
STEWARDSHIP & OUTREACH REPORT

OCTOBER 2021

OVERVIEW

Teamwork was a strong theme this past month. A few examples of how staff supported each other in order to meet shared goals are: Aaron solved Landscape software kinks, Erin fielded hunting inquiries, and Charlie shuttled plants from San Juan's Salish Seeds Project Nursery at Red Mill Farm to Orcas and Lopez.

Charlie also continues to support the Ag Guild and their Farmers-to-Farmland program -- the grant was approved! -- and has joined a collaborative group to review the Conservation District's [Voluntary Stewardship Program](#).

Monitoring of conservation easements is well underway. Site visits have ranged the archipelago and revealed everything from sandstone shorelines to a pair of snipe and a plague of bullfrogs in one dug pond.

Eliza, Amanda and Kayla are gearing up for the second year of island marble butterfly habitat work on San Juan, and the first year at Fisherman Bay Spit. Over the next month the team will spread mustard seeds, plant plugs and see how their fencing solutions hold up to rebounding rabbit populations.

Jacob drove to Olympia to pick up a new small equipment trailer as well as a rental Kubota mini skid steer. Staff are using the latter for several projects to evaluate it in advance of potential purchase in 2022. The new trailer is a HUGE improvement in function and safety over the dump trailer that has been in use for the last 10+ years.

OUTREACH

Staff: Tanja Williamson

It's a short report this month, as Tanja took vacation time at the end of September. Erin Halcomb led the last Green Crab monitoring for the season (Photo 1). Orca Recovery Day (October 16) has grown – in addition to a “day of” planting event at Turtleback Mountain Preserve, a mini-

speaker series will take place earlier in the week. The San Juan Islands Conservation District is hosting the virtual events the evenings of Oct 12-14, from 5:30pm to 7:00pm. The featured topics are Current Wild Orca and Whale Research, Salmon Recovery on the Skagit River, and Restoring damaged and declining eelgrass in the San Juan Archipelago: a pioneering program using seeds. Click [here](#) for more information. The communications subcommittee confirmed the date of November 10th for the county-wide Community Conversation. Tanja is researching various formats.

SALISH SEEDS NURSERY

Staff: Eliza Habegger, Margo Thorp

This year's online Fall Wildflower Sale was bigger than ever, with over \$7,000 in sales, or around 1,400 plants. Plants were reserved online for pickup on October 2. A broken inter-island ferry prevented timely transportation of plants to Orcas and Lopez, but eventually all arrived safe and sound thanks to Charlie's transportation services (Photo 2).

Plant sale prices are set to reimburse the Land Bank's cost of production. This winter, Aaron and Eliza are planning to review all Salish Seeds Project financial information to ensure accurate pricing.

Fundraising (overseen by the San Juan Preservation Trust) to upgrade the nursery's facilities is in full swing. Quite a few smaller donations have arrived, but there is still a lot of work to do to meet the goal of \$67,000 for a new shed and greenhouse (Photo 3).

Speaking of the shed, construction is nearly complete. Staff and volunteers spent a day transporting 7.5 cubic yards of soil onto the roof of the shed – bucket by bucket! (Photo 3). The roof will be a “living roof”, planted with all native species.

DISTRICT 1

Staff: Doug McCutchen, Charlie Behnke, Jacob Wagner, Shauna Barrows

Beaverton Marsh: Pete Kilpatrick volunteered his time on the Barker property last month helping demolish the decaying structure onsite. Some materials from the building were in good shape and will be salvaged for future projects. The trail corridor leading from Linde Park to the

marsh is slowly being brushed back to facilitate access into the site and to better evaluate the sustainability of the potential trail route. Dona Wuthnow regrettably announced that she is stepping down from her consultant role for personal reasons. Doug is working with her to explore a reduced role and potential for Nick Teague to step in to assist with planning and project efforts. Rozewood Environmental began wetland delineations and will assist with permitting. Michael Popiwny (SJPT board member and retired Landscape Architect/Project Manager), Jim Goetz (retired engineer), and Pete Kilpatrick (retired building contractor) have come together to help develop vision and design for potential boardwalk crossing. Geotechnical Engineer firm, Aspect Consulting, drilled cores in the marsh to determine depth to firm substrate for potential foundation/pilings. Four holes were planned but only two were completed due to depth with no “bottom” found after drilling 80 feet (Photos 4 and 5). Neighboring property owner, Thor Black, graciously provided access through his property to facilitate the project. Several experimental waterfowl habitat patches were mowed on Beaverton Valley, complementing efforts on adjoining Preservation Trust Land.

Cady Mountain: The Land Bank hosted the WCC crew supervisors from across the state for a pre-season training and teambuilding trip focused on woodland/savanna habitat restoration. Their work was donated, due to its function as a training and in thanks for work with the Land Bank over the years. We hope to continue this relationship in the future, offering a venue for crew leader retreat and training on preserves across the county. Their work was followed by two days with the Island Conservation Corps. Combined, the crews completed first phase thinning of 2+ acres. An additional WCC crew is continuing Garry oak habitat restoration work here and at Westside Preserve between 10/7 - 10/14. The cabin located on the property acquired from the Lester family will be demolished the week of 10/10.

Frazer Homestead: Charlie, Shauna, and Jacob participated in Hawthorn-palooza at the Preserve. They removed hundreds of invasive hawthorn in the fields adjacent to the butterfly plots. It was a lot of hard work but well worth the effort. The staff had a wonderful potluck lunch with local crab, pears, cookies, and lots of smiles

Mount Grant: Jacob and Jeff Brash installed the first cistern cover on the summit. They are extremely solid and a huge improvement over the original fiberglass lids. Thank you Jeff! The WCC supervisor crew got to practice some advance felling techniques near the lone Garry oak

on the northern slope above the Lawsonite Trail. Several Douglas firs were removed to provide more light to the mature Garry oak and the surrounding understory including dozens of seedlings taking root on the slope below. Road maintenance and repair completed by contractor.

Zylstra Lake: Noticing water quality deteriorating, staff began collecting weekly water samples for toxic algae testing near the end of August. Toxicity levels were low in initial tests but levels spiked through the middle of September. Staff worked with County and State health officials to respond, closing fishing access, posting signs, and issuing press releases. The latest sample dipped below toxic levels and it is anticipated that with seasonal changes in precipitation and temperature conditions will continue to improve. It is common for cyanobacteria toxic algal blooms to occur in late summer/early fall, though water bodies like Zylstra could experience blooms at any time of year. Following a nine-month wait, a mini-dump trailer finally arrived and has been put to immediate use by staff and volunteers to complete a turnpike trail project initiated earlier in the year (Photo 6). With rapidly changing weather, staff are pushing hard on this project. Contractor Brien Sesby has completed repair of a failed culvert and the installation of another intended to improve trail and farm access as well as reduce environmental impacts.

DISTRICT 2

Staff: Peter Guillozet, Kayla Seaforth

Coffelt Farm: Research for the *Lease Rate and Reserve Study* is complete and the draft report from Fred Strickland and Associates arrived this week. The last piece was an review of the electrical infrastructure and a cost estimate for necessary upgrades. The final report will inform the future Request for Proposals for a long-term lease and will help the Land Bank budget for the next 10 years of infrastructure maintenance at the Preserve. Lum Farm, the interim lessee, hosted visitors during the Orcas Island Farm Tour.

