

## **AGENDA**

### **San Juan County Conservation Land Bank Commission**

Members of the public may participate in person at  
846 Argyle Ave, Friday Harbor, WA 98250  
join virtually by [CLICKING HERE](#)  
or by phone @ (360)726-3293 Pin# 92880

**January 20, 2022**

8:30 am	Convene
8:30	General Public Comments
8:40	Approve December 16, 2022 Meeting Minutes
8:45	Chair and Commissioners Reports
	o Meeting Schedule/Format for 2023
8:55	Partner Update – San Juan Preservation Trust
9:00	County Council Update – Christine Minney
	o New Commissioner Appointments Update
9:05	Financial Report – DRAFT 4 <sup>th</sup> Quarter 2022 Report
9:25	Director’s Report
	o Draft Outline of Strategic Plan
	o Egg Lake Bequest
10:00	Break
10:10	Stewardship Report
10:30	Outreach and Volunteer Report
10:50	Future Agenda Items
11:10	Adjourn

#### Future Agenda Items List

- Staffing – staff to report back at a future meeting
- Traditionally important landscapes and flora and fauna, and access for tribes of the region within current and future preserves
- The Land Bank’s collective big dream/goal for the overall resiliency of the islands and the bioregion
- Wetland mitigation

*The Land Bank Commission May Add or Delete Agenda Items and Projects for Discussion. The Agenda Order is Subject to Change. You are invited to call the Land Bank office at 360-378-4402 for more details prior to the meeting.*

*SJC Code 2.116.070 “All meetings and actions of advisory bodies and their subcommittees shall be open to the public, even where such meetings are not within the purview of the Open Public Meetings Act, Chapter 42.30 RCW, except where the meeting is properly closed for executive session, as provided in RCW 42.30.110”*

# Strategic Plan Outline – San Juan County Conservation Land Bank 2023

## 1. History and Purpose of the Land Bank

- Mandate
- Mission, vision, and values
- As defined by the mandate, 1990 open space and conservation plan, salmon recovery plan, Land Bank Habitat Conservation Plan, Climate Resilience analysis, ROSS Plan, Ag and Forest Resource Lands

## 2. Accomplishments to Date

- Maps and data describing properties protected
- Stewardship accomplishments
- Public access accomplishments
- Partnerships created
- Funds leveraged

## 3. Setting Goals

### • **Acquisition**

- Based on Existing Criteria as Defined Above
  - Undeveloped shoreline in high priority areas for salmon recovery
  - Contiguous forest areas, mostly (but not always) adjacent to existing conservation lands
  - Areas to maintain or restore wetland function
  - High quality (structure, function, biodiversity) forests, wetlands
  - Productive agricultural areas
  - Areas with rural character visible from public spaces
  - Areas important for low intensity recreation (e.g., trail corridors)
- Based on Community Surveys / Outreach Efforts
- What are the logical endpoints?

### • **Stewardship**

- Ecological restoration and management
  - Managing for ecological resilience
  - Protecting/enhancing biodiversity
  - Restoring/maintaining ecological function
- Public Access
  - Low intensity amenities
  - Trails
  - Viewing areas
  - Managing user conflicts (dogs, drones, unauthorized use...)
  - Integration with broader County non-motorized transportation goals

- Agricultural
  - Food production
  - Soil ecology/water quality...
- Infrastructure (culverts, parking areas, non-public access roads...)
- General
  - Site integrity
- **Outreach**
  - Being responsive to community concerns
  - Conveying a unified message
  - Giving people a clear sense of what we do
  - Reaching broad swaths of the community
  - Maintaining good relationships with neighbors
  - Providing quality experiences for users
  - Dispelling misinformation
  - Appealing to people on an emotional level
  - Surveying the public on what they'd like to see us do
- **Administration**
  - Cost management
  - Cohesion with County Council/Administration
  - Determining appropriate staffing levels and structure
  - Effectively support the Land Bank Commission

#### 4. Strategies

- Develop Conservation Plan, including update of Habitat Conservation Plan.
  - Review of previous plans
  - Identification of Priority Acquisition Areas
    - GIS analysis and maps
    - Review of tactical questions\*
  - Set Ecological stewardship objectives
- Maintaining and Strengthening Partnerships
  - Project partners, e.g., SJPT
  - Funding partners, e.g., WWRP, NCWPP...
  - Interagency partners, e.g., Terrestrial Managers Group
- Draft Outreach Plan
  - Events, Products, Influencer education/cultivation
  - Community Survey
  - Neighbor letter (survey)
- Develop public access portfolio
  - Update and summary of Preserve info with additional photos
  - Planned and potential additional amenities

## 5. Metrics

- Acres conserved
- Biodiversity maintained / improved
  - Species surveys, areas replanted with native species
- Materials produced and displayed/distributed
  - Annual report, new neighbor letters sent, site plans and artist's renderings for future preserve amenities, County Fair displays, infographics
- Number of Preserves open
- Preserve amenities provided, e.g., trails, trailhead areas
- Volunteer/public events
  - Volunteers recruited / hours committed
- Community meetings held
  - Targeted small group meetings
- Focus groups
- News articles published
- Social media hits

### \* Acquisition Plan Tactical Questions

- Conservation easements vs. outright acquisitions
- Proactive vs. opportunistic
- Agricultural leases vs. conservation easements on private ag lands
- Acquisition of high function elements vs. potential restoration areas

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## STEWARDSHIP & OUTREACH REPORT

### JANUARY 2023

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#### **OVERVIEW**

Staff accomplished many impressive endeavors over turn of the year, and many of these highlight the on-the-ground ways in which the Conservation Land Bank protects and enhances the County's ecological areas. Some of the stewardship activities were spontaneous such as removing debris that was deposited along our shorelines with the high tides (Photos 1-3). Other activities were more formally planned. Still, their numbers are notable. On San Juan Island 253 piles were burned and on Orcas Island 8,000 plants found new home ground.

