

PORT OF SKAMANIA COUNTY

October 2024 FINANCIAL REPORTS

Cindy Bradley
Finance Manager
October 15, 2024

Summary:

In October the Port show a positive cash flow of \$27,052.90. The Capital projects are still in the planning and design stages, so the anticipated expenses are just beginning to be incurred.

Our year-to-date operating income continues to be steady with \$1,085,577.18 in operating income which surpasses operating expenses of \$957,448.27, resulting in a positive operating performance of \$128,128.91 which is better than budgeted.

Cascades Business Park Grants:

Department of Commerce Grant - \$970,000, this grant is secured and will be used to pay for the Cascades Business Park infrastructure construction.

We are working to secure the following grants:

EPA Grant - \$959,752 – This is a federal appropriation for infrastructure construction at Cascades Business Park. The direct appropriation is coming through EPA and we're working through their process (staff is working on the revisions to the application that were requested by EPA).

Department of Ecology Clean up Grant - \$110,000 Approximately. This grant is to clean up a small area of contamination at Cascades Business Park, that is intended to remove any restrictions from the property. This grant has been submitted.

Notable income October

\$ 16,577.20	◇	Property tax received
		◇ The 2024 budgeted property tax revenue in \$364,851. Year to date is \$242,500.45 which is 66.5%
\$ 11,944.77	◇	LGIP interest income
\$ 4,849.33	◇	Private Timber Harvest Tax Rev
\$ 122.32	◇	DNR Interest
\$ 0.99	◇	Leasehold Tax from State

Notable expenses October

\$ 1,787.59	◇	Seal coating
\$ 2,351.64	◇	Tree maintenance
\$ 14,881.50	◇	PBS Engineering - Cascades Business Park
\$ 2,406.00	◇	CSD Attorneys-at-Law
\$ 748.60	◇	Wind River Publishing - Cascades Business Park Ad
\$ 29,051.93	◇	Q3 Leasehold tax
\$ 2,583.62	◇	Q3 Workers Compensation Tax
\$ 491.88	◇	Q3 WA Cares Tax
\$ 448.21	◇	Q3 Paid Family Medical Leave Tax
\$ 171.19	◇	Q3 Unemployment Tax
\$ 46.75	◇	Q3 Sales and Use Tax

Delinquent Account Aging as of 11/12/2024:

	Current	30 days	31-90 days	91-180 days	Over 180 days	Total
ALL TENANTS ARE CURRENT!!						
Skamania Acupuncture					\$	2,500.00

Skamania Acupuncture continues to pay their remaining balance.

