



San Juan County Land Bank  
Proposed 2018 Expenditure and Acquisition Plan

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Note: It is understood by the Land Bank Commission and Staff that the figures contained in this document are reflected on the SJC Auditor’s 2018 Preliminary Budget. Changes to amounts on this document may be made by the auditor’s office and may be presented at the Public Hearing for the San Juan County 2018 Budget. The Land Bank 2018 First Amended Budget will reconcile to those on the SJC Auditor’s 2018 Budget.

<b>1.A Conservation Area Fund 1021</b>			<b>Approved</b>	
<b>Revenue &amp; Expenditure 2015 - 2017 and</b>			<b>Amended</b>	<b>Proposed</b>
<b>Proposed 2018 Budget</b>			<b>2017</b>	<b>2018</b>
	<b>2015 Actual</b>	<b>2016 Actual</b>	<b>Budget</b>	<b>Budget</b>
<b>Revenue</b>				
Beginning Operating Cash	3,826,054	4,217,261	4,798,442	4,836,507
Property Tax Revenue	298,198	303,471	361,590	332,510
1% RE Excise Tax (gross)	2,668,695	3,008,125	2,600,000	3,000,000
Land Bank 1% REET to General Fund	(26,687)	(30,081)	(26,000)	(30,000)
Federal Grants	-	0	1,000,000	
State Grants	-	778,900	2,100,000	2,100,000
Payment In-Lieu of Property Tax (DNR)	166	178	200	200
Investment Interest	6,045	18,857	12,000	30,000
Donations from Private Sources	16,490	12,805	2,000	2,500
Miscellaneous revenue & refunds	4,292	0		
Sale of Land	47,500	0	610,000	
<b>Total Revenue</b>	<b>6,840,753</b>	<b>8,309,516</b>	<b>11,458,232</b>	<b>10,271,717</b>
Revenue net of Reserves	3,014,699	4,092,255	6,659,790	5,435,210
<b>Expenditures</b>				
Restricted Acquisition Reserves	4,217,261	4,798,442	6,321,642	7,516,879
Administrative Expenses	220,457	257,599	295,040	266,943
IT Services	1,756	6,566	7,820	8,592
GIS Services	6,206	-	-	3,818
Acquisition Costs	867,104	1,594,692	3,190,719	359,947
Bond Repayment	676,919	674,016	624,402	633,373
Transfers to Stewardship	851,050	978,201	1,018,609	1,482,165
<b>Total Expenditures</b>	<b>6,840,753</b>	<b>8,309,516</b>	<b>11,458,232</b>	<b>10,271,717</b>
Expenditures net of Reserves	2,623,492	3,511,074	5,136,590	2,754,838
Admin percentage of net revenue (after admin 1% collection fee has been deducted)	7.31%	6.29%	4.43%	4.91%
<b>Revenue notes:</b>				
State grants budgeted for 2017 brought forward to 2018				
<b>Expenditure Notes:</b>				
Admin expenses lower after PTNA				
2017 Restricted Acquisition Reserves is a budgeted amount				
2018 Beginning Cash has been reduced from the amount of Reserves by the State				
Grant amounts (see revenue notes)				

<b>I. B. Conservation Area Fund Detail of Acquisition Projects</b>		<b>Approved in prior Budgets</b>	<b>Proposed Acquisitions</b>	<b>Proposed 2018 Budget</b>
<b><u>District One</u></b>				
<b><u>District Two</u></b>				
			-	
<b><u>District Three</u></b>				
			-	
<b>RR Bar Ranch Conservation Easement</b>				
	Purchase Price & Closing Costs over 3 years	250,000	150,000	150,000
<b>Clure Shoreline parcels</b>				
	Purchase Price & Closing Costs	140,000	140,000	140,000
<b>Sub-total Acquisition Costs</b>		<b>390,000</b>	<b>290,000</b>	<b>290,000</b>
Other Acquisition Costs				69,947
<b>Total Acquisition Costs</b>		<b>390,000</b>	<b>290,000</b>	<b>359,947</b>