Of course, we didn't do this alone. Community volunteers and members of the Island Conservation Corps (ICC) were among the workforce that enabled these accomplishments. One exceptional Lopezian even chose to celebrate her birthday by having a planting party at the Channel Preserve and now 400 plugs, a sweet mix of fescues and wildflowers, will beautify the years ahead (Photo 4).

Over the past month, annual activities like preserve and conservation easement monitoring were also performed, and staff is well-underway in making plans for the year ahead.

#### **OUTREACH**

Staff: Tanja Williamson

In between power outages, snowpocalypse 2022 and vacation, Tanja produced an end of year [highlight email](#). She took a cue from December's photo essay and emphasized visuals over text but also included some great hotlinks. She is currently collaborating with staff and numerous partner organizations to establish a calendar of diverse outreach events for 2023.

#### **SALISH SEEDS NURSERY**

Staff: Eliza Habegger

The plants are taking their winter rest and staff has been following suit.

## **DISTRICT 1**

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

**Beaverton Marsh:** The landscape firm of JA Brennan is supporting the planning effort to provide more public access, and assisting with engineering, budget development, and graphic designs. Doug and Karen will present to the Town Council next week and seek their support for the project. Falcon Cultural Resources provided a draft of a cultural resource assessment. Nursery-grown native plugs were planted around the parking lot (and are very happy to be in the ground), and staff have begun to develop a long-term management plan.

**Cady Mountain:** In preparation for a developing a management plan, staff have identified a preferred trailhead and general trail alignments. Meanwhile, rain on snow led to rushing streams (Photo 5).

**Deadman Bay:** Surprisingly, the king tide and storm conditions were less severe than have been observed in past!

**False Bay Creek:** The Skagit Delta hosts tens of thousands of snow geese each winter, but they aren't often seen in the islands, and this is why the presence of approximately a dozen brought excitement to local birders. The flock has been regularly seen at False Bay Creek Preserve but were also counted by volunteers at Zylstra during the Audubon's annual Christmas Bird Count.

**Limekiln:** Staff dismantled a few lean-to type structures within a remote area of the Preserve and on a cold day, when the lake was ice-glazed, cleared debris from its inlet.

**Mount Grant:** Newly minted preserve stewards have contributed to opening and closing the gate on the weekends and monitoring the trail system.

**Westside:** Replacement of parking barriers is underway, and the ICC assisted with trail maintenance and blackberry control.

**Zylstra Lake:** The ICC staked site-sourced willow whips at Emmerling Creek, an inlet to the upper lake, to help filtrate the water and stabilize the newly installed [beaver dam analogs](#). The ICC also assisted with soil sampling and fencing to inform and prepare for a riparian restoration project at the lower reservoir (Photos 6-7).

## **DISTRICT 2**

Staff: Peter Guillozet, Andrew Jansen

**Crescent Beach:** Crescent Beach Road was inundated with debris during king tides which were combined with strong southerly winds. Public works removed the material from the road and

there is now a large berm of driftwood and other material along the road edge. Andrew was assisted by many members of the public, as he removed several loads of plastic and other garbage, and their haul included three trash bags full of Styrofoam (Photo 8).

**Diamond Hill:** Peter and Andrew completed annual monitoring, and they connected with two neighbors of the Preserve that are interested in opportunities to be volunteer stewards.

**Eastsound:** This preserve needs some noxious weed control and clarification of the southwest boundary.

**Fowler's Pond:** Staff scouted areas for an upcoming riparian planting project, and also observed evidence of beaver activity (Photos 9-10).

**Judd Cove:** Peter met with Coastal Geologic to finalize plans to restore the Preserve's stream and shoreline.

**North Shore:** Staff held a kick-off meeting with Natural Systems Design, the consultant supporting planning for the property. Peter also met with Kathleen Foley Lewis from SJPT to initiate work on the conservation easement.

**Turtleback Mountain:** Staff planted approximately 8,000 plugs with help from the ICC, Mary Gropp, and Troy from the SJPT. And the year started off strong with the ICC implementing the project funded by the Landscape Scale Restoration grant (Photos 11-12).

### **DISTRICT 3**

Staff: Amanda Wedow

**Channel:** During the Audubon Christmas Bird, the Channel was a hot spot of activity. Species included common and pacific loons, harlequin ducks, horned grebes, goldeneyes, buffleheads and more. And, well-worth mentioning again, a mix of fescues and wildflowers that totaled 400 plugs were planted with the help of a merry volunteer birthday party.

**FB Spit:** General maintenance consisted of filling potholes and clearing a fallen tree. Beach clean-up is underway as the sand spit was almost entirely inundated during December's high tides, which occurred several days after the predicted high, and left piles of debris.

**Hummel Lake:** Together, Jacob and Amanda conquered the Preserve’s slippery conditions. Jacob brought a pressure washer and cleaned the dock, while Amanda, scrubbed the bridge on the other side of the Preserve with a push broom. Cheers to inter-district teamwork (Photo 13). Other general site maintenance included brushing the trail and clearing it of downed trees. Some of the infrastructure at Hummel Lake is over 20 years old and ready for replacement. For example, while Amanda attempted to set screws to install a sign on the field gate, the entire gate collapsed...because it’s post was rotten.

**Lopez Hill:** General site work included monitoring and clearing fallen trees.

**Spencer Spit:** The draft management plan was reviewed internally, and Erin and Amanda are working on recommendations.

**Tombolo:** The first beach cleanup of 2023 was held! Six volunteers helped to pick-up both sides of the Tombolo -- the beach and the marsh – and remove debris that had accumulated during December’s storms and high tides (Photo 14).