Coho: A dying alder fell on the deer fencing surrounding the uppermost planting area. The recent effects of adenovirus hemorrhagic disease notwithstanding, deer ran rampant over the otherwise thriving trees and shrubs. Peter managed to recruit some help for fence repairs and the plants are on the road to recovery.

Both forage fish and salmon have appeared in Buck Bay and at the mouth of Cascade Creek (Photo 7). The salmon are likely Chinook nosing around on their way back to the Glenwood Springs Hatchery. Peter received word from Rosario Resort that they have made the local interest in purchasing water rights known to potential buyers and that they will make introductions to the new owners if/when that day comes.

At long last, a new satellite antenna has replaced the troublesome cell modem on the stream flow gauge.

Turtleback Mountain: Wednesday the 22nd appears to have been one of the busiest days of the year, with both parking lots and the overflow area filled to overflowing. Was it due to sunny weather following rains? The ICC crew began their second season with several partial work days focused on removing small-diameter conifers from oak areas. Kayla and Peter collected acorns from this year's mast and put them aside to sprout for our third annual October 16th Orca Recovery Day event. Band tailed pigeons also had their eyes on the acorns and could be seen and heard flocking in Turtleback's large oaks (Photo 8).

The Turtleback Forest Assessment is complete and the report will soon be made available upon request. The 68-page report prepared by Rain Shadow Consulting describes forest conditions throughout the Preserve and recommends a variety of forest management actions focused on promoting resiliency to climate change, enhancing wildlife habitat and reducing the risk severe fires. Staff will provide an overview of the report and proposed next steps at a future Commission meeting and via a public presentation focused on the topic. Results of the forest assessment are informing an update to the Turtleback Stewardship and Management Plan, which will be made available for public comment later this year.

Although Rain Shadow's recommendations are ambitious and potentially quite costly, the Land Bank will pursue a gradual, thoughtful implementation process with opportunities for public input and room for adaptive management. In the meantime, with a recent award of \$30,000 in grant funds from Washington DNR and the SJI Conservation District we hope to implement several small, highly visible forest management demonstration projects over the next year. Our hope is that these projects will provide opportunities for Preserve users to learn about forest

ecology while demonstrating feasibility and helping to refine methods and cost estimates. More to come on this topic...

DISTRICT 3

Staff: Amanda Wedow

Green crab (Photo 9) and annual monitoring of several preserves testing the new Landscape software. Fall cleanup and maintenance.

Hummel Lake: Annual monitoring visit to the bog (Photo 10).

Lopez Hill: Responded to hunting inquiries and questions. Fifty-five hunters have requested permission. Also, Amanda attended the MAC (Monument Advisory Committee) meeting to provide information about managing hunting at Lopez Hill.

Watmough: Met with OPALCO during the Watmough Annual Monitoring visit. Terry and Ed were assessing the power lines that border the Land Bank's preserve, and pointed out multiple hazard trees they would like to remove.

Weeks Wetland: Completed annual monitoring. Items of note include the need to replace the boardwalk and observation platform (boardwalk budgeted for 2022). A large branch broke off a willow tree adjacent to the boardwalk, and Amanda observed that yellow jackets and bald faced hornets were very active around the area. She placed a hazard cone and temporary sign on the trail to notify trail users.

Amanda received a message from a neighboring condo owner about a strange incident. A large boulder appeared on the edge of the Weeks hayfield (Photo 11). Large ruts and tire tracks indicate someone drove in behind the old gas station and through the hayfield access. It is unclear why someone dumped the rock and unlikely to be able to move out this year due to the ground being saturated.

Photos



Photo 1. Last day of surveying for green crabs! - Lopez too!



Photo 2. Charlie's truck bed and trailer are full of native plants for Orcas and Lopez; all he needs now is an operational inter-island ferry!



Photo 3. Margo and Shauna moving soil for the “living roof” on the new shed at the Salish Seeds Project.



Photo 4. Soil sample from 15 feet deep at Beaverton Marsh. White pieces are shell fragments likely dating back to when this was shoreline more than 11,000 years ago.



Photo 5. Aspect Consulting and subcontractors drilling soil samples at Beaverton Marsh.



Photo 6. The view from the tractor (thanks Orcas!) as trail surfaces are raised and hardened at Zylstra Lake Preserve.



Photo 7. Forage fish at the mouth of Cascade Creek



Photo 8. A flock of band-tailed pigeons were seen feeding on acorns. Partners in Flight estimates this species has declined by 57% since 1970.



Photo 9. Last day of green crab monitoring on Lopez



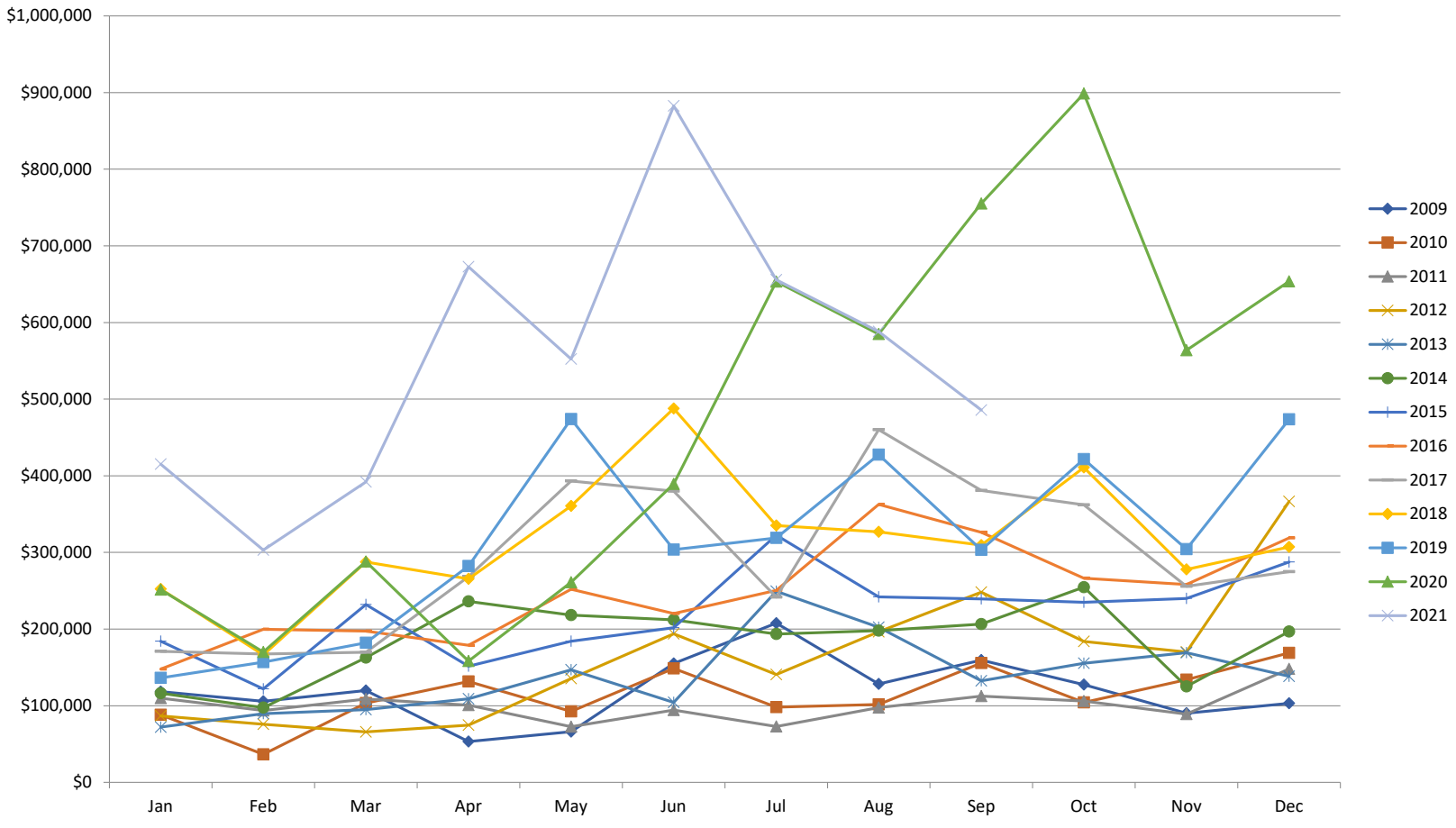
Photo 10. Hummel Lake Bog vegetation layers- sphagnum moss, Labrador tea, and pine trees. Monitoring port revealed water level to be about a foot below surface in mid-September.



