8,600	2,000	8,600	8,600
Dock & Landing	7,200	(200)	7,200	12,000	7,200	7,200
Memorial Plaque Program		300	300	300	300	300
Budget Transfer	20,000	-	28,000	-	-	-
Total Operations & Maintenance	\$ 237,600	\$ 219,400	\$ 265,700	\$ 264,900	\$ 242,700	\$ 242,700



CONSOLIDATED BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Utilities						
Electricity	\$ 48,000	\$ 54,000	\$ 52,800	\$ 56,000	\$ 57,000	\$ 57,000
Telephone/Communications	24,600	18,500	18,700	18,500	17,400	19,600
Gas	2,500	2,300	2,400	2,400	3,100	3,100
Sewer	51,000	52,100	54,600	46,000	51,400	51,400
Trash	50,900	45,800	50,800	55,100	57,500	57,500
Haz Mat Disposal	6,000	2,700	4,000	4,500	2,500	2,500
Water - Lopez	197,200	197,200	159,600	165,600	189,400	189,400
Water/Sewer - Avila	24,100	26,300	26,200	26,700	29,200	29,200
Budget Transfer	3,000	-	10,000	-	-	-
Total Utilities	\$ 407,300	\$ 398,900	\$ 379,100	\$ 374,800	\$ 407,500	\$ 409,700

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
General & Administrative						
Advertising & Promotion	\$ 5,000	\$ 3,800	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Travel, Meals, Lodging	13,100	18,700	13,100	13,100	13,100	13,100
Education/Training	11,700	12,700	12,900	9,000	13,000	13,000
Dues & Subscriptions	9,800	9,600	11,000	11,000	13,200	13,200
Legal Advertising	1,000	2,200	2,400	2,400	2,400	2,400
Cash (Over) / Short	-	-	-	-	-	-
Capital Lease Payment - Principal	-	2,100	2,300	2,300	2,500	2,500
Capital Lease Payment - Interest	-	900	800	800	500	500
Bank Charges/Merchant Fees	12,000	12,200	11,400	20,000	20,000	20,000
Bad Debts/Returned Checks	7,200	10,300	7,200	7,200	7,200	7,200
Consultants	28,000	20,000	29,100	29,100	25,100	25,100
Legislative Advocacy	2,500	4,900	8,400	8,400	8,400	8,400
Computers & Equipment	3,000	6,900	7,000	7,000	7,000	7,000
Parking	6,700	7,700	7,800	13,600	13,600	13,600
Legal Fees	50,000	107,700	60,000	50,000	50,000	50,000
Audits	10,700	9,200	9,500	9,500	9,800	9,800
Tax Collection Fees	65,000	64,300	65,000	65,000	65,000	65,000
Treasurer Fees	25,000	21,700	25,000	25,000	25,000	25,000
Permits	8,100	4,900	6,600	9,000	8,900	8,900
Elections	92,000	91,900	-	-	95,000	95,000
Property Insurance	144,200	134,000	151,400	135,000	137,800	137,800
Cities Redevelopment	54,000	-	30,000	10,000	5,000	12,000
Bonds	900	800	800	800	800	800
LAFCO Fees	14,200	13,200	14,200	13,700	14,600	14,600
Board Discretionary Fund	2,500	2,000	2,500	2,500	2,500	2,500
Harbor Mgr. Discretionary Fund	500	500	500	600	500	500
Budget Contingency Fund	46,900	-	16,300	-	90,500	91,500
Budget Transfer	10,000	-	5,000	-	-	-
Total General & Administrative	\$ 624,000	\$ 562,200	\$ 505,200	\$ 450,000	\$ 636,400	\$ 644,400



CONSOLIDATED BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Major Maintenance/ Special Projects						
1 Abandoned Vessel	\$ 25,000	\$ 115,900	\$ -	\$ 50,000	\$ 75,000	\$ 75,000
2 Avila Pier	-	-	-	-	60,000	60,000
3 Avila Shower	20,000	13,900	-	-	-	-
4 Boom Truck	10,000	-	-	-	-	-
5 Coastal Gateway	5,000	1,300	12,500	3,500	-	-
6 Diesel Components	15,500	14,100	-	2,600	-	-
7 Dredge Pump	15,000	8,000	-	-	5,000	5,000
8 Dredging Permitting	20,000	8,100	17,000	17,000	-	-
11 Energy Efficient Lights	-	-	-	-	14,000	14,000
12 Harbor Patrol Landing	20,000	-	20,000	-	-	-
13 Mooring Costs/ LCM	35,000	39,100	7,000	8,500	35,000	35,000
14 Pier Hoist	12,200	12,800	-	-	-	-
15 Pier Maintenance	40,000	46,900	50,000	50,000	55,000	55,000
16 Parking Management	-	49,500	-	-	-	-
17 Repave Parking Lots	-	-	25,000	25,000	25,000	25,000
18 Revetment	-	-	-	-	-	-
19 Water Systems	10,000	-	-	-	-	-
20 Water Tank Coating	-	-	-	-	35,000	35,000
21 Budget Transfer	-	-	-	-	-	-
22 Special Projects	\$ 227,700	\$ 309,600	\$ 131,500	\$ 156,600	\$ 304,000	\$ 304,000
23 Specified Reserve Use	\$ (55,000)	\$ -	\$ (97,600)	\$ (37,100)	\$ (105,000)	\$ (105,000)
24 Operating Reserve Use	(137,200)	(101,000)	(33,900)	(38,200)	(124,000)	(124,000)
25 Grant Funding	(35,500)	(208,600)	-	(81,300)	(75,000)	(75,000)
26 Total Funding	\$ (227,700)	\$ (309,600)	\$ (131,500)	\$ (156,600)	\$ (304,000)	\$ (304,000)

•1 grant funded

•2 (partially), 13, 20 funded by specified reserves



CONSOLIDATED BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Capital Project Outlay						
1 Avila Seawall Lighting	\$ -	\$ -	\$ -	\$ -	\$ 9,000	9,000
2 Channel Markers	-	-	30,000	30,200	-	-
3 Copy Machine	-	-	10,800	10,800	-	-
4 Diesel Generator	20,000	-	-	-	-	-
5 Dock	-	-	-	-	-	-
6 Dredging Pump/Hose	-	-	65,000	63,900	-	-
7 Fire Systems	30,000	-	30,000	30,000	25,000	25,000
8 Gear Storage	-	-	-	500	-	-
9 Harbor Patrol Boat Engines	11,000	-	13,300	13,300	-	-
10 Harbor Terrace	30,000	15,800	-	-	30,000	30,000
11 Harbor Office Remodel/HVAC	50,000	2,200	35,000	35,000	39,000	39,000
12 Harford Pier Lease Site	-	-	-	-	20,000	20,000
13 Harford Pier & Warehouse	672,000	253,400	369,000	494,300	150,000	150,000
14 Hoist #1 Replacement	65,500	45,400	-	-	-	-
15 Ice House	-	-	21,900	21,900	-	-
16 Lighthouse Caretaker's Roof	15,000	-	19,600	18,800	-	-
17 Lighthouse Restoration	-	102,100	-	-	-	-
18 Lighthouse Road	-	-	18,500	18,500	-	-
19 Parking	15,000	15,400	-	-	15,000	15,000
20 Mobile Hoist Pier	10,900	5,300	150,000	26,900	375,000	375,000
21 Olde Port Beach Restrooms	-	23,700	156,900	156,900	-	-
22 Radio Upgrade	5,700	8,300	-	-	-	-
23 Replace Rescue Vehicle	-	-	36,800	36,800	-	-
24 Sewer Lift Station	25,000	-	25,000	3,000	22,000	-
25 Sewage Treatment Plant	50,000	66,800	75,000	75,000	75,000	75,000
26 Trailer Park Closure	-	-	150,000	150,000	-	-
27 Trash Truck	-	-	39,700	37,700	-	-
28 Website	-	-	-	-	10,000	10,000
29 Wood Chipper	7,500	-	-	-	-	-
30 Budget Transfer	30,000	-	-	-	-	-
31 Total Capital Project Outlay	\$ 1,037,600	\$ 538,400	\$ 1,246,500	\$ 1,223,500	\$ 770,000	\$ 748,000
32 Specified Reserve Use	\$ (100,000)	\$ -	\$ (467,400)	\$ (442,700)	\$ (97,000)	\$ (75,000)
33 Operating Reserve Use	(164,600)	(97,200)	(259,600)	(220,400)	(174,000)	(174,000)
34 Grant Funding	(773,000)	(441,200)	(519,500)	(560,400)	(499,000)	(499,000)
35 Total Funding	\$ (1,037,600)	\$ (538,400)	\$ (1,246,500)	\$ (1,223,500)	\$ (770,000)	\$ (748,000)

- 1, 13, 20 (partially) grant funded
- 10, 11 (partially), 19 (partially), 20 (partially), 28 funded by specified reserves



MAJOR MAINTENANCE



Abandoned Vessel
Removal \$75,000

Division of Boating and Waterways Funded project to aid in the removal, storage and disposal of abandoned vessels.

Grant Funding: \$75,000
Specified Reserve Funding: \$0
Operating Revenue Funding: \$0



Avila Pier \$60,000

Engineering survey of piles below the low tide line. Engineering requirements for determining equipment load capacities or bridging alternatives. Developing Best Management Practices for installing piles in outlier plume. Lumber and connection hardware to replace missing and damaged pilings.

Grant Funding: \$0
Specified Reserve Funding: \$35,000
Operating Revenue Funding: \$25,000



Dredge Pump \$5,000

Annual pump maintenance. Recurring annual expense.

Grant Funding: \$0
Specified Reserve Funding: \$0
Operating Revenue Funding: \$5,000



Energy Efficient Lighting
\$14,000

Upgrade to energy efficient lighting. Expenditure partially offset by savings in electric utility charges.

Grant Funding: \$0
Specified Reserve Funding: \$0
Operating Revenue Funding: \$14,000



MAJOR MAINTENANCE (CONT.)



Harford Pier Lumber
\$55,000

Lumber and to replace pier pilings. Recurring annual expense.

Grant Funding: \$0
Specified Reserve Funding: \$0
Operating Revenue Funding: \$55,000



Mooring Capital Costs
\$35,000

Repairs and maintenance to vessel used to inspect and repair patron moorings (LCM). Recurring annual expenditure.

Grant Funding: \$0
Specified Reserve Funding: \$35,000
Operating Revenue Funding: \$0



Parking Lot Maintenance
\$25,000

Harford land area parking lot maintenance, could include repaving, sealing, restriping, etc. Recurring annual expense.

Grant Funding: \$0
Specified Reserve Funding: \$0
Operating Revenue Funding: \$25,000



Water Tank Coating
\$35,000

Repair severely corroded areas underneath the roof vent cover, prepare and coat applicable areas while conforming to regulatory requirements.

Grant Funding: \$0
Specified Reserve Funding: \$35,000
Operating Revenue Funding: \$0



CAPITAL PROJECTS



Avila Seawall Lighting
\$9,000

Replacement of corroded light fixtures. Grant to be solicited from Avila Beach Community Foundation.

Grant Funding: \$9,000
Specified Reserve Funding: \$0
Operating Revenue Funding: \$0



Fireline Repairs \$25,000

Recurring annual maintenance to pier fireline system.

Grant Funding: \$0
Specified Reserve Funding: \$0
Operating Revenue Funding: \$25,000



Harbor Office Remodel
\$39,000

Plans, specifications and bid documents for remodel of office.

Grant Funding: \$0
Specified Reserve Funding: \$10,000
Operating Revenue Funding: \$29,000



Harbor Terrace \$30,000

Consultants, legal, marketing, etc. for Harbor Terrace project.

Grant Funding: \$0
Specified Reserve Funding: \$30,000
Operating Revenue Funding: \$0



CAPITAL PROJECTS (CONT.)



Harford Pier and Warehouse \$150,000

Pier repair and development. Funded by the San Luis Obispo Council of Governments (SLOCOG).

Grant Funding: \$150,000
Specified Reserve Funding: \$0
Operating Revenue Funding: \$0



Harford Pier Lease Site \$20,000

Structural repairs for new restaurant; piles caps and stringers as necessary.

Grant Funding: \$0
Specified Reserve Funding: \$0
Operating Revenue Funding: \$20,000



Mobile Hoist Pier Repair \$350,000

Construction documents have been prepared to refurbish the existing piers, caps, retaining wall and other attachments. Grant funding from the Joint Cable Fisheries. Additional grants will be solicited from Division of Boating and Waterways.

Grant Funding: \$315,000
Specified Reserve Funding: \$12,000
Operating Revenue Funding: \$23,000



Mobile Hoist Pier Extension \$25,000

Pier extension engineering and construction documents. Funded by the San Luis Obispo Council of Governments.

Grant Funding: \$25,000
Specified Reserve Funding: \$0
Operating Revenue Funding: \$0



CAPITAL PROJECTS (CONT.)



Parking Pay Station
\$15,000

New parking pay station for the Avila Beach parking lot. Meters need to be replaced every five years.

Grant Funding: \$0
Specified Reserve Funding: \$13,000
Operating Revenue Funding: \$2,000



Sewer Treatment Plant
\$75,000

Avila Beach Community Services District capital improvements. The District has a 35% share per 1968 agreement. Recurring annual expenditure.

Grant Funding: \$0
Specified Reserve Funding: \$0
Operating Revenue Funding: \$75,000



Website \$10,000

Rebuild District website to increase efficiencies, replace old technologies, include on-line payment systems, etc.

