

PORT OF SKAMANIA COUNTY

September 2022 FINANCIAL REPORTS

Cindy Bradley
Finance Manager
October 18, 2022

Summary:

Total revenues for September were \$143,575.11 and expenditures were \$82,058.33, netting excess revenues over expenses in the amount of \$61,516.78.

September Operating Revenues are \$140,730.87 and Operating Expenses are \$66,140.90, netting \$74,589.97 in Operating revenues over Operating expenses.

September Non-Operating Revenue is \$2,844.24 and Non-operating Expenses are \$15,917.43, netting \$13,073.19 in Non-operating expenses over Non-operating revenues. (Grants, Loans, and Projects)

Cash Balance

September 2022 September 2021

Operating and Available for other Projects	<u>\$ 1,466,561.71</u>	<u>\$ 1,206,901.69</u>
Restricted and Reserves:		
Restricted Funds (Tenant Deposits)	\$ 151,029.20	\$ 148,046.00
Six months Operating Expenses + 12 months Long Term Debt	\$ 673,678.00	\$ 653,786.50
Operating Reserve (one-month operating expense)	<u>\$ 88,536.17</u>	<u>\$ 80,139.58</u>
Total Cash Balance:	<u>\$2,379,805.08</u>	<u>\$2,088,873.77</u>

Budgeted Grants:

\$300,000 Ecology Integrative Planning Grant – The remaining billable amount is \$138,007.86. The next billing will be sent in October 2022.

Notable income in September:

- \$ 2,826.95 • Property tax was received
 • \$219,737.00 YTD representing 64.3% of the budgeted \$342,002.00.
- \$ 45,608.25 • 2nd half dockings from ACL and AQSC.
- \$ 12,789.48 • Tour boat water, refuse, and admin fees from previous months.

Notable expenses in September:

- \$ 2,280.37 • Evergreen building HVAC equipment
- \$ 1,546.86 • Holiday lights
- \$ 1,619.52 • Vehicle and Equipment fuel
- \$ 14,780.50 • Maul, Foster, Alongi – Integrative Planning Grant

Delinquent Account Aging as of 10/11/2022:

	<u>Current</u>	<u>30 days</u>	<u>31 – 90 days</u>	<u>91 – 180 days</u>	<u>Over 180 days</u>	<u>Total</u>
Green Assets			\$ 7,664.07	\$ 3,190.26		\$ 10,854.33
High One	\$ 15,467.10	\$15,300.73				\$ 30,767.83
AQSC – Empress	\$ 2,388.54	\$ 2,359.43				\$ 4,747.97