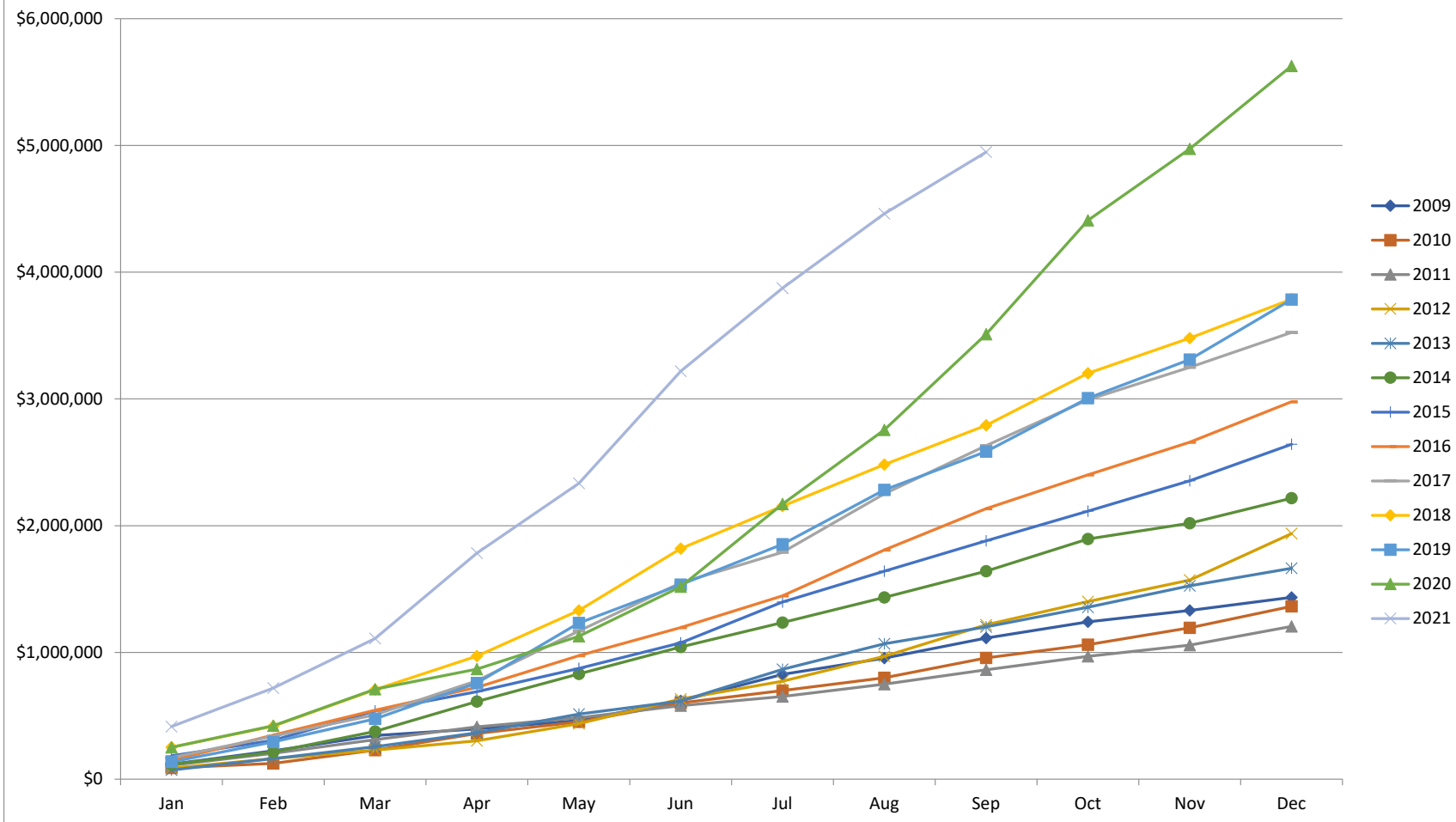
Photo 11. Mystery boulder was dumped in the hayfield at Weeks Wetland.