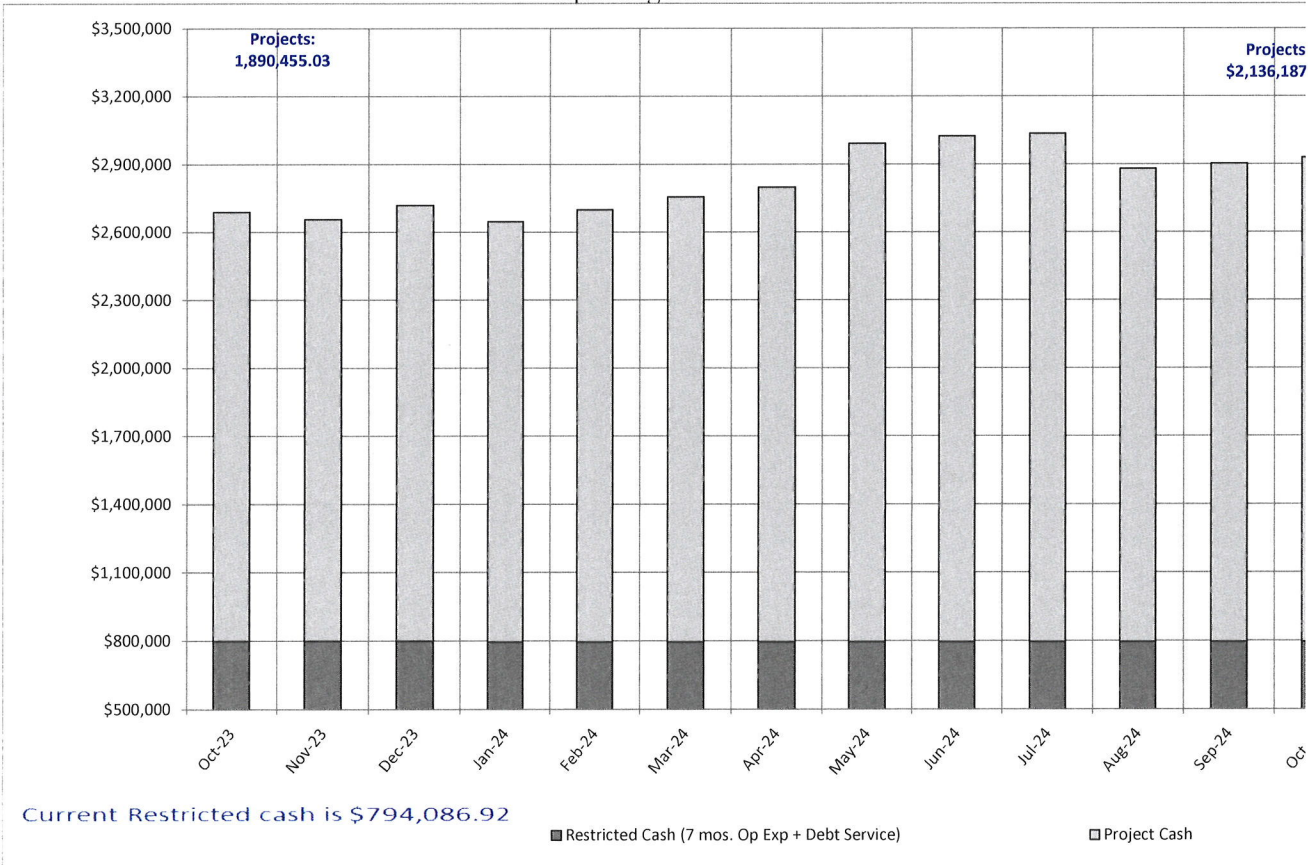
Port of Skamania County

Statement of Assets & Liabilities

As of: October 31, 2024

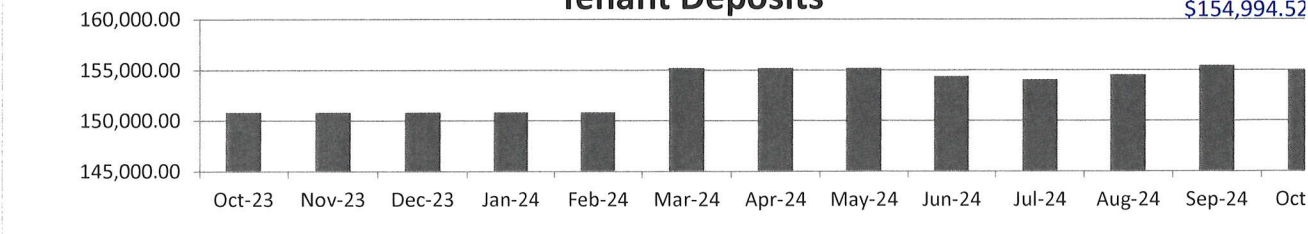
Assets			
Current Assets			
General Checking - Umpqua Bank	197,673.06		
Money Market - Umpqua Bank	28,223.33		
LGIP Investment	2,704,377.65		
TOTAL Operating Revenue			<u>2,930,274.04</u>
LGIP - Tenant Deposits	154,994.52		
TOTAL Tenant Deposits			<u>154,994.52</u>
TOTAL Assets			<u>3,085,268.56</u>
Liabilities			
Current Liabilities			
WA CARES PAYABLE	165.09		
TOTAL Current Liabilities			<u>165.09</u>
TOTAL Liabilities			<u>165.09</u>
Fund Balance			
Net Assets	2,869,482.51		
Excess of Revenue over Expenditures	215,620.96		
TOTAL Fund Balance			<u>3,085,103.47</u>
TOTAL Liabilities & Fund Balance			<u>3,085,268.56</u>

Operating Revenue



Tenant Deposits

\$154,994.52



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

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*October
- 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, October 2024 - current month, Consolidated by account

	<i>10 Month Ended October 31, 2024</i>	<i>10 Month Ended October 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>
Revenue			
MARINE TERMINAL REVENUES	23,786.16	46,586.00	(22,799.84)
CAPITAL CONTRIBUTIONS (Grants)	81,480.93	888,500.00	(807,019.07)
PROPERTY REVENUES	956,256.31	713,844.60	242,411.71
OTHER MISC RENTAL/LEASE REV	105,534.71	81,361.30	24,173.41
NONREVENUE (Loans,other)	8,174.52	0.00	8,174.52
NON-OPERATING REVENUES	387,093.70	276,988.30	110,105.40
TOTAL Revenue	1,562,326.33	2,007,280.20	(444,953.87)
Expenditures			
MARINE TERMINAL EXPENSES	9,724.45	14,860.00	5,135.55
PROPERTY EXPENSES	681,001.15	685,023.10	4,021.95
NONEXPENSE (Loans,Proj,other)	374,897.11	1,292,259.00	917,361.89
GENERAL & ADMIN EXPENSES	245,752.91	296,695.66	50,942.75
COMMISSIONERS EXPENSES	20,969.76	27,303.30	6,333.54
NON-OPERATING EXPENSES	14,359.99	5,629.00	(8,730.99)
TOTAL Expenditures	1,346,705.37	2,321,770.06	975,064.69
Excess of Revenue over Expenditures	215,620.96	(314,489.86)	530,110.82

Port of Skamania County
October Monthly Statement of Revenue & Expenditures

	2024	2023	2022	2021	2020
Revenue					
MARINE TERMINAL REVENUES	0.00	23,255.10	4,910.16	25,086.51	0.00
CAPITAL CONTRIBUTIONS (Grants)	0.00	67,016.33	0.00	5,000.00	0.00
PROPERTY REVENUES	110,765.20	65,249.00	82,782.34	72,826.23	72,732.59
OTHER MISC RENTAL/LEASE REV	12,229.27	21,622.25	7,653.00	8,193.04	7,693.58
NONREVENUE (Loans,other)	500.00	349.99	0.00	0.00	700.00
NON-OPERATING REVENUES	28,645.52	30,247.08	9,958.81	149.93	95,291.70
TOTAL Revenue	152,139.99	207,739.75	105,304.31	111,255.71	176,417.87
Expenditures					
MARINE TERMINAL EXPENSES	1,436.48	2,730.61	8,126.86	5,801.53	753.42
PROPERTY EXPENSES	79,419.25	84,419.57	60,473.76	68,703.31	67,051.31
NONEXPENSE (Loans,Proj,other)	14,888.90	21,468.20	8,188.98	2,932.38	55,443.19
GENERAL & ADMIN EXPENSES	27,097.88	24,508.18	26,143.81	28,231.11	26,350.11
COMMISSIONERS EXPENSES	2,244.58	1,603.62	1,745.85	2,010.83	1,869.25
NON-OPERATING EXPENSES	0.00	435.86	390.45	507.96	691.60
TOTAL Expenditures	125,087.09	135,166.04	105,069.71	108,187.12	152,158.88
Excess of Revenue over Expenditures	27,052.90	72,573.71	234.60	3,068.59	24,258.99