I.C. Summary of Land Bank Conservation Area Fund Revenue and Administrative Expenditures	\$ Revenue*	Administrative Expenses	%	\$ to reach 10%
<b>1991- 2016</b>				
1991	868,367	32,313	3.72%	54,524
1992	1,042,077	60,976	5.85%	43,232
1993	1,451,032	92,072	6.35%	53,031
1994	1,313,274	93,922	7.15%	37,405
1995	1,473,940	101,281	6.87%	46,113
1996	1,660,141	109,720	6.61%	56,294
1997	2,697,201	133,947	4.97%	135,773
1998	2,474,510	134,798	5.45%	112,653
1999	2,824,596	136,064	4.82%	146,396
2000	2,780,572	147,755	5.31%	130,302
2001	2,064,420	161,483	7.82%	44,959
2002	2,412,005	166,664	6.91%	74,537
2003	2,695,603	180,983	6.71%	88,577
2004	3,425,514	184,929	5.40%	157,622
2005	4,609,189	190,992	4.14%	269,927
2006	6,467,091	210,719	3.26%	435,990
2007	4,097,588	240,822	5.88%	168,937
2008	3,620,283	272,393	7.52%	89,635
2009	2,261,987	279,586	12.36%	-53,387
2010	2,311,079	291,468	12.61%	-60,360
2011	2,120,138	204,831	9.66%	7,183
2012	2,633,727	172,122	6.54%	91,250
2013	2,231,599	191,848	8.60%	31,312
2014	2,534,065	218,469	8.62%	34,937
2015	3,041,384	222,213	7.31%	81,925
2016	4,122,336	264,165	6.41%	148,069
<b>Total 1991- 2016:</b>	<b>69,233,717</b>	<b>4,496,536</b>	<b>6.49%</b>	<b>2,426,835</b>
2017 Projected	5,234,114	302,860	5.79%	220,551
<b>Total 1991 - 2017:</b>	<b>74,467,831</b>	<b>4,799,396</b>	<b>6.44%</b>	<b>2,647,387</b>
2018 Budgeted	5,443,710	279,036	5.13%	265,335
<b>Total 1991 - 2018:</b>	<b>79,911,541</b>	<b>5,078,432</b>	<b>6.36%</b>	<b>2,912,722</b>
* Revenue includes all revenue collected in the Conservation Area Fund <i>except</i> any loans and bond monies.				
<b>Maximum administrative expenses cannot exceed</b>				
<b>10% under SJCC 2.120.090.3</b>				

<b>II.A. Stewardship &amp; Management Fund 1031</b>			<b>Amended</b>	<b>Proposed</b>
<b>Revenue and Expenditures 2015 - 2017 and</b>			<b>2017</b>	<b>2018</b>
<b>Proposed 2018 Budget</b>	<b>2015 Actual</b>	<b>2016 Actual</b>	<b>Budget</b>	<b>Budget</b>
<b>Revenue</b>				
Beginning Operating Cash	3,063,409	3,363,821	1,069,011	993,040
Beginning Endowment Funds			2,600,000	2,900,000
Grant Revenue	25,900	43,520		
Sale of Plant Materials		2,005	708	16,245
Investment Interest	30,188	39,469	37,650	40,650
Discounts on Investments				
Lease Income	2,193	3,385	4,116	3,885
Refund Prior Year Expenditures		863		
Private Gifts, Bequests	2,453	25,000	1,120	2,500
SJ Preservation Trust Turtleback Stewardship			45,000	
Judgments & Settlements	45,000			
Endowment transfers Conservation Area Fund	300,000	300,000	300,000	518,000
Operations transfers Conservation Area Fund	551,050	678,201	718,609	964,165
<b>Total Revenue</b>	<b>4,020,193</b>	<b>4,456,264</b>	<b>4,776,214</b>	<b>5,438,485</b>
Operating revenue net of reserves	956,784	1,092,443	1,107,203	994,798
Endowment revenue net of reserves				550,650
<b>Expenditures</b>				
Ending Operating Cash	3,363,821	1,069,011	945,368	996,517
Ending Endowment Funds		2,600,000	2,932,650	3,450,650
Land Bank Stewardship & Management	442,051	516,880	666,063	730,000
Information Techonology Services		17,361	20,980	23,214
GIS Services	282	8,364	8,073	4,074
Management & Maintenance	188,321	139,061	103,080	134,030
Site Enhancement	25,718	105,588	100,000	100,000
<b>Total Expenditures</b>	<b>4,020,193</b>	<b>4,456,265</b>	<b>4,776,214</b>	<b>5,438,485</b>
Expenditures net of reserves	656,372	787,254	898,196	991,318