CASH REPORTS

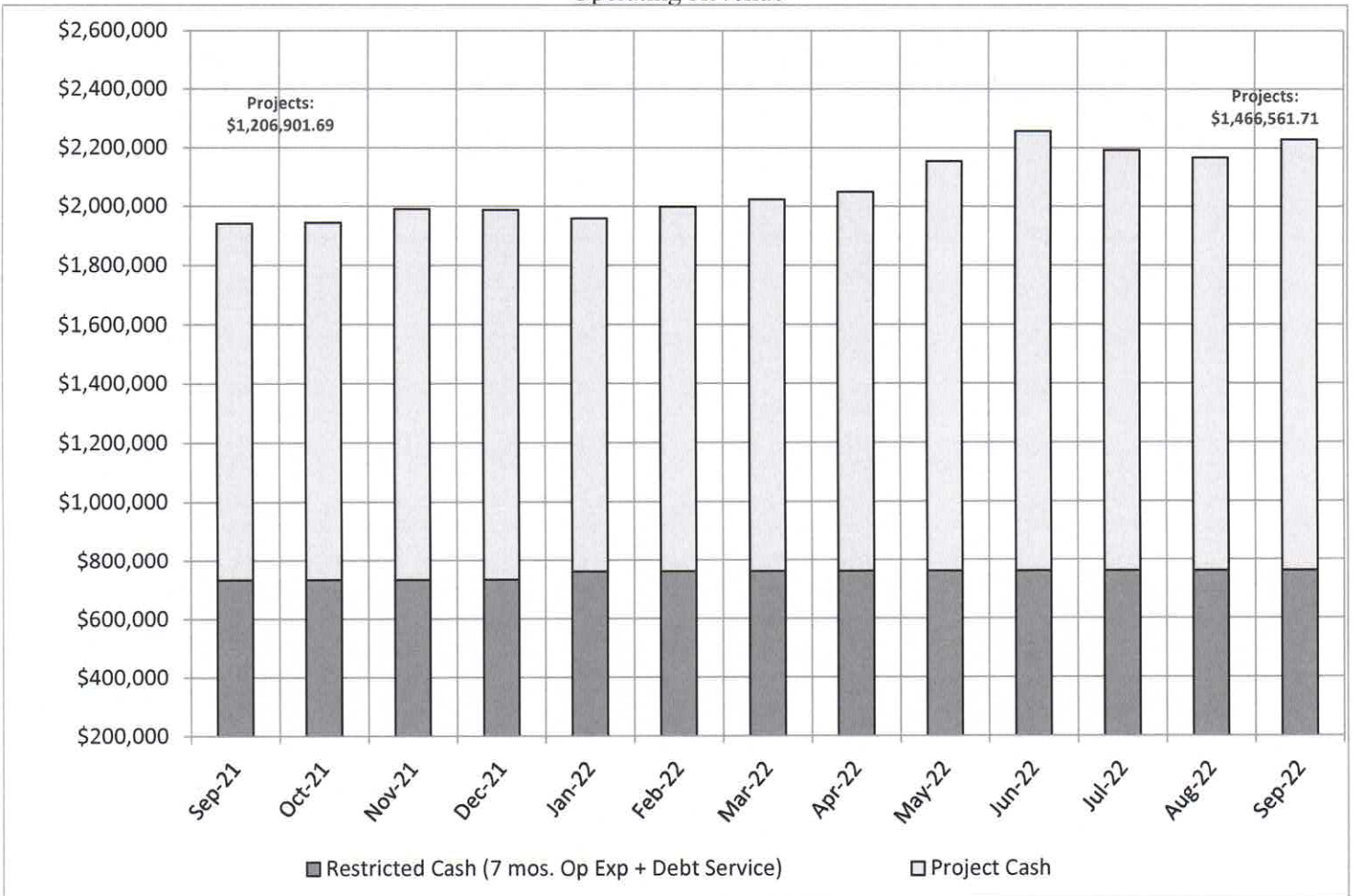
Port of Skamania County

Statement of Assets & Liabilities

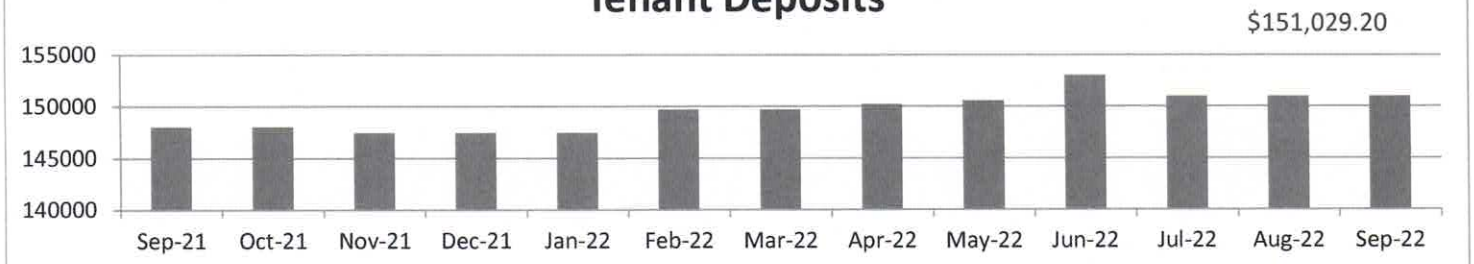
As of: September 30, 2022

Assets			
Current Assets			
General Checking - Umpqua Bank	276,075.15		
Money Market - Umpqua Bank	1,952,700.73		
TOTAL Operating Revenue			2,228,775.88
Tenant Deposits-Money Market	151,029.20		
TOTAL Tenant Deposits			151,029.20
TOTAL Assets			2,379,805.08
Fund Balance			
Net Assets	2,134,554.63		
Excess of Revenue over Expenditures	245,250.45		
TOTAL Fund Balance			2,379,805.08
TOTAL Liabilities & Fund Balance			2,379,805.08

Operating Revenue



Tenant Deposits



STATEMENT OF REVENUES AND EXPENSES

YEAR TO DATE REPORTS

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Year to Date Actual vs. Budget Year to Date Summary

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

PAGE 4

*September – Year to date Statement of Revenue &
Expenditures 5-year trend*

PAGES 5 - 9

*September
– Detailed Statement of Revenue & Expenditures*

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Year to Date Actual vs. Budget Year to Date Detail

Port of Skamania County
Statement of Revenue & Expenditures
Year-to-Date Variance, September 2022 - current month, Consolidated by account

	<i>9 Month Ended September 30, 2022</i>	<i>9 Month Ended September 30, 2022 Budget</i>	<i>Variance Fav/<Unf></i>
Revenue			
MARINE TERMINAL REVENUES	124,450.73	97,300.00	27,150.73
CAPITAL CONTRIBUTIONS (Grants)	191,233.19	317,350.00	(126,116.81)
PROPERTY REVENUES	713,552.97	597,843.22	115,709.75
OTHER MISC RENTAL/LEASE REV	87,139.10	75,600.97	11,538.13
NONREVENUE (Loans,other)	6,500.30	0.00	6,500.30
NON-OPERATING REVENUES	263,881.94	232,921.00	30,960.94
TOTAL Revenue	1,386,758.23	1,321,015.19	65,743.04
Expenditures			
MARINE TERMINAL EXPENSES	26,488.53	40,655.00	14,166.47
PROPERTY EXPENSES	482,528.15	507,491.35	24,963.20
NONEXPENSE (Loans,Proj,other)	363,820.52	622,324.22	258,503.70
GENERAL & ADMIN EXPENSES	240,386.44	254,139.79	13,753.35
COMMISSIONERS EXPENSES	16,677.23	20,642.22	3,964.99
NON-OPERATING EXPENSES	11,606.91	12,311.78	704.87
TOTAL Expenditures	1,141,507.78	1,457,564.36	316,056.58
Excess of Revenue over Expenditures	245,250.45	(136,549.17)	381,799.62

Port of Skamania County
September Monthly Statement of Revenue & Expenditures

	2022	2021	2020	2019	2018
Revenue					
MARINE TERMINAL REVENUES	59,155.88	3,052.12	0.00	5,487.38	2,752.90
CAPITAL CONTRIBUTIONS (Grants)	0.00	0.00	36,050.06	0.00	99,910.00
PROPERTY REVENUES	73,461.39	59,781.77	64,260.03	62,952.55	24,007.58
OTHER MISC RENTAL/LEASE REV	8,113.60	9,328.07	7,065.99	34,040.77	2,830.62
NONREVENUE (Loans,other)	0.00	300.00	0.00	0.00	1,600.00
NON-OPERATING REVENUES	2,844.24	42,232.53	26,476.35	7,900.96	13,274.10
TOTAL Revenue	143,575.11	114,694.49	133,852.43	110,381.66	144,375.20
Expenditures					
MARINE TERMINAL EXPENSES	2,863.80	5,489.50	1,087.66	5,346.79	2,174.60
PROPERTY EXPENSES	38,004.77	37,504.72	51,322.06	28,586.63	29,412.53
NONEXPENSE (Loans,Proj,other)	15,398.83	19,300.11	30,078.77	13,307.38	61,905.76
GENERAL & ADMIN EXPENSES	23,526.48	20,309.86	24,675.66	19,417.25	19,740.57
COMMISSIONERS EXPENSES	1,745.85	2,010.81	1,869.24	1,588.44	2,653.38
NON-OPERATING EXPENSES	518.60	456.04	458.10	0.00	0.00
TOTAL Expenditures	82,058.33	85,071.04	109,491.49	68,246.49	115,886.84
Excess of Revenue over Expenditures	61,516.78	29,623.45	24,360.94	42,135.17	28,488.36

