

PORT OF SKAMANIA COUNTY

May 2024 FINANCIAL REPORTS

Cindy Bradley
Finance Manager
June 18, 2024

Summary:

Our year-to-date operating income continues to be strong at \$541,856.18, surpassing operating expenses of \$408,882.47, resulting in a positive operating balance of \$132,973.71 which is better than was budgeted.

On our current trajectory we look forward to continuing in this positive direction.

The Cascades Business Park capital projects are moving forward. We expect to begin seeing larger expenses in the fall.

Budget and Grants:

\$300,000 Ecology Integrative Planning Grant – \$255,947.04 has been paid to date.

\$47,000 Ecology IAA - \$45,138.40s been paid to date.

Notable income May

\$	144,737.28	◇ Property tax received ◇ The 2024 budgeted property tax revenue in \$364,851.
\$	11,781.86	◇ LGIP interest income
\$	2,625.00	◇ Lindblad annual docking fees

Notable expenses May

\$	7,000.00	◇ City of Stevenson, 2 surplus Maintenance Trucks
\$	703.75	◇ Maul Foster, Alongi - Ecology IAA Grant
\$	2,585.00	◇ Maul Foster, Alongi - Ecology IPG Grant
\$	1,205.60	◇ Grayling Engineering - WRBP Well

Delinquent Account Aging as of 06/13/2024:

	Current	30 days	31-90 days	91-180 days	Over 180 days	Total
Richard Impson	\$ 205.33	\$ 205.33				\$ 410.66
Leavitt Brothers	\$ 226.01	\$ 226.01				\$ 452.02
Skamania Acupuncture					\$ 3,314.48	\$3,314.48
Skunk Bros	\$ 3,812.51		\$ 1,894.31			\$5,706.82

Impson and Leavitt Bros tend to be slow payers, however we expect them to be current in June.

Skamania Acupuncture and Skunk Bros are paying as agreed.

STATEMENT OF REVENUES AND EXPENSES

2024 MONTH END REPORTS

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Month end Actual vs. Budget Month end Summary

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*May - Statement of Revenue & Expenditures
5-year trend*

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*May
- Detailed Statement of Revenue & Expenditures*

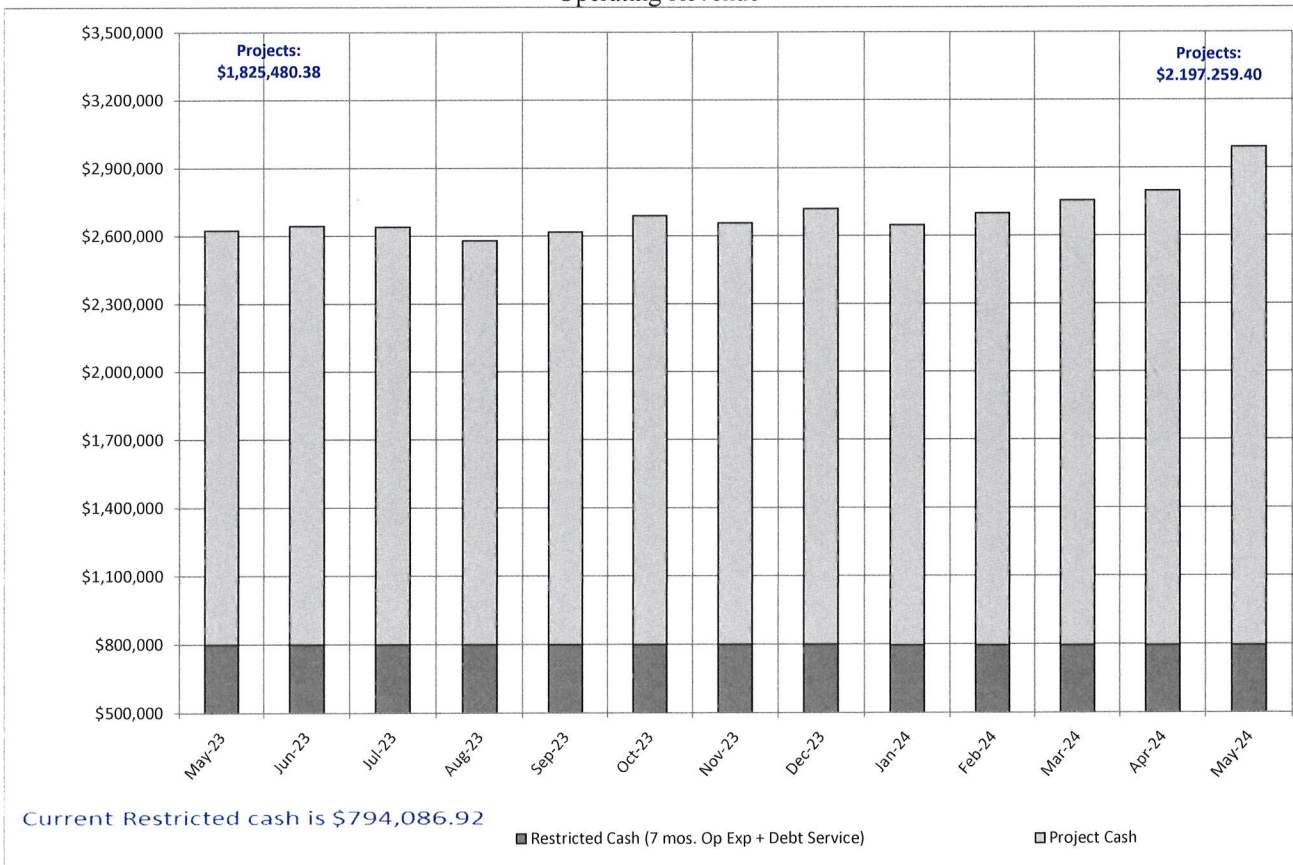
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Month end Actual vs. Budget Fiscal year end Detail