III.List of Acquisitions to December 31, 2016			
Summary of Fee Simple Acquisitions	ACRES	Summary of Conservation Easements	ACRES
<b>SAN JUAN ISLAND &amp; RESIDENCY DISTRICT #1</b>		<b>SAN JUAN ISLAND &amp; RESIDENCY DISTRICT #1</b>	
Beaverton Marsh Preserve (2001, 2002, 2006,)*	140	Beaverton Valley Marsh (2010,2011)*	200
Cady Mountain Preserve (2003, 2005, 2007)	140	Cattle Point Road/Heritage Farm (2003, 2009)	39
Deadman Bay Preserve (1995)	19	Cattle Point Road/Howard Farm(2009)	27
False Bay Creek Preserve( 2008)	40	Cattle Point Road/Mulno cove Farm (1999)	78
Frazer Homestead Preserve (2003, 2006)*	113	Cattle Point Road/Portland Fair (2004)	21
Historic Lower Argyle Lots (2002, 2003)*	2	Cattle Point Road Trail Easements (2009-2016)	
<i>HENRY ISLAND</i> Kellett Bluff Preserve (2016)	80	Edwards Point (1998)	8
King Sisters Preserve( 2005)*	60	<i>HENRY ISLAND</i> Mosquito Pass Preserve (2003)	21
Limekiln Preserve (1995, 1997, 2000)	189	Historic Roark House (2002) HPE	1
Mt. Ben Preserve (2005)	22	Mt. Ben/Walkinshaw & Wheeler (2004)	21
San Juan Valley (1998)*	10	North Neck Point Cove I & II (1995, 2002)	6
Third Lagoon Preserve (2000)	21	Oak Knoll Farm (2004)	30
Trout Lake Watershed (2000)*	39	San Juan Historical Society (2010) HPE	1
Westside Scenic Preserve (1993, 1994, 2007, 2015)	52	San Juan Valley (1997)	155
		W. Sundstrom Farm (2008, 2009)*	120
<b>ORCAS ISLAND &amp; RESIDENCY DISTRICT #2</b>		<b>ORCAS ISLAND &amp; RESIDENCY DISTRICT #2</b>	
Coffelt Farm (2008)	190	Buck Bay West (2003)	1
Coho Preserve (2016)	24	Cayou Key (1997)	5
Crescent Beach Preserve (1998,2000, 2002, 2005)*	130	Cayou Valley (1995)	109
Deer Harbor Waterfront Preserve (2006)	2	<i>CRANE ISLAND</i> Pole Pass (2005)	1
Diamond Hill Preserve (2005, 2012, 2014)	52	Crow Valley (1995, 2008)	9
Eastsound Waterfront Park (1993, 2003, 2004)	2	Crow Valley (1996)	134
Entrance Mountain Preserve (1996, 2008)*	128	Crow Valley (1997)	31
Fowler's Pond Preserve (1994, 2006)	51	Crow Valley (1998)	55
Judd Cove Preserve (2002, 2008, 2010)	12	Goliithon Preserve Buck Bay (2002)	0
Orcas Village Tidelands (2001)		Hogback Mountain (1998)	50
President Channel Shoreline (2012)	50	North Shore (1996)	67
Stonebridge-Terrill Preserve (2005)*	60	Olga Community Park (2005)	0
Turtleback Mountain Preserve (2006)	1578	Orcas Artworks (2006)	1
		<i>SHAW ISLAND</i> Tharald Historic Homestead (2002)	34
<b>LOPEZ ISLAND &amp; RESIDENCY DISTRICT #3</b>		<b>LOPEZ ISLAND &amp; RESIDENCY DISTRICT #3</b>	
Fisherman Bay Preserve: Weeks Wetland (1993)	24	Stonebridge Farm (2006)*	78
Fisherman Bay Preserve:The Tombolo(2000)	6	Warm Valley Farm (1993)	159
Fisherman Bay Preserve: The Spit (2002)	29	West Sound (1999)	159
Hummel Lake Preserve (1996, 2000, 2002)	79	<i>WALDRON ISLAND</i> Pt. Disney (2000)	171
Upright Head Preserve (1998)*	26	<i>Waldron</i> Community Land Trust (2004)	13
Watmough Bay Preserve (1993, 2007, 2009)	12	<i>WALDRON</i> Huntley (2016)	34
<b>TOTAL</b>	<b>3351</b>		
<b>Purchase Pending and in partnership with the San Juan Preservation Trust</b>		<b>LOPEZ ISLAND &amp; RESIDENCY DISTRICT #3</b>	
Mt. Grant on San Juan Island (2015)	141	Aleck Bay (1997)	245
Zylstra Lake on San Juan Island (2015)	280	Aleck Bay (2003)	12
		<i>BLAKELY ISLAND</i> Crowley (SJPT) donation (2011)	80
LOPEZ ISLAND Odlin South (Leased to 2061)	100	Central Valley (2000, 2001, 2005)	126
LOPEZ ISLAND Lopez Hill (Leased to 2059)	400	Iceberg Point (1998)	40
ORCAS ISLAND Guthrie Cove Reserved Life Estate (2004)	80	Kjargaard Farm (2012)	120
		South End (1993, 2013)	11
		Strachan (2009)	44
<b>CONSERVATION BUYER PROPERTY</b>		<b>TOTAL</b>	
SHAW ISLAND * sold in 2005 w/ CE held by SJPT	30		<b>2515</b>
*Acquired for full or partial inclusion in the Conservation Buyer Program			