1021.00.318 - Revenues													
Acct_Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2009	\$118,372	\$105,880	\$119,718	\$53,207	\$66,214	\$155,142	\$207,754	\$128,348	\$159,492	\$127,423	\$90,056	\$103,071	\$1,434,678
2010	\$88,143	\$36,539	\$103,506	\$131,590	\$92,665	\$148,524	\$97,972	\$101,730	\$155,569	\$104,191	\$134,046	\$168,904	\$1,363,380
2011	\$109,729	\$93,636	\$108,558	\$100,689	\$72,611	\$94,346	\$72,907	\$97,424	\$112,529	\$105,975	\$88,901	\$147,914	\$1,205,218
2012	\$86,547	\$75,746	\$65,834	\$74,531	\$135,260	\$193,882	\$140,610	\$196,444	\$248,152	\$183,896	\$170,092	\$366,337	\$1,937,333
2013	\$72,106	\$89,629	\$94,943	\$109,020	\$146,974	\$104,286	\$249,312	\$202,351	\$132,516	\$155,258	\$169,306	\$138,279	\$1,663,979
2014	\$116,307	\$97,403	\$162,759	\$236,076	\$218,046	\$211,937	\$193,491	\$197,924	\$206,334	\$254,695	\$125,044	\$196,812	\$2,216,829
2015	\$184,186	\$121,920	\$232,019	\$151,641	\$184,037	\$201,867	\$322,494	\$242,119	\$239,381	\$234,885	\$239,857	\$287,602	\$2,642,008
2016	\$147,780	\$199,709	\$197,208	\$178,799	\$251,916	\$220,177	\$250,453	\$362,646	\$326,094	\$266,216	\$258,039	\$319,005	\$2,978,044
2017	\$170,789	\$167,494	\$169,775	\$268,280	\$393,220	\$379,832	\$241,755	\$460,110	\$380,894	\$362,103	\$255,636	\$274,865	\$3,524,752
2018	\$252,155	\$166,287	\$287,448	\$265,414	\$360,538	\$487,738	\$335,172	\$326,847	\$309,460	\$410,876	\$277,932	\$307,045	\$3,786,910
2019	\$136,263	\$156,907	\$182,195	\$282,295	\$474,060	\$303,744	\$318,828	\$427,381	\$303,198	\$421,696	\$304,131	\$473,533	\$3,784,232
2020	\$251,391	\$169,933	\$288,018	\$158,176	\$260,943	\$389,402	\$653,337	\$584,765	\$755,057	\$898,677	\$563,691	\$653,695	\$5,627,084
2021	\$415,281	\$303,073	\$391,898	\$672,670	\$552,318	\$882,523	\$655,661	\$588,043	\$485,643				\$4,947,109
Budget 2021	\$2,970,000												
2009	8.25%	7.38%	8.34%	3.71%	4.62%	10.81%	14.48%	8.95%	11.12%	8.88%	6.28%	7.18%	
2010	6.47%	2.68%	7.59%	9.65%	6.80%	10.89%	7.19%	7.46%	11.41%	7.64%	9.83%	12.39%	
2011	9.10%	7.77%	9.01%	8.35%	6.02%	7.83%	6.05%	8.08%	9.34%	8.79%	7.38%	12.27%	
2012	4.47%	3.91%	3.40%	3.85%	6.98%	10.01%	7.26%	10.14%	12.81%	9.49%	8.78%	18.91%	
2013	4.33%	5.39%	5.71%	6.55%	8.83%	6.27%	14.98%	12.16%	7.96%	9.33%	10.17%	8.31%	
2014	5.25%	4.39%	7.34%	10.65%	9.84%	9.56%	8.73%	8.93%	9.31%	11.49%	5.64%	8.88%	
2015	6.97%	4.61%	8.78%	5.74%	6.97%	7.64%	12.21%	9.16%	9.06%	8.89%	9.08%	10.89%	
2016	4.96%	6.71%	6.62%	6.00%	8.46%	7.39%	8.41%	12.18%	10.95%	8.94%	8.66%	10.71%	
2017	4.85%	4.75%	4.82%	7.61%	11.16%	10.78%	6.86%	13.05%	10.81%	10.27%	7.25%	7.80%	
2018	6.66%	4.39%	7.59%	7.01%	9.52%	12.88%	8.85%	8.63%	8.17%	10.85%	7.34%	8.11%	
2019	3.60%	4.15%	4.81%	7.46%	12.53%	8.03%	8.43%	11.29%	8.01%	11.14%	8.04%	12.51%	
2020	4.47%	3.02%	5.12%	2.81%	4.64%	6.92%	11.61%	10.39%	13.42%	15.97%	10.02%	11.62%	
2021	13.98%	10.20%	13.20%	22.65%	18.60%	29.71%	22.08%	19.80%	16.35%				
Cumulative	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2009	\$118,372	\$224,252	\$343,970	\$397,177	\$463,391	\$618,534	\$826,288	\$954,636	\$1,114,128	\$1,241,550	\$1,331,607	\$1,434,678	
2010	\$88,143	\$124,682	\$228,188	\$359,778	\$452,443	\$600,967	\$698,939	\$800,669	\$956,238	\$1,060,429	\$1,194,476	\$1,363,380	
2011	\$109,729	\$203,365	\$311,923	\$412,613	\$485,224	\$579,570	\$652,476	\$749,900	\$862,429	\$968,404	\$1,057,304	\$1,205,218	
2012	\$86,547	\$162,293	\$228,127	\$302,659	\$437,919	\$631,801	\$772,411	\$968,855	\$1,217,008	\$1,400,904	\$1,570,995	\$1,937,333	
2013	\$72,106	\$161,734	\$256,678	\$365,698	\$512,672	\$616,957	\$866,269	\$1,068,620	\$1,201,136	\$1,356,394	\$1,525,700	\$1,663,979	
2014	\$116,307	\$213,711	\$376,470	\$612,546	\$830,592	\$1,042,530	\$1,236,020	\$1,433,945	\$1,640,278	\$1,894,973	\$2,020,017	\$2,216,829	
2015	\$184,186	\$306,105	\$538,125	\$689,766	\$873,803	\$1,075,669	\$1,398,164	\$1,640,283	\$1,879,664	\$2,114,549	\$2,354,406	\$2,642,008	
2016	\$147,780	\$347,489	\$544,696	\$723,496	\$975,412	\$1,195,589	\$1,446,043	\$1,808,689	\$2,134,784	\$2,401,000	\$2,659,039	\$2,978,044	
2017	\$170,789	\$338,283	\$508,057	\$776,338	\$1,169,558	\$1,549,390	\$1,791,144	\$2,251,254	\$2,632,147	\$2,994,251	\$3,249,887	\$3,524,752	
2018	\$252,155	\$418,441	\$705,890	\$971,304	\$1,331,842	\$1,819,580	\$2,154,751	\$2,481,598	\$2,791,057	\$3,201,933	\$3,479,865	\$3,786,910	
2019	\$136,263	\$293,170	\$475,365	\$757,660	\$1,231,720	\$1,535,464	\$1,854,293	\$2,281,674	\$2,584,872	\$3,006,568	\$3,310,699	\$3,784,232	
2020	\$251,391	\$421,324	\$709,342	\$867,518	\$1,128,461	\$1,517,863	\$2,171,200	\$2,755,964	\$3,511,021	\$4,409,698	\$4,973,389	\$5,627,084	
2021	\$415,281	\$718,353	\$1,110,251	\$1,782,921	\$2,335,239	\$3,217,761	\$3,873,422	\$4,461,465	\$4,947,109				
Cumulative %													
2009	8.25%	15.63%	23.98%	27.68%	32.30%	43.11%	57.59%	66.54%	77.66%	86.54%	92.82%	100.00%	
2010	6.47%	9.15%	16.74%	26.39%	33.19%	44.08%	51.27%	58.73%	70.14%	77.78%	87.61%	100.00%	
2011	9.10%	16.87%	25.88%	34.24%	40.26%	48.09%	54.14%	62.22%	71.56%	80.35%	87.73%	100.00%	
2012	4.47%	8.38%	11.78%	15.62%	22.60%	32.61%	39.87%	50.01%	62.82%	72.31%	81.09%	100.00%	
2013	4.33%	9.72%	15.43%	21.98%	30.81%	37.08%	52.06%	64.22%	72.18%	81.52%	91.69%	100.00%	
2014	5.25%	9.64%	16.98%	27.63%	37.47%	47.03%	55.76%	64.68%	73.99%	85.48%	91.12%	100.00%	
2015	6.97%	11.59%	20.37%	26.11%	33.07%	40.71%	52.92%	62.08%	71.15%	80.04%	89.11%	100.00%	
2016	4.96%	11.67%	18.29%	24.29%	32.75%	40.15%	48.56%	60.73%	71.68%	80.62%	89.29%	100.00%	
2017	4.85%	9.60%	14.41%	22.03%	33.18%	43.96%	50.82%	63.87%	74.68%	84.95%	92.20%	100.00%	
2018	6.66%	11.05%	18.64%	25.65%	35.17%	48.05%	56.90%	65.53%	73.70%	84.55%	91.89%	100.00%	
2019	3.60%	7.75%	12.56%	20.02%	32.55%	40.58%	49.00%	60.29%	68.31%	79.45%	87.49%	100.00%	
2020	4.47%	7.49%	12.61%	15.42%	20.05%	26.97%	38.58%	48.98%	62.40%	78.37%	88.38%	100.00%	
2021	13.98%	24.19%	37.38%	60.03%	78.63%	108.34%	130.42%	150.22%	166.57%				
Avg % Recvd	5.78%	10.71%	17.30%	23.92%	31.95%	41.03%	50.62%	60.66%	70.85%	81.00%	89.20%	100.00%	
Projections													
Min	\$4,561,270	\$4,257,234	\$4,289,818	\$5,207,811	\$5,800,357	\$6,691,353	\$6,725,394	\$6,704,930	\$6,370,460				
Max	\$11,532,989	\$9,594,115	\$9,428,613	\$11,564,693	\$11,644,693	\$11,929,018	\$10,038,723	\$9,109,349	\$7,928,689				
Average	\$7,183,374	\$6,707,159	\$6,415,875	\$7,453,313	\$7,308,901	\$7,841,589	\$7,651,688	\$7,355,139	\$6,982,040				
Budget Amt	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	
YE Budget Proj(%)	241.86%	225.83%	216.02%	250.95%	246.09%	264.03%	257.63%	247.65%	235.09%				