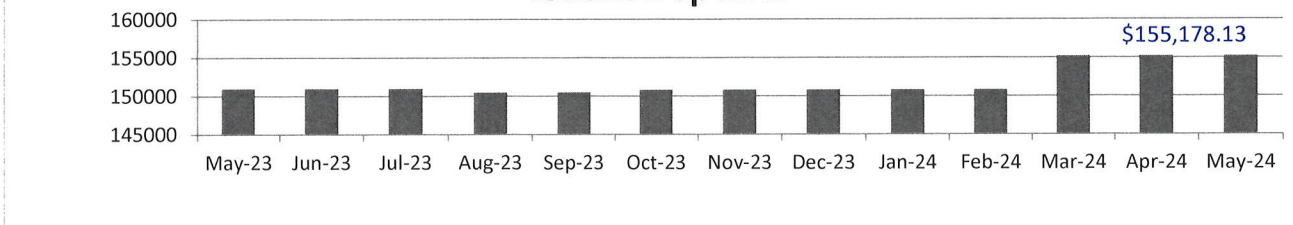
Port of Skamania County Statement of Assets & Liabilities As of: May 31, 2024

Assets		
Current Assets		
General Checking - Umpqua Bank	321,311.77	
Money Market - Umpqua Bank	28,222.15	
LGIP Investment	2,641,812.40	
TOTAL		<u>2,991,346.32</u>
Tenant Deposits-Money Market	<u>155,178.13</u>	
TOTAL Tenant Deposits		<u>155,178.13</u>
TOTAL Cash on Hand		<u>3,146,524.45</u>
Liabilities		
Current Liabilities		
WA CARES PAYABLE	<u>320.50</u>	
TOTAL Current Liabilities		<u>320.50</u>
TOTAL Liabilities		<u>320.50</u>
Fund Balance		
Net Assets	2,869,482.51	
Excess of Revenue over Expenditures	<u>276,721.44</u>	
TOTAL Fund Balance		<u>3,146,203.95</u>
TOTAL Liabilities & Fund Balance		<u>3,146,524.45</u>

Operating Revenue



Tenant Deposits



STATEMENT OF REVENUES AND EXPENSES

2024 MONTH END REPORTS

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Month end Actual vs. Budget Month end Summary

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*May - Statement of Revenue & Expenditures
5-year trend*

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*May
– Detailed Statement of Revenue & Expenditures*

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Month end Actual vs. Budget Fiscal year end Detail

Port of Skamania County
Statement of Revenue & Expenditures
Year-to-Date Variance, May 2024 - current month, Consolidated by account

	<i>5 Month Ended May 31, 2024</i>	<i>5 Month Ended May 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>
Revenue			
MARINE TERMINAL REVENUES	13,475.00	17,734.50	(4,259.50)
CAPITAL CONTRIBUTIONS (Grants)	33,155.00	374,000.00	(340,845.00)
PROPERTY REVENUES	475,247.39	349,899.80	125,347.59
OTHER MISC RENTAL/LEASE REV	53,133.79	40,030.65	13,103.14
NONREVENUE (Loans,other)	5,382.39	0.00	5,382.39
NON-OPERATING REVENUES	255,283.14	159,376.32	95,906.82
TOTAL Revenue	835,676.71	941,041.27	(105,364.56)
Expenditures			
MARINE TERMINAL EXPENSES	2,735.54	4,864.94	2,129.40
PROPERTY EXPENSES	272,659.60	277,895.05	5,235.45
NONEXPENSE (Loans,Proj,other)	140,846.68	718,239.50	577,392.82
GENERAL & ADMIN EXPENSES	123,393.77	151,131.16	27,737.39
COMMISSIONERS EXPENSES	10,093.56	13,651.65	3,558.09
NON-OPERATING EXPENSES	9,226.12	5,425.00	(3,801.12)
TOTAL Expenditures	558,955.27	1,171,207.30	612,252.03
Excess of Revenue over Expenditures	276,721.44	(230,166.03)	506,887.47

Port of Skamania County
May Monthly Statement of Revenue & Expenditures

	2024	2023	2022	2021	2020
Revenue					
MARINE TERMINAL REVENUES	2,625.00	0.00	250.00	0.00	0.00
CAPITAL CONTRIBUTIONS (Grants)	0.00	17,008.75	0.00	14,900.00	0.00
PROPERTY REVENUES	100,503.38	116,588.91	76,798.02	66,047.92	61,787.24
OTHER MISC RENTAL/LEASE REV	10,984.58	19,209.41	9,403.90	8,074.35	6,062.23
Other NON-OP REVENUE (Loans,Sec Dep,o	0.00	0.00	317.10	0.00	1,200.00
NON-OPERATING REVENUES	156,642.45	137,957.28	119,324.54	47,404.39	41,518.71
TOTAL Revenue	270,755.41	290,764.35	206,093.56	136,426.66	110,568.18
Expenditures					
MARINE TERMINAL EXPENSES	668.12	2,346.87	4,264.93	356.93	730.54
PROPERTY EXPENSES	40,830.27	44,476.81	30,100.10	29,007.16	28,551.77
NON-OP EXPENSE (Loans,Proj,other)	11,650.07	128,244.65	29,911.16	7,941.55	11,955.63
GENERAL & ADMIN EXPENSES	22,805.07	21,601.49	33,514.89	28,535.44	18,844.97
COMMISSIONERS EXPENSES	1,897.92	1,741.41	1,745.85	1,597.44	2,436.99
NON-OPERATING EXPENSES	0.00	444.56	465.10	446.66	464.31
TOTAL Expenditures	77,851.45	198,855.79	100,002.03	67,885.18	62,984.21
Excess of Revenue over Expenditures	192,903.96	91,908.56	106,091.53	68,541.48	47,583.97