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

	2022	2021	2020	2019	2018
Revenue					
MARINE TERMINAL REVENUES	124,450.73	3,052.12	5,782.31	31,328.53	24,620.96
CAPITAL CONTRIBUTIONS (Grants)	191,233.19	95,300.00	449,078.92	125,921.73	363,872.51
PROPERTY REVENUES	713,552.97	674,854.97	646,366.21	622,016.45	474,331.28
OTHER MISC RENTAL/LEASE REV	87,139.10	89,667.38	111,765.15	116,501.86	45,141.76
NONREVENUE (Loans,other)	6,500.30	5,836.00	3,730.00	63,150.00	4,105.00
NON-OPERATING REVENUES	263,881.94	534,299.47	224,441.69	219,452.33	223,119.06
TOTAL Revenue	1,386,758.23	1,403,009.94	1,441,164.28	1,178,370.90	1,135,190.57
Expenditures					
MARINE TERMINAL EXPENSES	26,488.53	13,079.56	4,906.03	21,728.96	15,754.65
PROPERTY EXPENSES	482,528.15	463,731.58	450,976.75	411,537.48	378,037.56
NONEXPENSE (Loans,Proj,other)	363,820.52	277,835.43	371,584.86	260,089.60	761,123.83
GENERAL & ADMIN EXPENSES	240,386.44	203,827.44	200,638.18	207,252.63	198,948.97
COMMISSIONERS EXPENSES	16,677.23	17,684.00	18,305.79	17,327.41	22,349.33
NON-OPERATING EXPENSES	11,606.91	15,022.70	17,421.48	14,443.13	17,262.28
TOTAL Expenditures	1,141,507.78	991,180.71	1,063,833.09	932,379.21	1,393,476.62
Excess of Revenue over Expenditures	245,250.45	411,829.23	377,331.19	245,991.69	(258,286.05)

Port of Skamania County
Statement of Revenue & Expenditures
Month- and Year-to-Date, September 2022 - current month

	<i>1 Month Ended</i> <i>September 30, 2022</i>		<i>9 Months Ended</i> <i>September 30, 2022</i>	
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	45,608.25	31.8 %	92,968.50	6.7 %
Other Docking Fees - 10% Admin	758.15	0.5 %	1,671.07	0.1 %
Dock Services Labor Reimb	5,208.00	3.6 %	11,852.00	0.9 %
Utility Reimbursement-Water	1,742.43	1.2 %	4,388.31	0.3 %
Utility Reimbursement-Refuse	5,839.05	4.1 %	13,570.85	1.0 %
TOTAL STEVENSON LANDING REVENUES	59,155.88	41.2 %	124,450.73	9.0 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	0.00	0.0 %	191,233.19	13.8 %
TOTAL PROJECT GRANT REVENUES	0.00	0.0 %	191,233.19	13.8 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	959.80	0.7 %	8,923.78	0.6 %
Rigging Loft-Elect Reimb	79.46	0.1 %	1,365.72	0.1 %
Tichenor Bldg-Sewer Reimb	1,872.71	1.3 %	17,130.18	1.2 %
Tichenor Bldg-Nat Gas Reimb	218.05	0.2 %	3,727.53	0.3 %
Beacon Rock-Prop Ins Reimb	323.51	0.2 %	2,264.57	0.2 %
Discovery 1-Prop Ins Reimb	0.00	0.0 %	6,067.53	0.4 %
Discovery 2-Prop Ins Reimb	756.34	0.5 %	6,807.06	0.5 %
Evergreen Bldg-Prop Ins Reimb	322.75	0.2 %	2,904.75	0.2 %
Old Saloon-Prop Ins Reimb	81.67	0.1 %	735.03	0.1 %
Rigging Loft-Prop Ins Reimb	47.93	0.0 %	431.37	0.0 %
Skye Bldg-Prop Ins Reimb	81.67	0.1 %	735.03	0.1 %
Stev Ind Bldg-Prop Ins Reimb	1,461.33	1.0 %	14,072.61	1.0 %
Tichenor Bldg-Prop Ins Reimb	833.37	0.6 %	7,589.82	0.5 %
TOTAL PROPERTY LEASE USER CHARGES	7,038.59	4.9 %	72,754.98	5.2 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	4,675.24	3.3 %	32,726.68	2.4 %
Discovery I Building	0.00	0.0 %	45,889.91	3.3 %
Teitzel Building (Discovery 2)	9,679.76	6.7 %	88,794.99	6.4 %
Evergreen Building	3,915.75	2.7 %	35,241.75	2.5 %
212 SW Cascade Ave	100.00	0.1 %	900.00	0.1 %
Old Saloon Building	2,184.06	1.5 %	13,150.21	0.9 %
Rigging Loft (Red Barn)	746.75	0.5 %	6,720.75	0.5 %
Skye Bldg	1,368.00	1.0 %	14,571.51	1.1 %
River Point Bldg (Stev Ind)	23,140.18	16.1 %	222,548.01	16.0 %
Cascades Business Park - Ground lease	2,060.00	1.4 %	18,300.00	1.3 %
Park Rentals	569.56	0.4 %	2,588.56	0.2 %
TOTAL PROP LEASE REVENUE	48,439.30	33.7 %	481,432.37	34.7 %

*1 Month Ended
September 30, 2022*

*9 Months Ended
September 30, 2022*

TICHENOR LEASE REVENUE

Tichenor Suite #40	1,520.69	1.1 %	13,690.35	1.0 %
Tichenor Suite #45	2,106.21	1.5 %	22,046.24	1.6 %
Fiber Lease Revenue	180.00	0.1 %	1,620.00	0.1 %
Tichenor Suite #50	1,825.62	1.3 %	15,916.80	1.1 %
Tichenor Suite #60	1,367.22	1.0 %	10,070.58	0.7 %
Tichenor Suite #65	1,904.00	1.3 %	17,136.00	1.2 %
Tichenor Suite #70	2,075.82	1.4 %	16,090.15	1.2 %
Tichenor Suite #85	2,059.40	1.4 %	18,534.60	1.3 %
Tichenor Suite #90	929.69	0.6 %	8,127.25	0.6 %
Tichenor Suite #105	2,059.40	1.4 %	18,534.60	1.3 %
Tichenor Suite #110	1,955.45	1.4 %	17,599.05	1.3 %

TOTAL TICHENOR LEASE REVENUE

	17,983.50	12.5 %	159,365.62	11.5 %
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OTHER MISC LEASE REVENUE

