

DUE DECEMBER 31

Pursuant to Public
Resources Code § 6306

Granted Public Trust Lands Standardized Reporting Form



Fiscal/Calendar Year: 2015-2016

Grantee Name: San Diego Unified Port District
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1. Funds

- a. Is a separate fund maintained for trust assets, liabilities, revenues and expenditures?

YES NO

If "No", under what fund are they accounted for? If "Yes," please list the name(s) of the fund(s)

The District is comprised of a single enterprise fund.

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

YES NO

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

Please see the audited Basic Financial Statements page 45-47.

2. Revenue

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

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

3. Expenses

- a. What was the total expenditure of funds received or generated from trust land or assets during the past fiscal year? Please see attachment

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

- c. Have there been any capital improvements over \$250,000 within the current fiscal year? Are any capital improvements over \$250,000 expected in the next fiscal year?

Please see attachment

- d. Describe any other disposition of trust funds or assets or any other disposition of the trust lands or trust assets themselves. Include any internal funds that were transferred to other grantees, to the management of another entity or under the management of another political subdivision of the grantee per an agreement, settlement, or Memorandum of Understanding.

None

4. Beginning and Ending Balance

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

Please see attachment

For all questions, please give the page number where the information can be found in your accompanying financial document. Please use additional pages as necessary.

San Diego Unified Port District

Attachment to

Granted Public Trust Lands Standardized Reporting Form

Fiscal Year 2015-2016

Question #2:

a. Please see "Statements of Revenues, Expenses, and Changes in Net Position" on page 47 of the audited Basic Financial Statements. The total operating revenue for year ended June 30, 2016 was \$160,287,677.

b.

Fixed Rent	\$	35,239,186
Concession Revenue		69,122,557
Storage Space Rental		3,624,895
Other Rental Revenue		2,790,891
Citations		1,009,364
Cruise Ship Passenger Fees		1,263,591
Dockage		2,393,270
Parking		9,985,065
Parking Meters		2,302,510
Wharfage		12,223,142
Public Services Provided		17,965,077
Others		2,368,129
	\$	<u>160,287,677</u>

Question #3:

a. Please see "Statements of Revenues, Expenses, and Changes in Net Position" on page 47 of the audited Basic Financial Statements. The total operating expense for year ended June 30, 2016 was \$145,901,244.

b.

Real Estate operations	\$	27,623,213
Maritime operations		18,334,341
Harbor Police		35,007,326
Other operating expenses		8,266,688
Depreciation and amortization		22,721,000
General and administrative expenses		33,948,676
	\$	<u>145,901,244</u>

- c. The Port's capital improvement expenditures for year ended June 30, 2016 exceeded \$250,000, and in FY 16/17 it is anticipated they will exceed this amount again. See Management's Discussion and Analysis page 31 for a list of the major capital projects during fiscal year 2016.

Question #4:

Please see "Statement of Revenues, Expenses, and Changes in Net Position" on page 47 of the audited Basic Financial Statements. The beginning balance of FY 15/16 was \$457,390,553 and the ending balance of FY 15/16 was \$477,369,390.

SAN DIEGO UNIFIED PORT DISTRICT
Statements of Net Position
June 30, 2016 and June 30, 2015

ASSETS	<u>2016</u>	<u>2015</u>
Current assets:		
Cash and cash equivalents	\$ 50,231,949	\$ 56,681,270
Investments	67,033,049	64,241,785
Accounts receivable, net of allowance	17,560,338	15,302,884
Other current assets	1,595,216	1,560,874
Total current assets	<u>136,420,552</u>	<u>137,786,813</u>
Noncurrent assets:		
Restricted assets:		
Restricted cash and investments:		
Deposits and other miscellaneous	10,182,596	4,140,810
Escrow accounts:		
South Bay Power Plant remediation and other miscellaneous	1,361,139	4,679,195
Workers' compensation collateral	2,804,902	2,804,552
Series 2004 and 2013 Bonds:		
Debt service reserve funds held by trustee	3,377,926	3,378,688
Total restricted assets	<u>17,726,563</u>	<u>15,003,245</u>
Other noncurrent assets:		
Cash and investments designated for specific capital projects and commitments	841,090	3,276,495
Other noncurrent assets	1,646,423	59,090
Total other noncurrent assets	<u>2,487,513</u>	<u>3,335,585</u>
Capital assets:		
Nondepreciable assets:		
Land	246,688,798	239,274,790
Construction-in-progress	14,276,823	22,440,463
Depreciable assets:		
Land improvements	7,650,334	7,650,334
Buildings and structures	577,027,746	564,204,257
Machinery and equipment	88,315,656	86,482,274
Roads and parking lots	120,646,645	114,592,204
Intangible assets	3,563,633	2,377,155
Total capital assets	<u>1,058,169,635</u>	<u>1,037,021,477</u>
Less accumulated depreciation and amortization	(511,501,985)	(489,135,591)
Capital assets, net	<u>546,667,650</u>	<u>547,885,886</u>
Total noncurrent assets	<u>566,881,726</u>	<u>566,224,716</u>
Total assets	<u>703,302,278</u>	<u>704,011,529</u>
DEFERRED OUTFLOWS OF RESOURCES		
Deferred amount on bond refunding	157,696	169,749
Deferred outflows - pension contributions made subsequent to the measurement date	16,918,957	16,780,113
Deferred outflows - difference between actual and expected experience	3,048,224	-
Total deferred outflows	<u>20,124,877</u>	<u>16,949,862</u>
Total assets and deferred outflows of resources	<u>\$ 723,427,155</u>	<u>\$ 720,961,391</u>