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

	2024	2023	2022	2021	2020
Revenue					
MARINE TERMINAL REVENUES	23,786.16	83,761.08	129,360.89	28,138.63	5,782.31
CAPITAL CONTRIBUTIONS (Grants)	81,480.93	122,478.58	191,233.19	100,300.00	449,078.92
PROPERTY REVENUES	956,256.31	918,411.80	796,335.31	747,681.20	719,098.80
OTHER MISC RENTAL/LEASE REV	105,534.71	204,959.35	94,792.10	97,860.42	119,458.73
NONREVENUE (Loans,other)	8,174.52	849.99	6,500.30	5,836.00	4,430.00
NON-OPERATING REVENUES	387,093.70	347,641.85	273,840.75	534,449.40	319,733.39
TOTAL Revenue	1,562,326.33	1,678,102.65	1,492,062.54	1,514,265.65	1,617,582.15
Expenditures					
MARINE TERMINAL EXPENSES	9,724.45	21,348.29	34,615.39	18,881.09	5,659.45
PROPERTY EXPENSES	681,001.15	722,656.07	543,001.91	532,434.89	518,028.06
NONEXPENSE (Loans,Proj,other)	374,897.11	380,738.65	372,009.50	280,767.81	427,028.05
GENERAL & ADMIN EXPENSES	245,752.91	238,203.43	266,530.25	232,058.55	226,988.29
COMMISSIONERS EXPENSES	20,969.76	17,827.49	18,423.08	19,694.83	20,175.04
NON-OPERATING EXPENSES	14,359.99	11,178.23	11,997.36	15,530.66	18,113.08
TOTAL Expenditures	1,346,705.37	1,391,952.16	1,246,577.49	1,099,367.83	1,215,991.97
Excess of Revenue over Expenditures	215,620.96	286,150.49	245,485.05	414,897.82	401,590.18

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

	<i>1 Month Ended</i> <i>October 31, 2024</i>		<i>10 Months Ended</i> <i>October 31, 2024</i>	
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	0.00	0.0 %	16,198.65	1.0 %
Other Docking Fees - 10% Admin	0.00	0.0 %	457.79	0.0 %
Dock Services Labor Reimb	0.00	0.0 %	2,552.00	0.2 %
Utility Reimbursement-Water	0.00	0.0 %	2,036.27	0.1 %
Utility Reimbursement-Refuse	0.00	0.0 %	2,541.45	0.2 %
TOTAL STEVENSON LANDING REVENUES	0.00	0.0 %	23,786.16	1.5 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	0.00	0.0 %	81,480.93	5.2 %
TOTAL PROJECT GRANT REVENUES	0.00	0.0 %	81,480.93	5.2 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	717.20	0.5 %	9,375.69	0.6 %
Rigging Loft-Elect Reimb	95.25	0.1 %	1,586.60	0.1 %
Tichenor Bldg-Sewer Reimb	1,750.34	1.2 %	21,913.65	1.4 %
Tichenor Bldg-Nat Gas Reimb	38.74	0.0 %	5,521.59	0.4 %
Beacon Rock-Prop Ins Reimb	270.17	0.2 %	2,291.89	0.1 %
Discovery 1-Prop Ins Reimb	853.58	0.6 %	8,081.80	0.5 %
Teitzel-Prop Ins Reimb	947.77	0.6 %	8,089.28	0.5 %
Evergreen Bldg-Prop Ins Reimb	404.42	0.3 %	3,829.48	0.2 %
Old Saloon-Prop Ins Reimb	102.25	0.1 %	866.25	0.1 %
Rigging Loft-Prop Ins Reimb	59.81	0.0 %	566.34	0.0 %
Skye Bldg-Prop Ins Reimb	102.25	0.1 %	1,159.50	0.1 %
Riverpoint Bldg-Prop Ins Reimb	2,984.81	2.0 %	17,338.42	1.1 %
Tichenor Bldg-Prop Ins Reimb	778.63	0.5 %	10,186.31	0.7 %
TOTAL PROPERTY LEASE USER CHARGES	9,105.22	6.0 %	90,806.80	5.8 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	3,526.90	2.3 %	31,742.10	2.0 %
Discovery I Building	14,273.68	9.4 %	142,718.99	9.1 %
Teitzel Building (Discovery 2)	11,326.93	7.4 %	110,279.84	7.1 %
Evergreen Building	4,406.15	2.9 %	44,061.50	2.8 %
212 SW Cascade Ave	100.00	0.1 %	1,000.00	0.1 %
Old Saloon Building	2,457.58	1.6 %	14,797.80	0.9 %
Rigging Loft (Red Barn)	840.27	0.6 %	8,402.70	0.5 %
Skye Bldg	1,415.94	0.9 %	16,484.45	1.1 %
Riverpoint Bldg (Stev Ind)	43,026.53	28.3 %	260,381.90	16.7 %
Cascades Business Park - Ground lease	2,185.45	1.4 %	21,599.90	1.4 %
Park Rentals	0.00	0.0 %	4,281.50	0.3 %
Wind River Business Park	0.00	0.0 %	14,161.18	0.9 %
TOTAL PROP LEASE REVENUE	83,559.43	54.9 %	669,911.86	42.9 %

