

City and Borough of Sitka
GPIP Fund Analysis
Through June 30, 2024

Indicator	Amount	Compared To Last Yr	Compared To Plan	Status	Big Picture
Revenue	724,901	Improved from prior year	Met/Exceeded Plan		Investment income related to Haul Out project working capital has increased revenue for FY2024
Appropriated Operating vs. Actual Operating Outlays (Budgeted for period minus actual expenditures. Indicates spending levels as compared to approved budget)	20,665	n/a	Under Budget		Operating expenses are up from prior year and under budget.
Earnings Before Interest & Depreciation ("EBIDA" = Operating inflows minus operating outlays—indicates how much cash flow is being generated from operations to pay for things like interest expense, principal payments, and infrastructure investment)	3,754	Increased	Exceeded Plan		Cash flow from operations has been negative for some time.
Net Income (Loss) (Incorporates non-operating revenue/expense and depreciation—indicates how much the fund has generated after paying for interest expense and factoring in depreciation of assets)	78,729	Improved	Exceeded Plan		
Asset Replacement (Net income minus debt principal repayment—gives an indication of whether or not we are setting aside enough money to cover asset replacement (<i>as estimated by how much our assets are decreasing in value annually</i>))	50,818	Improved	~		Improved from prior year, but still not generating capital to put into the fund's infrastructure
Total Working Capital (What total resources are available in the fund)	7,931,149	Declined	n/a		Appropriation of \$8.2 M for haul out
Working Capital Appropriated For Projects (and Unspent Bond Proceeds) (Of the fund's total resources, how much has been already appropriated for CAPEX)	7,358,239	Declined	n/a		Proceeds from sale of SCH to fund haul out, but more funding is needed
Undesignated Working Capital (How much of the fund's resources are available?)	572,910	Improved	n/a		The fund is generating working capital, but only because it is holding more investments

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Due to the sale of more industrial park property, revenue is continues be be fairly flat. In addition, transient moorage and other dock related revenues seem to be flattening after years of increase. Operating expenses are under budget but higher than prior year spending, but given that the operating expenses (and savings) are small, it is not enough to reverse the trend of negative cash flow from operating activities.

Due to the higher cash balance due to the transfer in of the proceeds of the sale of Community Hospital real property, interest income generated by the GPIP fund has been higher, a favorable investment environment also means unrealized gains for the fund at 6/30 have added a significant amount, offsetting the unrealized loss from prior year.

Note that in these preliminary year-end financial statements, GAAP entries such as updating OPEB and PERS liabilities, recording lease and subscription assets, updating liabilities for compensated absences, and recording construction in progress have not yet been made. While this allows for a clearer review of budget-to-actual expenditures, these financials will differ from the final audited statements.

City and Borough of Sitka
Interim Financial Statements
GPIP Fund Income Statement
Through June 30, 2024

	Jul- Sept	Oct- Dec	Jan- Mar	Apr- Jun	YTD	Prior YTD	Variance from prior YTD	FY24 amended budget YTD	Variance from budget
Operating Revenues									
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,612	\$ (5,612)	\$ -	\$ -
Fuel Flowage	11,151	2,538	1,729	12,078	27,496	12,526	14,971	15,000	12,496
GPIP Dock Tariff Charges	15,098	800	3,317	5,517	24,732	15,124	9,608	20,700	4,032
Moorage-Transient	14,446	3,206	4,450	44,267	66,369	43,686	22,683	35,000	31,369
Rent - Building	5,115	4,815	5,115	4,815	19,861	27,816	(7,955)	19,510	351
Rent - Land	27,461	27,873	27,037	27,941	110,312	98,497	11,814	84,449	25,863
Total Operating Revenue	73,270	39,233	41,648	94,619	248,770	203,260	45,510	174,659	74,111
Operating Expenses									
Operating Expenses	56,243	59,124	60,763	68,886	245,016	229,667	15,349	265,681	(20,665)
Depreciation	100,289	100,289	100,289	100,289	401,156	401,156	(0)	410,099	(8,943)
Total Operating Expense	156,532	159,413	161,052	169,175	646,172	630,823	15,349	675,780	(29,608)
Non-Operating Revenue (Expense)									
Uses of Prop & Investment	61,108	71,371	58,684	284,969	476,131	(161,814)	637,945	40,000	436,131
Gain on sale of fixed assets	-	-	-	-	-	188,425	(188,425)	-	-
Total Non-Operating Revenue	61,108	71,371	58,684	284,969	476,131	26,611	449,520	40,000	436,131
Net Income (before transfers)	(22,154)	(48,809)	(60,720)	210,412	78,729	(400,952)	479,681	(461,121)	940,802
Transfers									
Transfers In (other funds)	2,348	1,156	775	995	5,273	6,783	(1,510)	15,700	(10,427)
Transfers Out (other funds)	(7,223)	(1,603)	(2,225)	(22,134)	(33,185)	(575,843)	542,658	-	(33,185)
Other budgeted items (not recorded in GAAP statements)									
Principal Payments	-	-	-	-	-	-	-	-	-
Transfers In/(Out)-capital projects	-	-	-	-	-	-	-	-	-
Key Indicators									
Cashflow from Operations (EBIDA)	17,028	(19,891)	(19,115)	25,732	3,754	(26,407)	30,161	(91,022)	94,776
Debt covenant calculation									
Net revenue of the system					451,974	(757,280)	1,209,254	(35,322)	487,296
Total debt service					-	-	-	-	-
Bond Covenant Ratio (must be >1.25%)					n/a	n/a	n/a	n/a	n/a
Debt Principal Coverage/Asset Replacement									
Simple cash flow					451,974	(568,856)	1,020,829	(35,322)	487,296
Debt principal					-	-	-	-	-
Debt principal coverage surplus/(deficit					451,974	(568,856)	1,020,829	(35,322)	487,296
Less Depreciation=cash available for asset replacement					50,818	(970,012)	1,020,829	(445,421)	496,239