Leasehold Taxes from Tenants	8,063.60	5.6 %	84,215.95	6.1 %
Misc Operating Revenue	50.00	0.0 %	2,923.15	0.2 %

TOTAL OTHER MISC LEASE REV

	8,113.60	5.7 %	87,139.10	6.3 %
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OTHER NONREVENUE

Tenant Security Deposits	0.00	0.0 %	6,500.30	0.5 %
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TOTAL OTHER NONREVENUE

	0.00	0.0 %	6,500.30	0.5 %
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NON-OPERATING REVENUES

Investment Interest-MMA	17.29	0.0 %	143.67	0.0 %
Property Tax Revenues	2,826.95	2.0 %	219,737.00	15.8 %
PILT Fish & Wildlife Tax Rev	0.00	0.0 %	281.82	0.0 %
DNR PILT NAP/NRCA Rev	0.00	0.0 %	4,432.71	0.3 %
Private Timber Harvest Tax Rev	0.00	0.0 %	4,773.94	0.3 %
Leasehold Tax from State	0.00	0.0 %	3,749.59	0.3 %
Other Non-Operating Revenues	0.00	0.0 %	30,763.21	2.2 %

TOTAL NON-OPERATING REVENUES

	2,844.24	2.0 %	263,881.94	19.0 %
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TOTAL Revenue

	143,575.11	100.0 %	1,386,758.23	100.0 %
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*1 Month Ended
September 30, 2022*

*9 Months Ended
September 30, 2022*

Expenditures

STEV LANDING EXPENSES

Outside Serv/Maint-Stev Land	0.00	0.0 %	486.22	0.0 %
Supplies-Stev Landing	0.00	0.0 %	215.54	0.0 %
Util-Electricity-Stev Landing	120.51	0.1 %	966.47	0.1 %
Util-Water Exp-Stev Land	2,743.29	1.9 %	10,747.65	0.8 %
Util-Garbage Exp-Stev Land	0.00	0.0 %	14,072.65	1.0 %
TOTAL STEV LANDING EXPENSES	2,863.80	2.0 %	26,488.53	1.9 %

OTHER PROPERTY LEASE OPS

Cascade Business Park Easement Exp	0.00	0.0 %	1,600.00	0.1 %
TOTAL OTHER PROPERTY LEASE OPS	0.00	0.0 %	1,600.00	0.1 %

PROP LEASE MAINT EXPENSES

Salaries-Maint Exp	13,214.34	9.2 %	112,134.75	8.1 %
FICA-Maint Exp	1,010.89	0.7 %	8,517.22	0.6 %
Worker's Comp-Maint Exp	0.00	0.0 %	4,499.35	0.3 %
Unemployment-Maint Exp	0.00	0.0 %	1,363.45	0.1 %
PERS Retirement-Maint Exp	1,308.55	0.9 %	11,084.40	0.8 %
Health Ins-Maint Exp	3,765.28	2.6 %	33,887.52	2.4 %
VEBA-Maint Exp	388.00	0.3 %	3,880.00	0.3 %
Discovery I Sup-Maint Exp	0.00	0.0 %	20.01	0.0 %
Discovery 2 Sup-Maint Exp	150.64	0.1 %	3,218.16	0.2 %
Evergreen Bldg Sup-Maint Exp	2,280.37	1.6 %	3,008.58	0.2 %
212 Cascade Ave Sup-Maint Exp	11.16	0.0 %	1,973.84	0.1 %
Rigging Loft Sup-Maint Exp	26.66	0.0 %	251.05	0.0 %
Skye Bldg Supplies-Maint Exp	0.00	0.0 %	13.54	0.0 %
Stev Ind Bldg Sup-Maint Exp	209.66	0.1 %	7,655.22	0.6 %
Tichenor Supplies-Maint Exp	184.11	0.1 %	5,415.24	0.4 %
Park Grnds Supplies-Maint Exp	3,492.60	2.4 %	10,498.58	0.8 %
Shop Bldg Supplies-Maint Exp	725.15	0.5 %	2,311.82	0.2 %
Vacant Lands Sup-Maint Exp	0.00	0.0 %	35.80	0.0 %
Wind River Bus Park Sup-Maint	851.00	0.6 %	6,396.00	0.5 %
Cascades Bus Park Sup-Maint	19.35	0.0 %	19.35	0.0 %
Boat Launch Supplies-Maint Exp	123.74	0.1 %	211.61	0.0 %
Tools-Maint Exp	0.00	0.0 %	633.82	0.0 %
Janitorial Supplies-Maint Exp	343.08	0.2 %	2,536.72	0.2 %
Fuel-Maint Exp	1,619.52	1.1 %	6,956.30	0.5 %
Automotive-Maint Exp	80.06	0.1 %	2,213.66	0.2 %
Uniforms-Maint Exp	0.00	0.0 %	103.75	0.0 %
Machinery & Equipment - Maint Exp	90.34	0.1 %	2,867.16	0.2 %
Insurance-Property Maint Exp	0.00	0.0 %	106,031.00	7.6 %
TOTAL PROPERTY LEASE MAINT EXPENSES	29,894.50	20.8 %	337,737.90	24.4 %

*1 Month Ended
September 30, 2022*

*9 Months Ended
September 30, 2022*

PROPERTY UTILITY EXPENSES

212 Cascade Ave-Water Exp	52.25	0.0 %	355.94	0.0 %
Rigging Loft-Water Exp	35.28	0.0 %	315.84	0.0 %
Tichenor-Water Exp	951.70	0.7 %	8,584.54	0.6 %
Park-Water Exp	1,905.41	1.3 %	8,020.44	0.6 %
212 Cascade-Electricity Exp	460.34	0.3 %	2,247.82	0.2 %
Rigging Loft-Electricity Exp	176.58	0.1 %	3,034.95	0.2 %
Tichenor Bldg-Electricity Exp	890.10	0.6 %	6,778.70	0.5 %
Electricity Exp-Parks & Grnds	188.00	0.1 %	1,643.21	0.1 %
Electricity-Unoccupied Fac	306.93	0.2 %	2,555.49	0.2 %
WRBP - Electricity Exp	229.32	0.2 %	1,756.52	0.1 %
212 Cascade Ave-Sewer Exp	120.50	0.1 %	945.62	0.1 %
Rigging Loft-Sewer Exp	101.27	0.1 %	900.18	0.1 %
Tichenor Bldg-Sewer Exp	1,858.43	1.3 %	16,635.56	1.2 %
Sewer Exp-Parks & Grounds	390.14	0.3 %	3,081.55	0.2 %
Garbage Exp-Parks & Grounds	0.00	0.0 %	1,074.65	0.1 %
Tichenor Bldg-Nat Gas Exp	444.02	0.3 %	3,323.76	0.2 %
TOTAL PROPERTY UTILITY EXPENSES	8,110.27	5.6 %	61,254.77	4.4 %