*1 Month Ended
October 31, 2024*

*10 Months Ended
October 31, 2024*

TICHENOR LEASE REVENUE				
Tichenor Suite #40	2,156.56	1.4 %	17,692.12	1.1 %
Tichenor Suite #45	0.00	0.0 %	23,016.93	1.5 %
Fiber Lease Revenue	180.00	0.1 %	1,980.00	0.1 %
Tichenor Suite #50	1,786.31	1.2 %	19,912.15	1.3 %
Tichenor Suite #60	1,619.61	1.1 %	12,182.07	0.8 %
Tichenor Suite #65	2,142.45	1.4 %	21,424.50	1.4 %
Tichenor Suite #70	2,513.11	1.7 %	20,805.31	1.3 %
Tichenor Suite #85	2,317.30	1.5 %	23,173.09	1.5 %
Tichenor Suite #90	867.56	0.6 %	10,174.99	0.7 %
Tichenor Suite #105	2,317.31	1.5 %	23,173.10	1.5 %
Tichenor Suite #110	2,200.34	1.4 %	22,003.39	1.4 %
TOTAL TICHENOR LEASE REVENUE	18,100.55	11.9 %	195,537.65	12.5 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	12,631.91	8.3 %	105,584.60	6.8 %
Lease Late Fees	(402.64)	-0.3 %	(402.64)	0.0 %
Misc Operating Revenue	0.00	0.0 %	352.75	0.0 %
TOTAL OTHER MISC LEASE REV	12,229.27	8.0 %	105,534.71	6.8 %
OTHER NONREVENUE				
Tenant Security Deposits	500.00	0.3 %	8,174.52	0.5 %
TOTAL OTHER NONREVENUE	500.00	0.3 %	8,174.52	0.5 %
NON-OPERATING REVENUES				
Investment Interest-MMA	11,945.01	7.9 %	119,238.83	7.6 %
Property Tax Revenues	16,577.20	10.9 %	242,500.45	15.5 %
PILT Fish & Wildlife Tax Rev	0.00	0.0 %	460.42	0.0 %
DNR PILT NAP/NRCA Rev	122.32	0.1 %	6,136.43	0.4 %
Private Timber Harvest Tax Rev	0.00	0.0 %	14,266.31	0.9 %
Leasehold Tax from State	0.99	0.0 %	2,472.05	0.2 %
Other Non-Operating Revenues	0.00	0.0 %	2,019.21	0.1 %
TOTAL NON-OPERATING REVENUES	28,645.52	18.8 %	387,093.70	24.8 %
TOTAL Revenue	152,139.99	100.0 %	1,562,326.33	100.0 %

*1 Month Ended
October 31, 2024*

*10 Months Ended
October 31, 2024*

Expenditures

STEV LANDING EXPENSES

Outside Serv/Maint-Stev Land	400.00	0.3 %	400.00	0.0 %
Stev Landing-Supplies	91.18	0.1 %	110.11	0.0 %
Stev Landing-Util-Electricity	308.46	0.2 %	1,713.05	0.1 %
Stev Landing-Util-Water Exp	386.04	0.3 %	4,608.24	0.3 %
Stev Landing-Util-Garbage Exp	250.80	0.2 %	2,893.05	0.2 %
TOTAL STEV LANDING EXPENSES	1,436.48	0.9 %	9,724.45	0.6 %

PROP LEASE MAINT EXPENSES

Salaries-Maint Exp	17,233.68	11.3 %	168,750.55	10.8 %
Payroll Tax-Maint Exp	1,330.42	0.9 %	13,268.26	0.8 %
Worker's Comp-Maint Exp	2,465.04	1.6 %	9,777.12	0.6 %
Unemployment-Maint Exp	139.46	0.1 %	456.98	0.0 %
PERS Retirement-Maint Exp	1,545.38	1.0 %	15,496.84	1.0 %
Health Ins-Maint Exp	5,288.19	3.5 %	54,822.10	3.5 %
VEBA-Maint Exp	600.00	0.4 %	6,000.00	0.4 %
BRGC Supplies-Maint Exp	0.00	0.0 %	198.46	0.0 %
Discovery I Sup-Maint Exp	0.00	0.0 %	76.00	0.0 %
Teitzel Sup-Maint Exp	175.27	0.1 %	3,050.23	0.2 %
Evergreen Bldg Sup-Maint Exp	0.00	0.0 %	3,414.56	0.2 %
212 Cascade Ave Sup-Maint Exp	910.74	0.6 %	3,733.12	0.2 %
Rigging Loft Sup-Maint Exp	0.00	0.0 %	51.65	0.0 %
Cascade Business Park-Maint Exp	580.10	0.4 %	580.10	0.0 %
Skye Bldg Supplies-Maint Exp	0.00	0.0 %	32.93	0.0 %
Riverpoint Bldg Sup-Maint Exp	153.54	0.1 %	5,176.49	0.3 %
Tichenor Supplies-Maint Exp	195.71	0.1 %	13,790.38	0.9 %
Park Grnds Supplies-Maint Exp	6,733.37	4.4 %	18,383.12	1.2 %
Shop Bldg Supplies-Maint Exp	431.89	0.3 %	2,780.48	0.2 %
Vacant Lands Sup-Maint Exp	0.00	0.0 %	47.00	0.0 %
WRBP Sup-Maint Exp	710.00	0.5 %	9,133.80	0.6 %
Cascades Bus Park Sup-Maint Exp	0.00	0.0 %	133.08	0.0 %
Boat Launch Supplies-Maint Exp	7.10	0.0 %	2,889.28	0.2 %
Tools-Maint Exp	0.00	0.0 %	1,369.28	0.1 %
Janitorial Supplies-Maint Exp	301.50	0.2 %	3,876.20	0.2 %
Fuel-Maint Exp	1,111.31	0.7 %	7,998.44	0.5 %
Automotive-Maint Exp	375.17	0.2 %	4,385.81	0.3 %
Uniforms-Maint Exp	84.01	0.1 %	84.01	0.0 %
Machinery & Equipment-Maint Exp	28.40	0.0 %	4,280.45	0.3 %
Insurance Property-Maint Exp	0.00	0.0 %	126,035.00	8.1 %
TOTAL PROPERTY LEASE MAINT EXPENSES	40,400.28	26.6 %	480,071.72	30.7 %