Port of Skamania County
Year to Date - May Statement of Revenue & Expenditures

	2024	2023	2022	2021	2020
Revenue					
MARINE TERMINAL REVENUES	13,475.00	35,644.67	48,057.55	0.00	5,782.31
CAPITAL CONTRIBUTIONS (Grants)	33,155.00	48,202.25	29,241.05	64,998.12	349,284.82
PROPERTY REVENUES	475,247.39	477,891.78	405,596.31	391,056.79	286,587.44
OTHER MISC RENTAL/LEASE REV	53,133.79	91,188.14	51,176.33	51,320.17	70,331.11
Other NON-OP REVENUE (Loans,Sec Dep	5,382.39	500.00	3,764.30	250.00	3,430.00
NON-OPERATING REVENUES	255,283.14	226,064.62	180,892.15	479,708.52	185,023.30
TOTAL Revenue	835,676.71	879,491.46	718,727.69	987,333.60	900,438.98
Expenditures					
MARINE TERMINAL EXPENSES	2,735.54	4,239.50	6,896.63	1,934.01	2,922.50
PROPERTY EXPENSES	272,659.60	261,372.28	212,738.06	209,448.16	199,277.23
NON-OP EXPENSE (Loans,Proj,other)	140,846.68	254,111.26	172,910.44	166,495.36	216,143.97
GENERAL & ADMIN EXPENSES	123,393.77	122,005.18	138,968.01	119,314.35	112,068.65
COMMISSIONERS EXPENSES	10,093.56	8,982.64	9,280.44	9,640.73	9,323.56
NON-OPERATING EXPENSES	9,226.12	7,306.66	7,836.91	10,203.00	11,753.64
TOTAL Expenditures	558,955.27	658,017.52	548,630.49	517,035.61	551,489.55
Excess of Revenue over Expenditures	276,721.44	221,473.94	170,097.20	470,297.99	348,949.43

Port of Skamania County
Statement of Revenue & Expenditures
Month- and Year-to-Date, May 2024 - current month

	<i>1 Month Ended May 31, 2024</i>		<i>5 Months Ended May 31, 2024</i>	
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	1,787.53	0.7 %	12,637.53	1.5 %
Other Docking Fees - 10% Admin	55.05	0.0 %	55.05	0.0 %
Dock Services Labor Reimb	232.00	0.1 %	232.00	0.0 %
Utility Reimbursement-Water	318.92	0.1 %	318.92	0.0 %
Utility Reimbursement-Refuse	231.50	0.1 %	231.50	0.0 %
TOTAL STEVENSON LANDING REVENUES	2,625.00	1.0 %	13,475.00	1.6 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	0.00	0.0 %	33,155.00	4.0 %
TOTAL PROJECT GRANT REVENUES	0.00	0.0 %	33,155.00	4.0 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	934.25	0.3 %	4,689.94	0.6 %
Rigging Loft-Elect Reimb	124.15	0.0 %	1,115.58	0.1 %
Tichenor Bldg-Sewer Reimb	2,117.15	0.8 %	10,544.03	1.3 %
Tichenor Bldg-Nat Gas Reimb	1,064.89	0.4 %	4,532.03	0.5 %
Beacon Rock-Prop Ins Reimb	378.51	0.1 %	1,135.53	0.1 %
Discovery 1-Prop Ins Reimb	796.83	0.3 %	3,984.15	0.5 %
Teitzel-Prop Ins Reimb	884.82	0.3 %	3,539.28	0.4 %
Evergreen Bldg-Prop Ins Reimb	377.58	0.1 %	1,887.90	0.2 %
Old Saloon-Prop Ins Reimb	95.50	0.0 %	477.50	0.1 %
Rigging Loft-Prop Ins Reimb	55.84	0.0 %	279.20	0.0 %
Skye Bldg-Prop Ins Reimb	95.50	0.0 %	668.50	0.1 %
Riverpoint Bldg-Prop Ins Reimb	1,709.51	0.6 %	8,547.55	1.0 %
Tichenor Bldg-Prop Ins Reimb	903.47	0.3 %	5,729.57	0.7 %
TOTAL PROPERTY LEASE USER CHARGES	9,538.00	3.5 %	47,130.76	5.6 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	5,290.35	2.0 %	15,871.05	1.9 %
Discovery I Building	14,272.50	5.3 %	71,357.47	8.5 %
Teitzel Building (Discovery 2)	11,898.85	4.4 %	57,012.95	6.8 %
Evergreen Building	4,406.15	1.6 %	22,030.75	2.6 %
212 SW Cascade Ave	100.00	0.0 %	500.00	0.1 %
Old Saloon Building	1,528.13	0.6 %	5,896.93	0.7 %
Rigging Loft (Red Barn)	840.27	0.3 %	4,201.35	0.5 %
Skye Bldg	121.38	0.0 %	8,858.25	1.1 %
Riverpoint Bldg (Stev Ind)	26,038.19	9.6 %	130,190.95	15.6 %
Cascades Business Park - Ground lease	2,185.45	0.8 %	10,672.65	1.3 %
Park Rentals	0.00	0.0 %	60.00	0.0 %
Wind River Business Park	2,885.30	1.1 %	5,676.11	0.7 %
TOTAL PROP LEASE REVENUE	69,566.57	25.7 %	332,328.46	39.8 %