OTHER PROPERTY EXPENSES

Returned Tenant Deposits	0.00	0.0 %	3,706.00	0.3 %
Leasehold Taxes Expense	0.00	0.0 %	78,229.48	5.6 %
TOTAL OTHER PROPERTY EXPENSES	0.00	0.0 %	81,935.48	5.9 %

DEBT REDEMPTION-PRINCIPAL

Prin-CTED-126 Cascade Ave	0.00	0.0 %	11,055.16	0.8 %
WIB/EDC - Line of Credit	618.33	0.4 %	6,027.37	0.4 %
Capital Lease - Auto	0.00	0.0 %	25,010.64	1.8 %
Prin-WIB-Discovery 2	0.00	0.0 %	9,883.32	0.7 %
Prin-WIB-Coyote Ridge	0.00	0.0 %	18,947.00	1.4 %
Prin-CERB-Discovery 2	0.00	0.0 %	67,666.66	4.9 %
TOTAL DEBT REDEMPTION-PRINCIPAL	618.33	0.4 %	138,590.15	10.0 %

GENERAL PROJECTS EXPENSES

Rigging Loft - Capital Repair	0.00	0.0 %	1,891.67	0.1 %
WATERFRONT DEV - SHORELINE ENHANCE	0.00	0.0 %	596.54	0.0 %
NB PARCEL 2 Cascades Bus Park	14,780.50	10.3 %	151,762.71	10.9 %
LANDING IMPROVEMENTS	0.00	0.0 %	4,587.50	0.3 %
TOTAL GENERAL PROJECTS EXPENSES	14,780.50	10.3 %	158,838.42	11.5 %

EQUIPMENT PURCHASES

Office Equipment Purchases	0.00	0.0 %	656.95	0.0 %
Equipment Purchase	0.00	0.0 %	65,735.00	4.7 %
TOTAL EQUIPMENT PURCHASES	0.00	0.0 %	66,391.95	4.8 %

*1 Month Ended
September 30, 2022*

*9 Months Ended
September 30, 2022*

SALARIES & BENEFITS-ADMIN

Salaries-Administrative Exp	8,728.18	6.1 %	78,553.77	5.7 %
FICA-Administrative Expense	733.13	0.5 %	6,667.03	0.5 %
Worker's Comp-Admin Expense	0.00	0.0 %	314.80	0.0 %
Unemployment-Admin Expense	0.00	0.0 %	64.34	0.0 %
PERS Retirement-Admin Exp	900.75	0.6 %	8,057.89	0.6 %
Health Insur-Admin Expense	884.84	0.6 %	7,963.56	0.6 %
VEBA-Admin Expense	194.00	0.1 %	1,940.00	0.1 %
Paid Family Medical Leave	0.00	0.0 %	762.39	0.1 %
TOTAL SALARIES & BENEFITS-ADMIN	11,440.90	8.0 %	104,323.78	7.5 %

OUTSIDE SERVICES-GEN & ADMIN

Auditing-Gen & Admin	212.50	0.1 %	1,812.50	0.1 %
Professional Serv-Gen Admin	7,818.59	5.4 %	82,527.31	6.0 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	8,031.09	5.6 %	84,339.81	6.1 %

G & A EXPENSES

Legal Fees-G&A Exp	1,266.00	0.9 %	17,754.00	1.3 %
Office Supplies-G&A Exp	262.79	0.2 %	1,350.46	0.1 %
Admin Travel-G&A Expense	815.16	0.6 %	3,315.06	0.2 %
Professional Develop-G&A Exp	268.30	0.2 %	4,615.00	0.3 %
Legal Advertising-G&A Expense	0.00	0.0 %	102.92	0.0 %
Marketing Advertising-G&A Exp	52.50	0.0 %	676.00	0.0 %
Membership/Dues-G&A Exp	234.50	0.2 %	8,260.32	0.6 %
Administrative-G&A Expense	457.94	0.3 %	3,338.99	0.2 %
Marketing & Eco Dev-G&A Exp	0.00	0.0 %	50.00	0.0 %
Publications-G&A Exp	25.00	0.0 %	25.00	0.0 %
Postage-G&A Expense	0.00	0.0 %	163.44	0.0 %
Safety Program-G&A Expense	0.00	0.0 %	117.77	0.0 %
State Use Tax-G&A Exp	0.00	0.0 %	2,628.08	0.2 %
Telecommunications-G&A Expense	714.80	0.5 %	2,743.20	0.2 %
IT Expenses	(42.50)	0.0 %	6,582.61	0.5 %
TOTAL G & A EXPENSES	4,054.49	2.8 %	51,722.85	3.7 %

COMMISSIONER'S EXPENSES

Commissioners Mtg Comp	384.00	0.3 %	4,352.00	0.3 %
Commissioners Salaries	855.00	0.6 %	7,695.00	0.6 %
FICA-Commissioners	29.37	0.0 %	332.91	0.0 %
Health Ins - Commissioners	477.48	0.3 %	4,297.32	0.3 %
TOTAL COMMISSIONERS EXPENSES	1,745.85	1.2 %	16,677.23	1.2 %

NON-OPERATING EXPENSES

Interest-WIB-Discovery 2	0.00	0.0 %	881.68	0.1 %
Interest-WIB-Coyote Ridge	0.00	0.0 %	253.56	0.0 %
Interest - WIB/EDC Line of Credit	518.60	0.4 %	4,205.00	0.3 %
Interest-CTED-126 Cascade Ave	0.00	0.0 %	853.34	0.1 %
Interest-CERB-Discovery 2	0.00	0.0 %	5,413.33	0.4 %
TOTAL NON-OPERATING EXPENSES	518.60	0.4 %	11,606.91	0.8 %