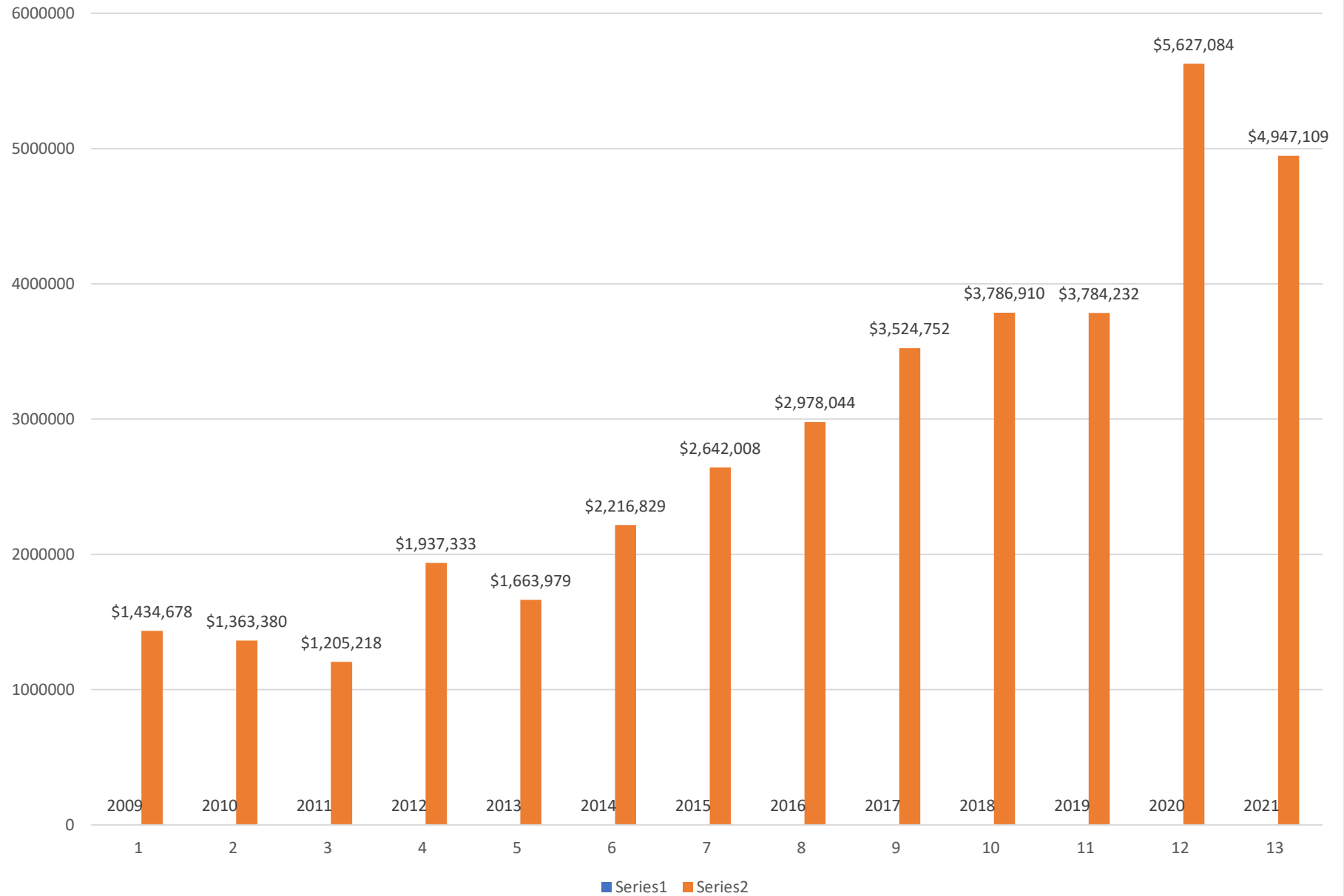
REET by Month



REET by Year



REET by Year Column



SJC Land Bank Conservation Area Fund -1021
Combined Financial Statement
As of September 30, 2021

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1																	
2						Sep 30, 21	Jun 30, 21	\$ Change	interes rate	last year		REET	2021	2020	2019	2018	
3	ASSETS											Jan	415,281	253,930	137,639	254,702	
4	Current Assets											Feb	303,073	171,649	158,492	167,966	
5	Checking/Savings											Mar	391,898	290,927	184,035	290,352	
6	Cash - Conservation Area Fund					3,492,459	2,822,689	669,770				Apr	672,670	159,774	285,147	268,095	
7	Total Checking/Savings					3,492,459	2,822,689	669,770				May	552,318	263,579	478,849	364,180	
8	Other Current Assets											Jun	882,522	393,335	306,812	492,664	
9	Local Government Investment Pool					3,705,751	3,705,751	-	0.0929%	0.2118%		Jul	655,661	659,936	322,049	338,557	
10	Total Other Current Assets					3,705,751	3,705,751	-				Aug	588,043	590,671	431,698	330,148	
11	Total Current Assets					7,198,211	6,528,440	669,770				Sep	485,643	762,684	306,261	312,586	
12	Other Assets											Oct		907,755	425,956	415,026	
13	LCTN Fund					645	645	-				Nov		569,385	307,203	280,739	
14	Odlin S. Donations					4,414	4,414	-				Dec		660,297	478,316	299,437	
15	Real Property					67,949,493	67,949,493	-				Total	4,947,109	5,683,923	3,822,457	3,814,453	
16	Total Other Assets					67,954,553	67,954,553	-									
17	TOTAL ASSETS					75,152,763	74,482,993	669,770				Current Year New Projects			YTD	2021	% of Budget
18	LIABILITIES & EQUITY															Amended Budget	
19	Liabilities											Davis Bay Farm			76,008	80,000	95.01%
20	Current Liabilities											Cady Mtn Dev LLC / Buck			1,715,824	1,700,000	100.93%
21	Other Current Liabilities											Double R Bar CE / Ritchie			150,000	150,000	100.0%
22	Lopez Community Trails Network					645	645	-				Lopez Hill Additon			720,775	728,000	99.01%
23	Odlin South Donations					4,414	4,414	-				Higgins (Watmough Bay)			2,420	1,585,000	0.15%
24	Double R Bar Ranch Note Payable					150,000	150,000	-				Total Current Year New Projects			2,665,027	4,243,000	62.81%
25	Total Other Current Liabilities					155,059	155,059	-									
26	Total Current Liabilities					155,059	155,059	-									
27	Long Term Liabilities																
28	General Obligation Bonds Pyble					5,330,000	5,330,000	-									
29	Total Long Term Liabilities					5,330,000	5,330,000	-									
30	Total Liabilities					5,485,059	5,485,059	-									
31	Equity																
32	Unreserved SJC Conserv Fund					67,792,111	67,792,111	-									
33	Retained Earnings					(683)	(683)	-									
34	Revenue in excess of expenditures					1,876,276	1,206,506	669,770									
35	Total Equity					69,667,704	68,997,934	669,770									
36	TOTAL LIABILITIES & EQUITY					75,152,763	74,482,993	669,770									
37																	
38						Jul 21	Aug 21	Sep 21	2021 YTD	Amended Budget	% of Budget	Jan - Sep 21	Jan - Sep 20	% Change			
39	Revenue																
40	Beginning Cash								-	5,123,968	0.0%						
41	Conservation Futures Tax					2,893	2,848	6,819	219,061	328,563	66.67%	219,061	213,349	2.68%			
42	Timber Harvest Taxes							15	15			15	8	89.74%			
43	Excise Taxes						294		1,026	1,000	102.62%	1,026	899	14.14%			
44	1% RE Excise Tax Conservation					655,661	588,043	485,643	4,947,109	3,000,000	164.9%	4,947,109	3,546,486	39.49%			
45	State Grants								740,525	250,000	296.21%	740,525	900,000	-17.72%			
46	DNR PILT NAP/NRPA								-	200	0.0%						
47	Interest and Other Earnings					532	236	252	3,259	16,000	20.37%	3,259	11,459	-71.56%			
48	Donations from Private Sources							76	712,516	252,500	282.19%	712,516	420	169,546.67%			
49	Interfund loan from Stew								-	-	0.0%	-	565,000	-100.0%			
50	Conservation Buyer Prog								847,977	847,977	100.0%	847,977	237,026	257.76%			
51	Total Revenue					659,085	591,421	492,805	7,471,488	9,820,208	76.08%	7,471,488	5,474,647	36.47%			
52	Expenditures																
53	Ending Cash								-	2,816,157	0.0%						
54	Administrative Expenses					31,672	28,052	25,162	221,753	308,877	71.79%	221,753	216,588	2.39%			
55	Transfers to Stewardship							403,347	1,210,042	2,114,863	57.22%	1,210,042	1,089,960	11.02%			
56	Acquisition Costs					3,861	6,088	3,524	3,412,750	4,856,659	70.27%	3,412,750	1,919,945	77.75%			
57	Interfund Loan Debt Service							571,450	571,450	571,450	100.0%	571,450	-	100.0%			
58	Bond/Loan Repayment							385	179,217	737,202	24.31%	179,217	79,969	124.11%			
59	Total Expenditures					35,533	34,139	1,003,868	5,595,212	11,405,208	49.06%	5,595,212	3,306,463	69.22%			
60	Admin %								2.97%								