**Upright Head:** Amanda completed plantings at the entry and within the fenced area.

**Watmough:** An ecological assessment was completed by Kwiaht for the addition area.

Photos



Photo 1. Crescent Beach Road during the king tides and high wind event.





Photos 2-3. A spectacular high tide at the Spit. (Courtesy of Sarah Snowden)



Photo 4. A hearty and happy birthday-planting party at the Channel Preserve.





Photo 5. Three Corner Lake stream passing through Cady Mountain Preserve.



Photo 6. Fresh snow provided beauty and a rare recreational activity at Zylstra Lake Preserve.





Photo 7. The ICC pose with their best “beaver” face at a newly installed beaver dam analog at Zylstra Lake Preserve.



Photo 8. Styrofoam debris deposited along the shore of Crescent Beach Preserve.





Photos 9-10. A beaver didn't obey the signage at Fowlers Pond and attempted to plug the outlet.



Photo 11. ICC member, Campbell, releases oaks at Turtleback Mountain Preserve.





Photo 11. Campbell, Eve and Julia with the ICC plant plugs in burn scars at Turtleback Mountain Preserve.



Photo 12. Jacob pressure-washing the dock at Hummel Lake Preserve.

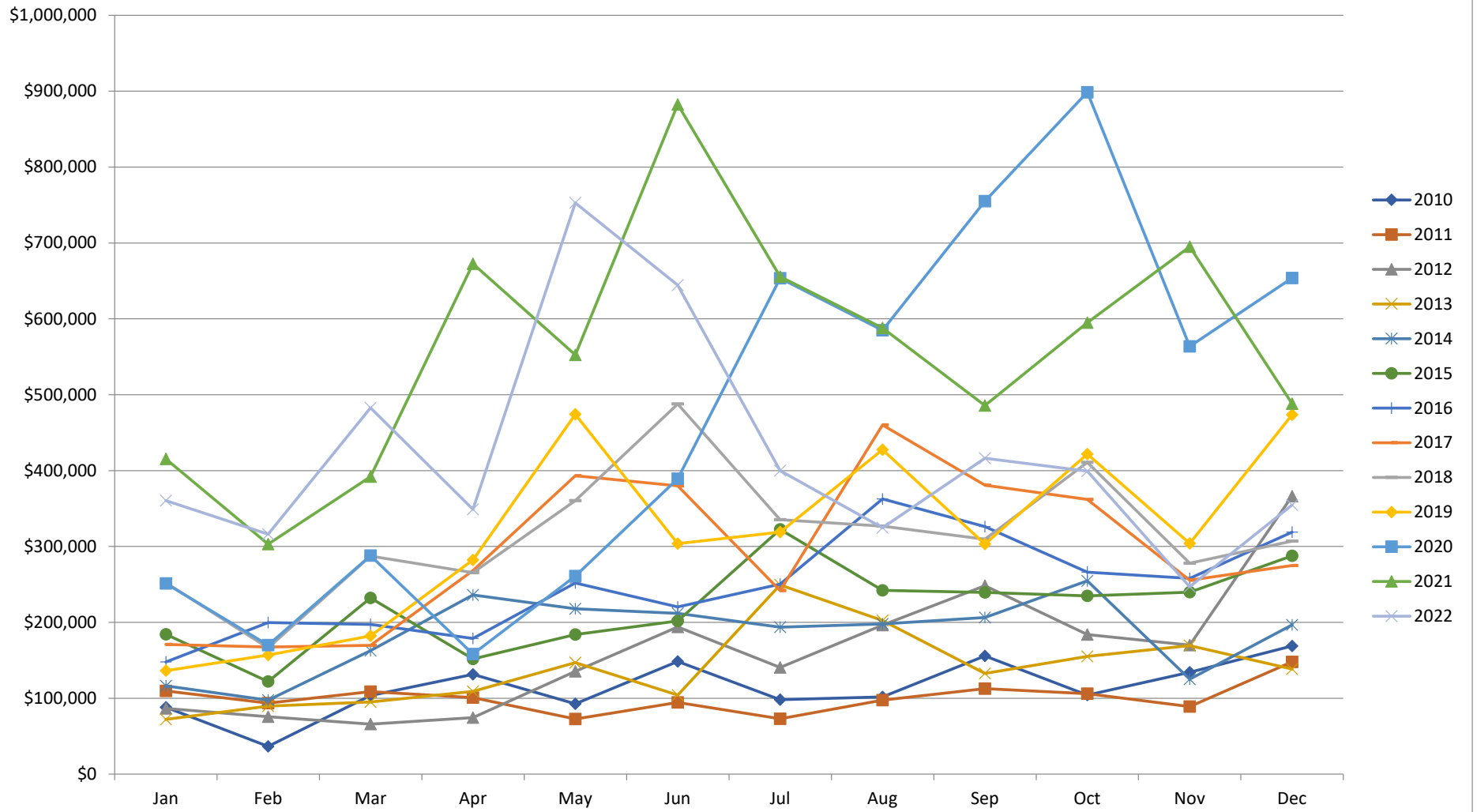




Photo 13. The first beach clean-up of 2023, at the Tombolo.