TOTAL Expenditures

82,058.33	57.2 %	1,141,507.78	82.3 %
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Excess of Revenue over Expenditures

61,516.78	42.8 %	245,250.45	17.7 %
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Port of Skamania County
Statement of Revenue & Expenditures
Year-to-Date Variance, September 2022 - current month

	<i>9 Months Ended September 30, 2022</i>	<i>9 Months Ended September 30, 2022 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	92,968.50	64,883.00	28,085.50	43.3 %
Other Docking Fees - 10% Admin	1,671.07	2,948.00	(1,276.93)	-43.3 %
Dock Services Labor Reimb	11,852.00	11,844.00	8.00	0.1 %
Utility Reimbursement-Water	4,388.31	7,050.00	(2,661.69)	-37.8 %
Utility Reimbursement-Refuse	13,570.85	10,575.00	2,995.85	28.3 %
TOTAL STEVENSON LANDING REVENUES	124,450.73	97,300.00	27,150.73	27.9 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	191,233.19	317,350.00	(126,116.81)	-39.7 %
TOTAL PROJECT GRANT REVENUES	191,233.19	317,350.00	(126,116.81)	-39.7 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	8,923.78	11,250.00	(2,326.22)	-20.7 %
Rigging Loft-Elect Reimb	1,365.72	810.00	555.72	68.6 %
Tichenor Bldg-Sewer Reimb	17,130.18	19,350.00	(2,219.82)	-11.5 %
Tichenor Bldg-Nat Gas Reimb	3,727.53	3,550.00	177.53	5.0 %
Beacon Rock-Prop Ins Reimb	2,264.57	1,960.00	304.57	15.5 %
Discovery 1-Prop Ins Reimb	6,067.53	4,950.00	1,117.53	22.6 %
Discovery 2-Prop Ins Reimb	6,807.06	4,950.00	1,857.06	37.5 %
Evergreen Bldg-Prop Ins Reimb	2,904.75	2,844.00	60.75	2.1 %
Old Saloon-Prop Ins Reimb	735.03	362.25	372.78	102.9 %
Rigging Loft-Prop Ins Reimb	431.37	360.00	71.37	19.8 %
Skye Bldg-Prop Ins Reimb	735.03	720.00	15.03	2.1 %
Stev Ind Bldg-Prop Ins Reimb	14,072.61	12,600.00	1,472.61	11.7 %
Tichenor Bldg-Prop Ins Reimb	7,589.82	3,761.28	3,828.54	101.8 %
TOTAL PROPERTY LEASE USER CHARGES	72,754.98	67,467.53	5,287.45	7.8 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	32,726.68	23,597.00	9,129.68	38.7 %
Discovery I Building	45,889.91	43,119.00	2,770.91	6.4 %
Teitzel Building (Discovery 2)	88,794.99	72,963.00	15,831.99	21.7 %
Evergreen Building	35,241.75	33,341.22	1,900.53	5.7 %
212 SW Cascade Ave	900.00	900.00	0.00	
Old Saloon Building	13,150.21	12,441.00	709.21	5.7 %
Rigging Loft (Red Barn)	6,720.75	6,358.50	362.25	5.7 %
Skye Bldg	14,571.51	14,854.50	(282.99)	-1.9 %
River Point Bldg (Stev Ind)	222,548.01	172,683.72	49,864.29	28.9 %
Cascades Business Park - Ground lease	18,300.00	18,000.00	300.00	1.7 %
Park Rentals	2,588.56	0.00	2,588.56	
TOTAL PROP LEASE REVENUE	481,432.37	398,257.94	83,174.43	20.9 %

	<i>9 Months Ended September 30, 2022</i>	<i>9 Months Ended September 30, 2022 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
TICHENOR LEASE REVENUE				
Tichenor Suite #40	13,690.35	12,951.72	738.63	5.7 %
Tichenor Suite #45	22,046.24	13,450.50	8,595.74	63.9 %
Fiber Lease Revenue	1,620.00	0.00	1,620.00	
Tichenor Suite #50	15,916.80	14,921.28	995.52	6.7 %
Tichenor Suite #60	10,070.58	8,115.75	1,954.83	24.1 %
Tichenor Suite #65	17,136.00	16,211.97	924.03	5.7 %
Tichenor Suite #70	16,090.15	12,963.78	3,126.37	24.1 %
Tichenor Suite #85	18,534.60	17,534.97	999.63	5.7 %
Tichenor Suite #90	8,127.25	3,511.53	4,615.72	131.4 %
Tichenor Suite #105	18,534.60	17,534.97	999.63	5.7 %
Tichenor Suite #110	17,599.05	14,921.28	2,677.77	17.9 %
TOTAL TICHENOR LEASE REVENUE	159,365.62	132,117.75	27,247.87	20.6 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	84,215.95	68,101.00	16,114.95	23.7 %
Misc Operating Revenue	2,923.15	7,499.97	(4,576.82)	-61.0 %
TOTAL OTHER MISC LEASE REV	87,139.10	75,600.97	11,538.13	15.3 %
OTHER NONREVENUE				
Tenant Security Deposits	6,500.30	0.00	6,500.30	
TOTAL OTHER NONREVENUE	6,500.30	0.00	6,500.30	
NON-OPERATING REVENUES				
Investment Interest-MMA	143.67	1,500.03	(1,356.36)	-90.4 %
Property Tax Revenues	219,737.00	217,171.00	2,566.00	1.2 %
PILT Fish & Wildlife Tax Rev	281.82	0.00	281.82	
DNR PILT NAP/NRCA Rev	4,432.71	749.97	3,682.74	491.1 %
Private Timber Harvest Tax Rev	4,773.94	12,750.03	(7,976.09)	-62.6 %
Leasehold Tax from State	3,749.59	749.97	2,999.62	400.0 %
Other Non-Operating Revenues	30,763.21	0.00	30,763.21	
TOTAL NON-OPERATING REVENUES	263,881.94	232,921.00	30,960.94	13.3 %
TOTAL Revenue	1,386,758.23	1,321,015.19	65,743.04	5.0 %

