



**OCEANSIDE SMALL CRAFT HARBOR DISTRICT**

**COMPONENT UNIT  
FINANCIAL STATEMENTS**

**WITH REPORT ON AUDIT  
BY INDEPENDENT  
CERTIFIED PUBLIC ACCOUNTANTS**

**JUNE 30, 2011**

**Lance Soll & Lunghard, LLP**

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OCEANSIDE SMALL CRAFT HARBOR DISTRICT

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OCEANSIDE SMALL CRAFT HARBOR DISTRICT

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- Deborah A. Harper, CPA

## INDEPENDENT AUDITOR'S REPORT

To the President of the Board and Directors  
Oceanside Small Craft Harbor District  
Oceanside, California

We have audited the basic financial statements of the Oceanside Small Craft Harbor District (the Harbor), a blended component unit of the City of Oceanside, California (the City), as of and for the year ended June 30, 2011, as listed in the table of contents. These financial statements are the responsibility of the Harbor's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Harbor, as of June 30, 2011, and the results of its operations and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated February 13, 2012, on our consideration of the Harbor's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The Harbor has not presented the management's discussion and analysis that accounting principles generally accepted in the United States of America has determined is necessary to supplement, although not required to be part of, the basic financial statements.

*Lance, Soll & Lunghard, LLP*

February 13, 2012

OCEANSIDE SMALL CRAFT HARBOR DISTRICT

STATEMENT OF NET ASSETS  
JUNE 30, 2011

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**Assets:**

Current:

Cash and investments \$ 5,065,455

Receivables:

Accounts 6,924

**Total Current Assets 5,072,379**

Noncurrent:

Capital assets, not being depreciated 1,779,727

Capital assets, net of accumulated depreciation 7,963,274

**Total Noncurrent Assets 9,743,001**

**Total Assets \$ 14,815,380**

**Liabilities and Net Assets:**

**Liabilities:**

Current:

Accounts payable \$ 708,817

Accrued interest 114,124

Unearned revenues 155,368

Deposits payable 285,219

Accrued compensated absences 172,240

Bonds, notes, and capital leases 286,812

**Total Current Liabilities 1,722,580**

Noncurrent:

Accrued compensated absences 165,485

Bonds, notes, and capital leases 2,479,830

**Total Noncurrent Liabilities 2,645,315**

**Total Liabilities 4,367,895**

**Net Assets:**

Invested in capital assets, net of related debt 6,976,359

Unrestricted 3,471,126

**Total Net Assets 10,447,485**

**Total Liabilities and Net Assets \$ 14,815,380**

OCEANSIDE SMALL CRAFT HARBOR DISTRICT

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET ASSETS  
YEAR ENDED JUNE 30, 2011

**Operating Revenues:**

Slip rentals and other related fees	\$ 5,003,985
Parking	417,545

<b>Total Operating Revenues</b>	<b>5,421,530</b>
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**Operating Expenses:**

Administration and general	8,739
Maintenance and operations	547,800
Depreciation expense	699,938

<b>Total Operating Expenses</b>	<b>1,256,477</b>
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Operating Income (Loss)	4,165,053
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**Nonoperating Revenues (Expenses):**

Interest revenue	36,976
Interest expense	(125,528)

<b>Total Nonoperating Revenues (Expenses)</b>	<b>(88,552)</b>
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Income (Loss) Before Transfers	4,076,501
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Transfers in to Harbor Fund	8,336
Transfers to City of Oceanside	(4,584,203)

Changes in Net Assets	\$ (499,366)
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**Net Assets:**

Beginning of year, as previously reported	\$ 11,068,336
Restatements	(121,485)

Beginning of Year, as restated	10,946,851
Changes in Net Assets	(499,366)

<b>End of Year</b>	<b>\$ 10,447,485</b>
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OCEANSIDE SMALL CRAFT HARBOR DISTRICT

STATEMENT OF CASH FLOWS  
YEAR ENDED JUNE 30, 2011

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**Cash Flows from Operating Activities:**

Cash received from customers and users	\$ 5,300,413
Cash paid to suppliers for goods and services	156,576
Cash paid to employees for services	<u>(122,365)</u>

<b>Net Cash Provided (Used) by Operating Activities</b>	<b><u>5,334,624</u></b>
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**Cash Flows from Non-Capital**

**Financing Activities:**

Transfers to City of Oceanside	(4,584,203)
Transfers into Harbor Fund	<u>8,336</u>

<b>Net Cash Provided (Used) by Non-Capital Financing Activities</b>	<b><u>(4,575,867)</u></b>
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**Cash Flows from Capital**