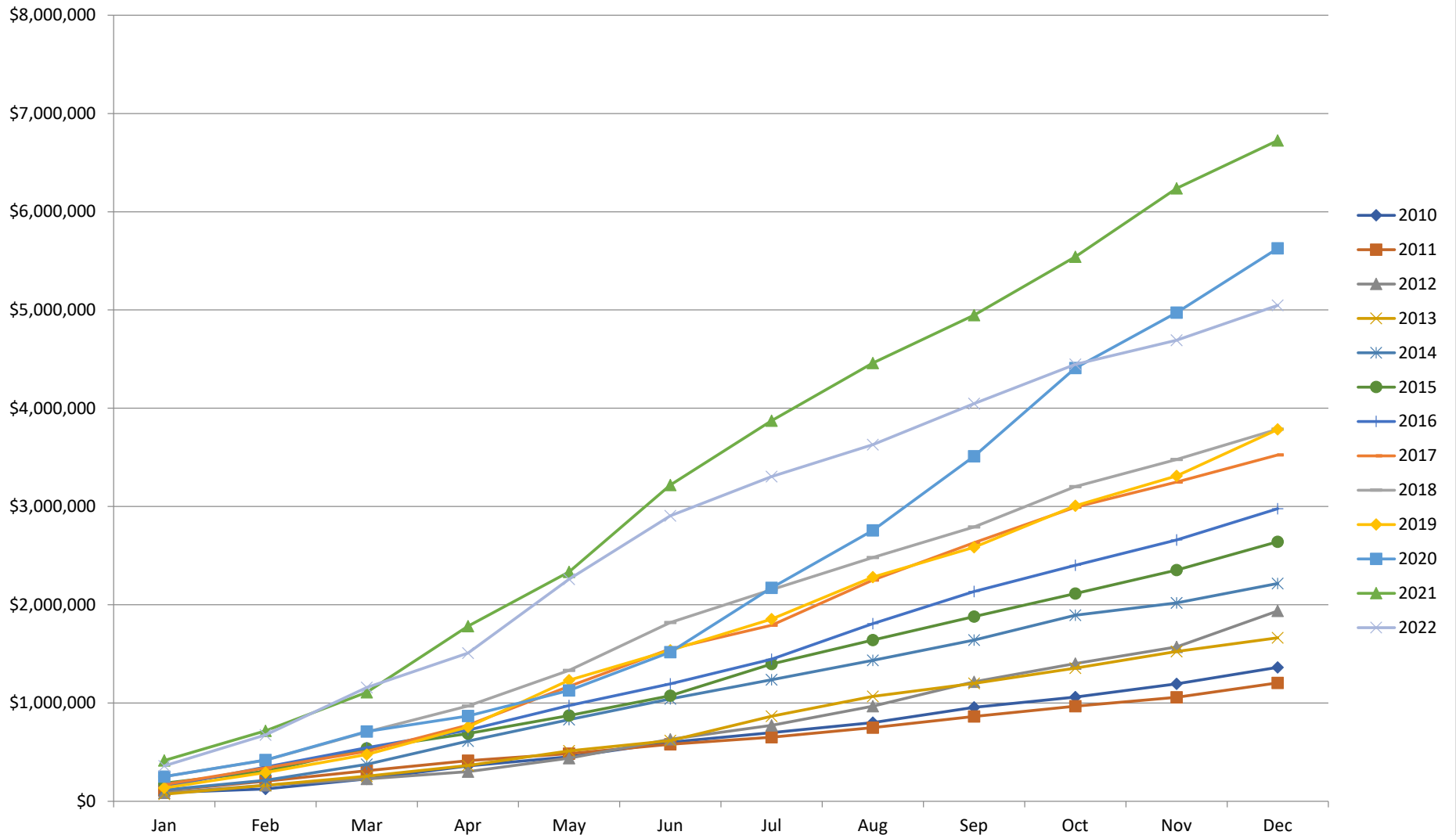
1021.00.318 - Revenues													
Acct_Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2010	\$88,143	\$36,539	\$103,506	\$131,590	\$92,665	\$148,524	\$97,972	\$101,730	\$155,569	\$104,191	\$134,046	\$168,904	\$1,363,380
2011	\$109,729	\$93,636	\$108,558	\$100,689	\$72,611	\$94,346	\$72,907	\$97,424	\$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	\$594,848	\$694,893	\$488,162	\$6,725,012
2022	\$360,392	\$316,292	\$482,637	\$349,007	\$752,805	\$644,480	\$399,948	\$324,623	\$416,135	\$399,211	\$246,895	\$354,612	\$5,047,037
Budget 2022	\$3,960,000												
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	6.18%	4.51%	5.83%	10.00%	8.21%	13.12%	9.75%	8.74%	7.22%	8.85%	10.33%	7.26%	
2022	9.10%	7.99%	12.19%	8.81%	19.01%	16.27%	10.10%	8.20%	10.51%	10.08%	6.23%	8.95%	
Cumulative	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
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	\$5,541,957	\$6,236,850	\$6,725,012	
2022	\$360,392	\$676,684	\$1,159,321	\$1,508,327	\$2,261,132	\$2,905,613	\$3,305,560	\$3,630,184	\$4,046,319	\$4,445,530	\$4,692,424	\$5,047,037	
Cumulative %	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
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	6.18%	10.68%	16.51%	26.51%	34.72%	47.85%	57.60%	66.34%	73.56%	82.41%	92.74%	100.00%	
2022	9.10%	17.09%	29.28%	38.09%	57.10%	73.37%	83.47%	91.67%	102.18%	112.26%	118.50%	127.45%	
Avg % Recvd	5.61%	10.30%	16.68%	23.82%	32.15%	41.43%	50.62%	60.64%	70.51%	80.65%	89.20%	100.00%	
Projections	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Min	\$3,958,399	\$4,010,287	\$4,479,417	\$4,405,739	\$5,616,289	\$6,042,238	\$5,739,094	\$5,471,975	\$5,418,492	\$5,200,590	\$5,059,703	\$5,047,037	
Max	\$10,008,654	\$9,037,596	\$9,845,333	\$9,783,639	\$11,275,161	\$10,771,807	\$8,566,999	\$7,412,051	\$6,485,001	\$6,147,795	\$5,786,641	\$5,047,037	
Average	\$6,426,202	\$6,571,134	\$6,949,295	\$6,331,259	\$7,032,475	\$7,013,457	\$6,529,879	\$5,986,328	\$5,738,353	\$5,511,999	\$5,260,821	\$5,047,037	
Budget Amt	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	
YE Budget Proj(%)	162.28%	165.94%	175.49%	159.88%	177.59%	177.11%	164.90%	151.17%	144.91%	139.19%	132.85%	127.45%	