Grant Funding: \$0
Specified Reserve Funding: \$10,000
Operating Revenue Funding: \$0



CAPITAL PROJECT CATEGORIES

Future		Existing	
Add New Revenue Generating Facilities	Improvements to Generate Revenue	Revenue Generating Facilities & Equipment	Maintain Facilities & Equipment for Essential Services
Harbor Terrace	Avila pier	Pier lumber	Abandoned Vessel
	Harford Pier and Warehouse	Mooring costs (LCM repairs)	Dredge pump
	Harford Pier lease site	Mobile hoist pier repair	Energy efficient lights
		Mobile hoist pier extension	Revetment
		Parking pay station	Water tank coating
		Parking lot repairs	Avila sea wall lighting
			Fire line repairs
			Sport launch dock repair
			Office remodel
			Sewer lift station # 2
			Sewer treatment plant
			Website upgrades



SPECIFIED RESERVE FUNDING AND USE

Description	7/1/2013 Balance	2013/14			2014/15			2014/15 Notes
		Reserve Funding	Reserve Use	Proj. 6/30/14 Balance	Reserve Funding	Reserve Use	Est. Ending Balance	
LCM Maintenance Fund	\$ 178,600		\$ (8,500)	\$ 170,100		\$ (35,000)	\$ 135,100	LCM maintenance
Building Improvement	45,000		(35,000)	10,000		(10,000)	-	Main office remodel
Coastal Gateway	20,800		(3,500)	17,300			17,300	
Computer	15,300			15,300		(10,000)	5,300	Website
Crane	23,000			23,000			23,000	
Dredge	76,900		(75,400)	1,500			1,500	
Election	-	45,000		45,000		(45,000)	-	2014 election
Equipment	26,500		(10,000)	16,500		(13,000)	3,500	Parking meter
Facilities	214,100		(90,900)	123,200		(70,000)	53,200	\$35,000 Avila Pier, \$35,000 water tank
Hoist	12,000			12,000		(12,000)	-	Mobile hoist pier
Insurance	20,300		(20,300)	-			-	
Lighthouse Facility	13,400		(13,400)	-			-	
Other Post Employment Benefits	69,000			69,000			69,000	
Parking/Road Improvement	10,300		(10,300)	-			-	
Pier Improvements	3,300		(3,300)	-			-	
Commissioner Discretionary Funds	1,250		(500)	750			750	
Safety Equipment	12,000			12,000			12,000	
Trailer Park Closure	186,200		(150,000)	36,200		(30,000)	6,200	Harbor Terrace
TRAN	76,000		(76,000)	-			-	
Utility Replacement	60,000		(3,000)	57,000			57,000	
Vehicle Replacement	37,000		(36,500)	500			500	
Warehouse Restoration	-			-			-	
Waste Treatment Plant	40,000		(40,000)	-			-	
Total Specified Reserves	\$ 1,140,950	\$ 45,000	\$ (576,600)	\$ 609,350	\$ -	\$ (225,000)	\$ 384,350	



GENERAL FUND BUDGET SUMMARY

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Amended Budget	Actual	Budget	Projected	Preliminary Budget	Final Budget
REVENUES						
Service Revenue (Exhibit 1A) <i>(Avila Parking, Location Fees, Citations)</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mooring Revenue (Exhibit 1B) <i>(Moorage Fees, Equipment Sales, Skiff Space, Exclusive of Labor and O&M)</i>	-	-	-	-	-	-
Leases & Licenses (Exhibit 1C) <i>(Leases, Licenses, RVs, Utility Reimbursement)</i>	-	-	-	-	-	-
Diesel Sales (Exhibit 1D) <i>(Exclusive of Labor, O&M and Permits)</i>	-	-	-	-	-	-
Total Operating Revenue	-	-	-	-	-	-
Non-Operating Revenue (Exhibit 1E) <i>(Property Tax, Interest)</i>	2,804,700	2,964,000	2,784,200	2,791,200	2,804,900	2,854,900
Tax Revenue Anticipation Note (TRAN)		1,116,400		-		
REVENUES	\$ 2,804,700	\$ 4,080,400	\$ 2,784,200	\$ 2,791,200	\$ 2,804,900	\$ 2,854,900
EXPENDITURES						
Salaries/Wages/Benefits (Exhibit 1F) CalPERS Side Fund Payment (Side Fund) <i>Less: Prior year reserve use</i>	\$ 1,900,800	\$ 1,879,600 1,116,400	\$ 2,177,100 (76,000)	\$ 2,177,600 (76,000)	\$ 2,042,200	\$ 2,077,100
Supplies (Exhibit 1G)	69,100	68,300	76,500	72,900	67,600	67,600
Operations & Maintenance (Exhibit 1H) <i>Less: Prior year reserve use</i>	134,400	140,500	154,700	153,700	145,300	145,300
Utilities (Exhibit 1I)	228,100	235,100	223,300	219,700	239,600	241,100
General & Administrative (Exhibit 1J) <i>Budget Contingency</i> <i>Less: Prior year reserve use</i>	411,100 300 (30,000)	365,600 - (29,300)	319,100 11,300 (14,200)	280,500 - (14,700)	374,900 45,300 (45,000)	381,900 45,800 (45,000)
OPERATING EXPENDITURES	2,713,800	3,776,200	2,871,800	2,813,700	2,869,900	2,913,800
NET INCOME BEFORE MAJOR MAINTENANCE & CAPITAL PROJECTS	90,900	304,200	(87,600)	(22,500)	(65,000)	(58,900)
Major Maintenance Expense (Exhibit 1K) <i>Less: Grants</i> <i>Prior year reserve use</i>	140,800 (20,000) (11,250)	180,800 (138,900) -	95,000 - (48,200)	117,400 (79,900) (20,500)	226,000 (75,000) (52,500)	226,000 (75,000) (52,500)
Capital Project Outlay (Exhibit 1L) <i>Less: Grants</i> <i>Prior year reserve use</i>	689,300 (520,900) (66,000)	345,300 (295,400) -	795,300 (329,000) (368,200)	948,200 (432,100) (369,300)	222,900 (114,000) (55,200)	209,700 (114,000) (42,000)
MAJOR MAINTENANCE AND CAPITAL PROJECTS	\$ 211,950	\$ 91,800	\$ 144,900	\$ 163,800	\$ 152,200	\$ 152,200
REVENUES less EXPENDITURES	\$ (121,050)	\$ 212,400	\$ (232,500)	\$ (186,300)	\$ (217,200)	\$ (211,100)
Reserve Set Aside	\$ -	\$ (407,900)	\$ (45,000)	\$ (45,000)	\$ -	\$ -
Budget Transfer In/(Out)	\$ -	\$ -	\$ (154,900)	\$ -	\$ -	\$ -
Increase/(Decrease) in operating reserves	\$ (121,050)	\$ (195,500)	\$ (432,400)	\$ (231,300)	\$ (217,200)	\$ (211,100)



GENERAL FUND BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Non-Operating Revenue						
Interest Income	\$ 11,700	\$ 14,300	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400
Finance Charge Income	-	-	-	-	-	-
Tax Proceeds	2,700,000	2,854,600	2,734,800	2,734,800	2,789,500	2,839,500
Other Financing Sources	-	1,211,400	-	42,000	-	-
Misc. Non-Operating Income	-	100	-	-	1,000	1,000
Budget Transfer	93,000	-	35,000	-	-	-
Total Non-Operating Revenue	\$ 2,804,700	\$ 4,080,400	\$ 2,784,200	\$ 2,791,200	\$ 2,804,900	\$ 2,854,900

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Salaries/Wages/Benefits						
Wages - Commissioners	\$ 16,600	\$ 16,600	\$ 19,800	\$ 19,500	\$ 20,200	\$ 20,200
Wages - Employees	1,064,200	1,089,100	1,122,500	1,142,000	1,197,600	1,228,600
Health Insurance	236,900	230,800	252,900	233,600	210,300	202,400
Workers Compensation	76,400	82,100	65,600	65,700	107,700	107,800
Payroll Taxes	80,000	83,100	84,900	85,700	91,600	93,300
Pension Costs	282,200	1,364,300	170,200	24,300	126,400	128,800
Recruitment	2,000	8,900	2,300	1,400	4,600	12,200
Misc. Employee Benefits	3,500	4,800	4,500	3,900	3,700	3,700
Unemployment Self Insurance	3,500	7,000	2,500	-	1,000	1,000
Contract Labor	4,800	26,700	9,100	26,200	13,700	13,700
Contract Security	70,700	76,700	82,700	79,000	85,400	85,400
Compensated Absence	-	-	-	-	-	-
Other Post Employment Benefits	-	5,900	-	6,300	-	-
TRAN Payment to County	-	-	490,000	490,000	180,000	180,000
Budget Transfer	60,000	-	(129,900)	-	-	-
Total Salaries/Wages/Benefits	\$ 1,900,800	\$ 2,996,000	\$ 2,177,100	\$ 2,177,600	\$ 2,042,200	\$ 2,077,100

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Supplies						
Office	\$ 11,900	\$ 15,700	\$ 14,300	\$ 17,300	\$ 14,800	\$ 14,800
Shop	5,300	3,900	8,200	5,000	5,000	5,000
RV Camping	600	-	-	-	-	-
Sanitation	23,800	30,900	34,400	27,300	27,300	27,300
Harbor Patrol/Lifeguards	10,600	9,600	10,600	12,000	12,000	12,000
Mooring	1,000	1,400	1,000	1,000	700	700
Dredge	2,800	200	-	200	200	200
Clothing/Equipment	8,100	6,600	8,000	10,100	7,600	7,600
Budget Transfer	5,000	-	-	-	-	-
Total Supplies	\$ 69,100	\$ 68,300	\$ 76,500	\$ 72,900	\$ 67,600	\$ 67,600



GENERAL FUND BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Operations & Maintenance						
Building/Facility	\$ 19,900	\$ 9,500	\$ 15,200	\$ 18,100	\$ 14,600	\$ 14,600
Vandalism	1,600	500	1,200	1,200	1,200	1,200
Office machines	-	300	-	-	-	-
Dredge	1,100	400	900	2,100	1,500	1,500
Electronic Equipment	3,100	2,200	2,900	6,800	3,200	3,200
Vehicles & Equipment	9,300	14,600	11,200	16,100	12,500	12,500
Crane	1,900	1,500	1,900	700	1,400	1,400
Coastal Gateway Costs	300	400	1,000	300	300	300
Patrol Boats	12,700	11,400	6,000	6,000	12,000	12,000
LCM	500	300	300	200	300	300
Boatyard Maintenance	-	400	-	-	-	-
Camp Host	500	100	300	200	200	200
Water Taxi Host	-	600	500	300	500	500
Signs	1,500	800	3,600	4,600	3,000	3,000
Road/Revetment	6,000	3,400	6,100	1,200	5,500	5,500
General Maintenance	5,900	11,500	9,200	8,800	6,400	6,400
Trailer Park	-	1,200	-	900	-	-
Sport Launch	300	100	200	800	300	300
Beaches	4,400	4,000	7,000	9,700	7,000	7,000
Public Hoist	2,100	-	400	2,400	500	500
Tools	1,400	2,500	2,200	2,000	3,200	3,200
Fuel	28,100	30,500	34,800	32,300	35,500	35,500
Piers	12,400	19,400	12,700	15,900	14,000	14,000
Ice/Diesel Facility	900	1,300	900	1,100	1,300	1,300
Lighthouse	1,300	6,700	1,200	7,000	7,500	7,500
Water & Sewer System	8,500	8,100	15,600	6,900	5,300	5,300
Storm Water	2,500	300	1,400	400	700	700
Fire Protection	2,100	8,500	6,600	1,400	6,000	6,000
Dock & Landing	1,100	-	1,100	6,000	1,100	1,100
Memorial Plaque Program	-	-	300	300	300	300
Budget Transfer	5,000	-	10,000	-	-	-
Total Operations & Maintenance	\$ 134,400	\$ 140,500	\$ 154,700	\$ 153,700	\$ 145,300	\$ 145,300



GENERAL FUND BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Utilities						
Electricity	\$ 18,400	\$ 22,700	\$ 21,300	\$ 21,700	\$ 22,100	\$ 22,100
Telephone/Communications	13,300	12,600	10,000	12,700	11,900	13,400
Gas	1,300	1,200	1,400	1,300	1,700	1,700
Sewer	35,700	36,500	37,400	32,200	36,000	36,000
Trash	31,700	29,500	36,700	35,300	36,900	36,900
Haz Mat Disposal	2,100	1,200	800	1,700	1,000	1,000
Water - Lopez	106,000	106,000	85,800	89,000	101,800	101,800
Water/Sewer - Avila	16,600	25,400	24,900	25,800	28,200	28,200
Budget Transfer	3,000	-	5,000	-	-	-
Total Utilities	\$ 228,100	\$ 235,100	\$ 223,300	\$ 219,700	\$ 239,600	\$ 241,100