*1 Month Ended
October 31, 2024*

*10 Months Ended
October 31, 2024*

PROPERTY UTILITY EXPENSES				
212 Cascade Ave-Water Exp	45.08	0.0 %	440.11	0.0 %
Rigging Loft-Water Exp	39.63	0.0 %	390.01	0.0 %
Tichenor-Water Exp	1,010.29	0.7 %	9,183.79	0.6 %
Park-Water Exp	1,079.45	0.7 %	9,603.77	0.6 %
212 Cascade-Electricity Exp	330.52	0.2 %	2,397.58	0.2 %
Rigging Loft-Electricity Exp	378.86	0.2 %	3,695.25	0.2 %
Tichenor Bldg-Electricity Exp	2,118.55	1.4 %	11,047.38	0.7 %
Parks & Grounds-Electricity Exp	492.51	0.3 %	2,745.24	0.2 %
WRBP-Electricity Exp	311.42	0.2 %	1,782.07	0.1 %
212 Cascade Ave-Sewer Exp	135.20	0.1 %	1,317.11	0.1 %
Rigging Loft-Sewer Exp	128.11	0.1 %	1,251.96	0.1 %
Tichenor Bldg-Sewer Exp	2,472.14	1.6 %	21,187.95	1.4 %
Parks & Grounds-Sewer Exp	440.20	0.3 %	4,164.04	0.3 %
Parks & Grounds-Garbage Exp	257.10	0.2 %	2,300.70	0.1 %
Tichenor Bldg-Nat Gas Exp	290.88	0.2 %	4,445.35	0.3 %
TOTAL PROPERTY UTILITY EXPENSES	9,529.94	6.3 %	75,952.31	4.9 %
OTHER PROPERTY EXPENSES				
Returned Tenant Deposits	437.10	0.3 %	2,073.10	0.1 %
Leasehold Taxes Expense	29,051.93	19.1 %	122,904.02	7.9 %
TOTAL OTHER PROPERTY EXPENSES	29,489.03	19.4 %	124,977.12	8.0 %
DEBT REDEMPTION-PRINCIPAL				
Prin-CTED-126 Cascade Ave	0.00	0.0 %	23,235.76	1.5 %
Prin-WIB-Teitzel(Disc 2)	0.00	0.0 %	120,890.15	7.7 %
Prin-CERB-Teitzel (Disc 2)	0.00	0.0 %	67,666.66	4.3 %
TOTAL DEBT REDEMPTION-PRINCIPAL	0.00	0.0 %	211,792.57	13.6 %
GENERAL PROJECTS EXPENSES				
BEACON ROCK GOLF COURSE	0.00	0.0 %	49,882.61	3.2 %
NB PARCEL Cascades Bus Park	14,888.90	9.8 %	101,578.84	6.5 %
Wind River Business Park - Waterline Prj	0.00	0.0 %	3,990.90	0.3 %
TOTAL GENERAL PROJECTS EXPENSES	14,888.90	9.8 %	155,452.35	10.0 %
EQUIPMENT PURCHASES				
Office Equipment Purchases	0.00	0.0 %	652.19	0.0 %
Equipment Purchase	0.00	0.0 %	7,000.00	0.4 %
TOTAL EQUIPMENT PURCHASES	0.00	0.0 %	7,652.19	0.5 %
SALARIES & BENEFITS-ADMIN				
Salaries-Administrative Exp	9,484.88	6.2 %	94,688.20	6.1 %
Payroll Tax-Administrative Exp	808.21	0.5 %	8,168.26	0.5 %
Worker's Comp-Admin Exp	118.58	0.1 %	467.70	0.0 %
Unemployment-Admin Exp	31.73	0.0 %	214.43	0.0 %
PERS Retirement-Admin Exp	864.08	0.6 %	8,869.13	0.6 %
Health Insur-Admin Exp	994.82	0.7 %	9,948.20	0.6 %
VEBA-Admin Exp	200.00	0.1 %	2,000.00	0.1 %
Paid Family Medical Leave Exp	448.22	0.3 %	1,790.01	0.1 %
TOTAL SALARIES & BENEFITS-ADMIN	12,950.52	8.5 %	126,145.93	8.1 %

**1 Month Ended
October 31, 2024**

**10 Months Ended
October 31, 2024**

OUTSIDE SERVICES-GEN & ADMIN				
Auditing-Gen & Admin	300.00	0.2 %	3,612.50	0.2 %
Professional Serv-Gen Admin	8,361.16	5.5 %	83,961.60	5.4 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	<u>8,661.16</u>	<u>5.7 %</u>	<u>87,574.10</u>	<u>5.6 %</u>
G & A EXPENSES				
Legal Fees-G&A Exp	2,406.00	1.6 %	4,177.00	0.3 %
Office Supplies-G&A Exp	0.00	0.0 %	1,484.95	0.1 %
Equipment-G&A Exp	228.72	0.2 %	357.36	0.0 %
Promotional Hosting-G&A Exp	0.00	0.0 %	1,600.16	0.1 %
Admin Travel-G&A Exp	110.28	0.1 %	1,347.28	0.1 %
Professional Develop-G&A Exp	250.00	0.2 %	2,195.00	0.1 %
Legal Advertising-G&A Exp	117.60	0.1 %	155.70	0.0 %
Marketing Advertising-G&A Exp	803.60	0.5 %	1,843.50	0.1 %
Membership/Dues-G&A Exp	0.00	0.0 %	9,151.75	0.6 %
Administrative-G&A Exp	404.28	0.3 %	3,265.43	0.2 %
Bank Fees-G&A Exp	257.75	0.2 %	907.18	0.1 %
Marketing & Eco Dev-G&A Exp	0.00	0.0 %	150.00	0.0 %
Publications-G&A Exp	0.00	0.0 %	30.00	0.0 %
Postage-G&A Exp	292.00	0.2 %	578.00	0.0 %
Safety Program-G&A Exp	0.00	0.0 %	310.66	0.0 %
State Use Tax-G&A Exp	46.75	0.0 %	594.31	0.0 %
Telecommunications-G&A Exp	203.04	0.1 %	3,379.49	0.2 %
IT- G&A Exp	366.18	0.2 %	505.11	0.0 %
TOTAL G & A EXPENSES	<u>5,486.20</u>	<u>3.6 %</u>	<u>32,032.88</u>	<u>2.1 %</u>
COMMISSIONER'S EXPENSES				
Commissioners Mtg Comp	644.00	0.4 %	5,278.00	0.3 %
Commissioners Salaries	1,080.00	0.7 %	10,575.00	0.7 %
Payroll Taxes-Commissioners	49.28	0.0 %	403.76	0.0 %
Health Ins-Commissioners	471.30	0.3 %	4,713.00	0.3 %
TOTAL COMMISSIONERS EXPENSES	<u>2,244.58</u>	<u>1.5 %</u>	<u>20,969.76</u>	<u>1.3 %</u>
NON-OPERATING EXPENSES				
Interest-WIB-Teitzel (Disc 2)	0.00	0.0 %	1,864.41	0.1 %
Interest-CTED-126 Cascade Ave	0.00	0.0 %	443.53	0.0 %
Interest-CERB-Teitzel (Disc 2)	0.00	0.0 %	4,060.00	0.3 %
State Audit	0.00	0.0 %	7,992.05	0.5 %
TOTAL NON-OPERATING EXPENSES	<u>0.00</u>	<u>0.0 %</u>	<u>14,359.99</u>	<u>0.9 %</u>
TOTAL Expenditures	<u>125,087.09</u>	<u>82.2 %</u>	<u>1,346,705.37</u>	<u>86.2 %</u>
Excess of Revenue over Expenditures	<u>27,052.90</u>	<u>17.8 %</u>	<u>215,620.96</u>	<u>13.8 %</u>