REET by Month

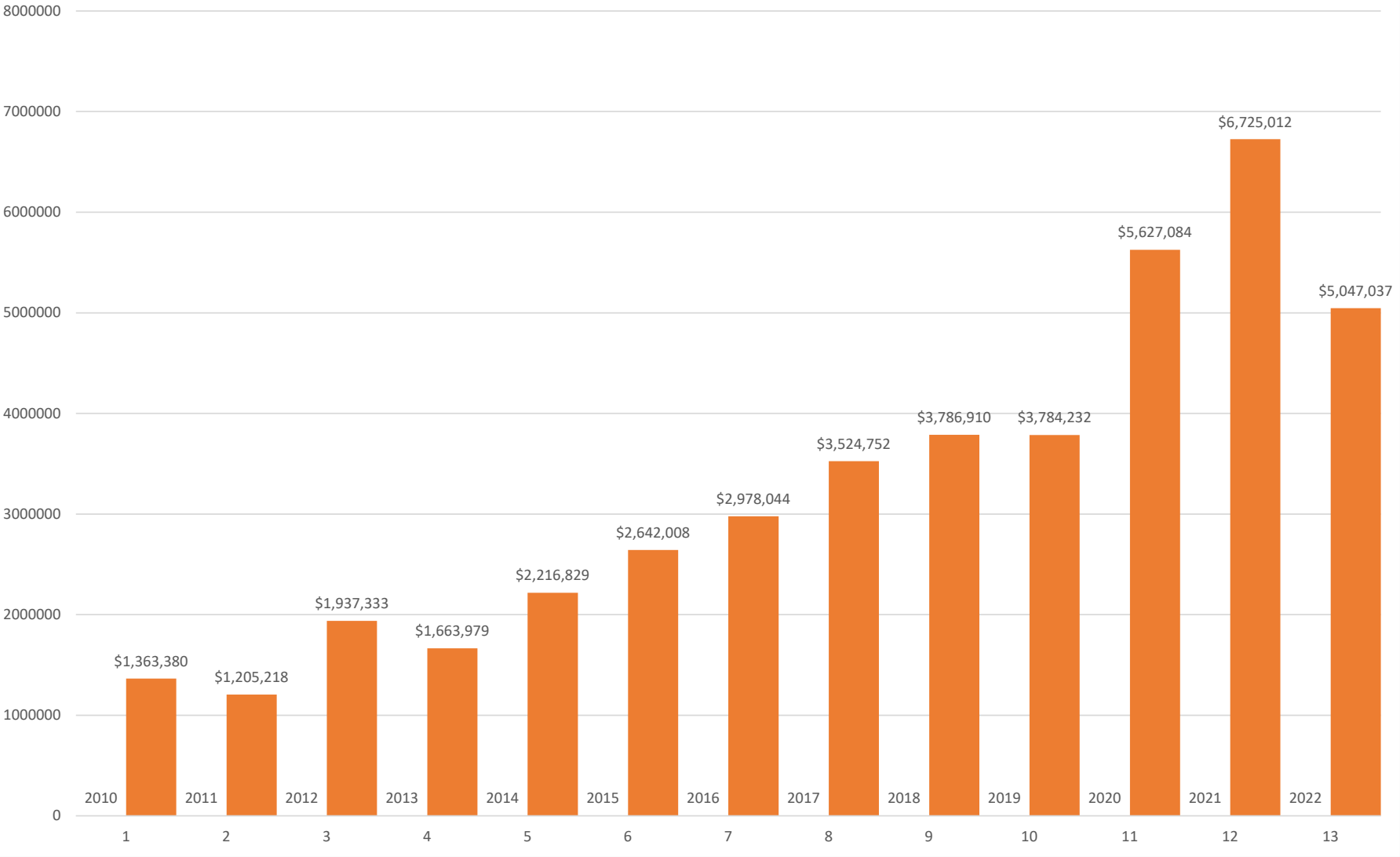




REET by Year



REET by Year Column



# Memo

To: Conservation Land Bank Commissioners and staff

From: Aaron Rock, Financial Clerk

RE: DRAFT Combined Financial Statements for the period ending December 31, 2022

January 17, 2023

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The budget figures in these reports reflect the 3<sup>rd</sup> amended 2022 Budget, approved by the SJC Council on 11/29/2022. Other items to note:

## **CONSERVATION AREA FUND FINANCIAL STATEMENT**

### **BALANCE SHEET (ASSETS & LIABILITIES)**

- Total Current Assets (H11) decreased by \$77,446 in the 4th quarter of the year, bringing the total to just under \$5.1M.
- LGIP interest rate (I9) - has increased to 4.1223%, compared to 0.0966% at the end of December 2021.
- General Obligation Bonds Payable (F27) now at \$4.34M after the scheduled second payment for 2022.
- Real Property (F15) – will continue being reconciled to include 2022 transactions as part of the long-term debt reclassification on the general ledger.