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
General & Administrative						
Advertising & Promotion	\$ 2,800	\$ 2,400	\$ 2,900	\$ 3,200	\$ 3,200	\$ 3,200
Travel, Meals, Lodging	8,100	11,800	8,200	8,300	8,300	8,300
Education/Training	9,400	10,000	9,800	7,100	10,200	10,200
Dues & Subscriptions	6,000	6,000	6,900	6,900	8,300	8,300
Legal Advertising	500	1,300	1,400	1,400	1,400	1,400
Cash (Over) / Short	-	-	-	-	-	-
Capital Lease Payment - Principal	-	2,100	2,300	2,300	2,500	2,500
Capital Lease Payment - Interest	-	900	800	800	500	500
Bank Charges/Merchant Fees	1,800	1,800	1,700	3,000	3,000	3,000
Bad Debts/Returned Checks	1,100	-	1,100	-	-	-
Consultants	16,600	8,100	16,900	19,200	16,600	16,600
Legislative Advocacy	1,500	2,900	5,000	5,000	5,000	5,000
Computers & Equipment	3,000	4,300	4,200	4,200	4,200	4,200
Parking	6,700	-	-	-	-	-
Legal Fees	30,000	39,900	36,000	20,000	20,000	20,000
Audits	6,400	5,500	5,700	5,700	5,900	5,900
Tax Collection Fees	65,000	64,300	65,000	65,000	65,000	65,000
Treasurer Fees	15,000	13,000	15,000	15,000	15,000	15,000
Permits	5,500	3,400	3,900	6,300	6,200	6,200
Elections	92,000	91,900	-	-	95,000	95,000
Property Insurance	86,500	80,400	90,800	81,000	82,700	82,700
Cities Redevelopment	32,400	-	30,000	10,000	5,000	12,000
Bonds	500	500	500	500	500	500
LAFCO Fees	8,500	13,200	14,200	13,700	14,600	14,600
Board Discretionary Fund	1,500	1,600	1,500	1,500	1,500	1,500
Harbor Mgr. Discretionary Fund	300	300	300	400	300	300
Budget Contingency Fund	300	-	11,300	-	45,300	45,800
Budget Transfer	10,000	-	(5,000)	-	-	-
Total General & Administrative	\$ 411,400	\$ 365,600	\$ 330,400	\$ 280,500	\$ 420,200	\$ 427,700



GENERAL FUND BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Major Maintenance/ Special Projects						
Abandoned Vessel	\$ 25,000	\$ 115,900	\$ -	\$ 50,000	\$ 75,000	\$ 75,000
Avila Pier	-	-	-	-	60,000	60,000
Avila Shower	20,000	13,900	-	-	-	-
Boom Truck	7,000	-	-	-	-	-
Coastal Gateway	800	1,100	10,600	3,000	-	-
Diesel Components	-	-	-	-	-	-
Dredge Pump	10,500	5,600	-	-	3,500	3,500
Dredging Permitting	14,000	5,600	11,900	11,900	-	-
Energy Efficient Lights	-	-	-	-	14,000	14,000
Harbor Patrol Landing	20,000	-	20,000	-	-	-
Mooring Costs/ LCM	-	5,900	-	-	-	-
Pier Hoist	8,500	-	-	-	-	-
Pier Maintenance	28,000	32,800	35,000	35,000	38,500	38,500
Parking Management	-	-	-	-	-	-
Repave Parking Lots	-	-	17,500	17,500	17,500	17,500
Revetment	-	-	-	-	-	-
Water Systems	7,000	-	-	-	-	-
Water Tank Coating	-	-	-	-	17,500	17,500
Budget Transfer	-	-	-	-	-	-
Special Projects	\$ 140,800	\$ 180,800	\$ 95,000	\$ 117,400	\$ 226,000	\$ 226,000
Specified Reserve Use	\$ (11,250)	\$ -	\$ (48,200)	\$ (20,500)	\$ (52,500)	\$ (52,500)
Operating Reserve Use	(109,550)	(41,900)	(46,800)	(17,000)	(98,500)	(98,500)
Grant Funding	(20,000)	(138,900)	-	(79,900)	(75,000)	(75,000)
Total Funding	\$ (140,800)	\$ (180,800)	\$ (95,000)	\$ (117,400)	\$ (226,000)	\$ (226,000)



GENERAL FUND BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Capital Project Outlay						
Avila Seawall Lighting	\$ 11,000	\$ -	\$ -	\$ -	\$ 9,000	9,000
Channel Markers	-	-	4,500	30,200	-	-
Copy Machine	-	-	10,800	10,800	-	-
Diesel Generator	-	-	-	-	-	-
Dock	-	-	-	-	-	-
Dredging Pump/Hose	-	-	9,800	44,700	-	-
Fire Systems	21,000	-	30,000	21,000	17,500	17,500
Gear Storage	-	-	-	-	-	-
Harbor Patrol Boat Engines	11,000	-	13,300	13,300	-	-
Harbor Terrace	30,000	15,800	-	-	30,000	30,000
Harbor Office Remodel/HVAC	30,000	1,300	21,000	21,000	23,400	23,400
Harford Pier Lease Site	21,000	-	-	-	-	-
Harford Pier & Warehouse	449,400	177,400	210,000	346,000	105,000	105,000
Hoist #1 Replacement	45,900	-	-	-	-	-
Ice House	-	-	21,900	21,900	-	-
Lighthouse Caretaker's Roof	15,000	-	19,600	18,800	-	-
Lighthouse Restoration	-	102,100	-	-	-	-
Lighthouse Road	-	-	18,500	18,500	-	-
Parking	-	-	-	-	-	-
Mobile Hoist Pier	-	-	-	-	-	-
Olde Port Beach Restrooms	-	23,700	156,900	156,900	-	-
Radio Updgrade	5,700	8,300	-	-	-	-
Replace Rescue Vehicle	-	-	36,800	36,800	-	-
Sewer Lift Station	15,000	-	15,000	1,800	13,200	-
Sewage Treatment Plant	30,000	16,700	37,500	18,800	18,800	18,800
Trailer Park Closure	-	-	150,000	150,000	-	-
Trash Truck	-	-	39,700	37,700	-	-
Website	-	-	-	-	6,000	6,000
Wood Chipper	5,300	-	-	-	-	-
Budget Transfer	10,000	-	-	-	-	-
Total Capital Project Outlay	\$ 689,300	\$ 345,300	\$ 795,300	\$ 948,200	\$ 222,900	\$ 209,700
Specified Reserve Use	\$ (66,000)	\$ -	\$ (368,200)	\$ (369,300)	\$ (55,200)	(42,000)
Operating Reserve Use	(102,400)	(49,900)	(98,100)	(146,800)	(53,700)	(53,700)
Grant Funding	(520,900)	(295,400)	(329,000)	(432,100)	(114,000)	\$ (114,000)
Total Funding	\$ (689,300)	\$ (345,300)	\$ (795,300)	\$ (948,200)	\$ (222,900)	\$ (209,700)



ENTERPRISE FUND BUDGET SUMMARY

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Amended Budget	Actual	Budget	Projected	Preliminary Budget	Final Budget
REVENUES						
Service Revenue (Exhibit 1A) <i>(Avila Parking, Location Fees, Citations)</i>	\$ 309,400	\$ 415,600	\$ 371,700	\$ 380,700	\$ 387,500	\$ 387,500
Mooring Revenue (Exhibit 1B) <i>(Moorage Fees, Equipment Sales, Skiff Space, Exclusive of Labor and O&M)</i>	133,000	129,800	122,100	125,200	125,200	125,200
Leases & Licenses (Exhibit 1C) <i>(Leases, Licenses, RVs, Utility Reimbursement)</i>	1,048,200	1,143,700	1,090,300	1,134,800	1,187,800	1,187,800
Diesel Sales (Exhibit 1D) <i>(Exclusive of Labor, O&M and Permits)</i>	27,600	19,300	19,500	19,500	13,500	13,500
Total Operating Revenue	1,518,200	1,708,400	1,603,600	1,660,200	1,714,000	1,714,000
Non-Operating Revenue (Exhibit 1E) <i>(Property Tax, Interest)</i>	8,300	(11,400)	25,100	26,600	5,600	5,600
Tax Revenue Anticipation Note (TRAN)						
REVENUES	\$ 1,526,500	\$ 1,697,000	\$ 1,628,700	\$ 1,686,800	\$ 1,719,600	\$ 1,719,600

EXPENDITURES						
Salaries/Wages/Benefits (Exhibit 1F) CalPERS Side Fund Payment (Side Fund) <i>Less: Prior year reserve use</i>	\$ 834,200	\$ 790,000	\$ 925,700	\$ 918,600	\$ 848,700	\$ 853,600
Supplies (Exhibit 1G)	34,400	30,100	30,400	29,600	26,400	26,400
Operations & Maintenance (Exhibit 1H) <i>Less: Prior year reserve use</i>	103,200	78,900	111,000	111,200	97,400	97,400
Utilities (Exhibit 1I)	179,200	163,800	155,800	155,100	167,900	168,600
General & Administrative (Exhibit 1J) <i>Budget Contingency</i>	166,000	196,600	169,800	169,500	171,000	171,000
<i>Less: Prior year reserve use</i>	46,600	-	5,000	-	45,200	45,700
<i>Less: Prior year reserve use</i>	-	-	(6,100)	(6,100)	-	-
OPERATING EXPENDITURES	1,363,600	1,259,400	1,391,600	1,377,900	1,356,600	1,362,700

NET INCOME BEFORE MAJOR MAINTENANCE & CAPITAL PROJECTS	162,900	437,600	237,100	308,900	363,000	356,900
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Major Maintenance Expense (Exhibit 1K) <i>Less: Grants</i>	86,900	128,800	36,500	39,200	78,000	78,000
<i>Prior year reserve use</i>	(15,500)	(69,700)	-	(1,400)	-	-
	(43,750)	-	(49,400)	(16,600)	(52,500)	(52,500)
Capital Project Outlay (Exhibit 1L) <i>Less: Grants</i>	348,300	193,100	451,200	275,300	547,100	538,300
<i>Prior year reserve use</i>	(252,100)	(145,800)	(190,500)	(128,300)	(385,000)	(385,000)
	(34,000)	-	(99,200)	(73,400)	(41,800)	(33,000)
MAJOR MAINTENANCE AND CAPITAL PROJECTS	\$ 89,850	\$ 106,400	\$ 148,600	\$ 94,800	\$ 145,800	\$ 145,800

REVENUES less EXPENDITURES	\$ 73,050	\$ 331,200	\$ 88,500	\$ 214,100	\$ 217,200	\$ 211,100
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Reserve Set Aside	\$ -	\$ (160,600)	\$ (45,000)	\$ -	\$ -	\$ -
Budget Transfer In/(Out)	\$ -	\$ -	\$ 154,900	\$ -	\$ -	\$ -
Increase/(Decrease) in operating reserves	\$ 73,050	\$ 170,600	\$ 198,400	\$ 214,100	\$ 217,200	\$ 211,100



ENTERPRISE FUND BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Service Revenue						
Administration	\$ 5,000	\$ 41,100	\$ 10,000	\$ 18,000	\$ 15,000	\$ 15,000
Location Fees	-	8,700	-	-	-	-
Citations	13,000	19,200	18,000	22,000	20,000	20,000
Facilities Labor & Equipment	1,000	600	1,000	700	500	500
Avila Parking	237,000	330,800	290,000	330,000	342,000	342,000
Harbor Patrol & Lifeguards	3,400	15,200	7,700	10,000	10,000	10,000
Harbor Parking	15,000	-	-	-	-	-
Budget Transfer	35,000	-	45,000	-	-	-
Service Revenue	\$ 309,400	\$ 415,600	\$ 371,700	\$ 380,700	\$ 387,500	\$ 387,500

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Mooring Revenue						
Anchorage Fees	\$ 100	\$ 1,700	\$ 1,800	\$ 1,000	\$ 1,000	\$ 1,000
Work Dock Rental Fee	700	1,200	1,200	400	400	400
Equipment Rental- Moorings	22,600	20,600	19,900	15,600	15,600	15,600
Mooring Operations	96,700	102,300	97,000	106,000	106,000	106,000
Fisherman's Discount	-	(10,400)	(10,700)	(10,700)	(10,700)	(10,700)
Mooring Equipment Sales	27,000	34,600	31,900	31,900	31,900	31,900
Mooring Equipment COGS	(14,100)	(20,200)	(19,000)	(19,000)	(19,000)	(19,000)
Mooring Revenue	\$ 133,000	\$ 129,800	\$ 122,100	\$ 125,200	\$ 125,200	\$ 125,200

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Lease & License Revenue						
Harbor Terrace- Trailer Park	\$ 21,200	\$ 16,700	\$ 2,700	\$ 4,700	\$ -	\$ -
Commissions- Laundry	3,300	4,100	4,000	4,000	4,000	4,000
Coastal Gateway Room Rental	2,200	2,500	2,200	2,200	2,200	2,200
Memorial Plaque Program	-	1,000	-	-	-	-
Coin Showers	10,400	10,300	10,400	10,400	10,400	10,400
Harford Land Area- Leases	134,100	130,900	125,200	124,000	137,700	137,700
Piers-Leases	278,100	266,300	243,600	250,400	238,000	238,000
Piers- Licenses	8,100	11,300	9,100	12,800	12,800	12,800
Beaches-Leases	8,600	8,600	8,600	9,000	9,000	9,000
Beaches- Licenses	9,400	8,900	12,100	15,600	15,600	15,600
Boat & Gear Storage	50,500	44,500	45,200	48,600	48,600	48,600
Boat Washdown	800	700	800	1,100	1,500	1,500
Coin Hoist- Harford Pier	4,000	3,600	4,100	6,000	6,000	6,000
RVs- Babe Lane	126,600	148,600	148,200	156,000	166,000	166,000
RVs- Other than Babe Lane	350,900	436,500	423,800	458,300	505,000	505,000
Utilities Reimbursement	40,000	47,100	48,600	30,000	30,000	30,000
Miscellaneous Operating Income	-	2,100	1,700	1,700	1,000	1,000
Lease & License Revenue	\$ 1,048,200	\$ 1,143,700	\$ 1,090,300	\$ 1,134,800	\$ 1,187,800	\$ 1,187,800