Port of Skamania County
Statement of Revenue & Expenditures
Year-to-Date Variance, October 2024 - current month

	<i>10 Months Ended October 31, 2024</i>	<i>10 Months Ended October 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	16,198.65	26,857.00	(10,658.35)	-39.7 %
Other Docking Fees - 10% Admin	457.79	1,794.00	(1,336.21)	-74.5 %
Dock Services Labor Reimb	2,552.00	4,870.00	(2,318.00)	-47.6 %
Utility Reimbursement-Water	2,036.27	5,225.00	(3,188.73)	-61.0 %
Utility Reimbursement-Refuse	2,541.45	7,840.00	(5,298.55)	-67.6 %
TOTAL STEVENSON LANDING REVENUES	23,786.16	46,586.00	(22,799.84)	-48.9 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	81,480.93	888,500.00	(807,019.07)	-90.8 %
TOTAL PROJECT GRANT REVENUES	81,480.93	888,500.00	(807,019.07)	-90.8 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	9,375.69	11,230.00	(1,854.31)	-16.5 %
Rigging Loft-Elect Reimb	1,586.60	1,588.00	(1.40)	-0.1 %
Tichenor Bldg-Sewer Reimb	21,913.65	21,838.00	75.65	0.3 %
Tichenor Bldg-Nat Gas Reimb	5,521.59	6,015.00	(493.41)	-8.2 %
Beacon Rock-Prop Ins Reimb	2,291.89	3,028.00	(736.11)	-24.3 %
Discovery 1-Prop Ins Reimb	8,081.80	6,375.00	1,706.80	26.8 %
Teitzel-Prop Ins Reimb	8,089.28	7,073.30	1,015.98	14.4 %
Evergreen Bldg-Prop Ins Reimb	3,829.48	2,700.80	1,128.68	41.8 %
Old Saloon-Prop Ins Reimb	866.25	955.00	(88.75)	-9.3 %
Rigging Loft-Prop Ins Reimb	566.34	558.30	8.04	1.4 %
Skye Bldg-Prop Ins Reimb	1,159.50	848.30	311.20	36.7 %
Riverpoint Bldg-Prop Ins Reimb	17,338.42	12,821.70	4,516.72	35.2 %
Tichenor Bldg-Prop Ins Reimb	10,186.31	7,227.50	2,958.81	40.9 %
TOTAL PROPERTY LEASE USER CHARGES	90,806.80	82,258.90	8,547.90	10.4 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	31,742.10	30,492.00	1,250.10	4.1 %
Discovery I Building	142,718.99	63,420.00	79,298.99	125.0 %
Teitzel Building (Discovery 2)	110,279.84	93,555.00	16,724.84	17.9 %
Evergreen Building	44,061.50	39,157.50	4,904.00	12.5 %
212 SW Cascade Ave	1,000.00	1,000.00	0.00	
Old Saloon Building	14,797.80	15,712.00	(914.20)	-5.8 %
Rigging Loft (Red Barn)	8,402.70	7,467.50	935.20	12.5 %
Skye Bldg	16,484.45	13,680.00	2,804.45	20.5 %
Riverpoint Bldg (Stev Ind)	260,381.90	193,650.00	66,731.90	34.5 %
Cascades Business Park - Ground lease	21,599.90	20,600.00	999.90	4.9 %
Park Rentals	4,281.50	0.00	4,281.50	
Wind River Business Park	14,161.18	0.00	14,161.18	
TOTAL PROP LEASE REVENUE	669,911.86	478,734.00	191,177.86	39.9 %

	<i>10 Months Ended October 31, 2024</i>	<i>10 Months Ended October 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
TICHENOR LEASE REVENUE				
Tichenor Suite #40	17,692.12	11,408.30	6,283.82	55.1 %
Tichenor Suite #45	23,016.93	13,690.00	9,326.93	68.1 %
Fiber Lease Revenue	1,980.00	0.00	1,980.00	
Tichenor Suite #50	19,912.15	17,524.20	2,387.95	13.6 %
Tichenor Suite #60	12,182.07	9,530.80	2,651.27	27.8 %
Tichenor Suite #65	21,424.50	19,040.00	2,384.50	12.5 %
Tichenor Suite #70	20,805.31	12,447.50	8,357.81	67.1 %
Tichenor Suite #85	23,173.09	20,594.20	2,578.89	12.5 %
Tichenor Suite #90	10,174.99	8,468.30	1,706.69	20.2 %
Tichenor Suite #105	23,173.10	20,594.20	2,578.90	12.5 %
Tichenor Suite #110	22,003.39	19,554.20	2,449.19	12.5 %
TOTAL TICHENOR LEASE REVENUE	195,537.65	152,851.70	42,685.95	27.9 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	105,584.60	73,028.00	32,556.60	44.6 %
Lease Late Fees	(402.64)	0.00	(402.64)	
Misc Operating Revenue	352.75	8,333.30	(7,980.55)	-95.8 %
TOTAL OTHER MISC LEASE REV	105,534.71	81,361.30	24,173.41	29.7 %
OTHER NONREVENUE				
Tenant Security Deposits	8,174.52	0.00	8,174.52	
TOTAL OTHER NONREVENUE	8,174.52	0.00	8,174.52	
NON-OPERATING REVENUES				
Investment Interest-MMA	119,238.83	20,833.30	98,405.53	472.3 %
Property Tax Revenues	242,500.45	237,155.00	5,345.45	2.3 %
PILT Fish & Wildlife Tax Rev	460.42	0.00	460.42	
DNR PILT NAP/NRCA Rev	6,136.43	1,000.00	5,136.43	513.6 %
Private Timber Harvest Tax Rev	14,266.31	17,000.00	(2,733.69)	-16.1 %
Leasehold Tax from State	2,472.05	1,000.00	1,472.05	147.2 %
Other Non-Operating Revenues	2,019.21	0.00	2,019.21	
TOTAL NON-OPERATING REVENUES	387,093.70	276,988.30	110,105.40	39.8 %
TOTAL Revenue	1,562,326.33	2,007,280.20	(444,953.87)	-22.2 %