***1 Month Ended
May 31, 2024***

***5 Months Ended
May 31, 2024***

TICHENOR LEASE REVENUE				
Tichenor Suite #40	2,821.39	1.0 %	5,500.58	0.7 %
Tichenor Suite #45	2,378.27	0.9 %	11,858.23	1.4 %
Fiber Lease Revenue	360.00	0.1 %	1,049.41	0.1 %
Tichenor Suite #50	3,217.79	1.2 %	9,997.50	1.2 %
Tichenor Suite #60	769.22	0.3 %	7,485.58	0.9 %
Tichenor Suite #65	2,142.45	0.8 %	10,712.25	1.3 %
Tichenor Suite #70	2,028.92	0.7 %	9,980.52	1.2 %
Tichenor Suite #85	2,317.31	0.9 %	11,586.55	1.4 %
Tichenor Suite #90	845.81	0.3 %	5,029.31	0.6 %
Tichenor Suite #105	2,317.31	0.9 %	11,586.55	1.4 %
Tichenor Suite #110	2,200.34	0.8 %	11,001.69	1.3 %
TOTAL TICHENOR LEASE REVENUE	21,398.81	7.9 %	95,788.17	11.5 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	10,984.58	4.1 %	52,933.79	6.3 %
Misc Operating Revenue	0.00	0.0 %	200.00	0.0 %
TOTAL OTHER MISC LEASE REV	10,984.58	4.1 %	53,133.79	6.4 %
OTHER NONREVENUE				
Tenant Security Deposits	0.00	0.0 %	5,382.39	0.6 %
TOTAL OTHER NONREVENUE	0.00	0.0 %	5,382.39	0.6 %
NON-OPERATING REVENUES				
Investment Interest-MMA	11,782.10	4.4 %	56,794.28	6.8 %
Property Tax Revenues	144,737.28	53.5 %	185,172.81	22.2 %
PILT Fish & Wildlife Tax Rev	0.00	0.0 %	460.42	0.1 %
DNR PILT NAP/NRCA Rev	122.08	0.0 %	5,859.09	0.7 %
Private Timber Harvest Tax Rev	0.00	0.0 %	4,950.95	0.6 %
Leasehold Tax from State	0.99	0.0 %	1,674.49	0.2 %
Other Non-Operating Revenues	0.00	0.0 %	371.10	0.0 %
TOTAL NON-OPERATING REVENUES	156,642.45	57.9 %	255,283.14	30.5 %
TOTAL Revenue	270,755.41	100.0 %	835,676.71	100.0 %

***1 Month Ended
May 31, 2024***

***5 Months Ended
May 31, 2024***

Expenditures

STEV LANDING EXPENSES

Stev Landing-Supplies	0.00	0.0 %	17.22	0.0 %
Stev Landing-Util-Electricity	154.49	0.1 %	787.77	0.1 %
Stev Landing-Util-Water Exp	297.13	0.1 %	1,471.50	0.2 %
Stev Landing-Util-Garbage Exp	216.50	0.1 %	459.05	0.1 %
TOTAL STEV LANDING EXPENSES	668.12	0.2 %	2,735.54	0.3 %

PROP LEASE MAINT EXPENSES

Salaries-Maint Exp	17,174.99	6.3 %	82,493.84	9.9 %
Payroll Tax-Maint Exp	1,313.89	0.5 %	6,657.60	0.8 %
Worker's Comp-Maint Exp	0.00	0.0 %	4,804.29	0.6 %
Unemployment-Maint Exp	0.00	0.0 %	180.68	0.0 %
PERS Retirement-Maint Exp	1,606.28	0.6 %	7,831.14	0.9 %
Health Ins-Maint Exp	5,288.19	2.0 %	28,381.15	3.4 %
VEBA-Maint Exp	600.00	0.2 %	3,000.00	0.4 %
BRGC Supplies-Maint Exp	88.74	0.0 %	88.74	0.0 %
Discovery I Sup-Maint Exp	76.00	0.0 %	76.00	0.0 %
Teitzel Sup-Maint Exp	171.31	0.1 %	2,188.74	0.3 %
Evergreen Bldg Sup-Maint Exp	0.00	0.0 %	133.02	0.0 %
212 Cascade Ave Sup-Maint Exp	1,624.75	0.6 %	2,324.16	0.3 %
Rigging Loft Sup-Maint Exp	0.00	0.0 %	51.65	0.0 %
Skye Bldg Supplies-Maint Exp	0.00	0.0 %	32.93	0.0 %
Riverpoint Bldg Sup-Maint Exp	1,140.04	0.4 %	3,535.05	0.4 %
Tichenor Supplies-Maint Exp	323.07	0.1 %	11,753.48	1.4 %
Park Grnds Supplies-Maint Exp	1,582.73	0.6 %	5,692.50	0.7 %
Shop Bldg Supplies-Maint Exp	277.11	0.1 %	1,410.00	0.2 %
Vacant Lands Sup-Maint Exp	0.00	0.0 %	47.00	0.0 %
WRBP Sup-Maint Exp	600.00	0.2 %	4,541.00	0.5 %
Cascades Bus Park Sup-Maint Exp	0.00	0.0 %	12.21	0.0 %
Boat Launch Supplies-Maint Exp	0.00	0.0 %	373.10	0.0 %
Tools-Maint Exp	0.00	0.0 %	278.30	0.0 %
Janitorial Supplies-Maint Exp	307.31	0.1 %	1,153.07	0.1 %
Fuel-Maint Exp	879.67	0.3 %	3,623.47	0.4 %
Automotive-Maint Exp	0.00	0.0 %	238.77	0.0 %
Machinery & Equipment-Maint Exp	358.28	0.1 %	3,821.75	0.5 %
Insurance Property-Maint Exp	0.00	0.0 %	1,162.00	0.1 %
TOTAL PROPERTY LEASE MAINT EXPENSES	33,412.36	12.3 %	175,885.64	21.0 %