**and Related Financing Activities:**

Acquisition and construction of capital assets	(982,020)
Principal paid on capital debt	(274,464)
Interest paid on capital debt	<u>(136,849)</u>

<b>Net Cash Provided (Used) by Capital and Related Financing Activities</b>	<b><u>(1,393,333)</u></b>
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**Cash Flows from Investing Activities:**

Interest received	<u>36,976</u>
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<b>Net Cash Provided (Used) by Investing Activities</b>	<b><u>36,976</u></b>
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<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<b>(597,600)</b>
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Cash and Cash Equivalents at Beginning of Year	<u>5,663,055</u>
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<b>Cash and Cash Equivalents at End of Year</b>	<b><u><u>\$ 5,065,455</u></u></b>
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**Reconciliation of Operating Income to Net Cash  
Provided (Used) by Operating Activities:**

Operating income (loss)	<u>\$ 4,165,053</u>
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**Adjustments to reconcile operating income (loss)  
net cash provided (used) by operating activities:**

Depreciation	699,938
Other Non-Capital Adjustments	(121,485)
(Increase) decrease in accounts receivable	368
Increase (decrease) in accounts payable	692,048
Increase (decrease) in deposits payable	10,480
Increase (decrease) in unearned revenue	1,848
Increase (decrease) in compensated absences	<u>(113,626)</u>

<b>Total Adjustments</b>	<b><u>1,169,571</u></b>
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<b>Net Cash Provided (Used) by Operating Activities</b>	<b><u><u>\$ 5,334,624</u></u></b>
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## OCEANSIDE SMALL CRAFT HARBOR DISTRICT

### NOTES TO BASIC FINANCIAL STATEMENTS JUNE 30, 2011

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#### **Note 1: Summary of Significant Accounting Policies**

The basic financial statements of the Oceanside Small Craft Harbor District (the Harbor) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental agencies. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the Harbor's accounting policies are described below.

##### **a. Financial Reporting Entity**

The Harbor was established on July 6, 1959, pursuant to the State of California Harbor and Navigation Code, Part 7, Section 7000 entitled "Small Craft Harbor District". Its purpose is to finance, construct, organize and operate a small craft berthing facility and leaseholds within the harbor area.

The Harbor has been determined to be a blended component unit of the City of Oceanside, since the Oceanside City Council acts as the Board of Directors and is able to impose its will on the Harbor. Accordingly, the Harbor's financial operations have also been included in the City's basic financial statements.

##### **b. Basis of Presentation**

The Harbor reports its activities as an enterprise fund. An enterprise fund is a proprietary type fund used to account for operations (a) 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 providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. The Harbor has elected under Governmental Accounting Standards Board (GASB) Statement 20, Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting, to apply all GASB pronouncements as well as any applicable pronouncements of the Financial Accounting Standards Board (FASB), the Accounting Principles Board (APB), or any Accounting Research Bulletins (ARB) issued on or before November 30, 1989, unless they contradict or conflict with GASB pronouncements.

##### **c. Measurement Focus and Basis of Accounting**

Measurement focus is a term used to describe which transactions are recorded within the various financial statements. Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied. The accompanying financial statements are reported using the economic resources measurement focus, and the accrual basis of accounting. Under the economic measurement focus all assets and liabilities (whether current or noncurrent) associated with these activities are included on the statement of net assets. The statement of revenues, expenses and changes in fund net assets present increases (revenues) and decreases (expenses) in total net assets. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.



## OCEANSIDE SMALL CRAFT HARBOR DISTRICT

### NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED) JUNE 30, 2011

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#### Note 1: Summary of Significant Accounting Policies (Continued)

##### d. Net Assets

In the statement of net assets, net assets can be classified in the following categories:

- Invested in capital assets, net of related debt - This amount consists of capital assets net of accumulated depreciation and reduced by outstanding debt that is attributed to the acquisition, construction, or improvement of the assets.
- Restricted net assets - This amount is restricted by external creditors, grantors, contributors, or laws or regulations of other governments.
- Unrestricted net assets - This amount is all net assets that do not meet the definition of "invested in capital assets, net of related debt" or "restricted net assets".

When both restricted and unrestricted resources are available for use, the Harbor may use restricted resources or unrestricted resources based on the Board's discretion.

##### e. Operating Revenues and Expenses

Operating revenues, such as charges for services (slip rental and related fees), result from exchange transactions associated with the principal activity of the Harbor. Exchange transactions are those in which each party receives and gives up essentially equal values. Nonoperating revenues, such as investment income, result from nonexchange transactions or ancillary activities in which the Harbor gives (receives) value without directly receiving (giving) equal value in exchange.