	<i>10 Months Ended October 31, 2024</i>	<i>10 Months Ended October 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Expenditures				
STEVE LANDING EXPENSES				
Outside Serv/Maint-Stev Land	400.00	0.00	(400.00)	
Stev Landing-Supplies	110.11	0.00	(110.11)	
Stev Landing-Util-Electricity	1,713.05	1,450.00	(263.05)	-18.1 %
Stev Landing-Util-Water Exp	4,608.24	5,320.00	711.76	13.4 %
Stev Landing-Util-Garbage Exp	2,893.05	8,090.00	5,196.95	64.2 %
TOTAL STEVE LANDING EXPENSES	9,724.45	14,860.00	5,135.55	34.6 %
OTHER PROPERTY LEASE OPS				
Cascade Business Park Easement Exp	0.00	800.00	800.00	100.0 %
TOTAL OTHER PROPERTY LEASE OPS	0.00	800.00	800.00	100.0 %
PROP LEASE MAINT EXPENSES				
Salaries-Maint Exp	168,750.55	165,568.30	(3,182.25)	-1.9 %
Overtime-Maint Exp	0.00	7,064.20	7,064.20	100.0 %
Payroll Tax-Maint Exp	13,268.26	13,206.70	(61.56)	-0.5 %
Worker's Comp-Maint Exp	9,777.12	10,848.00	1,070.88	9.9 %
Unemployment-Maint Exp	456.98	496.00	39.02	7.9 %
PERS Retirement-Maint Exp	15,496.84	17,235.00	1,738.16	10.1 %
Health Ins-Maint Exp	54,822.10	52,881.70	(1,940.40)	-3.7 %
VEBA-Maint Exp	6,000.00	6,000.00	0.00	
Outside Services-Maint Exp	0.00	416.70	416.70	100.0 %
BRGC Supplies-Maint Exp	198.46	833.30	634.84	76.2 %
Discovery I Sup-Maint Exp	76.00	1,666.70	1,590.70	95.4 %
Teitzel Sup-Maint Exp	3,050.23	11,666.70	8,616.47	73.9 %
Evergreen Bldg Sup-Maint Exp	3,414.56	11,666.70	8,252.14	70.7 %
212 Cascade Ave Sup-Maint Exp	3,733.12	3,500.00	(233.12)	-6.7 %
Old Saloon Supplies-Maint Exp	0.00	833.30	833.30	100.0 %
Rigging Loft Sup-Maint Exp	51.65	1,250.00	1,198.35	95.9 %
Cascade Business Park-Maint Exp	580.10	0.00	(580.10)	
Skye Bldg Supplies-Maint Exp	32.93	4,166.70	4,133.77	99.2 %
Riverpoint Bldg Sup-Maint Exp	5,176.49	5,416.70	240.21	4.4 %
Tichenor Supplies-Maint Exp	13,790.38	12,500.00	(1,290.38)	-10.3 %
Park Grnds Supplies-Maint Exp	18,383.12	22,000.00	3,616.88	16.4 %
21 Cascade Supplies-Maint Exp	0.00	166.70	166.70	100.0 %
Shop Bldg Supplies-Maint Exp	2,780.48	2,916.70	136.22	4.7 %
Vacant Lands Sup-Maint Exp	47.00	166.70	119.70	71.8 %
WRBP Sup-Maint Exp	9,133.80	6,666.70	(2,467.10)	-37.0 %
Cascades Bus Park Sup-Maint Exp	133.08	833.30	700.22	84.0 %
Boat Launch Supplies-Maint Exp	2,889.28	833.30	(2,055.98)	-246.7 %
Tools-Maint Exp	1,369.28	3,750.00	2,380.72	63.5 %
Janitorial Supplies-Maint Exp	3,876.20	3,333.30	(542.90)	-16.3 %
Fuel-Maint Exp	7,998.44	7,500.00	(498.44)	-6.6 %
Automotive-Maint Exp	4,385.81	2,166.70	(2,219.11)	-102.4 %
Uniforms-Maint Exp	84.01	833.30	749.29	89.9 %
Machinery & Equipment-Maint Exp	4,280.45	2,916.70	(1,363.75)	-46.8 %
Equip Rentals-Maint Exp	0.00	833.30	833.30	100.0 %
Insurance Property-Maint Exp	126,035.00	122,686.00	(3,349.00)	-2.7 %
TOTAL PROPERTY LEASE MAINT EXPENSES	480,071.72	504,819.40	24,747.68	4.9 %