***1 Month Ended
May 31, 2024***

***5 Months Ended
May 31, 2024***

PROPERTY UTILITY EXPENSES

212 Cascade Ave-Water Exp	38.89	0.0 %	192.60	0.0 %
Rigging Loft-Water Exp	38.89	0.0 %	192.60	0.0 %
Tichenor-Water Exp	951.77	0.4 %	4,133.82	0.5 %
Park-Water Exp	774.75	0.3 %	3,846.76	0.5 %
212 Cascade-Electricity Exp	231.45	0.1 %	1,367.55	0.2 %
Rigging Loft-Electricity Exp	275.89	0.1 %	2,479.07	0.3 %
Tichenor Bldg-Electricity Exp	929.59	0.3 %	4,697.30	0.6 %
Parks & Grounds-Electricity Exp	225.65	0.1 %	1,291.49	0.2 %
WRBP-Electricity Exp	167.85	0.1 %	842.07	0.1 %
212 Cascade Ave-Sewer Exp	128.11	0.0 %	611.41	0.1 %
Rigging Loft-Sewer Exp	128.11	0.0 %	611.41	0.1 %
Tichenor Bldg-Sewer Exp	2,152.52	0.8 %	8,955.05	1.1 %
Parks & Grounds-Sewer Exp	394.37	0.1 %	2,023.31	0.2 %
Parks & Grounds-Garbage Exp	119.90	0.0 %	865.75	0.1 %
Tichenor Bldg-Nat Gas Exp	860.17	0.3 %	3,296.81	0.4 %
TOTAL PROPERTY UTILITY EXPENSES	7,417.91	2.7 %	35,407.00	4.2 %

OTHER PROPERTY EXPENSES

Leasehold Taxes Expense	0.00	0.0 %	61,366.96	7.3 %
TOTAL OTHER PROPERTY EXPENSES	0.00	0.0 %	61,366.96	7.3 %

DEBT REDEMPTION-PRINCIPAL

Prin-CTED-126 Cascade Ave	0.00	0.0 %	5,419.98	0.6 %
Prin-CERB-Teitzel (Disc 2)	0.00	0.0 %	67,666.66	8.1 %
TOTAL DEBT REDEMPTION-PRINCIPAL	0.00	0.0 %	73,086.64	8.7 %

GENERAL PROJECTS EXPENSES

BEACON ROCK GOLF COURSE	0.00	0.0 %	23,714.33	2.8 %
NB PARCEL Cascades Bus Park	3,444.47	1.3 %	33,054.81	4.0 %
Wind River Business Park - Waterline Prj	1,205.60	0.4 %	3,990.90	0.5 %
TOTAL GENERAL PROJECTS EXPENSES	4,650.07	1.7 %	60,760.04	7.3 %

EQUIPMENT PURCHASES

Equipment Purchase	7,000.00	2.6 %	7,000.00	0.8 %
TOTAL EQUIPMENT PURCHASES	7,000.00	2.6 %	7,000.00	0.8 %

SALARIES & BENEFITS-ADMIN

Salaries-Administrative Exp	9,484.88	3.5 %	47,263.80	5.7 %
Payroll Tax-Administrative Exp	808.23	0.3 %	4,127.18	0.5 %
Worker's Comp-Admin Exp	0.00	0.0 %	230.54	0.0 %
Unemployment-Admin Exp	0.00	0.0 %	105.88	0.0 %
PERS Retirement-Admin Exp	903.90	0.3 %	4,504.20	0.5 %
Health Insur-Admin Exp	994.82	0.4 %	4,974.10	0.6 %
VEBA-Admin Exp	200.00	0.1 %	1,000.00	0.1 %
Paid Family Medical Leave Exp	0.00	0.0 %	897.86	0.1 %
TOTAL SALARIES & BENEFITS-ADMIN	12,391.83	4.6 %	63,103.56	7.6 %

***1 Month Ended
May 31, 2024***

***5 Months Ended
May 31, 2024***

OUTSIDE SERVICES-GEN & ADMIN

Auditing-Gen & Admin	175.00	0.1 %	5,272.70	0.6 %
Professional Serv-Gen Admin	8,361.16	3.1 %	41,805.80	5.0 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	8,536.16	3.2 %	47,078.50	5.6 %

G & A EXPENSES

Legal Fees-G&A Exp	427.00	0.2 %	683.00	0.1 %
Office Supplies-G&A Exp	47.70	0.0 %	1,338.52	0.2 %
Promotional Hosting-G&A Exp	254.85	0.1 %	254.85	0.0 %
Admin Travel-G&A Exp	184.14	0.1 %	580.42	0.1 %
Professional Develop-G&A Exp	0.00	0.0 %	140.00	0.0 %
Legal Advertising-G&A Exp	0.00	0.0 %	23.10	0.0 %
Marketing Advertising-G&A Exp	127.50	0.0 %	237.50	0.0 %
Membership/Dues-G&A Exp	200.00	0.1 %	5,342.00	0.6 %
Administrative-G&A Exp	276.46	0.1 %	1,747.02	0.2 %
Bank Fees-G&A Exp	9.43	0.0 %	431.42	0.1 %
Marketing & Eco Dev-G&A Exp	0.00	0.0 %	100.00	0.0 %
Postage-G&A Exp	0.00	0.0 %	132.00	0.0 %
Safety Program-G&A Exp	80.00	0.0 %	221.70	0.0 %
State Use Tax-G&A Exp	0.00	0.0 %	360.18	0.0 %
Telecommunications-G&A Exp	270.00	0.1 %	1,620.00	0.2 %
TOTAL G & A EXPENSES	1,877.08	0.7 %	13,211.71	1.6 %

COMMISSIONER'S EXPENSES

Commissioners Mtg Comp	322.00	0.1 %	2,380.00	0.3 %
Commissioners Salaries	1,080.00	0.4 %	5,175.00	0.6 %
Payroll Taxes-Commissioners	24.62	0.0 %	182.06	0.0 %
Health Ins-Commissioners	471.30	0.2 %	2,356.50	0.3 %
TOTAL COMMISSIONERS EXPENSES	1,897.92	0.7 %	10,093.56	1.2 %