ENTERPRISE FUND BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
<u>Diesel Sales Revenue</u>						
Diesel Sales	\$ 275,400	\$ 156,700	\$ 150,000	\$ 150,000	\$ 100,000	\$ 100,000
Diesel Cost of Goods Sold	(247,800)	(137,400)	(130,500)	(130,500)	(86,500)	(86,500)
Total Diesel Sales Revenue	\$ 27,600	19,300	19,500	\$ 19,500	\$ 13,500	\$ 13,500

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
<u>Non-Operating Revenue</u>						
Interest Income	\$ 6,300	\$ 4,800	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600
Finance Charge Income	2,000	2,900	3,500	2,000	2,000	2,000
Tax Proceeds	-	-	-	-	-	-
Other Financing Sources	-	-	-	18,000	-	-
Misc. Non-Operating Income	-	(19,100)	-	3,000	-	-
Budget Transfer	-	-	18,000	-	-	-
Total Non-Operating Revenue	\$ 8,300	\$ (11,400)	\$ 25,100	\$ 26,600	\$ 5,600	\$ 5,600



ENTERPRISE FUND BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
<u>Salaries/Wages/Benefits</u>						
Wages - Commissioners	\$ 11,000	\$ 11,000	\$ 13,100	\$ 13,000	\$ 13,400	\$ 13,400
Wages - Employees	485,100	466,800	471,700	482,600	498,600	498,600
Health Insurance	112,300	94,200	104,300	97,200	87,500	84,300
Workers Compensation	41,300	30,500	24,200	24,100	39,500	39,500
Payroll Taxes	36,600	35,400	35,400	39,100	37,000	37,600
Pension Costs	128,000	105,000	61,700	220,400	131,300	132,400
Recruitment	600	1,700	300	300	900	2,300
Misc. Employee Benefits	2,500	2,100	2,200	1,700	1,700	1,700
Unemployment Self Insurance	-	3,000	1,000	-	-	-
Contract Labor	8,100	6,300	3,800	6,400	3,300	3,300
Contract Security	2,400	-	-	-	-	-
Compensated Absence	-	12,700	-	12,000	5,500	5,500
Other Post Employment Benefits	6,300	21,300	28,100	21,800	30,000	35,000
TRAN Payment to County	-	-	-	-	-	-
Budget Transfer	-	-	179,900	-	-	-
Total Salaries/Wages/Benefits	\$ 834,200	\$ 790,000	\$ 925,700	\$ 918,600	\$ 848,700	\$ 853,600

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
<u>Supplies</u>						
Office	\$ 8,100	\$ 9,700	\$ 7,900	\$ 10,700	\$ 9,200	\$ 9,200
Shop	2,600	7,100	3,800	2,000	2,000	2,000
RV Camping	3,100	-	-	5,000	5,000	5,000
Sanitation	10,200	3,000	3,400	2,700	2,700	2,700
Harbor Patrol/Lifeguards	-	-	-	-	-	-
Mooring	5,800	7,600	5,800	5,500	4,300	4,300
Dredge	3,200	1,100	3,000	1,300	1,300	1,300
Clothing/Equipment	1,400	1,600	1,500	2,400	1,900	1,900
Budget Transfer	-	-	5,000	-	-	-
Total Supplies	\$ 34,400	\$ 30,100	\$ 30,400	\$ 29,600	\$ 26,400	\$ 26,400



ENTERPRISE FUND BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
<u>Operations & Maintenance</u>						
Building/Facility	\$ 10,000	\$ 5,100	\$ 7,800	\$ 9,900	\$ 7,900	\$ 7,900
Vandalism	1,100	400	800	800	800	800
Office machines	-	200	-	-	-	-
Dredge	6,400	2,400	5,400	11,900	8,500	8,500
Electronic Equipment	1,000	1,200	1,200	1,200	1,800	1,800
Vehicles & Equipment	9,400	7,200	7,500	7,900	6,200	6,200
Crane	800	600	800	300	600	600
Coastal Gateway Costs	1,400	2,500	2,500	1,700	1,700	1,700
Patrol Boats	-	-	-	-	-	-
LCM	3,100	1,400	1,700	800	1,700	1,700
Boatyard Maintenance	-	2,300	800	800	800	800
Camp Host	3,100	700	1,700	800	800	800
Water Taxi Host	-	3,300	2,900	1,700	2,900	2,900
Signs	3,700	400	1,600	2,400	1,500	1,500
Road/Revetment	3,000	2,200	2,900	800	3,500	3,500
General Maintenance	2,500	2,300	6,800	6,200	4,600	4,600
Trailer Park	-	6,700	-	5,100	-	-
Sport Launch	1,500	600	800	4,200	1,700	1,700
Beaches	1,900	5,600	3,000	4,100	3,000	3,000
Public Hoist	2,400	200	1,600	7,100	1,500	1,500
Tools	2,200	2,900	1,400	2,500	3,800	3,800
Fuel	11,900	14,900	15,700	15,700	17,300	17,300
Piers	5,700	2,800	5,400	9,100	8,000	8,000
Ice/Diesel Facility	5,300	7,500	5,300	6,400	7,500	7,500
Lighthouse	500	-	-	-	-	-
Water & Sewer System	3,800	2,200	6,700	3,100	2,300	2,300
Storm Water	1,000	100	600	100	300	300
Fire Protection	400	3,100	2,000	600	2,600	2,600
Dock & Landing	6,100	(200)	6,100	6,000	6,100	6,100
Memorial Plaque Program	-	300	-	-	-	-
Budget Transfer	15,000	-	18,000	-	-	-
Total Operations & Maintenance	\$ 103,200	\$ 78,900	\$ 111,000	\$ 111,200	\$ 97,400	\$ 97,400



ENTERPRISE FUND BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Utilities						
Electricity	\$ 29,600	\$ 31,300	\$ 31,500	\$ 34,300	\$ 34,900	\$ 34,900
Telephone/Communications	11,300	5,900	8,700	5,800	5,500	6,200
Gas	1,200	1,100	1,000	1,100	1,400	1,400
Sewer	15,300	15,600	17,200	13,800	15,400	15,400
Trash	19,200	16,300	14,100	19,800	20,600	20,600
Haz Mat Disposal	3,900	1,500	3,200	2,800	1,500	1,500
Water - Lopez	91,200	91,200	73,800	76,600	87,600	87,600
Water/Sewer - Avila	7,500	900	1,300	900	1,000	1,000
Budget Transfer	-	-	5,000	-	-	-
Total Utilities	\$ 179,200	\$ 163,800	\$ 155,800	\$ 155,100	\$ 167,900	\$ 168,600

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
General & Administrative						
Advertising & Promotion	\$ 2,200	\$ 1,400	\$ 2,100	\$ 1,800	\$ 1,800	\$ 1,800
Travel, Meals, Lodging	5,000	6,900	4,900	4,800	4,800	4,800
Education/Training	2,300	2,700	3,100	1,900	2,800	2,800
Dues & Subscriptions	3,800	3,600	4,100	4,100	4,900	4,900
Legal Advertising	500	900	1,000	1,000	1,000	1,000
Cash (Over) / Short	-	-	-	-	-	-
Capital Lease Payment - Principal	-	-	-	-	-	-
Capital Lease Payment - Interest	-	-	-	-	-	-
Bank Charges/Merchant Fees	10,200	10,400	9,700	17,000	17,000	17,000
Bad Debts/Returned Checks	6,100	10,300	6,100	7,200	7,200	7,200
Consultants	11,400	11,900	12,200	9,900	8,500	8,500
Legislative Advocacy	1,000	2,000	3,400	3,400	3,400	3,400
Computers & Equipment	-	2,600	2,800	2,800	2,800	2,800
Parking	-	7,700	7,800	13,600	13,600	13,600
Legal Fees	20,000	67,800	24,000	30,000	30,000	30,000
Audits	4,300	3,700	3,800	3,800	3,900	3,900
Tax Collection Fees	-	-	-	-	-	-
Treasurer Fees	10,000	8,700	10,000	10,000	10,000	10,000
Permits	2,600	1,500	2,700	2,700	2,700	2,700
Elections	-	-	-	-	-	-
Property Insurance	57,700	53,600	60,600	54,000	55,100	55,100
Cities Redevelopment	21,600	-	-	-	-	-
Bonds	400	300	300	300	300	300
LAFCO Fees	5,700	-	-	-	-	-
Board Discretionary Fund	1,000	400	1,000	1,000	1,000	1,000
Harbor Mgr. Discretionary Fund	200	200	200	200	200	200
Budget Contingency Fund	46,600	-	5,000	-	45,200	45,700
Budget Transfer	-	-	10,000	-	-	-
Total General & Administrative	\$ 212,600	\$ 196,600	\$ 174,800	\$ 169,500	\$ 216,200	\$ 216,700



ENTERPRISE FUND BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Major Maintenance/ Special Projects						
Abandoned Vessel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Avila Pier	-	-	-	-	-	-
Avila Shower	-	-	-	-	-	-
Boom Truck	3,000	-	-	-	-	-
Coastal Gateway	4,200	200	1,900	500	-	-
Diesel Components	15,500	14,100	-	2,600	-	-
Dredge Pump	4,500	2,400	-	-	1,500	1,500
Dredging Permitting	6,000	2,500	5,100	5,100	-	-
Energy Efficient Lights	-	-	-	-	-	-
Harbor Patrol Landing	-	-	-	-	-	-
Mooring Costs/ LCM	35,000	33,200	7,000	8,500	35,000	35,000
Pier Hoist	3,700	12,800	-	-	-	-
Pier Maintenance	12,000	14,100	15,000	15,000	16,500	16,500
Parking Management	-	49,500	-	-	-	-
Repave Parking Lots	-	-	7,500	7,500	7,500	7,500
Revetment	-	-	-	-	-	-
Water Systems	3,000	-	-	-	-	-
Water Tank Coating	-	-	-	-	17,500	17,500
Budget Transfer	-	-	-	-	-	-
Special Projects	\$ 86,900	\$ 128,800	\$ 36,500	\$ 39,200	\$ 78,000	\$ 78,000
Specified Reserve Use	\$ (43,750)	\$ -	\$ (49,405)	\$ (16,600)	\$ (52,500)	\$ (52,500)
Operating Reserve Use	(27,650)	(59,100)	12,905	(21,200)	(25,500)	(25,500)
Grant Funding	(15,500)	(69,700)	-	(1,400)	-	-
Total Funding	\$ (86,900)	\$ (128,800)	\$ (36,500)	\$ (39,200)	\$ (78,000)	\$ (78,000)



ENTERPRISE FUND BUDGET DETAIL

	Last Year 2012/13		Current Year 2013/14		2014/15	
	Revised Budget	Actual	Revised Budget	Projected	Preliminary Budget	Final Budget
Capital Project Outlay						
Avila Seawall Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	-
Channel Markers	-	-	25,500	-	-	-
Copy Machine	-	-	-	-	-	-
Diesel Generator	20,000	-	-	-	-	-
Dock	-	-	-	-	-	-
Dredging Pump/Hose	-	-	55,200	19,200	-	-
Fire Systems	9,000	-	-	9,000	7,500	7,500
Gear Storage	-	-	-	500	-	-
Harbor Patrol Boat Engines	-	-	-	-	-	-
Harbor Terrace	-	-	-	-	-	-
Harbor Office Remodel/HVAC	20,000	900	14,000	14,000	15,600	15,600
Harford Pier Lease Site	9,000	-	-	-	20,000	20,000
Harford Pier & Warehouse	192,600	76,000	159,000	148,300	45,000	45,000
Hoist #1 Replacement	19,600	45,400	-	-	-	-
Ice House	-	-	-	-	-	-
Lighthouse Caretaker's Roof	-	-	-	-	-	-
Lighthouse Restoration	-	-	-	-	-	-
Lighthouse Road	-	-	-	-	-	-
Parking	15,000	15,400	-	-	15,000	15,000
Mobile Hoist Pier	10,900	5,300	150,000	26,900	375,000	375,000
Olde Port Beach Restrooms	-	-	-	-	-	-
Radio Updgrade	-	-	-	-	-	-
Replace Rescue Vehicle	-	-	-	-	-	-
Sewer Lift Station	10,000	-	10,000	1,200	8,800	-
Sewage Treatment Plant	20,000	50,100	37,500	56,200	56,200	56,200
Trailer Park Closure	-	-	-	-	-	-
Trash Truck	-	-	-	-	-	-
Website	-	-	-	-	4,000	4,000
Wood Chipper	2,200	-	-	-	-	-
Budget Transfer	20,000	-	-	-	-	-
Total Capital Project Outlay	\$ 348,300	\$ 193,100	\$ 451,200	\$ 275,300	\$ 547,100	\$ 538,300
Specified Reserve Use	\$ (34,000)	\$ -	\$ (99,200)	\$ (73,400)	\$ (41,800)	\$ (33,000)
Operating Reserve Use	(62,200)	(47,300)	(161,500)	(73,600)	(120,300)	(120,300)
Grant Funding	(252,100)	(145,800)	(190,500)	(128,300)	(385,000)	(385,000)
Total Funding	\$ (348,300)	\$ (193,100)	\$ (451,200)	\$ (275,300)	\$ (547,100)	\$ (538,300)