City and Borough of Sitka
Interim Financial Statements
GPIP Fund Balance Sheet
Through June 30, 2024

	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun	YTD	Prior YTD	Variance from prior YTD
Assets/Deferred Outflows							
Current Assets	8,794,408	8,233,808	7,977,618	8,204,229	8,204,229	8,878,807	(674,578)
Noncurrent Assets							
*Leases receivable	46,011	46,011	46,011	46,011	46,011	46,011	
Capital assets	15,559,075	15,458,786	15,358,497	15,258,208	15,258,208	15,659,364	(401,156)
Total Assets and Deferred Outflows	24,399,495	23,738,605	23,382,126	23,508,448	23,508,448	24,584,183	(1,075,734)
Liabilities/Deferred Inflows/Net Position							
Current Liabilities							
Accounts payable/accrued liabilities	-	-	-	273,080	273,080	131,264	141,816
*Lease related	45,253	45,253	45,253	45,253	45,253	45,253	-
Total Liabilities and Deferred Inflows	45,253	45,253	45,253	318,333	318,333	176,517	141,816
Net investment in capital assets	15,559,075	15,458,786	15,358,497	15,258,208	15,258,208	15,659,364	(401,156)
Unrestricted	8,749,156	8,188,555	7,932,365	7,931,907	7,931,907	8,748,302	(816,394)
Total Net Position	24,354,242	23,693,352	23,336,873	23,190,116	23,190,116	24,407,666	(1,217,550)
Total Liabilities, Deferred Inflows, and Net Position	24,399,495	23,738,605	23,382,126	23,508,448	23,508,448	24,584,183	(1,075,734)
<i>*adjusted at fiscal year-end only (PERS/OPEB/GASB96/87 entries not yet complete for FY24)</i>							
Working Capital Analysis							
Total Working Capital (Current Assets-Current Liabilities)	8,794,408	8,233,808	7,977,618	7,931,149	7,931,149	8,747,544	(816,394)
Current assets designated for Capital projects					7,358,239	8,486,995	(1,128,756)
Undesignated Working Capital					572,910	260,548	312,362
Days undesignated working capital				-	319	149	
Summary of Capital Projects							
	Beginning cash	New appropriations / closeouts	Grant/ Loan revenues	Expenses/ adjustments	Balance sheet changes from PY	Ending cash	
90875 - GPIP Wash Down Pad	20,000				-	20,000	
90931 - GPIP Haulout	8,230,383	1,300,000		2,544,493	141,317	7,127,207	
90935 - Bulk Water Line Repair	12,974	(10,000)			-	2,974	
90938 - GPIP Potable Water	25,000			10,030	-	14,970	
90960 - Geotech Assessment of APC Landfill Sites	198,639			5,550	-	193,088	
					-	-	
	8,486,995	1,290,000	-	2,560,073	141,317	7,358,239	