See accompanying notes to the basic financial statements.

SAN DIEGO UNIFIED PORT DISTRICT
Statements of Net Position
June 30, 2016 and June 30, 2015

LIABILITIES	<u>2016</u>	<u>2015</u>
Current liabilities:		
Accounts payable	\$ 14,997,550	\$ 17,444,966
Accrued liabilities	7,907,116	17,927,690
Current portion of accrued leave	4,593,502	4,481,392
Deposits and other short-term liabilities	2,602,227	3,476,551
Accrued interest payable, Series 2004 and 2013 Bonds	539,479	562,479
Notes payable, current portion	2,391,092	2,109,070
Bonds payable, current portion	1,795,000	1,725,000
Total current liabilities	<u>34,825,966</u>	<u>47,727,148</u>
Noncurrent liabilities:		
Liabilities - payable from restricted assets:		
South Bay Power Plant remediation and Lane Field Mitigation	4,061,139	4,379,195
Other long-term liabilities:		
Notes payable to SDCRAA, net of current portion	35,043,779	36,749,270
Bonds payable, net of current portion	33,358,371	35,431,265
Unearned revenue	7,274,746	4,566,736
Civic San Diego loan advance - NEVP, net of current portion	2,908,931	7,174,434
Other long-term liabilities	32,409	-
Accrued leave, net of current portion	1,293,526	1,100,968
Net OPEB obligation	39,946,115	34,843,659
Net pension liability - GASB 68	80,591,608	67,007,825
Total other long-term liabilities	<u>200,449,485</u>	<u>186,874,157</u>
Total noncurrent liabilities	<u>204,510,624</u>	<u>191,253,352</u>
Total liabilities	<u>239,336,590</u>	<u>238,980,500</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows - net differences between projected and actual earnings on pension investments	6,721,175	24,590,338
Total liabilities and deferred inflows of resources	<u>246,057,765</u>	<u>263,570,838</u>
NET POSITION		
Net investment in capital assets	504,229,416	507,623,256
Restricted for other projects and grants	7,357,368	4,786,859
Unrestricted	(34,217,394)	(55,019,562)
Total net position	<u>477,369,390</u>	<u>457,390,553</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 723,427,155</u>	<u>\$ 720,961,391</u>

See accompanying notes to the basic financial statements.

SAN DIEGO UNIFIED PORT DISTRICT
Statements of Revenues, Expenses, and Changes in Net Position
Fiscal Years Ended June 30, 2016 and June 30, 2015

	2016	2015
Operating revenues:		
Real Estate operations	\$ 102,746,982	\$ 95,939,734
Maritime operations	37,365,254	35,265,385
Harbor Police	16,834,920	14,728,677
Other operating revenues	3,340,521	3,631,384
Total operating revenues	160,287,677	149,565,180
Operating expenses:		
Direct expenses:		
Real Estate operations	27,623,213	27,781,900
Maritime operations	18,334,341	18,002,488
Harbor Police	35,007,326	31,080,891
Other operating expenses	8,266,688	9,685,129
Depreciation and amortization	22,721,000	21,217,742
General and administrative expenses	33,948,676	31,560,710
Total operating expenses	145,901,244	139,328,860
Income from operations	14,386,433	10,236,320
Nonoperating revenues (expenses):		
Interest income	758,904	699,793
Settlement income	1,424,560	593,159
Net increase (decrease) in the fair value of investments	92,005	(36,742)
Interest expense	(3,517,592)	(3,816,021)
Financial assistance other	(9,498)	-
Other nonoperating expenses	(433,128)	(11,706,290)
Other nonoperating revenues	5,614,647	8,358,693
Nonoperating revenues (expenses), net	3,929,898	(5,907,408)
Income before capital contributions	18,316,331	4,328,912
Capital grants and contributions	1,662,506	4,780,800
Change in net position	19,978,837	9,109,712
Net position, beginning of year	457,390,553	448,280,841
Net position, end of year	\$ 477,369,390	\$ 457,390,553

See accompanying notes to the basic financial statements.