FIVE YEAR MAJOR MAINTENANCE PLAN

Description	2014/15	2015/16	2016/17	2017/18	2018/19	Notes
Abandoned Vessel	\$ 75,000	\$ -	\$ -	\$ -	\$ -	Removal, storage & disposal of abandoned vessels
Grant Funding	(75,000)	-	-	-	-	Division of Boating and Waterways
Avila Pier	60,000	150,000	150,000	150,000	150,000	Engineering survey of piles, lumber and connection hardware to replace missing and damaged piles
Facilities Reserve Use	(35,000)	-	-	-	-	Facilities reserve
Grant Funding	-	(150,000)	(150,000)	(150,000)	(150,000)	Grants to be solicited
Bathymetry	-	-	-	-	-	
Boom Truck	-	-	-	-	-	
Dredging Pump	5,000	10,000	15,000	15,000	15,000	Annual pump maintenance, Budget for new pump in 2022
Electronic Board Meeting	-	7,300				Commissioner & Staff tablets
Electronic Documents	-	10,000	-	-	-	Electronic file scanning, records retention
Computer Reserve Use	-	(5,300)	-	-	-	Computer Reserve
Energy Efficient Lights	14,000	-	-	-	-	Upgrade to energy efficient lighting. Funding offset by decrease in electric charges.
Harbor Patrol Landing	-	-	-	-	-	
Facilities Reserve Use	-	-	-	-	-	
Lift Station 3 Roof Repair	-	-	-	-	-	Replace roof on lift station.
Lighthouse Road Maintenance	-	-	-	25,000	-	Maintenance on Lighthouse Road
Grant Funding	-	-	-	(25,000)	-	PG&E mitigation funds
Harford Pier Lumber	55,000	55,000	50,000	50,000	60,000	Lumber to replace pilings on pier, increased to adjust for increasing lumber costs
Mooring Capital Costs	35,000	40,000	40,000	40,000	40,000	Repairs and maintenance to mooring boat
LCM Reserve Use	(35,000)	(20,000)	(23,600)	(40,000)	(21,500)	
Parking Lot Maintenance	25,000	-	-	25,000	25,000	Parking lot maintenance, repaving, sealing, restriping, etc.
Revetment	-	45,000	-	35,000	45,000	
Facilities Reserve Use	-	(45,000)	-	-	-	Facilities reserve
Water Tank Coating	35,000	-	-	-	35,000	Repair severely corroded areas underneath the roof vent over, prepare and coat applicable areas
Facilities Reserve Use	(35,000)	-	-	-	-	Facilities reserve
Total	\$ 124,000	\$ 97,000	\$ 81,400	\$ 125,000	\$ 198,500	



FIVE YEAR CAPITAL PROJECT PLAN

Description	2014/15	2015/16	2016/17	2017/18	2018/19	Notes
Avila Seawall Lighting	\$ 9,000	\$ -	\$ -	\$ -	\$ -	Replacement of corroded light fixtures
Grant Funding	(9,000)					Grants to be solicited
Boom truck	-	-	12,500	12,500	12,500	Purchased November '99, purchase or lease, Estimated lease payments over 10 year period, Look into loans for equipment as an alternative
Dump truck	-	-	-	-	95,000	Purchased October '98, purchase or lease
Fireline Repairs	25,000	25,000	25,000	-	25,000	Maintenance to pier fireline system.
Utility Reserve Use	-	(25,000)	-	-	-	Utility reserve
Front St. Staircase	-	18,500	-	-	-	Engineering Study
Grant Funding	-	(18,500)	-	-	-	Grants to be solicited
Harbor Patrol Boat Engines	-	10,000	-	-	-	Boat 3 motor in 2015/16
Grant Funding	-	(10,000)	-	-	-	Grants to be solicited
Harbor Patrol Boat	-	300,000	-	-	-	Boat 1 replacement
Grant Funding	-	(300,000)	-	-	-	Grants to be solicited
Dock	-	16,000	-	-	-	New trailer boat hoist dock
Facilities Reserve Use	-	(8,200)	-	-	-	Facilities reserve
Dredge Hose	-	-	-	20,000	-	Replace Hose every four years
Dredge Pipe	-	5,000	-	-	-	Replace Pipe every five years
Harbor Office Remodel	39,000	-	-	124,500	100,500	Complete main office remodel over three years, 2014/15 plans, specifications and bid documents
Building Reserve Use	(10,000)	-	-	-	-	Building reserve
Harbor Terrace	30,000	30,000	-	-	-	Consultants, legal, accounting, marketing
Reserve Use	(30,000)	(6,200)	-	-	-	Trailer park closure reserve
Harford Pier & Warehouse	150,000	100,000	-	-	-	Pier repair and development
Grant Funding	(150,000)	(100,000)	-	-	-	SLOCOG grant in 2014/15, Future grants to be solicited
Harford Pier Lease Site	20,000	-	-	-	-	Structural repairs for new restaurant
Lifeguard Towers	-	-	-	25,000	25,000	Additional tower at \$25,000 in 2019/20
Master Plan Update	-	35,000	-	-	-	Consulting fees
Grant Funding	-	(35,000)	-	-	-	Grants to be solicited
Mobile Hoist Pier Repair	350,000	-	-	-	-	Refurbish existing piers, caps, retaining wall and other attachments
Grant	(315,000)	-	-	-	-	JCF, Possible DBW and other grants
Hoist Reserve Use	-	(12,000)	-	-	-	Hoist reserve
Mobile Hoist Pier Extension	25,000	365,000	-	-	-	Pier extension engineering and construction
Grant	(25,000)	(365,000)	-	-	-	SLOCOG grant of \$25,000 in 2014/15, Others TBD
Parking Pay Station	15,000	-	15,000	-	15,000	Avila pay station, to be replaced every 5 years
Equipment Reserve Use	(13,000)	-	-	-	-	Equipment reserve
Parking Plan Implementation	-	50,000	-	-	-	Harford Landing and pier
Replace Backhoe	-	12,000	12,000	12,000	12,000	Replace after 25 years, purchased in August '88, Estimated lease payments over 10 year period, Look into loans for equipment as an alternative
Vehicle Replacement Reserve Use	-	(500)	-	-	-	Vehicle replacement reserve use
Sewer Treatment Plant	75,000	129,700	150,000	150,000	150,000	Avila Beach Community Services District capital improvements, 35% share per agreement
Utility Reserve Use	-	(10,000)	-	(22,000)	-	Utility reserve
Storage Container	-	15,000	-	-	-	Additional storage container for Harbor Patrol
Safety Equipment Reserve Use	-	(12,000)	-	-	-	Safety equipment reserve
Website	10,000	-	-	-	-	Rebuild District website
Computer Reserve Use	(10,000)	-	-	-	-	Computer Reserve
Rescue Vehicle	-	-	-	40,000	-	Replace Ford Ranger
Water Taxi Boat	-	-	-	20,000	-	Look into using Harbor Patrol boat replaced in 2015/16
Total	\$ 174,000	\$ 220,800	\$ 214,500	\$ 382,000	\$ 435,000	



FIVE YEAR PROJECTIONS

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Operating Revenues	\$ 1,714,000	\$ 1,835,250	\$ 1,936,200	\$ 2,240,100	\$ 2,545,600
Non-Operating Revenues	2,860,500	2,915,300	2,971,200	3,028,300	3,088,850
Total Revenues	4,574,500	4,750,550	4,907,400	5,268,400	5,634,450
Operating Expenditures	(4,321,500)	(4,387,750)	(4,611,500)	(4,716,400)	(4,809,350)
Net Available for Major Maintenance and Capital Projects	253,000	362,800	295,900	552,000	825,100
Grant Funding	574,000	665,000	-	25,000	-
Specified Reserve Use	225,000	56,500	23,600	40,000	21,500
Major Maintenance and Capital Projects	(1,052,000)	(1,039,300)	(319,500)	(572,000)	(655,000)
Specified Reserve Funding	-	(45,000)	-	(45,000)	(191,600)
Change in Operating Reserves	\$ -	\$ -	\$ -	\$ -	\$ -

Operating Revenues:

- Service revenue is projected to increase 3% per year. The District has seen consistent growth in its revenues generated from the Avila Beach parking lot and anticipates that this will continue to occur. Implementation of a Harford Landing parking program is projected to add an additional \$50,000 in 2015/16 and \$100,000 per year beginning in 2016/17.
- Mooring and Diesel Sales revenue is projected to remain the same over the next five years. The District has seen a slight decrease in mooring revenues since 2010 but expects that this will level off.
- Lease and license revenue is projected to increase 3% per year. This includes annual CPI increases in District leases as well as increases in RV camper revenues which have grown consistently in recent years. The District anticipates an additional increase in income in 2015/2016 from the new lease site on the Harford Pier.
- The District anticipates that the new Harbor Terrace campground will be producing revenues beginning in 2017/18.

Non-Operating Revenues:

- Property taxes are projected to increase at a rate of 2% per year.
- Investment income is projected to decrease as the District spends down cash.

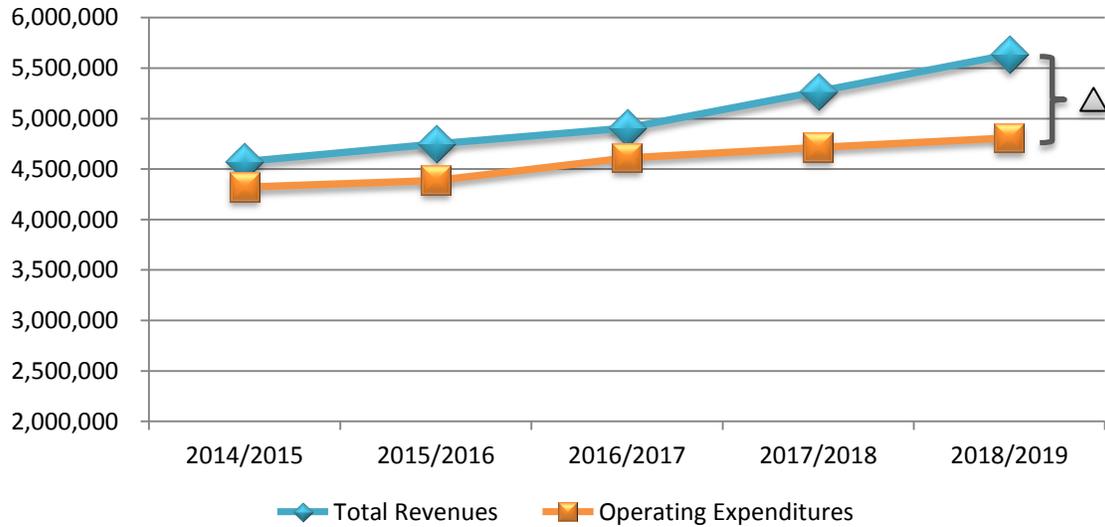
Operating Expenditures:

- Salaries, Wages and Benefits are projected to increase at a rate of 5% per year. This is consistent with negotiated employment contracts. The District will have the Tax Revenue Anticipation Note (TRAN) paid off in 2017/18 (see debt schedule on page 65).
- Supplies and Operations and Maintenance expenditures are projected to increase 2% per year.
- Utilities are projected to increase at a rate of 3% per year.
- General and Administrative expenditures are projected to increase at a rate of 2% per year. Election expenditures are only incurred once every two years and therefore there is a consistent dip in these expenditures every other year.



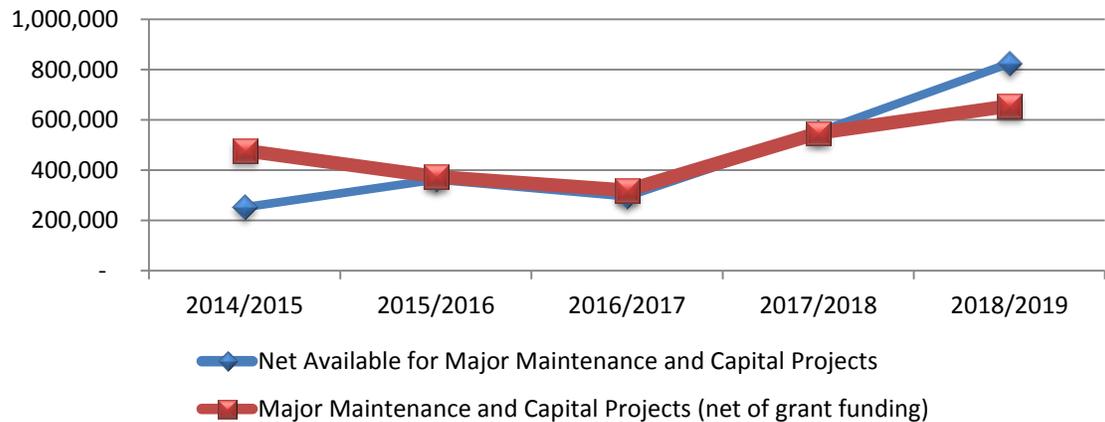
FIVE YEAR PROJECTIONS (CONT.)

PROJECTED REVENUE VS. EXPENDITURES



△ The difference between the projected revenues and projected operating expenditures is used to fund major maintenance and capital projects. Detail on the projected capital projects can be found on pages 48 and 49.