### **REVENUE & EXPENDITURES**

- 1% REET (I45) at \$5,047,034 and 126.18% of the 2022 budget.
- With a higher LGIP interest rate throughout 2022 Investment earning (L49) ended at \$61K over 2021 at \$4K
- Conservation Buyers Program (J52) budgeted \$356,250 for the Lopez Hill trail easement, was not completed by the end of the calendar year.
- 4<sup>th</sup> Quarter Transfer to Stewardship Site Enhancement (\$75,000) was made in December (H58) to meet the projected actual expenditures for the year. The \$500,000 YE Endowment Transfer was also made in December.
- Acquisition Cost (I59) at \$7.8M was 78.53% of the Budget with a few projects not happening in the calendar year.
- Administration Expenditures (I63) are 3.6 % of Total Revenue (I53) for the year.

## **STEWARDSHIP & MANAGEMENT FUND FINANCIAL STATEMENT**

### **BALANCE SHEET (ASSETS & LIABILITIES)**

- Cash in the Stewardship & Management Fund (H6) decreased by \$10,923 over the 3<sup>rd</sup> quarter 2022.
- Total Current Assets (F11) at \$4.28M.

### **REVENUE & EXPENDITURES**

- Sale of Plant Material (I36) at \$32,997 for the year reflect materials for the Landscape Scale Restoration Grant (LSR) and 2 plant sales.
- LGIP (I38) for the year at \$32,612 acknowledging the rise in interest rates throughout 2022.
- The 3<sup>rd</sup> quarter Site Enhancement Transfer (G45) and Endowment Transfers (G44) from the Conservation Area Fund were made in December.
- Property Management and Maintenance (I52) totaling \$447,857 at 70.24% of budget.
- Site Enhancement (I53) totaling \$167,882 at 35.49% of the budget.

**SJC Land Bank Conservation Area Fund -1021**  
**Combined Financial Statment**  
As of December 31, 2022

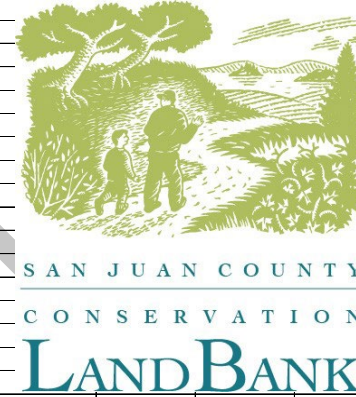
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1																	
2						Dec 31, 22	Sep 30, 22	\$ Change	Interest rate	last year		REET	2022	2021	2020	2019	
3	ASSETS											Jan	360,392	415,281	253,930	137,639	
4	Current Assets											Feb	316,292	303,073	171,649	158,492	
5	Checking/Savings											Mar	482,637	391,898	290,927	184,035	
6	Cash - Conservation Area Fund					1,387,494	1,464,940	(77,446)				Apr	349,007	672,670	159,774	285,147	
7	Total Checking/Savings					1,387,494	1,464,940	(77,446)				May	752,805	552,318	263,579	478,849	
8	Other Current Assets											Jun	644,480	882,523	393,335	306,812	
9	Local Government Investment Pool					3,705,751	3,705,751	-	4.1223%	0.0966%		Jul	399,948	655,661	659,936	322,049	
10	Total Other Current Assets					3,705,751	3,705,751	-				Aug	324,623	588,043	590,671	431,698	
11	Total Current Assets					5,093,246	5,170,691	(77,446)				Sep	416,135	485,643	762,684	306,261	
12	Other Assets											Oct	399,211	594,848	907,755	425,956	
13	LCTN Fund					645	645	-				Nov	246,895	694,893	569,385	307,203	
14	Odlin S. Donations					4,414	4,414	-				Dec	354,612	448,162	660,297	478,316	
15	Real Property- Total Value*					72,799,493	72,799,493	-				Total	5,047,037	6,725,012	5,683,923	3,822,457	
16	Total Other Assets					72,804,553	72,804,553	-									
17	TOTAL ASSETS					77,897,798	77,975,244	(77,446)				Current Year Projects	2022 YTD	Budget	% of Budget		
18	LIABILITIES & EQUITY											Glenwood Inn	4,870,267	6,430,000	75.74%		
19	Liabilities											Cascade Creek	-	250,000	0.0%		
20	Current Liabilities											Double R Bar CE (Ritchie)	150,000	150,000	100.0%		
21	Other Current Liabilities											Hauschka Cady Mt	208,203	200,000	104.1%		
22	Lopez Community Trails Network					645	645	-				Hauschka Prohaska	-	200,000	0.0%		
23	Odlin South Donations					4,414	4,414	-				Robinson CE	-	125,000	0.0%		
24	Total Other Current Liabilities					5,059	5,059	-				Higgins (Watmough Bay)	2,559,542	2,564,426	99.81%		
25	Total Current Liabilities					5,059	5,059	-				Total	7,844,890	9,989,421	78.53%		
26	Long Term Liabilities																
27	General Obligation Bonds Pyble					4,340,000	4,845,000	(505,000)									
28	Total Long Term Liabilities					4,340,000	4,845,000	(505,000)									
29	Total Liabilities					4,345,059	4,850,059	(505,000)									
30	Equity																
31	Unreserved SJC Conserv Fund					73,782,111	73,277,111	505,000									
32	Net Income					(2,456,955)	(2,379,509)	(77,446)									
33	Total Equity					73,552,739	73,125,185	427,554									
34	TOTAL LIABILITIES & EQUITY					77,897,798	77,975,244	(77,446)									
35																	
36																	
37																	
38						Oct 22	Nov 22	Dec 22	Jan - Dec 22	Budget	% of Budget	Jan - Dec 22	Jan - Dec 21	% Change			
39	Ordinary Income/Expense																
40	Revenue																
41	Beginning Cash								-	7,550,200	0.0%						
42	Conservation Futures Taxes					95,622	21,738	4,020	344,583	335,000	102.86%	344,583	337,050	2.24%			
43	Timber Harvest Taxes								0			0	96	-99.51%			
44	Excise Taxes					46	271	28	1,206	1,540	78.3%	1,206	1,394	-13.52%			
45	1% RE Excise Tax Conservation					399,211	246,895	354,612	5,047,037	4,000,000	126.18%	5,047,037	6,725,012	-24.95%			
46	State Grants								-	250,000	0.0%	-	740,525	-100.0%			
47	DNR PILT NAP/NRPA							168	168	200	83.75%	168	163	2.57%			
48	Payroll Tax Credit								78			78	-	100.0%			
49	Local Government Investment Pool					9,505	11,384	12,890	61,148	4,000	1,528.7%	61,148	4,059	1,406.47%			
50	Donations from Private Sources								2,465	1,502,500	0.16%	2,465	722,516	-99.66%			
51	Interfund Loan from STEW								3,000,000	3,000,000	100.0%	3,000,000	-	100.0%			
52	Conservation Buyer Prog								-	356,250	0.0%	-	847,977	-100.0%			
53	Total Revenue					504,384	280,288	371,718	8,456,684	16,999,690	49.75%	8,456,684	9,378,793	-9.83%			
54	Expenditures																
55	Ending Cash								-	2,450,079	0.0%						
56	Administrative Expenses					34,045	18,532	21,193	302,143	312,807	96.59%	302,143	285,383	5.87%			
57	Transfers to Stewardship							575,000	2,111,769	2,569,025	82.2%	2,111,769	2,114,863	-0.15%			
58	Acquisition Costs					3,692	3,717	6,767	7,844,890	9,989,421	78.53%	7,844,890	3,441,630	127.94%			
59	Interfund Loan Debt Service								-	1,000,000	0.0%	-	571,450	-100.0%			
60	Bond/Loan Repayment					423		570,467	654,838	648,358	101.0%	654,838	737,201	-11.17%			
61	Total Expenditures					38,159	22,249	1,173,428	10,913,639	16,929,690	64.46%	10,913,639	7,150,527	52.63%			
62																	
63					Admin %				3.6%								
64																	
65					* Real Property- Total Value	The taxable value of property is significantly lower. See "Impact on your tax's" statment											