Operating expenses include the cost of services, administrative expenses and depreciation on capital assets.

##### f. Cash, Cash Equivalents

The Harbor pools its available cash with the City for investment purposes. The Harbor considers these pooled cash and investments to be cash equivalents.

Investments are stated at fair value. Market value is used as fair value for those securities for which market quotations are readily available.

##### g. Capital Assets

Capital assets are valued at historical cost or estimated historical cost if actual historical cost was not available. Donated fixed assets are valued at their estimated fair market value on the date donated. Harbor policy has set the capitalization threshold for reporting infrastructure at \$100,000, all other capital assets are set at \$10,000. Depreciation is recorded on a straight-line basis over estimated useful lives of the assets as follows:

Buildings and structures	50-60 years
Improvements other than buildings	30-60 years
Machinery and equipment	5-20 years

**OCEANSIDE SMALL CRAFT HARBOR DISTRICT****NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2011****Note 1: Summary of Significant Accounting Policies (Continued)****h. Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates and assumptions.

**Note 2: Cash and Investments**

Cash and investments at June 30, 2011 consisted of the following:

Cash and investments pooled with City of Oceanside	<u>\$ 5,065,455</u>
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The Harbor's cash and investments are pooled with the City of Oceanside's cash and investment in order to generate optimum interest income. Each fund's share of the pooled cash account is separately accounted for, and investment income is allocated to all participating funds based on the relationship of their average daily cash balances to the total of the pooled cash and investments. Information regarding the authorized types of deposits and investments, the type of risks (i.e. credit, interest rate, custodial, etc.) and other disclosures associated with the City's pooled cash and investments is included in the City's comprehensive annual financial report, which are available at City Hall.

**Note 3: Capital Assets**

A summary of changes in the capital assets at June 30, 2011, is as follows:

	Balance at July 1, 2010	Transfers	Additions	Deletions	Balance at June 30, 2011
Capital assets not being depreciated:					
Construction in progress	\$ 3,357,285	\$ (2,559,578)	\$ 997,438	\$ 15,418	\$ 1,779,727
Total Capital Assets Not Being Depreciated	<u>3,357,285</u>	<u>(2,559,578)</u>	<u>997,438</u>	<u>15,418</u>	<u>1,779,727</u>
Capital assets being depreciated:					
Buildings and improvements	901,492	2,559,578	-	-	3,461,070
Improvements other than buildings	22,704,590	-	-	-	22,704,590
Machinery and equipment	1,017,397	-	-	(901)	1,016,496
Total Capital Assets Being Depreciated	<u>24,623,479</u>	<u>2,559,578</u>	<u>-</u>	<u>(901)</u>	<u>27,182,156</u>
Less accumulated depreciation for:					
Buildings and improvements	735,643	-	107,004	-	842,647
Improvements other than buildings	16,945,018	-	532,514	-	17,477,532
Machinery and equipment	839,184	-	60,420	(901)	898,703
Total Accumulated Depreciation	<u>18,519,845</u>	<u>-</u>	<u>699,938</u>	<u>(901)</u>	<u>19,218,882</u>
Total Capital assets Being Depreciated, Net	<u>6,103,634</u>	<u>2,559,578</u>	<u>(699,938)</u>	<u>-</u>	<u>7,963,274</u>
Capital Assets, Net	<u>\$ 9,460,919</u>	<u>\$ -</u>	<u>\$ 297,500</u>	<u>\$ 15,418</u>	<u>\$ 9,743,001</u>

# OCEANSIDE SMALL CRAFT HARBOR DISTRICT

## NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED) JUNE 30, 2011

### Note 4: Long-Term Liabilities

A summary of changes in the long-term liabilities at June 30, 2011, is as follows:

	Balance July 1, 2010	Adjustments	Additions	Deletions	Balance at June 30, 2011	Due Within One Year	Due in More Than One Year
Department of Boating and Waterways	\$ 3,041,104	\$ -	\$ -	\$ (274,462)	\$ 2,766,642	\$ 286,812	\$ 2,479,830
Compensated absences	451,351	(113,626)	-	-	337,725	172,240	165,485
Total	<u>\$ 3,492,455</u>	<u>\$ (113,626)</u>	<u>\$ -</u>	<u>\$ (274,462)</u>	<u>\$ 3,104,367</u>	<u>\$ 459,052</u>	<u>\$ 2,645,315</u>