SJC Land Bank Stewardship & Management Fund
Combined Financial Statment
As of September 30, 2021

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1															
2						Sep 30, 21	Jun 30, 21	\$ Change	interes rate	last year					
3					ASSETS										
4					Current Assets										
5					Checking/Savings										
6					Cash - Stewardship Fund	1,652,400	987,066	665,334							
7					Total Checking/Savings	1,652,400	987,066	665,334							
8					Other Current Assets										
9					Local Government Investment Pool	4,691,163	4,691,163	-	0.0929%	0.2118%					
10					Total Other Current Assets	4,691,163	4,691,163	-							
11					Total Current Assets	6,343,563	5,678,229	665,334							
12					TOTAL ASSETS	6,343,563	5,678,229	665,334							
13					LIABILITIES & EQUITY										
14					Liabilities										
15					Current Liabilities										
16					Other Current Liabilities										
17					Preserve Endowments	-	-	-							
18					Other Accrued Liabilities	-	-	-							
19					Total Other Current Liabilities	-	-	-							
20					Total Current Liabilities	-	-	-							
21					Total Liabilities	-	-	-							
22					Equity										
23					Stewardship Fund Balance	5,132,211	5,132,211	-							
24					Revenues in excess of expenditures	860,982	195,648	665,334							
25					Total Equity	5,993,193	5,327,859	665,334							
26					TOTAL LIABILITIES & EQUITY	5,993,193	5,327,859	665,334							
27															
28						Jul 21	Aug 21	Sep 21	2021 YTD	Amended Budget	% of Budget	2021 YTD	2020 YTD	% Change	
29					Revenue										
30					Reserved Cash and Investments				-	5,482,581	0.0%				
31					Fed Direct Grant Dept of Int		913		10,930	-	100.0%	10,930	-	100.0%	
32					Federal Direct Grants					-	0.0%	-	2,423	-100.0%	
33					Federal Indirect Grant EPA		24,010		24,010	-	100.0%	24,010	-	100.0%	
34					Sale of Plant Materials	310	35	(682)	4,707	12,000	39.23%	4,707	1,495	214.81%	
35					Investment Interest Earnings	673	298	6,768	10,093	29,450	34.27%	10,093	40,367	-75.0%	
36					Leased Property	2,276	2,212	2,184	25,396	18,600	136.54%	25,396	23,311	8.95%	
37					Donations from Private Sources				2,915	2,000	145.75%	2,915	7,735	-62.31%	
38					Prior year refund					-	0.0%	-	124	-100.0%	
39					Principal from loan to CAF			565,000	565,000	565,000	100.0%	565,000	-	100.0%	
40					Sales Tax State Remitances	26	3	20	251	-	100.0%	251	121	107.37%	
41					Trans in YE Endowment				-	500,000	0.0%			0.0%	
42					Trans in Site Enhance			403,347	1,210,042	1,614,863	74.93%	1,210,042	1,089,960	11.02%	
43					Sale of Surplus			637	637	-	100.0%	637	-	100.0%	
44					Total Revenue	3,284	27,472	977,275	1,853,982	8,224,494	22.54%	1,853,982	1,165,536	59.07%	
45					Expenditures										
46					Ending Operating Cash				-	1,423,526	0.0%				
47					Ending Endowment Funds				-	5,153,505	0.0%				
48					Stewardship Management	98,446	77,995	82,520	749,443	1,109,440	67.55%	749,443	1,247,054	-39.9%	
49					Property Management & Maint	21,388	10,490	23,238	171,404	248,140	69.08%	171,404	153,438	11.71%	
50					Site Enhancement	19,874	4,697	4,050	72,154	100,000	72.15%	72,154	54,113	33.34%	
51					Total Expenditures	139,708	93,182	109,807	993,000	8,034,611	12.36%	993,000	1,454,605	-31.73%	





PROPOSED
San Juan County Land Bank
2022-2023 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 2022-2023 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 2022-2023 Budget. The Land Bank 2022-2023 First Amended Budget will reconcile to those on the SJC Auditor's 2022-2023 Budget.