**SJC Land Bank Conservation Area Fund -1021**  
**Combined Financial Statment**  
As of December 31, 2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1																	
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6	Cash - Conservation Area Fund					1,387,494	1,464,940	(77,446)				Apr	349,007	672,670	159,774	285,147	
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8	Other Current Assets											Jun	644,480	882,523	393,335	306,812	
9	Local Government Investment Pool					3,705,751	3,705,751	-	4.1223%	0.0966%		Jul	399,948	655,661	659,936	322,049	
10	Total Other Current Assets					3,705,751	3,705,751	-				Aug	324,623	588,043	590,671	431,698	
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17	TOTAL ASSETS					77,897,798	77,975,244	(77,446)				Current Year Projects	2022 YTD	Budget	% of Budget		
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20	Current Liabilities											Double R Bar CE (Ritchie)	150,000	150,000	100.0%		
21	Other Current Liabilities											Hauschka Cady Mt	208,203	200,000	104.1%		
22	Lopez Community Trails Network					645	645	-				Hauschka Prohaska	-	200,000	0.0%		
23	Odlin South Donations					4,414	4,414	-				Robinson CE	-	125,000	0.0%		
24	Total Other Current Liabilities					5,059	5,059	-				Higgins (Watmough Bay)	2,559,542	2,564,426	99.81%		
25	Total Current Liabilities					5,059	5,059	-				Total	7,844,890	9,989,421	78.53%		
26	Long Term Liabilities																
27	General Obligation Bonds Pyble					4,340,000	4,845,000	(505,000)									
28	Total Long Term Liabilities					4,340,000	4,845,000	(505,000)									
29	Total Liabilities					4,345,059	4,850,059	(505,000)									
30	Equity																
31	Unreserved SJC Conserv Fund					73,782,111	73,277,111	505,000									
32	Net Income					(2,456,955)	(2,379,509)	(77,446)									
33	Total Equity					73,552,739	73,125,185	427,554									
34	TOTAL LIABILITIES & EQUITY					77,897,798	77,975,244	(77,446)									
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39	Ordinary Income/Expense																
40	Revenue																
41	Beginning Cash								-	7,550,200	0.0%						
42	Conservation Futures Taxes					95,622	21,738	4,020	344,583	335,000	102.86%	344,583	337,050	2.24%			
43	Timber Harvest Taxes								0			0	96	-99.51%			
44	Excise Taxes					46	271	28	1,206	1,540	78.3%	1,206	1,394	-13.52%			
45	1% RE Excise Tax Conservation					399,211	246,895	354,612	5,047,037	4,000,000	126.18%	5,047,037	6,725,012	-24.95%			
46	State Grants								-	250,000	0.0%	-	740,525	-100.0%			
47	DNR PILT NAP/NRPA							168	168	200	83.75%	168	163	2.57%			
48	Payroll Tax Credit								78			78	-	100.0%			
49	Local Government Investment Pool					9,505	11,384	12,890	61,148	4,000	1,528.7%	61,148	4,059	1,406.47%			
50	Donations from Private Sources								2,465	1,502,500	0.16%	2,465	722,516	-99.66%			
51	Interfund Loan from STEW								3,000,000	3,000,000	100.0%	3,000,000	-	100.0%			
52	Conservation Buyer Prog								-	356,250	0.0%	-	847,977	-100.0%			
53	Total Revenue					504,384	280,288	371,718	8,456,684	16,999,690	49.75%	8,456,684	9,378,793	-9.83%			
54	Expenditures																
55	Ending Cash								-	2,450,079	0.0%						
56	Administrative Expenses					34,045	18,532	21,193	302,143	312,807	96.59%	302,143	285,383	5.87%			
57	Transfers to Stewardship							575,000	2,111,769	2,569,025	82.2%	2,111,769	2,114,863	-0.15%			
58	Acquisition Costs					3,692	3,717	6,767	7,844,890	9,989,421	78.53%	7,844,890	3,441,630	127.94%			
59	Interfund Loan Debt Service								-	1,000,000	0.0%	-	571,450	-100.0%			
60	Bond/Loan Repayment					423		570,467	654,838	648,358	101.0%	654,838	737,201	-11.17%			
61	Total Expenditures					38,159	22,249	1,173,428	10,913,639	16,929,690	64.46%	10,913,639	7,150,527	52.63%			
62																	
63					Admin %				3.6%								
64																	
65					* Real Property- Total Value	The taxable value of property is significantly lower. See "Impact on your tax's" statment											