	<i>9 Months Ended</i> <i>September 30, 2022</i>	<i>9 Months Ended</i> <i>September 30, 2022</i> <i>Budget</i>	<i>Variance</i> <i>Fav/<Unf></i>	<i>% Var</i>
Expenditures				
STEV LANDING EXPENSES				
Outside Serv/Maint-Stev Land	486.22	0.00	(486.22)	
Supplies-Stev Landing	215.54	0.00	(215.54)	
Util-Electricity-Stev Landing	966.47	1,050.00	83.53	8.0 %
Util-Water Exp-Stev Land	10,747.65	17,450.00	6,702.35	38.4 %
Util-Garbage Exp-Stev Land	14,072.65	22,155.00	8,082.35	36.5 %
TOTAL STEV LANDING EXPENSES	26,488.53	40,655.00	14,166.47	34.8 %
OTHER PROPERTY LEASE OPS				
Cascade Business Park Easement Exp	1,600.00	800.00	(800.00)	-100.0 %
TOTAL OTHER PROPERTY LEASE OPS	1,600.00	800.00	(800.00)	-100.0 %
PROP LEASE MAINT EXPENSES				
Salaries-Maint Exp	112,134.75	112,192.28	57.53	0.1 %
Overtime-Maint Exp	0.00	5,732.00	5,732.00	100.0 %
FICA-Maint Exp	8,517.22	9,020.97	503.75	5.6 %
Worker's Comp-Maint Exp	4,499.35	5,517.00	1,017.65	18.4 %
Unemployment-Maint Exp	1,363.45	5,722.50	4,359.05	76.2 %
PERS Retirement-Maint Exp	11,084.40	11,158.00	73.60	0.7 %
Health Ins-Maint Exp	33,887.52	33,887.25	(0.27)	0.0 %
VEBA-Maint Exp	3,880.00	3,492.00	(388.00)	-11.1 %
Outside Services/Maintenance	0.00	375.03	375.03	100.0 %
BRGC Supplies-Maint Exp	0.00	749.97	749.97	100.0 %
Discovery I Sup-Maint Exp	20.01	1,500.03	1,480.02	98.7 %
Discovery 2 Sup-Maint Exp	3,218.16	3,174.97	(43.19)	-1.4 %
Evergreen Bldg Sup-Maint Exp	3,008.58	3,750.03	741.45	19.8 %
212 Cascade Ave Sup-Maint Exp	1,973.84	1,869.97	(103.87)	-5.6 %
Old Saloon Supplies-Maint Exp	0.00	749.97	749.97	100.0 %
Rigging Loft Sup-Maint Exp	251.05	1,125.00	873.95	77.7 %
Skye Bldg Supplies-Maint Exp	13.54	3,400.03	3,386.49	99.6 %
Stev Ind Bldg Sup-Maint Exp	7,655.22	7,681.84	26.62	0.3 %
Tichenor Supplies-Maint Exp	5,415.24	10,174.97	4,759.73	46.8 %
Park Grnds Supplies-Maint Exp	10,498.58	12,750.03	2,251.45	17.7 %
21 Cascade Supplies-Maint Exp	0.00	150.03	150.03	100.0 %
Shop Bldg Supplies-Maint Exp	2,311.82	1,874.97	(436.85)	-23.3 %
Vacant Lands Sup-Maint Exp	35.80	150.03	114.23	76.1 %
Wind River Bus Park Sup-Maint	6,396.00	5,850.00	(546.00)	-9.3 %
Cascades Bus Park Sup-Maint	19.35	749.97	730.62	97.4 %
Boat Launch Supplies-Maint Exp	211.61	679.97	468.36	68.9 %
Tools-Maint Exp	633.82	749.97	116.15	15.5 %
Janitorial Supplies-Maint Exp	2,536.72	2,999.97	463.25	15.4 %
Fuel-Maint Exp	6,956.30	4,124.97	(2,831.33)	-68.6 %
Automotive-Maint Exp	2,213.66	2,249.97	36.31	1.6 %
Uniforms-Maint Exp	103.75	749.97	646.22	86.2 %
Machinery & Equipment - Maint Exp	2,867.16	2,474.97	(392.19)	-15.8 %
Equip Rentals-Maint Exp	0.00	679.97	679.97	100.0 %
Insurance-Property Maint Exp	106,031.00	101,368.00	(4,663.00)	-4.6 %
TOTAL PROPERTY LEASE MAINT EXPENSES	337,737.90	358,876.60	21,138.70	5.9 %

	<i>9 Months Ended September 30, 2022</i>	<i>9 Months Ended September 30, 2022 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
PROPERTY UTILITY EXPENSES				
212 Cascade Ave-Water Exp	355.94	749.97	394.03	52.5 %
Rigging Loft-Water Exp	315.84	401.22	85.38	21.3 %
Tichenor-Water Exp	8,584.54	11,774.97	3,190.43	27.1 %
Park-Water Exp	8,020.44	9,450.00	1,429.56	15.1 %
212 Cascade-Electricity Exp	2,247.82	2,121.03	(126.79)	-6.0 %
Rigging Loft-Electricity Exp	3,034.95	2,450.00	(584.95)	-23.9 %
Tichenor Bldg-Electricity Exp	6,778.70	11,250.00	4,471.30	39.7 %
Electricity Exp-Parks & Grnds	1,643.21	2,475.00	831.79	33.6 %
Electricity-Unoccupied Fac	2,555.49	2,272.50	(282.99)	-12.5 %
WRBP - Electricity Exp	1,756.52	1,500.03	(256.49)	-17.1 %
212 Cascade Ave-Sewer Exp	945.62	2,700.00	1,754.38	65.0 %
Rigging Loft-Sewer Exp	900.18	1,050.03	149.85	14.3 %
Tichenor Bldg-Sewer Exp	16,635.56	22,500.00	5,864.44	26.1 %
Sewer Exp-Parks & Grounds	3,081.55	4,050.00	968.45	23.9 %
Garbage Exp-Parks & Grounds	1,074.65	2,700.00	1,625.35	60.2 %
Tichenor Bldg-Nat Gas Exp	3,323.76	3,530.00	206.24	5.8 %
TOTAL PROPERTY UTILITY EXPENSES	61,254.77	80,974.75	19,719.98	24.4 %
OTHER PROPERTY EXPENSES				
Returned Tenant Deposits	3,706.00	0.00	(3,706.00)	
Leasehold Taxes Expense	78,229.48	66,840.00	(11,389.48)	-17.0 %
TOTAL OTHER PROPERTY EXPENSES	81,935.48	66,840.00	(15,095.48)	-22.6 %
DEBT REDEMPTION-PRINCIPAL				
Prin-CTED-126 Cascade Ave	11,055.16	11,052.00	(3.16)	0.0 %
WIB/EDC - Line of Credit	6,027.37	6,080.22	52.85	0.9 %
Capital Lease - Auto	25,010.64	3,121.00	(21,889.64)	-701.4 %
Prin-WIB-Discovery 2	9,883.32	9,229.00	(654.32)	-7.1 %
Prin-WIB-Coyote Ridge	18,947.00	18,826.00	(121.00)	-0.6 %
Prin-CERB-Discovery 2	67,666.66	67,666.00	(0.66)	0.0 %
TOTAL DEBT REDEMPTION-PRINCIPAL	138,590.15	115,974.22	(22,615.93)	-19.5 %
GENERAL PROJECTS EXPENSES				
Rigging Loft - Capital Repair	1,891.67	45,000.00	43,108.33	95.8 %
Riverpoint - Capital Repair	0.00	10,000.00	10,000.00	100.0 %
WATERFRONT DEV - SHORELINE ENHANC	596.54	0.00	(596.54)	
NB PARCEL 2 Cascades Bus Park	151,762.71	375,000.00	223,237.29	59.5 %
LANDING IMPROVEMENTS	4,587.50	17,350.00	12,762.50	73.6 %
TOTAL GENERAL PROJECTS EXPENSES	158,838.42	447,350.00	288,511.58	64.5 %
EQUIPMENT PURCHASES				
Office Equipment Purchases	656.95	4,000.00	3,343.05	83.6 %
Equipment Purchase	65,735.00	55,000.00	(10,735.00)	-19.5 %
TOTAL EQUIPMENT PURCHASES	66,391.95	59,000.00	(7,391.95)	-12.5 %