1.A Conservation Area Fund 1021			Proposed		
Revenue & Expenditure 2019 - 2021 and			Amended	Proposed	Proposed
Proposed 2022-2023 Budget			2021	2022	2023
	2019 Actual	2020 Actual	Budget	Budget	Budget
Revenue					
Beginning Operating Cash	3,277,853	2,379,848	5,322,617	4,563,139	6,124,304
Property Tax Revenue	324,595	332,830	329,563	336,540	336,540
1% RE Excise Tax (gross)	3,822,074	5,683,353	5,500,000	4,000,000	4,120,000
Land Bank 1% REET to General Fund	(37,842)	(56,270)	(55,000)	(40,000)	(41,200)
Federal Grants					
State Grants	-	1,000,000	916,473	250,000	
Payment In-Lieu of Property Tax (DNR)	175	161	200	200	200
Investment Interest	48,861	13,200	16,000	4,000	4,000
Donations from Private Sources	750,150	2,000,545	252,500	2,500	2,500
Interfund Loan from Stewardship		565,000			
Sale of Land	250,000	237,026	847,977	356,250	428,820
Reimbursement from CARES		4,091			
*Transfers in Lodging Tax	60066	15,175			
Total Revenue	8,495,933	12,174,959	13,130,330	9,472,629	10,975,164
Revenue net of Reserves	5,218,079	9,795,111	7,807,713	4,909,490	4,850,860
Expenditures					
**Restricted Acquisition Reserves	2,379,848	5,322,617	4,563,139	6,124,304	7,533,912
*Administrative Expenses	293,583	263,300	295,964	278,588	281,096
IT Services	15,145	13,742	14,144	26,925	27,500
GIS Services	6,813	4,780	6,935	5,874	6,828
Acquisition Costs	3,482,878	3,902,289	4,826,659	224,949	72,290
Bond Repayment	633,098	645,739	1,302,202	648,320	640,330
Interest on interfund Loan from Stew			6,450		
Transfers to Stewardship	1,684,568	2,022,491	2,114,836	2,163,309	2,413,208
Total Expenditures	8,495,933	12,174,959	13,130,330	9,472,269	10,975,164
Expenditures net of Reserves	6,116,085	6,852,341	8,567,190	3,347,965	3,441,252
Admin percentage of net revenue	5.92%	2.88%	4.06%	6.34%	6.50%
(after admin 1% collection fee has been deducted)					
2022 & 2023 Revenue notes:					
* CE Sales to the San Juan Preservation Trust					
*RCO water rights to Cascade Creek					
Expenditure Notes:					
*2023 increase in transfer to Stewardship operations					

I. B. Conservation Area Fund Detail of Acquisition Proje		Proposed Acquisitions	Approved in prior Budgets	Proposed 2022 Budget	Proposed 2023 Budget
District One					
District Two		-			
District Three		-			
RR Bar Ranch Conservation Easement					
	Purchase Price & Closing Costs over 3 years (2022 final payment on Note)	600,000	600,000	150,000	-
Sub-total Acquisition Costs		600,000	600,000	150,000	-
	Other Acquisition Costs			74,945	72,290
Total Acquisition Costs		600,000	600,000	224,945	72,290

I.C. Summary of Land Bank Conservation Area Fund Revenue and Administrative Expenditures	\$ Revenue*	Administrative Expenses	%	\$ to reach 10%
1991- 2020				
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	4,092,255	264,165	6.46%	145,061
2017	4,913,091	313,947	6.39%	177,362
2018	4,534,863	327,994	7.23%	125,492
2019	5,218,079	315,541	6.05%	206,267
2020	9,795,111	281,823	2.88%	697,688
Total 1991- 2020:	93,664,780	5,735,841	6.12%	3,630,637
2021 Projected	7,807,713	317,043	4.06%	463,728
Total 1991 - 2021:	101,472,493	6,052,884	5.97%	4,094,365
2022 Budgeted	4,909,490	311,387	6.34%	179,562
2023 Budgeted	4,850,860	315,424	6.50%	169,662
Total 1991 - 2023:	111,232,843	6,679,695	6.01%	4,443,589
Annual administration costs of the fund shall be held to the minimum required to administer efficiently and properly the land bank but shall not exceed 10 percent of revenues received, exclusive of bond proceeds. SJCC 2.120.090.3				

SAN JUAN COUNTY LAND BANK 1991 - 2020			
Summary of Fee Simple Acquisitions		Summary of Conservation Easements	
PROPERTY	ACRES	PROPERTY	ACRES
SAN JUAN ISLAND		SAN JUAN ISLAND	
*Beaverton Marsh Preserve (2001 - 2019)	468	Beaverton Valley Marsh (2010,2011)	42
Cady Mountain Preserve (2003 - 2007)(2018)	432	Cattle Point Road/Heritage Farm (2003)(2009)	39
Caines St. Historic Driggs Park (2018)	0.5	Cattle Point Road/Howard Farm(2009)	27
Cattlepoint/Woodbridge (2019)	30.0	Cattle Point Road/Mulno Cove Farm (1999)	78
Deadman Bay Preserve (1995)	18	Cattle Point Road/Portland Fair (2004)	21
False Bay Creek Preserve (2008)	40	Edwards Point (1998)	8
*Frazer Homestead Preserve (2003 & 2006)	113	Historic Roark House (2002)	1
Kellett Bluff Preserve (2016)	81	Ihiya (2020)	30
*King Sisters Preserve(2005)	60	Mt. Ben (2004)	21
Limekiln Preserve (1995 - 2000)	189	North Neck Point Cove I & II (1995 & 2002)	6
Mt. Ben Preserve (2005)	22	Oak Knoll Farm (2004)	30
*Mount Grant Preserve (2000 - 2017)	252	San Juan Historical Society (2010) HPE	1
*San Juan Valley (1998)	10	San Juan Valley (1997)	155
Third Lagoon Preserve (2000)	20	W. Sundstrom Farm (2008)*(2009)	120
Westside Scenic Preserve (1993 - 2015)	46		
Zylstra Lake Preserve (2015)	284	ORCAS ISLAND	
ORCAS ISLAND		Buck Bay West (2003)	0.5
Coffelt Farm Preserve (2008)	190	Cayou Key (1997)	5
Coho Preserve (2016)	24	Cayou Valley (1995)	109
*Crescent Beach Preserve (1998 - 2005)	129	Crow Valley (1995 & 2008)	9
Deer Harbor Preserve (2006)	2	Crow Valley (1996)	134
Diamond Hill Preserve 2005 - 2014)	52	Crow Valley (1997)	31
Eastsound Waterfront Park (1993 - 2004)	2	Crow Valley (1998)	55
*Entrance Mountain Preserve (1996 & 2008)	128	Goliithon Preserve Buck Bay (2002)	0
Fowler's Pond Preserve (1994, 2006)	51	Hogback Mountain (1998)	50
Judd Cove Preserve (2002 - 2010)	12	North Shore (1996)	67
Orcas Village Tidelands (2001)		Olga Community Park (2005)	0
President Channel Shoreline Preserve (2012)	20	Orcas Artworks (2006)	1
*Stonebridge-Terrill Preserve (2005)	60	Stonebridge Farm (2006)	34
Turtleback Mountain Preserve (2006 & 2020)	1,610	Warm Valley Farm (1993)	78
		West Sound (1999)	159
LOPEZ ISLAND		LOPEZ ISLAND	
Fisherman Bay Preserve:Weeks Wetland (1993)	24	Aleck Bay (1997)	245
Fisherman Bay Preserve: The Spit (2002)	29	Aleck Bay (2003)	12
Fisherman Bay Preserve: The Tombolo (2000 & 2017)	6	Central Valley (2000, 2001 & 2005)	126
Hummel Lake Preserve (1996 & 2000)	79	Iceberg Point (1998)	40
Lopez Channel Preserve (2017)	9	Kjargaard Farm (2012)	95
Lopez Hill (2018)	475	South End (1993) (2013)	8
Spencer Spit Parcel(2019 &2020)	20	Strachan (2009)	44
*Upright Head Preserve (1998)	23	Spencer Spit (2019)	20
Watmough Bay Preserve (1993 - 2009)	12	Double R Bar Ranch (2020)	130
		BLAKELY ISLAND Crowley (SJPT) donation (2011)	80
TOTAL	5,023	CRANE ISLAND Pole Pass (2005)	1
CONSERVATION BUYER SALES		HENRY ISLAND Mosquito Pass Preserve (2003)	21
*Historic Lower Argyle Lots (2002 & 2003)	2	SHAW ISLAND	
Odlin South managed by SJC Parks	100	Tharald Historic Homestead (2002)	
SHAW ISLAND		WALDRON ISLAND	
*Shaw Island (2005) sold with a forever wild	30	Pt. Disney (2000)	171
ORCAS ISLAND		Waldron Community Land Trust (2004)	13
Guthrie Cove Reserved Life Estate (2004)	80	TOTAL	2315
*Acquired for full or partial inclusion in the Conservation Buyer Program			