**SJC Land Bank Stewardship & Management Fund**  
**Combined Financial Statment**  
As of December 31, 2022

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1															
2						Dec 31, 22	Sep 30, 22	\$ Change	Interest rate	last year					
3					ASSETS										
4					Current Assets										
5					Checking/Savings										
6					Cash - Stewardship Fund	2,595,087	2,606,010	(10,923)							
7					Total Checking/Savings	2,595,087	2,606,010	(10,923)							
8					Other Current Assets										
9					Local Government Investment Pool	1,691,163	1,691,163	-	4.1223%	0.0966%					
10					Total Other Current Assets	1,691,163	1,691,163	-							
11					Total Current Assets	4,286,250	4,297,173	(10,923)							
12					TOTAL ASSETS	4,286,250	4,297,173	(10,923)							
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					Retained Earnings	1,671,294	1,671,294	-							
25					Revenues in excess of expenditures	(2,517,255)	(2,506,332)	(10,923)							
26					Total Equity	4,286,250	4,297,173	(10,923)							
27					TOTAL LIABILITIES & EQUITY	4,286,250	4,297,173	(10,923)							
28															
29															
30						Oct 22	Nov 22	Dec 22	2022 YTD	Budget	% of Budget	2022	2021	% Change	
31					Revenue										
32					Reserved Cash and Investments				-	6,803,505	0.0%				
33					Federal Direct Grants			3,930	10,152			10,152	10,930	-7.12%	
34					Federal Indirect Grants							-	24,010	-100.0%	
35					State Grants				-	170,641	0.0%	-	-	0.0%	
36					Sale of Plant Materials	8,006	18,960	686	32,997	12,000	274.98%	32,997	17,573	87.77%	
37					Sale of Surplus							-	637	-100.0%	
38					Local Government Investment Pool	4,310	5,168	5,855	32,612	2,000	1,630.59%	32,612	11,106	193.64%	
39					Leased Property	3,412		1,500	29,704	27,400	108.41%	29,704	32,044	-7.3%	
40					Donations from Private Sources	1,130	0	350	2,461	2,500	98.45%	2,461	2,915	-15.56%	
41					Prior Year Refund				2,546			2,546	-	100.0%	
42					Loan Principal from CAF			57	-	1,000,000	0.0%	-	565,000	-100.0%	
43					Sales Tax State Remittances	704	1,575		2,683	600	447.09%	2,683	1,363	96.74%	
44					Trans in YE Endowment			500,000	500,000	500,000	100.0%	500,000	500,000	0.0%	
45					Trans in Site Enhance			75,000	1,611,769	2,059,025	78.28%	1,611,769	1,614,863	-0.19%	
46					Total Revenue	17,562	25,703	587,379	2,224,924	10,577,671	21.03%	2,224,923	2,780,442	-19.98%	
47					Expenditures										
48					Ending Operating Cash				-	1,678,344	0.0%				
49					Ending Endowment Funds				-	3,637,161	0.0%				
50					Payroll Expenses				(313)			(313)	-	-100.0%	
51					Stewardship Management	172,428	87,536	88,531	4,126,752	4,151,592	99.4%	4,126,752	1,029,138	300.99%	
52					Property Management & Maint	89,262	91,419	56,871	447,857	637,574	70.24%	447,857	358,227	25.02%	
53					Site Enhancement	27,660	6,019	21,839	167,882	473,000	35.49%	167,882	72,154	132.67%	
54					Total Expenditures	289,350	184,974	167,242	4,742,179	10,577,671	44.83%	4,742,179	1,459,518	224.91%	
55															



**San Juan County Conservation Land Bank**  
**Regular Meeting Schedule**  
**January – June 2023**

Regular Conservation Land Bank Commission meetings are held on the third Friday of the month and usually start at 8:30 am dependent on ferry schedules. The public is always welcome to attend. As of June 2022, meetings will be held via a hybrid format.

Check <https://sjclandbank.org/about/agendas-minutes/> for meeting agendas.

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**FRIDAY, JANUARY 20**

Members of the public are invited to attend the meeting. Visit our agendas and minutes page to download meeting materials, including the online TEAMS link.

**FRIDAY, FEBRUARY 17**

Members of the public are invited to attend the meeting. Visit our agendas and minutes page to download meeting materials, including the online TEAMS link.

**FRIDAY, MARCH 17**

Members of the public are invited to attend the meeting. Visit our agendas and minutes page to download meeting materials, including the online TEAMS link.

**FRIDAY, APRIL 21**

Members of the public are invited to attend the meeting. Visit our agendas and minutes page to download meeting materials, including the online TEAMS link.

**FRIDAY, MAY 19**

Members of the public are invited to attend the meeting. Visit our agendas and minutes page to download meeting materials, including the online TEAMS link.

**FRIDAY, JUNE 16**

Members of the public are invited to attend the meeting. Visit our agendas and minutes page to download meeting materials, including the online TEAMS link.