NON-OPERATING EXPENSES

Interest-CTED-126 Cascade Ave	0.00	0.0 %	234.27	0.0 %
Interest-CERB-Teitzel (Disc 2)	0.00	0.0 %	4,060.00	0.5 %
State Audit	0.00	0.0 %	4,931.85	0.6 %
TOTAL NON-OPERATING EXPENSES	0.00	0.0 %	9,226.12	1.1 %

TOTAL Expenditures

77,851.45	28.8 %	558,955.27	66.9 %
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Excess of Revenue over Expenditures

192,903.96	71.2 %	276,721.44	33.1 %
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Port of Skamania County
Statement of Revenue & Expenditures
Year-to-Date Variance, May 2024 - current month

	<i>5 Months Ended May 31, 2024</i>	<i>5 Months Ended May 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	12,637.53	13,428.50	(790.97)	-5.9 %
Other Docking Fees - 10% Admin	55.05	392.00	(336.95)	-86.0 %
Dock Services Labor Reimb	232.00	1,063.00	(831.00)	-78.2 %
Utility Reimbursement-Water	318.92	1,140.00	(821.08)	-72.0 %
Utility Reimbursement-Refuse	231.50	1,711.00	(1,479.50)	-86.5 %
TOTAL STEVENSON LANDING REVENUES	13,475.00	17,734.50	(4,259.50)	-24.0 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	33,155.00	374,000.00	(340,845.00)	-91.1 %
TOTAL PROJECT GRANT REVENUES	33,155.00	374,000.00	(340,845.00)	-91.1 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	4,689.94	5,434.00	(744.06)	-13.7 %
Rigging Loft-Elect Reimb	1,115.58	769.00	346.58	45.1 %
Tichenor Bldg-Sewer Reimb	10,544.03	10,570.00	(25.97)	-0.2 %
Tichenor Bldg-Nat Gas Reimb	4,532.03	2,911.00	1,621.03	55.7 %
Beacon Rock-Prop Ins Reimb	1,135.53	1,137.00	(1.47)	-0.1 %
Discovery 1-Prop Ins Reimb	3,984.15	3,187.50	796.65	25.0 %
Teitzel-Prop Ins Reimb	3,539.28	3,536.65	2.63	0.1 %
Evergreen Bldg-Prop Ins Reimb	1,887.90	1,350.40	537.50	39.8 %
Old Saloon-Prop Ins Reimb	477.50	477.50	0.00	
Rigging Loft-Prop Ins Reimb	279.20	279.15	0.05	0.0 %
Skye Bldg-Prop Ins Reimb	668.50	424.15	244.35	57.6 %
Riverpoint Bldg-Prop Ins Reimb	8,547.55	6,410.85	2,136.70	33.3 %
Tichenor Bldg-Prop Ins Reimb	5,729.57	3,613.75	2,115.82	58.5 %
TOTAL PROPERTY LEASE USER CHARGES	47,130.76	40,100.95	7,029.81	17.5 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	15,871.05	11,433.00	4,438.05	38.8 %
Discovery I Building	71,357.47	31,710.00	39,647.47	125.0 %
Teitzel Building (Discovery 2)	57,012.95	46,777.50	10,235.45	21.9 %
Evergreen Building	22,030.75	19,578.75	2,452.00	12.5 %
212 SW Cascade Ave	500.00	500.00	0.00	
Old Saloon Building	5,896.93	5,675.00	221.93	3.9 %
Rigging Loft (Red Barn)	4,201.35	3,733.75	467.60	12.5 %
Skye Bldg	8,858.25	6,840.00	2,018.25	29.5 %
Riverpoint Bldg (Stev Ind)	130,190.95	96,825.00	33,365.95	34.5 %
Cascades Business Park - Ground lease	10,672.65	10,300.00	372.65	3.6 %
Park Rentals	60.00	0.00	60.00	
Wind River Business Park	5,676.11	0.00	5,676.11	
TOTAL PROP LEASE REVENUE	332,328.46	233,373.00	98,955.46	42.4 %

TICHENOR LEASE REVENUE				
Tichenor Suite #40	5,500.58	5,704.15	(203.57)	-3.6 %
Tichenor Suite #45	11,858.23	6,845.00	5,013.23	73.2 %
Fiber Lease Revenue	1,049.41	0.00	1,049.41	
Tichenor Suite #50	9,997.50	8,762.10	1,235.40	14.1 %
Tichenor Suite #60	7,485.58	4,765.40	2,720.18	57.1 %
Tichenor Suite #65	10,712.25	9,520.00	1,192.25	12.5 %
Tichenor Suite #70	9,980.52	6,223.75	3,756.77	60.4 %
Tichenor Suite #85	11,586.55	10,297.10	1,289.45	12.5 %
Tichenor Suite #90	5,029.31	4,234.15	795.16	18.8 %
Tichenor Suite #105	11,586.55	10,297.10	1,289.45	12.5 %
Tichenor Suite #110	11,001.69	9,777.10	1,224.59	12.5 %
TOTAL TICHENOR LEASE REVENUE	95,788.17	76,425.85	19,362.32	25.3 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	52,933.79	35,864.00	17,069.79	47.6 %
Misc Operating Revenue	200.00	4,166.65	(3,966.65)	-95.2 %
TOTAL OTHER MISC LEASE REV	53,133.79	40,030.65	13,103.14	32.7 %
OTHER NONREVENUE				
Tenant Security Deposits	5,382.39	0.00	5,382.39	
TOTAL OTHER NONREVENUE	5,382.39	0.00	5,382.39	
NON-OPERATING REVENUES				
Investment Interest-MMA	56,794.28	10,416.65	46,377.63	445.2 %
Property Tax Revenues	185,172.81	142,293.00	42,879.81	30.1 %
PILT Fish & Wildlife Tax Rev	460.42	0.00	460.42	
DNR PILT NAP/NRCA Rev	5,859.09	500.00	5,359.09	1071.8 %
Private Timber Harvest Tax Rev	4,950.95	5,666.67	(715.72)	-12.6 %
Leasehold Tax from State	1,674.49	500.00	1,174.49	234.9 %
Other Non-Operating Revenues	371.10	0.00	371.10	
TOTAL NON-OPERATING REVENUES	255,283.14	159,376.32	95,906.82	60.2 %
TOTAL Revenue	835,676.71	941,041.27	(105,364.56)	-11.2 %