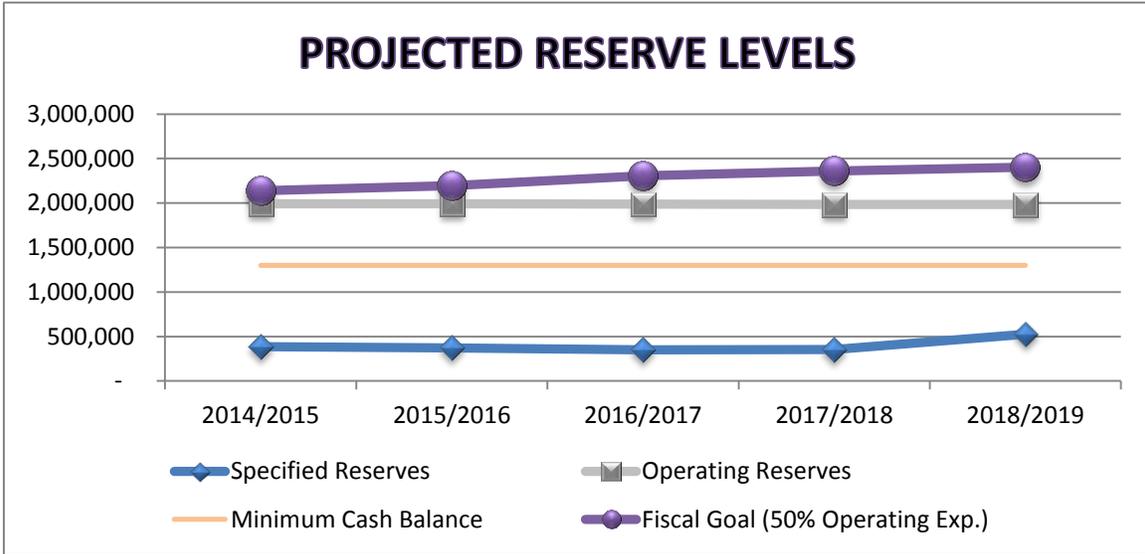
NET AVAILABLE FOR CAPITAL PROJECTS VS. PROJECTED CAPITAL PROJECTS



The difference between the net available for capital projects and the projected capital projects represents an increase/decrease in operating reserves.



FIVE YEAR PROJECTIONS (CONT.)





LONG-TERM GOALS AND STRATEGIES (MASTER PLAN)

Port San Luis should be a harbor with protected, maintained, and enhanced resources that balances the environmental, social, and economic needs of the District and the various user groups. (Chapter 3 of the Port San Luis Master Plan)

The Master Plan for the Harbor District identifies the following five objectives:

1. Meet Coastal Act priorities for the harbor, especially the protection of coastal-dependent and coastal-related activities, visitor serving and waterfront recreation opportunities, and public access to the waterfront.
2. Promote and facilitate the orderly and beneficial development and use of District lands, facilities, and resources.
3. Provide land and water uses that are beneficial to residents of San Luis Obispo County and the people of the State of California.
4. Increase revenue-producing opportunities to support the Harbor District's public and enterprise functions.
5. Enhance and maintain the maritime character of the harbor.

In order to meet the above-objectives, the Master Plan identifies the Action Items for Open Water, Access Improvements, the Harford Pier, Harford Landing, Beach and Bluff Planning, Harbor Terrace, the Lightstation, and Avila Beach, Pier and Parking Lot. These items are addressed on the following pages.

In addition to the current Master Plan Action Items, multiple federal and state agencies are making projections about the extent and effect of sea level rise over the next one hundred years. The National research Council estimates 1.5" – 12" over the next 15 years, and 16.5" to 65" over the next 85 years. These estimates will need to be addressed in any update to the District's Master Plan, and in the planning for any near shore improvements, as well as parking lot elevation.



LONG-TERM GOALS AND STRATEGIES (CONT.)

Access Improvements

1. *Coordinate Access Improvement Efforts:* Improve the safety and convenience of access routes for automobiles, pedestrians, cyclists and others traveling to and from Port properties.
2. *Encourage Improved Connections:* Work with the County to extend continuous pedestrian paths and bike lanes between Avila Beach and the Harford Pier.
3. *Implement Parking Program:* Implement a parking program for peak season periods to mitigate conflicts among Port users. Plan should include measures to direct traffic, coordinate and operate a shuttle to parking areas, and set appropriate fees. *[In-process].*

Open Water

1. *Launch Areas Shoaling Solution:* Execute necessary actions to eliminate or reduce the frequency and scope of maintenance dredging and provide more consistent boating access at the boat launching facilities. *[The 2014/15 budget includes \$350,000 to refurbish the mobile hoist pier, caps and retaining wall.]*

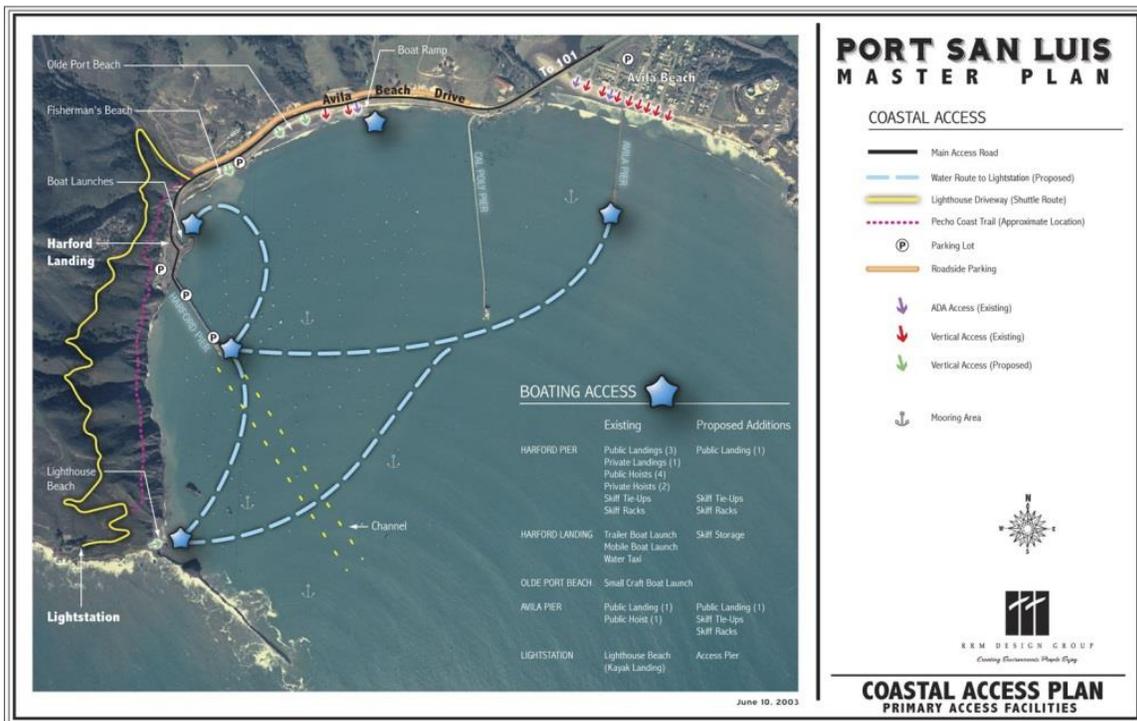


FIGURE 19



LONG-TERM GOALS AND STRATEGIES (CONT.)

Harford Pier

1. *Rehabilitation*: Rehabilitate the entire pier through a phased approach.
2. *West Walkway*: Rebuild the width of the pier stem (from the shoreline to the terminus) up to 20 feet westward to increase the pier drive and add a pedestrian walkway.
3. *Pier Roadway*: Install fire grates during the reconstruction of the pier roadway.
4. *Pod 1*: Expand and improve lease spaces for use by coastal dependent uses. Add a public restroom facility.
5. *Visitor Landing*: Add a fixed landing with ladders, gangway, and access stairway to accommodate visiting boaters on the north side of the pier.
6. *Skiff Tie-ups*: Add skiff tie-ups (and ladders) along the pier.
7. *Hoist #3 Area*: Convert to skiff rack storage.
8. *Skiff Racks*: Add skiff racks on the pier terminus.
9. *Existing Harbor Office Space*: If Harbor Offices are consolidated and relocated, consider moving Harbor Patrol office to old Administration Building freeing up Harbor Patrol office as a new lease space.
10. *Rehabilitate Warehouse (Canopy)*: Rehabilitate warehouse structure. [*\$285,000 spent in 2011/12, \$642,000 spent 2012/13 - 2013/14, \$150,000 included in 2014/15 budget.*]
11. *Opportunity Site under Warehouse (Canopy)*: Accommodate additional coastal uses.

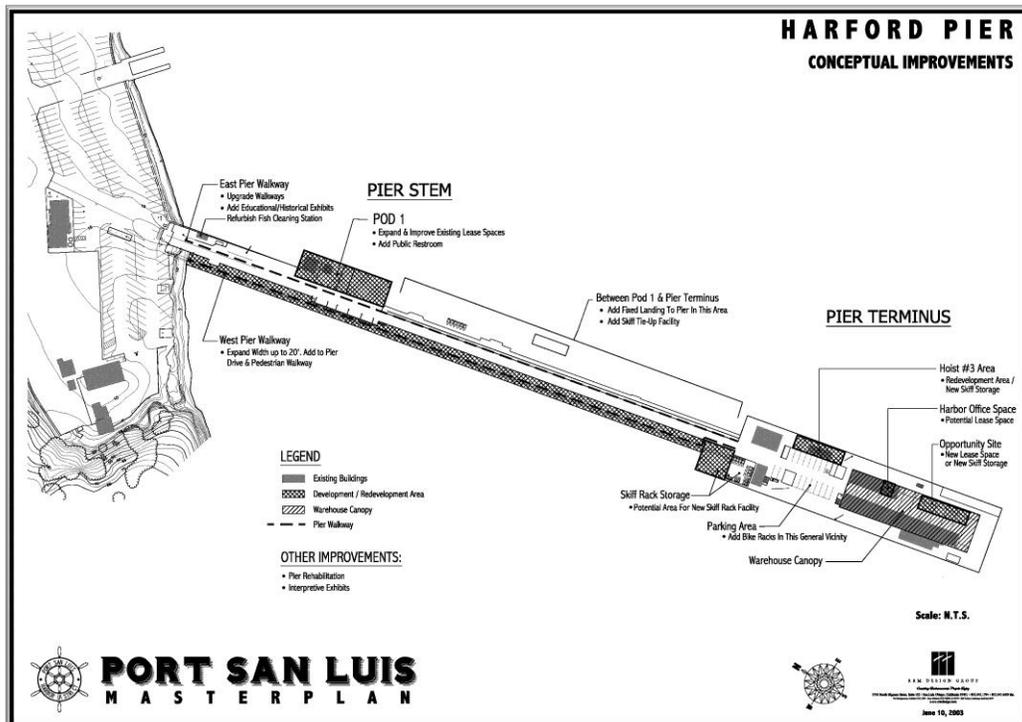


FIGURE 12



LONG-TERM GOALS AND STRATEGIES (CONT.)

Harford Landing

1. **Waterfront Pedestrian Path:** Improve the paths along the revetment from the far west end of the parking lot, along the shoreline, and past the trailer boat launch to connect Harford Landing to other Port properties.
2. **Interpretive Exhibits:** Add interpretive stations at key locations including information on the marine environment, cultural resources and history of the harbor. *[Started, exhibits placed in front of Coastal Gateway building and on Harford Pier.]*
3. **Mobile Boat Hoist:** Upgrade the existing concrete pier with steel guide rails and guard handrails. Extend the pier seaward. Add riprap to the area to dissipate wave energy. *[CEQA study is complete. Engineering and specifications are underway. \$350,000 is included in the 2014/15 budget for this project.]*
4. **Skiff Storage:** Add skiff storage somewhere near existing trailer boat launch or in the east parking lot area.
5. **Administration Building:** If Harbor Offices are consolidated and relocated, consider converting part of the bottom floor of the building into a Visitor and/or Information Center. The top floor has potential as additional lease space.
6. **Bike Storage:** Provide bike racks to encourage bike transportation.
7. **Central Pedestrian Path:** Improve the paths along the revetment from the far west end of the parking lot, along the shoreline, and past the trailer boat launch to connect Harford Landing to other Port properties.
8. **Maintenance Complex:** If Harbor Offices are consolidated and relocated, consider converting the buildings and yard into additional lease space.
9. **Scuba Diving and Kayak Stage Area:** Provide a scuba and kayak launch area with amenities such as launch pad, outdoor shower, benches and stairs or ramp to the water.
10. **West Parking Lot Elevation:** Raise elevation of west parking lot to reduce effects of wave action and storm surges.
11. **Jetty:** Create permanent seating structures for visitors.