#### Department of Boating and Waterways

At June 30, 2011, the Department of Boating and Waterways has provided the Harbor the following loans payable:

	Balance July 1, 2010	Additions	Deletions	Balance at June 30, 2011	Due Within One Year	Due in More Than One Year
1984 loan payable	\$ 332,631	\$ -	\$ (49,520)	\$ 283,111	\$ 51,750	\$ 231,361
1986 loan payable	1,522,184	-	(162,282)	1,359,902	169,582	1,190,320
1994 loan payable	1,186,289	-	(62,660)	1,123,629	65,480	1,058,149
Totals	<u>\$ 3,041,104</u>	<u>\$ -</u>	<u>\$ (274,462)</u>	<u>\$ 2,766,642</u>	<u>\$ 286,812</u>	<u>\$ 2,479,830</u>

These loans were issued as follows: (1) the 1984 loan payable is due in annual installments of \$64,490 through 2015, including interest of 4.5% per annum, (2) the 1986 loan payable is due in annual installments of \$230,778 through 2017, including interest of 4.5% per annum, and (3) the 1994 loan payable is due in annual installments of \$116,043 through 2023, including interest of 4.5% per annum.

The annual debt service requirements on this agreement are as follows:

Year Ending June 30	Principal	Interest	Total
2012	286,812	124,499	411,311
2013	299,719	111,593	411,312
2014	313,206	98,106	411,312
2015	327,300	84,011	411,311
2015-2020	1,123,298	213,740	1,337,038
2020-2025	416,307	47,865	464,172
Totals	<u>\$ 2,766,642</u>	<u>\$ 679,814</u>	<u>\$ 3,446,456</u>

## OCEANSIDE SMALL CRAFT HARBOR DISTRICT

### NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED) JUNE 30, 2011

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#### **Note 4: Long-Term Liabilities (Continued)**

##### Compensated Absences

The liability for vested and unpaid compensated absences (accrued vacation and sick pay) is reported in the fund as the benefits vested and are earned. At June 30, 2011, the Harbor has removed the entire outstanding compensated absences balance since all administrative and managerial functions are provided by the City of Oceanside.

#### **Note 5: Related Party Transactions**

##### General City Services

The Harbor pays the City of Oceanside for general City services consisting primarily of administrative and management information services, general insurance, certain personnel services and other related costs. Total payments to the City for the year ended June 30, 2011, were \$17,500.

##### Lease Agreement with the City of Oceanside

The Harbor leases land from the City which will expire on June 30, 2069. The annual rent amount is the greater of the annual minimum payment of \$250,000 or a percentage of the Harbor's gross annual revenue. Gross annual operating revenues include slip and locker rentals, building and ground leases and permit fees. The percentage amounts are as follows:

Year Ending June 30,	Percentage
2010-2012	8.50%
2012-2014	9.00%
2014-2016	9.50%
2016-2069	10.00%

Total lease payments to the City for the year ended June 30, 2011, were \$408,879.

#### **Note 6: Risk Management**

The Harbor, through the City of Oceanside, is a member of the San Diego Pooled Insurance Program Authority (SANDPIPA) which provides general liability insurance. Further information on risk management is available in the comprehensive annual financial report of the City.

OCEANSIDE SMALL CRAFT HARBOR DISTRICT

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2011

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**Note 7: Fund Equity and Net Asset Restatement**

Beginning net asset balance has been restated as follows:

Oceanside Small Craft Harbor

To correct prior year annual Tideland lease payment from the City of Oceanside to the Harbor Beach Maintenance business unit.	\$ (148,297)
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To reclassify prior year transactions recorded in the current fiscal year.	(86,814)
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To write-off the compensated absences balance which should have been removed in fiscal year 2009-2010 when the City of Oceanside took over personnel services.	<u>113,626</u>
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	<u><u>\$ (121,485)</u></u>
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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the President of the Board and Directors  
Oceanside Small Craft Harbor District  
Oceanside, California

We have audited the basic financial statements of the Oceanside Small Craft Harbor District (the Harbor), (a blended component unit of the City of Oceanside, California) as of and for the year ended June 30, 2011, and have issued our report thereon dated February 13, 2012. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the Harbor's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Harbor's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Harbor's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Harbor's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the basic financial statements of the Harbor are free of material misstatements, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.



To the President of the Board and Directors  
Oceanside Small Craft Harbor District  
Oceanside, California

This report is intended for the information and use of the Board Members and management of the Oceanside Small Craft Harbor District and is not intended to be and should not be used by anyone other than these specified parties.

*Lance, Soll & Lingham, LLP*

February 13, 2012