Expenditures

STEV LANDING EXPENSES

Stev Landing-Supplies	17.22	0.00	(17.22)	
Stev Landing-Util-Electricity	787.77	725.00	(62.77)	-8.7 %
Stev Landing-Util-Water Exp	1,471.50	2,178.94	707.44	32.5 %
Stev Landing-Util-Garbage Exp	459.05	1,961.00	1,501.95	76.6 %
TOTAL STEV LANDING EXPENSES	2,735.54	4,864.94	2,129.40	43.8 %

PROP LEASE MAINT EXPENSES

Salaries-Maint Exp	82,493.84	82,784.15	290.31	0.4 %
Overtime-Maint Exp	0.00	3,532.10	3,532.10	100.0 %
Payroll Tax-Maint Exp	6,657.60	6,603.35	(54.25)	-0.8 %
Worker's Comp-Maint Exp	4,804.29	5,424.00	619.71	11.4 %
Unemployment-Maint Exp	180.68	248.00	67.32	27.1 %
PERS Retirement-Maint Exp	7,831.14	8,617.50	786.36	9.1 %
Health Ins-Maint Exp	28,381.15	26,440.85	(1,940.30)	-7.3 %
VEBA-Maint Exp	3,000.00	3,000.00	0.00	
Outside Services-Maint Exp	0.00	208.35	208.35	100.0 %
BRGC Supplies-Maint Exp	88.74	416.65	327.91	78.7 %
Discovery I Sup-Maint Exp	76.00	833.35	757.35	90.9 %
Teitzel Sup-Maint Exp	2,188.74	5,833.35	3,644.61	62.5 %
Evergreen Bldg Sup-Maint Exp	133.02	5,833.35	5,700.33	97.7 %
212 Cascade Ave Sup-Maint Exp	2,324.16	1,750.00	(574.16)	-32.8 %
Old Saloon Supplies-Maint Exp	0.00	416.65	416.65	100.0 %
Rigging Loft Sup-Maint Exp	51.65	625.00	573.35	91.7 %
Skye Bldg Supplies-Maint Exp	32.93	2,083.35	2,050.42	98.4 %
Riverpoint Bldg Sup-Maint Exp	3,535.05	2,708.35	(826.70)	-30.5 %
Tichenor Supplies-Maint Exp	11,753.48	6,250.00	(5,503.48)	-88.1 %
Park Grnds Supplies-Maint Exp	5,692.50	9,500.00	3,807.50	40.1 %
21 Cascade Supplies-Maint Exp	0.00	83.35	83.35	100.0 %
Shop Bldg Supplies-Maint Exp	1,410.00	1,458.35	48.35	3.3 %
Vacant Lands Sup-Maint Exp	47.00	83.35	36.35	43.6 %
WRBP Sup-Maint Exp	4,541.00	3,333.35	(1,207.65)	-36.2 %
Cascades Bus Park Sup-Maint Exp	12.21	416.65	404.44	97.1 %
Boat Launch Supplies-Maint Exp	373.10	416.65	43.55	10.5 %
Tools-Maint Exp	278.30	1,875.00	1,596.70	85.2 %
Janitorial Supplies-Maint Exp	1,153.07	1,666.65	513.58	30.8 %
Fuel-Maint Exp	3,623.47	3,750.00	126.53	3.4 %
Automotive-Maint Exp	238.77	1,083.35	844.58	78.0 %
Uniforms-Maint Exp	0.00	416.65	416.65	100.0 %
Machinery & Equipment-Maint Exp	3,821.75	1,458.35	(2,363.40)	-162.1 %
Equip Rentals-Maint Exp	0.00	416.65	416.65	100.0 %
Insurance Property-Maint Exp	1,162.00	4.00	(1,158.00)	-28950.0 %
TOTAL PROPERTY LEASE MAINT EXPENSES	175,885.64	189,570.70	13,685.06	7.2 %

PROPERTY UTILITY EXPENSES

212 Cascade Ave-Water Exp	192.60	234.00	41.40	17.7 %
Rigging Loft-Water Exp	192.60	225.00	32.40	14.4 %
Tichenor-Water Exp	4,133.82	5,434.00	1,300.18	23.9 %
Park-Water Exp	3,846.76	5,822.00	1,975.24	33.9 %
212 Cascade-Electricity Exp	1,367.55	1,553.00	185.45	11.9 %
Rigging Loft-Electricity Exp	2,479.07	1,709.00	(770.07)	-45.1 %
Tichenor Bldg-Electricity Exp	4,697.30	4,658.00	(39.30)	-0.8 %
Parks & Grounds-Electricity Exp	1,291.49	1,359.00	67.51	5.0 %
WRBP-Electricity Exp	842.07	1,250.00	407.93	32.6 %
212 Cascade Ave-Sewer Exp	611.41	777.00	165.59	21.3 %
Rigging Loft-Sewer Exp	611.41	833.35	221.94	26.6 %
Tichenor Bldg-Sewer Exp	8,955.05	10,567.00	1,611.95	15.3 %
Parks & Grounds-Sewer Exp	2,023.31	1,941.00	(82.31)	-4.2 %
Parks & Grounds-Garbage Exp	865.75	970.00	104.25	10.7 %
Tichenor Bldg-Nat Gas Exp	3,296.81	2,912.00	(384.81)	-13.2 %
TOTAL PROPERTY UTILITY EXPENSES	35,407.00	40,244.35	4,837.35	12.0 %