9 Months Ended
September 30, 2022

9 Months Ended
September 30, 2022
Budget

Variance
Fav/<Unf>

% Var

SALARIES & BENEFITS-ADMIN

Salaries-Administrative Exp	78,553.77	78,553.53	(0.24)	0.0 %
FICA-Administrative Expense	6,667.03	6,009.03	(658.00)	-11.0 %
Worker's Comp-Admin Expense	314.80	353.25	38.45	10.9 %
Unemployment-Admin Expense	64.34	3,465.00	3,400.66	98.1 %
PERS Retirement-Admin Exp	8,057.89	8,557.47	499.58	5.8 %
Health Insur-Admin Expense	7,963.56	7,963.47	(0.09)	0.0 %
VEBA-Admin Expense	1,940.00	1,746.00	(194.00)	-11.1 %
Paid Family Medical Leave	762.39	0.00	(762.39)	
TOTAL SALARIES & BENEFITS-ADMIN	104,323.78	106,647.75	2,323.97	2.2 %

OUTSIDE SERVICES-GEN & ADMIN

Auditing-Gen & Admin	1,812.50	4,500.00	2,687.50	59.7 %
Professional Serv-Gen Admin	82,527.31	70,367.22	(12,160.09)	-17.3 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	84,339.81	74,867.22	(9,472.59)	-12.7 %

G & A EXPENSES

Legal Fees-G&A Exp	17,754.00	18,749.97	995.97	5.3 %
Legal Fees-G&A Exp-WRBP	0.00	1,125.00	1,125.00	100.0 %
Office Supplies-G&A Exp	1,350.46	3,700.00	2,349.54	63.5 %
Equipment - G&A Exp	0.00	749.97	749.97	100.0 %
Admin Travel-G&A Expense	3,315.06	8,500.00	5,184.94	61.0 %
Professional Develop-G&A Exp	4,615.00	5,200.00	585.00	11.3 %
Legal Advertising-G&A Expense	102.92	900.00	797.08	88.6 %
Marketing Advertising-G&A Exp	676.00	7,499.97	6,823.97	91.0 %
Membership/Dues-G&A Exp	8,260.32	8,025.00	(235.32)	-2.9 %
Administrative-G&A Expense	3,338.99	3,100.00	(238.99)	-7.7 %
Marketing & Eco Dev-G&A Exp	50.00	74.97	24.97	33.3 %
Publications-G&A Exp	25.00	50.00	25.00	50.0 %
Postage-G&A Expense	163.44	375.00	211.56	56.4 %
Safety Program-G&A Expense	117.77	1,025.00	907.23	88.5 %
State Use Tax-G&A Exp	2,628.08	7,500.00	4,871.92	65.0 %
Miscellaneous G & A Exp	0.00	74.97	74.97	100.0 %
Telecommunications-G&A Expense	2,743.20	4,100.00	1,356.80	33.1 %
IT Expenses	6,582.61	1,874.97	(4,707.64)	-251.1 %
TOTAL G & A EXPENSES	51,722.85	72,624.82	20,901.97	28.8 %

COMMISSIONER'S EXPENSES

Commissioners Mtg Comp	4,352.00	7,488.00	3,136.00	41.9 %
Commissioners Salaries	7,695.00	7,695.00	0.00	
FICA-Commissioners	332.91	1,161.72	828.81	71.3 %
Health Ins - Commissioners	4,297.32	4,297.50	0.18	0.0 %
TOTAL COMMISSIONERS EXPENSES	16,677.23	20,642.22	3,964.99	19.2 %

NON-OPERATING EXPENSES

Interest-WIB-Discovery 2	881.68	1,536.00	654.32	42.6 %
Interest-WIB-Coyote Ridge	253.56	354.00	100.44	28.4 %
Interest - WIB/EDC Line of Credit	4,205.00	4,152.78	(52.22)	-1.3 %
Interest-CTED-126 Cascade Ave	853.34	856.00	2.66	0.3 %
Interest-CERB-Discovery 2	5,413.33	5,413.00	(0.33)	0.0 %
TOTAL NON-OPERATING EXPENSES	11,606.91	12,311.78	704.87	5.7 %

TOTAL Expenditures 1,141,507.78 1,457,564.36 316,056.58 21.7 %

Excess of Revenue over Expenditures 245,250.45 (136,549.17) 381,799.62 279.6 %