II.A. Stewardship & Management Fund 1031			Proposed		
Revenue and Expenditures 2019 - 2021 and			Amended	Proposed	Proposed
Proposed 2022 and 2023 Budgets			2021	2022	2023
	2019 Actual	2020 Actual	Budget	Budget	Budget
Revenue					
Beginning Operating Cash	1,074,901	1,060,877	858,526	1,261,526	933,852
Beginning Endowment Funds	3,480,232	4,079,007	4,624,055	5,128,555	5,633,055
Investment Interest	80,775	45,048	23,000	4,500	4,750
Interest on interfund Loan to CAF			6,450		
Grant Revenue	17,238	2,423	15,533	170,641	66,735
Sale of Plant Materials	8,822	8,697	12,000	12,000	12,000
Judgments & Settlements	30,000				
Lease Income	15,116	28,982	18,600	27,400	27,400
Refund Prior Year Expenditures	7	124			
Private Gifts, Bequests	2,350	8,935	2,000	2,500	2,500
Sales Tax Remittances	469	698			-
Reimbursement from CARES		795			
Interfund Principal from CAF			565,000		
Endowment transfers Conservation Area Fund	518,000	500,000	500,000	500,000	500,000
Operations transfers Conservation Area Fund	1,166,568	1,522,491	1,614,863	1,663,309	1,913,208
Total Revenue	6,394,477	7,258,078	8,240,027	8,770,431	9,093,500
Revenue net of reserves & investment interest	1,839,345	2,073,145	2,734,446	2,375,850	2,521,843
Expenditures					
Ending Operating Cash	1,060,877	858,526	1,261,526	933,852	141,751
*Ending Endowment Funds	4,079,007	4,624,055	5,153,505	5,633,055	6,137,805
Land Bank Stewardship & Management	960,050	1,410,276	1,064,745	1,116,711	1,198,226
Information Technology Services	33,293	41,904	55,042	51,475	52,476
GIS Services	6,812	4,779	6,934	5,873	6,827
Management & Maintenance	207,566	226,863	428,275	556,465	744,415
Site Enhancement	46,872	91,675	270,000	473,000	812,000
Total Expenditures	6,394,477	7,258,078	8,240,027	8,770,431	9,093,500
Expenditures net of reserves	1,254,593	1,775,497	1,824,996	2,203,524	2,813,944
*Ending Endowment Funds provide for the stewardship, care, restoration and maintenance of acquired real property interest. (SJCC 2.120.090.B.2)					
Expenditure Notes:					
Management & Maintenance and Site Enhancement are costs to evaluate preserves prior to restoration projects or public access					

District 1	2022	2023
Professional Services		
Beaverton Marsh		
Engineer for Culvert Removal	10,000	
Engineer for Dam Assessment and Plans	65,000	20,000
Ecologist for reservoir/riparian restoration	5,000	
Kellet Bluff		
Cultural Resource Assessment		10,000
Repairs & Maintenance		
Beaverton Marsh		
Fence Removal	2,200	
RH Road Culvert extension	1,200	
Taylor Way Rd	5,000	
Forestry	10,000	
Cady Moutain		
Woodland/Forest Restoration	10,000	
Limekiln		
Forest/Woodland Restoration		5,000
Mount Grant		
Wolf Tree Ridge (LSR Grant) Restoration	5,000	5,000
West Basin road repairs	20,000	
Zylstra		
Entrance road ditching, shaping, repair	10,000	
Riparian restoration	12,500	10,000
Capital Improvements		
Beaverton Marsh		
Taylor Road Maintenance	5,000	5,000
Phase II Trail	40,000	
Phase III Trail	4,000	12,000
Phase IV Trail		250,000
Cady Mountain		
Phase II Access	6,200	20,000
North Neighborhood Trail & Bridge	2,250	
Office/Drigg's		
Native Plant Project	15,000	2,000
Parking		
Mower and tool shed		
Shop Electrical	2,500	
Upstairs Remodel		
Bathroom Conversion		15,000
Office conversion		3,850
Storage		
Mount Grant		
Base Parking/Trailhead	30,000	20,000
Mid Mountain Trailhead	25,000	
Summit interpretive project	20,000	
Accessible trails at summit	5,000	
Zylstra		
Bridge		10,000
Bird Blinds		12,000
King Sister Trail Connection	2,500	
Toilet/Tech Restroom		25,000
South Trail Connections		
NW Culvert Repair or Remediation		100,000
Mt Ben		
Road		8,000
Trail Construction	1,500	1,500
Fence	2,250	
Signage	6,000	
View Easement	5,000	5,000
Staff Parking	7,500	

District 2	2022	2023
Professional Services		
Coffelt Farm		
Water system	2,500	
Wetland Deliniation	8,000	
Cultural resources survey	7,000	
Judd Cove		
Wetland Deliniation	5,000	
Cultural resources survey	5,000	
Stonebridge		
Restoration Concept	3,000	
restoration design		5,000
Turtleback		
culvert assessment, design, permitting	15,000	15,000
Cultural resources survey	8,000	
* Forest Assesment acorss all preserves	29,000	
Repair and Maintenance		
Coffelt Farm		
contracted veg mngt	5,000	
fencing repairs	5,000	5,000
Coho		
directional felling		10,000
Crescent		
contracted veg mngt	5,000	10,000
Deer Harbor		
contracted veg mngt	5,000	5,000
Eastsound Waterfront Park		
concrete demolition		5,000
Turtleback		
contracted veg mngt	5,000	10,000
* Forest Mgmt across all preserves		265,000
Capital Improvments		
Coffelt Farm		
trail, perimeter fencing, building improvments	45,000	25,000
Deer Harbor		
Split rail fencing	10,000	
Fowlers Pond		
dam control repairs	15,000	
Judd Cove		
channel stabilization		60,000
Turtleback		
S and N entrance restrooms		80,000

District 3	2022	2023
Professional Services		
Channel Preserve		
forest assessment	3,000	
FB Spit		
Tree removal	1,200	
Richardson Marsh		
wetland survey	5,000	
Repairs and Maintenance		
FB Spit		
Driveway repair	6,000	
Lopez Hill		
Driveway repair	3,000	
Watmough Bay		
Bouy repair	1,800	1,800
Capital Improvments		
Channel Preserve		
interpretive sign	1,500	
FB Spit		
entry work and split rail	4,000	
Signs		2,000
Lopez Hill		
Parking lot upgrade		6,000
Signs, trail	2,500	
Richardson Marsh		
Signs, trail	500	
parking lot		5,000
Weeks Wetland		
Boardwalk	4,500	