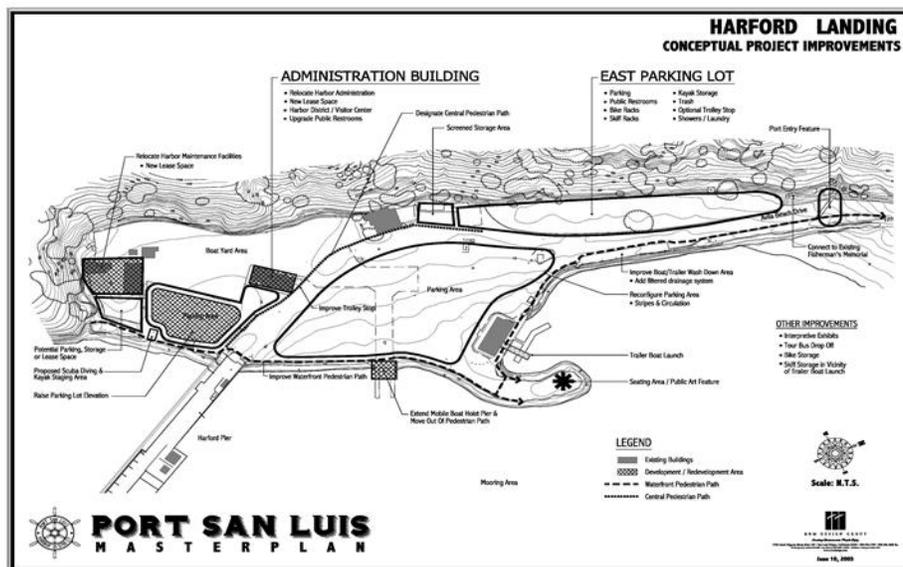


FIGURE 13



LONG-TERM GOALS AND STRATEGIES (CONT.)

Beach and Bluff Planning

1. *Nobi Point*: Improve Nobi Point (the eastern overlook) to create an automobile parking and viewing area.
2. *Woodyard*: With new visitor developments at Harbor Terrace, improve Woodyard (the western overlook) to serve as a pedestrian waterfront destination and a gateway between upland properties and the beaches. Improve this area as a mini-park with pedestrian amenities.
3. *Beach Stairways*: Add stairways to serve Olde Port and Fisherman's Beaches.
4. *Shoreline Connection*: Work with the County to extend continuous pedestrian paths and bike lanes between Avila Beach and the Harford Pier.

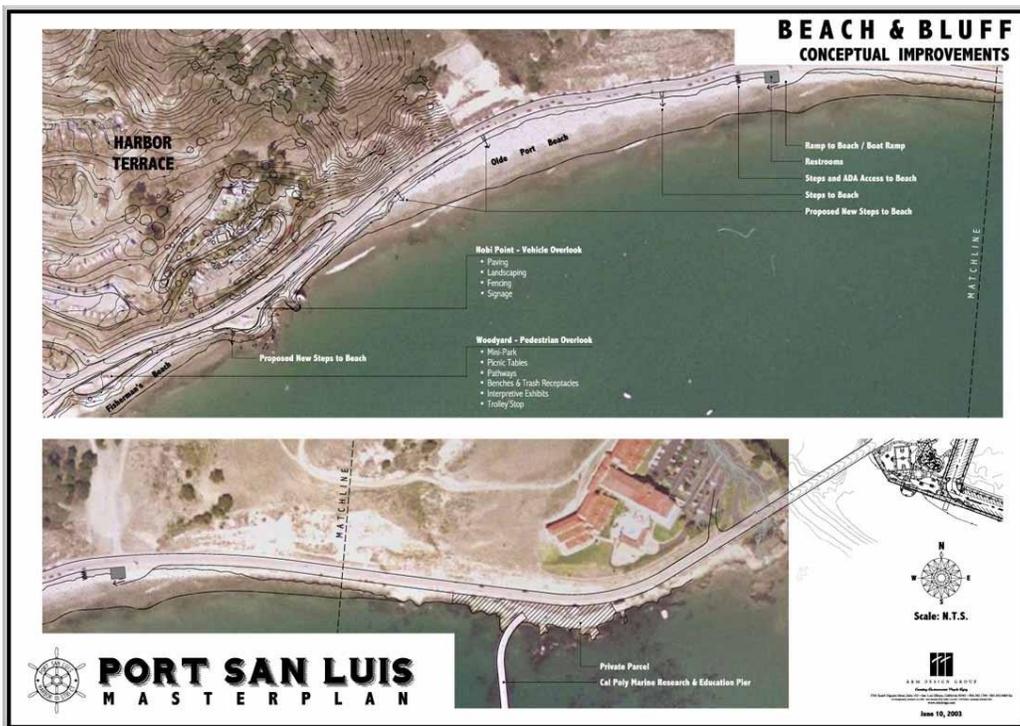


FIGURE 14



LONG-TERM GOALS AND STRATEGIES (CONT.)

Harbor Terrace

1. *Overnight Visitor Serving Uses*
2. *Water Tank Engineering Study:* Analyze water system requirements to determine the appropriate tank size required to meet fire authority requirements.
3. *Infrastructure and Services:* Improve the site with water, sewer, electric, cable TV, and telephone services. Install a storm water drainage capture and filtration system.
4. *Roadwork:* Improve existing road network and provide a main site access drive.
5. *Pedestrian Circulation and Connections:* Provide a network of pathways to facilitate on and off-site pedestrian circulation. This network should connect with an at-grade crossing at Avila Beach Drive and connect Harbor Terrace to the beach.
6. *Park and Open Space:* Create a park and other common open space area for visitors.
7. *Sustainable Design Demonstration Project:* Demonstrate innovative sustainable design practices and solutions throughout the site such as environmentally sensitive and energy conserving site and building design techniques. Inform people of the solutions used.
8. *Boat Trailer Parking:* Improve and relocate (if necessary) the boat trailer parking.
9. *District Laydown and Storage:* Improve and relocate, if necessary, Harbor District laydown and storage area.
10. *Harbor Offices:* Relocate and consolidate Harbor Administrative Offices and Operations to the Harbor Terrace site.

Project Status: Currently, in a cooperative agreement with the State Coastal Conservancy (SCC), the District is seeking a Coastal Development Permit (CDP) for the development of Harbor Terrace with revenue generating visitor serving uses. Several factors will affect budget planning:

1. Any revenue from a developed project will be offset by loss of existing revenue from both bluff top and Harbor Terrace camping.
2. Any revenue from a developed project will be offset in the early years by revenue sharing with the SCC to the extent of their funding of the entitlement process (estimated at \$400,000). Revenue participation will continue for the balance of thirty years at 1.5% of District revenue from the project.
3. Detailed pro-forma projections of net revenue increases are being developed as a part of the existing entitlement project. A CDP is expected no earlier than spring of 2015, generation of revenue from the project no earlier than spring of 2017.





LONG-TERM GOALS AND STRATEGIES (CONT.)

Lightstation

1. *Parking and Staging:* Create flexible parking and staging areas at Harbor Terrace. Consider satellite parking or special event parking at Harford Landing, Avila Beach lot, or other appropriate locations.
2. *Lighthstation Pier:* Replace the former pier at Coastguard Beach. [*Feasibility study complete.*]
3. *Lighthstation Water Access Route:* Explore feasibility and funding options for establishing a water taxi and/or ferry between public piers and lighthouse pier.
4. *Lighthstation Connections:* Promote multi-modal access to the Lighthstation (e.g., trail, shuttle, water taxi, kayak) and provide connections between the Lightstation and other Port properties.
5. *Lighthstation Education:* Include information about the historical value of the Point San Luis Lighthouse with interpretive exhibits and displays near the main harbor area.

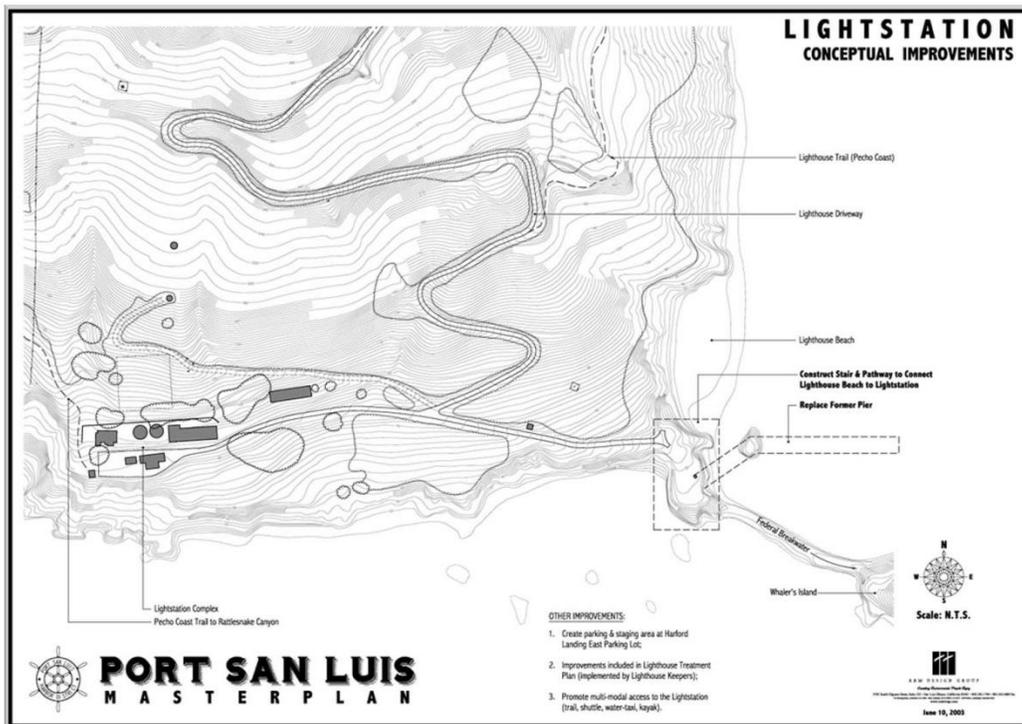


FIGURE 16



LONG-TERM GOALS AND STRATEGIES (CONT.)

Avila Beach, Pier and Parking Lot

1. *Avila Beach Stairway*: Replace the old existing concrete stairway at the east end of the beach. [Stairs are currently closed due to unsafe conditions].
2. *Interpretive Exhibits*: Add interpretive exhibits including information on the marine environment, cultural resources and history of the harbor.
3. *Skiff Racks*: Construct skiff racks to facilitate boating access.
4. *Skiff Tie-ups*: Add skiff tie-ups (and ladders) along the pier. [Ongoing project].
5. *Opportunity Site*: Reserve First Street frontage of the parking lot for the accommodation of new lease space opportunities.
6. *Additional Development*: End of Pier, 6,000 square feet coastal dependent and public access.

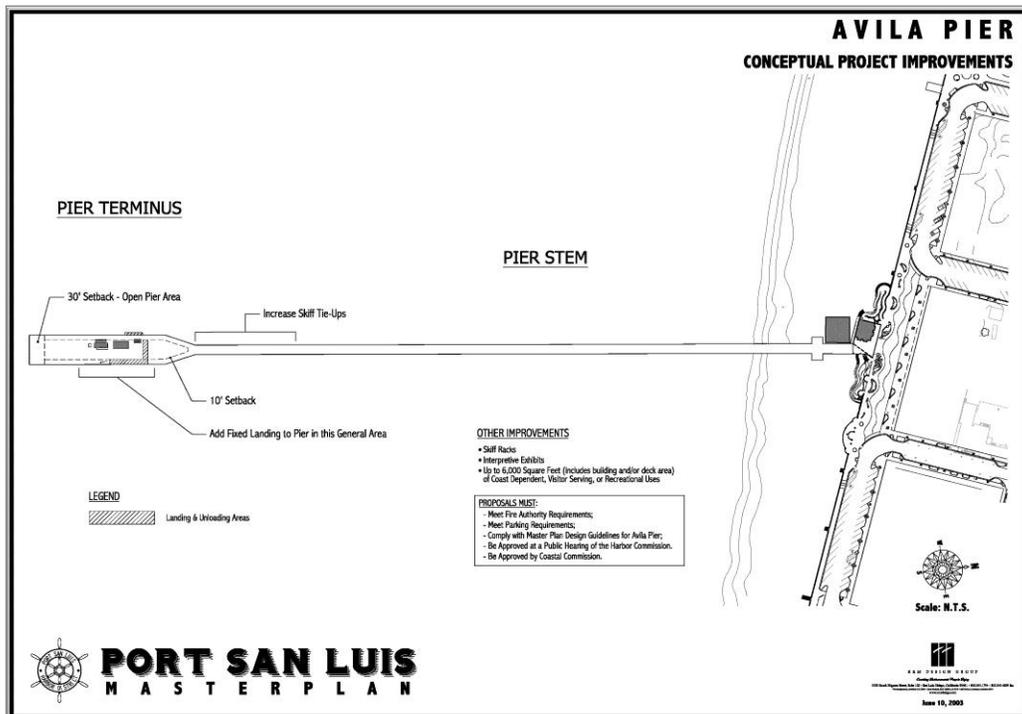


FIGURE 17



DISTRICT POLICIES AND GUIDELINES

The following District policies and guidelines direct the preparation of the annual budget process.

Financial Planning and Accountability:

1. *Accountability/Transparency*
Information about how public monies are spent and the outcomes they achieve are to be clear, transparent and understandable.
2. *Balanced budget/Fiscal Stability*
A structurally balanced budget (ongoing revenues equal to ongoing expenditures) for the combined General Fund, Capital Projects Fund and Enterprise Fund will be presented to the Harbor Commission at a scheduled public hearing.
3. *Identify & Mitigate Future Risk*
The Harbor Manager will identify issues, events and circumstances which pose significant risks and present strategies to reduce the impact of those risks.
4. *Contingency Funds*
Budget procedures state that the District should place 2% of revenues (not including grant revenues) into an overall budget contingency line item to be used by the Harbor Commission for unusual budget circumstances or emergencies.