OTHER PROPERTY EXPENSES

Leasehold Taxes Expense	61,366.96	48,080.00	(13,286.96)	-27.6 %
TOTAL OTHER PROPERTY EXPENSES	61,366.96	48,080.00	(13,286.96)	-27.6 %

DEBT REDEMPTION-PRINCIPAL

Prin-CTED-126 Cascade Ave	5,419.98	5,750.50	330.52	5.7 %
Prin-WIB-Teitzel(Disc 2)	0.00	9,604.00	9,604.00	100.0 %
Prin-CERB-Teitzel (Disc 2)	67,666.66	67,667.00	0.34	0.0 %
TOTAL DEBT REDEMPTION-PRINCIPAL	73,086.64	83,021.50	9,934.86	12.0 %

GENERAL PROJECTS EXPENSES

212 Cascade Ave - Capital Repair	0.00	7,500.00	7,500.00	100.0 %
Army Corps Building-Capital Repair	0.00	75,000.00	75,000.00	100.0 %
BEACON ROCK GOLF COURSE	23,714.33	45,000.00	21,285.67	47.3 %
NB PARCEL Cascades Bus Park	33,054.81	477,561.00	444,506.19	93.1 %
Maintenance-Capital Repairs	0.00	14,500.00	14,500.00	100.0 %
Wind River Business Park - Waterline Prj	3,990.90	0.00	(3,990.90)	
TOTAL GENERAL PROJECTS EXPENSES	60,760.04	619,561.00	558,800.96	90.2 %

EQUIPMENT PURCHASES

Office Equipment Purchases	0.00	657.00	657.00	100.0 %
Equipment Purchase	7,000.00	15,000.00	8,000.00	53.3 %
TOTAL EQUIPMENT PURCHASES	7,000.00	15,657.00	8,657.00	55.3 %

SALARIES & BENEFITS-ADMIN

Salaries-Administrative Exp	47,263.80	47,424.60	160.80	0.3 %
Payroll Tax-Administrative Exp	4,127.18	3,627.90	(499.28)	-13.8 %
Worker's Comp-Admin Exp	230.54	267.00	36.46	13.7 %
Unemployment-Admin Exp	105.88	125.50	19.62	15.6 %
PERS Retirement-Admin Exp	4,504.20	4,749.60	245.40	5.2 %
Health Insur-Admin Exp	4,974.10	4,974.15	0.05	0.0 %
VEBA-Admin Exp	1,000.00	1,000.00	0.00	
Paid Family Medical Leave Exp	897.86	1,000.00	102.14	10.2 %
TOTAL SALARIES & BENEFITS-ADMIN	63,103.56	63,168.75	65.19	0.1 %

OUTSIDE SERVICES-GEN & ADMIN				
Auditing-Gen & Admin	5,272.70	2,500.00	(2,772.70)	-110.9 %
Professional Serv-Gen Admin	41,805.80	41,822.50	16.70	0.0 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	47,078.50	44,322.50	(2,756.00)	-6.2 %
G & A EXPENSES				
Legal Fees-G&A Exp	683.00	6,250.00	5,567.00	89.1 %
Office Supplies-G&A Exp	1,338.52	2,250.00	911.48	40.5 %
Equipment-G&A Exp	0.00	416.65	416.65	100.0 %
Promotional Hosting-G&A Exp	254.85	2,000.00	1,745.15	87.3 %
Admin Travel-G&A Exp	580.42	6,000.00	5,419.58	90.3 %
Professional Develop-G&A Exp	140.00	1,715.00	1,575.00	91.8 %
Legal Advertising-G&A Exp	23.10	500.00	476.90	95.4 %
Marketing Advertising-G&A Exp	237.50	3,499.99	3,262.49	93.2 %
Membership/Dues-G&A Exp	5,342.00	11,300.00	5,958.00	52.7 %
Administrative-G&A Exp	1,747.02	1,683.32	(63.70)	-3.8 %
Bank Fees-G&A Exp	431.42	416.65	(14.77)	-3.5 %
Marketing & Eco Dev-G&A Exp	100.00	41.65	(58.35)	-140.1 %
Postage-G&A Exp	132.00	250.00	118.00	47.2 %
Safety Program-G&A Exp	221.70	525.00	303.30	57.8 %
State Use Tax-G&A Exp	360.18	2,500.00	2,139.82	85.6 %
Miscellaneous-G&A Exp	0.00	41.65	41.65	100.0 %
Telecommunications-G&A Exp	1,620.00	2,500.00	880.00	35.2 %
IT- G&A Exp	0.00	1,750.00	1,750.00	100.0 %
TOTAL G & A EXPENSES	13,211.71	43,639.91	30,428.20	69.7 %
COMMISSIONER'S EXPENSES				
Commissioners Mtg Comp	2,380.00	5,092.50	2,712.50	53.3 %
Commissioners Salaries	5,175.00	5,400.00	225.00	4.2 %
Payroll Taxes-Commissioners	182.06	802.50	620.44	77.3 %
Health Ins-Commissioners	2,356.50	2,356.65	0.15	0.0 %
TOTAL COMMISSIONERS EXPENSES	10,093.56	13,651.65	3,558.09	26.1 %
NON-OPERATING EXPENSES				
Interest-WIB-Teitzel (Disc 2)	0.00	1,161.00	1,161.00	100.0 %
Interest-CTED-126 Cascade Ave	234.27	204.00	(30.27)	-14.8 %
Interest-CERB-Teitzel (Disc 2)	4,060.00	4,060.00	0.00	
State Audit	4,931.85	0.00	(4,931.85)	
TOTAL NON-OPERATING EXPENSES	9,226.12	5,425.00	(3,801.12)	-70.1 %
TOTAL Expenditures	558,955.27	1,171,207.30	612,252.03	52.3 %
Excess of Revenue over Expenditures	276,721.44	(230,166.03)	506,887.47	220.2 %