Major Maintenance & Capital Purchases and Improvement Policies:

1. *Funding*
The District should provide at least \$200,000 annually to fund capital purchases and improvements and ongoing major maintenance of existing facilities. One-time increases in revenues or unanticipated budgetary savings should be set-aside in specified reserves to fund major maintenance and capital purchases and improvements (collectively "projects"). The District policy goal is to annually fund projects equal to annual depreciation expense or approximately \$680,000. District staff will aggressively seek grants to fund projects.
2. *Budget Planning*
District staff will present to the Harbor Commission on an annual basis a five-year plan for project costs and funding needs. The development of the capital improvement budget will be incorporated into the development of the operating budget. Annually, an inventory of capital assets and condition of those assets will be presented to the Harbor Commission.
3. *Priority*
The following guidelines will provide a hierarchy of funding priorities for the review of the 2014/15 budget:
 - Projects that ensure the safety of the general public and District employee's safety
 - Major maintenance and capital assets that have been deemed to be in 'poor' condition and are essential to the operations of the District
 - Projects that have the capacity to earn profits that can be used to offset costs for essential operations
 - Projects that will greatly improve the service to the public and are used in the essential operation of the District
 - Non-essential projects

As stated in the District's budget procedures and guidelines projects shall meet a majority of the following criteria to be considered in the budget process:

- The project's ability to increase District revenue.
- The availability of total or partial grant funding for the proposed project.



DISTRICT POLICIES AND GUIDELINES (CONT.)

- The amount of required maintenance that will be necessary when the project is complete.
- The availability of staff and funding to support project management and construction.
- The inclusion of deadlines or mandates by other agencies concerning the project.
- The coastal dependency of the project.
- If the project has not been completed, the possibility of being completed during the next fiscal year.
- The economic feasibility of the project.
- The project is critical to address identified public safety issues.
- The project provides remediation of environmental impacts, hazards or degradation.

Debt Management Policy, Capacity, and Issuance

The District will be fiscally prudent and in compliance with state and federal law. California Harbors and Navigation Code Section 6077 prescribes that the bonded indebtedness of the District not exceed 15% of the assessed value of property within the District. To issue bonds that require additional property tax assessments, the bond proposition must pass with two-thirds of the voting electors approving such proposition. The District's gross assessed value of property for July 1, 2013 through June 30, 2014, is above \$18.6 billion (per County's Tax Rate Book) , making the debt limit approximately \$2.8 billion.

Fund Balance Policy

The District's fund balance policy establishes a minimum level at which fund balance is to be maintained. The District believes that sound financial management principles require that sufficient funds be retained by the District to provide a stable financial base at all times. To retain this stable financial base, the District needs to maintain fund balance sufficient to fund cash flows of the District and to provide financial reserves for unanticipated expenditures and/or revenue shortfalls of an emergency nature. The limits defined in the District's Fiscal Goals Policy is intended to "maintain a prudent level of financial resources to protect against reducing service levels or raising fees because of temporary revenue shortfalls or unpredicted one-time expenditures" (recommended Practice 4.1 of the National Advisory Council on State and Local Budgeting).

The District's goal is to establish and maintain an operating reserve (aka unassigned fund balance) equal to 50% of the District's operating expenditures (Policy 3020) by 2018/19 fiscal year-end. Using 2014/15 estimated expenditures the operating reserve should equal \$2.2 million. The reserve shall never be lower than \$1.3 million to ensure that District cash flow needs are met.

Investment Policy

The District's Investment Policy is in compliance with California Government Code 53600. When investing, reinvesting, purchasing, acquiring, exchanging, selling and managing public funds, the primary objectives of the investment activities, in priority order, shall be:

1. **Safety:** Safety of principal is the foremost objective of the investment program. Investments of the District shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, diversification is required in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio.
2. **Liquidity:** The investment portfolio will remain sufficiently liquid to enable the District to meet all operating requirements, which might be reasonably anticipated.
3. **Return on Investments:** The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and the cash flow characteristics of the portfolio.



BASIS OF BUDGETING

The General Fund and Capital Outlay Fund are budgeted using the modified accrual basis of accounting. Revenues are recognized when they become measurable and available as net current assets. Measurable means that the amounts can be estimated, or otherwise determined. Available means that the amounts were collected during the reporting period or soon enough thereafter to be available to finance the expenditures accrued for the reporting period. Exchange transactions are recognized as revenues in the period in which they are earned (i.e. the related goods or services are provided). Debt service expenditures as well as expenditures related to compensated absences and judgments are recorded only when payment is due.

The Enterprise Fund is budgeted using a combination of the modified accrual basis of accounting and full accrual accounting. Full accrual accounting recognizes changes to revenues and expenses when an underlying event occurs regardless of the timing of the related cash. The Enterprise Fund budgets capital assets on a modified accrual basis. Compensated Absences and Other Post-Employment Benefits are budgeted using full accrual accounting.

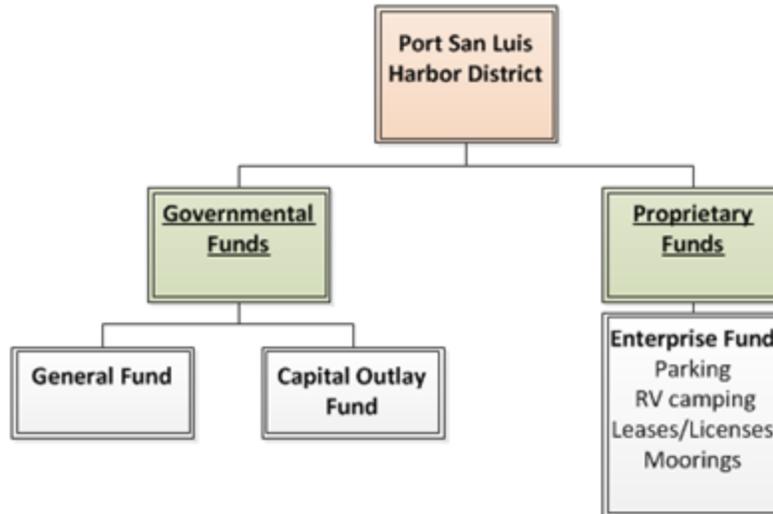
Accounting Basis

The accounting basis refers to the method in which the District's revenues and expenses are reported in the annual audited financial statements. For the most part, the accounting basis conforms to the budgeting basis of accounting with the exception of the following:

- In the budgeting basis for the Enterprise Fund, only current assets are reported. In the accounting basis, all assets are reported, including capital assets and accumulated depreciation.



FUND STRUCTURE



General Fund - The General Fund is the District's primary operating fund. The General Fund is used to account for all revenues and expenditures necessary to carry out the basic governmental activities of the District that are not accounted for through other funds. For the District, the General Fund includes such activities as public protection, public ways and facilities, and recreational services.

Capital Outlay Fund - The Capital Outlay Fund is used to account for financial resources to be used for the acquisition or construction of major capital assets and facilities for general fund related activities (other than those financed by enterprise funds).

Enterprise Fund - The Enterprise Fund is used to account for operations that are financed and operated in a manner similar to private business enterprises - where the intent of the governing body is that the costs (expenses, including depreciation) of goods or services to the general public on a continuing basis are financed or recovered primarily through user charges.

Department	General Fund	General Fund Activities	Capital Outlay Fund	Capital Outlay Fund Activities	Enterprise Fund	Enterprise Fund Activities
Administration and Business Department	✓	Administration, Human resources, AR/AP, Audit, Payroll, Board Secretary	✓	Project planning and approval, Grant management	✓	Fee setting, Special event processing, Moorings, Revenue reconciliation
Facilities Department	✓	Janitorial, Hazardous Material, Fleet maintenance, Heavy construction	✓	Project planning and tracking	✓	Diesel fuel, Mooring inspections and repairs, RV camping maintenance
Harbor Patrol	✓	Marine safety, Public safety, Enforcement, Boater education, Medical aid	✓	Project planning and tracking	✓	Parking lot patrol and citation issuance



DEBT

Tax Revenue Anticipation Note (TRAN): On January 22, 2013 the District entered into a Note Purchase Contract with San Luis Obispo County Treasurer in an amount not to exceed \$1,200,000. The Note is in the form of a Tax Revenue Anticipation Note (TRAN) which pledges property tax revenues for payment of principal and interest on the Note. The principal amount borrowed of \$1,116,378 was used to pay-down side fund retirement liabilities with CalPERS. The Note's annual interest rate is 2.60% versus the side fund retirement liability interest rate of 7.5% previously paid by the District to CalPERS. Interest payments are due annually on January 31 and the principal payment is due on January 30, 2018.

On October 1, 2013 and January 31, 2014 the District prepaid a portion of the Principal due in the amount of \$460,676 and \$4,255 respectively. This year's budget includes an appropriation to pay down an additional \$163,062 in principal. The following table presents the projected pay down amounts for the current year and future years.

Year Ending June 30	General Fund Principal Due	General Fund Interest Due
2014	464,931	25,069
2015	163,062	16,938
2016	167,302	12,698
2017	171,652	8,348
2018	149,431	3,885
Total	\$1,116,378	\$66,938

Capital Lease: On March 6, 2012, the District entered into a capital lease agreement with Avaya Financial Services for a new phone system. The lease carries an interest rate of 7.99% with 60 monthly payments of \$251.18. Future minimum lease payments are as follows:

Year Ending June 30	General Fund Principal Due	General Fund Interest Due
2012	\$337	\$165
2013	\$2,121	\$893
2014	\$2,297	\$717
2015	\$2,487	\$527
2016	\$2,693	\$321
2017	\$2,537	\$97
Total	\$12,472	\$2,720



GLOSSARY

Budget Contingency – Per District policy, 2% of all revenues are placed into a contingency line item to be used by the Harbor Commission for unusual budget circumstances or emergencies.

Capital Expenditures - Land, improvements to land, easements, building improvements, vehicles, machinery, equipment, works of art and historical treasures, infrastructure (e.g. roads), and all other tangible or intangible assets that are used in operations and have initial useful lives extending beyond a single reporting period. The capital asset threshold is \$5,000 (individual original acquisition cost of an asset).

Fund Balance - Fund balance refers to the difference between assets and liabilities. The Enterprise Fund, General Fund and Capital Project Fund have Fund Balance for budgetary purposes. For financial reporting purposes the Enterprise Fund and Government-wide statements report Net Position instead of Fund Balance. Fund balances for budgetary purposes are classified as follows:

Nonspendable Fund Balance - represents amounts that cannot be spent because they are either not in spendable form (such as inventory or prepaid insurance) or legally required to remain intact (such as notes receivable or principal of a permanent fund).

Restricted Fund Balance - represents amounts that are constrained by external parties, constitutional provisions or enabling legislation.

Committed Fund Balance - represents amounts that can only be used for a specific purpose because of a formal action by the District's governing board. Committed amounts cannot be used for any other purpose unless the governing board remove's those constraints by taking the same type of formal action. Committed fund balance amounts may be used for other purposes with appropriate due process by the governing board. Commitments are typically done through adoption and amendment of the budget. Committed fund balance amounts differ from restricted balances in that the constraints on their use do not come from outside parties, constitutional provisions, or enabling legislation. *The District sets aside 25 % of moorage profit for mooring work (LCM) maintenance and eventual replacement per District Ordinance.*

Assigned Fund Balance (a.k.a. Specified Reserves) - represents amounts which the District intends to use for a specific purpose, but that do not meet the criteria to be classified as restricted or committed. Intent may be stipulated by the governing board or by an official or body to which the governing board delegates the authority. Specific amounts that are not restricted or committed in a special revenue, capital projects, debt service, or permanent fund are assigned for purposes in accordance with the nature of their fund type or the fund's primary purpose. Assignments within the general fund convey that the intended use of those amounts is for a specific purpose that is narrower than the general purpose of the District.

Unassigned Fund Balance (a.k.a. Operating Reserves) - represents amounts which are unconstrained in that they may be spent for any purpose. The general fund must have a positive unassigned fund balance.

When an expenditure is incurred for a purpose for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.



GLOSSARY (CONT.)

Master Plan Definitions:

Open Water: The 520-acre harbor area, mostly used for navigation and mooring purposes. The Open Water Area also includes the shoreline from Point San Luis to Shell Beach, a 2400-foot rubble mound breakwater, and areas around three piers.

Harford Pier: The “backbone” of Port San Luis Harbor, Harford Pier is an historic working pier that serves commercial and recreation fishing and boating, and is a primary focus of Port activities.

Harford Landing: An 8.7-acre site at the base of Harford Pier that provides supportive land area to coastal-dependent and coastal-related uses at the main harbor, as well as serves visitor needs on the waterfront. Harford Landing is comprised of parking, launching facilities, a boatyard, and several buildings.

Harbor Terrace: 32-acre hillside property overlooking San Luis Obispo Bay along Avila Beach Drive that is currently used as storage area for boat owners, fishermen, and the Harbor District. Development of Harbor Terrace is a primary long-term objective of the Harbor District.

Beach and Bluffs: A linear strip of land seaward of the County right-of-way of Avila Beach Drive, which provides recreational opportunities including coastal access, beach-oriented activities, informal parking, and ocean views.

Lightstation: A 25-acre site that includes the historic Point San Luis Lighthouse and several other buildings, served by a private road and trail with controlled public access.

Avila Beach, Pier and Parking Lot: The Avila Beach and Pier make up the “front porch” of the Avila community and primarily support recreational water-oriented activities. The Avila Parking Lot is located one block north of the beach and serves the parking needs of beach and pier users.