	<i>10 Months Ended October 31, 2024</i>	<i>10 Months Ended October 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
PROPERTY UTILITY EXPENSES				
212 Cascade Ave-Water Exp	440.11	482.00	41.89	8.7 %
Rigging Loft-Water Exp	390.01	450.00	59.99	13.3 %
Tichenor-Water Exp	9,183.79	11,230.00	2,046.21	18.2 %
Park-Water Exp	9,603.77	12,032.00	2,428.23	20.2 %
212 Cascade-Electricity Exp	2,397.58	3,209.00	811.42	25.3 %
Rigging Loft-Electricity Exp	3,695.25	3,530.00	(165.25)	-4.7 %
Tichenor Bldg-Electricity Exp	11,047.38	9,625.00	(1,422.38)	-14.8 %
Parks & Grounds-Electricity Exp	2,745.24	2,809.00	63.76	2.3 %
WRBP-Electricity Exp	1,782.07	2,500.00	717.93	28.7 %
212 Cascade Ave-Sewer Exp	1,317.11	1,605.00	287.89	17.9 %
Rigging Loft-Sewer Exp	1,251.96	1,666.70	414.74	24.9 %
Tichenor Bldg-Sewer Exp	21,187.95	21,835.00	647.05	3.0 %
Parks & Grounds-Sewer Exp	4,164.04	4,011.00	(153.04)	-3.8 %
Parks & Grounds-Garbage Exp	2,300.70	2,005.00	(295.70)	-14.7 %
Tichenor Bldg-Nat Gas Exp	4,445.35	6,016.00	1,570.65	26.1 %
TOTAL PROPERTY UTILITY EXPENSES	75,952.31	83,005.70	7,053.39	8.5 %
OTHER PROPERTY EXPENSES				
Returned Tenant Deposits	2,073.10	0.00	(2,073.10)	
Leasehold Taxes Expense	122,904.02	96,398.00	(26,506.02)	-27.5 %
TOTAL OTHER PROPERTY EXPENSES	124,977.12	96,398.00	(28,579.12)	-29.6 %
DEBT REDEMPTION-PRINCIPAL				
Prin-CTED-126 Cascade Ave	23,235.76	11,501.00	(11,734.76)	-102.0 %
Prin-WIB-Teitzel(Disc 2)	120,890.15	9,604.00	(111,286.15)	-1158.7 %
Prin-CERB-Teitzel (Disc 2)	67,666.66	67,667.00	0.34	0.0 %
TOTAL DEBT REDEMPTION-PRINCIPAL	211,792.57	88,772.00	(123,020.57)	-138.6 %
GENERAL PROJECTS EXPENSES				
212 Cascade Ave - Capital Repair	0.00	15,000.00	15,000.00	100.0 %
Army Corps Building-Capital Repair	0.00	75,000.00	75,000.00	100.0 %
BEACON ROCK GOLF COURSE	49,882.61	45,000.00	(4,882.61)	-10.9 %
NB PARCEL Cascades Bus Park	101,578.84	1,038,330.00	936,751.16	90.2 %
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	155,452.35	1,187,830.00	1,032,377.65	86.9 %
EQUIPMENT PURCHASES				
Office Equipment Purchases	652.19	657.00	4.81	0.7 %
Equipment Purchase	7,000.00	15,000.00	8,000.00	53.3 %
TOTAL EQUIPMENT PURCHASES	7,652.19	15,657.00	8,004.81	51.1 %

	<i>10 Months Ended October 31, 2024</i>	<i>10 Months Ended October 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
SALARIES & BENEFITS-ADMIN				
Salaries-Administrative Exp	94,688.20	94,849.20	161.00	0.2 %
Payroll Tax-Administrative Exp	8,168.26	7,255.80	(912.46)	-12.6 %
Worker's Comp-Admin Exp	467.70	534.00	66.30	12.4 %
Unemployment-Admin Exp	214.43	251.00	36.57	14.6 %
PERS Retirement-Admin Exp	8,869.13	9,499.20	630.07	6.6 %
Health Insur-Admin Exp	9,948.20	9,948.30	0.10	0.0 %
VEBA-Admin Exp	2,000.00	2,000.00	0.00	
Paid Family Medical Leave Exp	1,790.01	2,000.00	209.99	10.5 %
TOTAL SALARIES & BENEFITS-ADMIN	126,145.93	126,337.50	191.57	0.2 %
OUTSIDE SERVICES-GEN & ADMIN				
Auditing-Gen & Admin	3,612.50	5,000.00	1,387.50	27.8 %
Professional Serv-Gen Admin	83,961.60	83,645.00	(316.60)	-0.4 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	87,574.10	88,645.00	1,070.90	1.2 %
G & A EXPENSES				
Legal Fees-G&A Exp	4,177.00	12,500.00	8,323.00	66.6 %
Office Supplies-G&A Exp	1,484.95	4,500.00	3,015.05	67.0 %
Equipment-G&A Exp	357.36	833.30	475.94	57.1 %
Promotional Hosting-G&A Exp	1,600.16	3,000.00	1,399.84	46.7 %
Admin Travel-G&A Exp	1,347.28	9,000.00	7,652.72	85.0 %
Professional Develop-G&A Exp	2,195.00	4,630.00	2,435.00	52.6 %
Legal Advertising-G&A Exp	155.70	1,000.00	844.30	84.4 %
Marketing Advertising-G&A Exp	1,843.50	5,999.99	4,156.49	69.3 %
Membership/Dues-G&A Exp	9,151.75	20,700.00	11,548.25	55.8 %
Administrative-G&A Exp	3,265.43	3,349.97	84.54	2.5 %
Bank Fees-G&A Exp	907.18	833.30	(73.88)	-8.9 %
Marketing & Eco Dev-G&A Exp	150.00	83.30	(66.70)	-80.1 %
Publications-G&A Exp	30.00	50.00	20.00	40.0 %
Postage-G&A Exp	578.00	500.00	(78.00)	-15.6 %
Safety Program-G&A Exp	310.66	1,150.00	839.34	73.0 %
State Use Tax-G&A Exp	594.31	5,000.00	4,405.69	88.1 %
Miscellaneous-G&A Exp	0.00	83.30	83.30	100.0 %
Telecommunications-G&A Exp	3,379.49	5,000.00	1,620.51	32.4 %
IT- G&A Exp	505.11	3,500.00	2,994.89	85.6 %
TOTAL G & A EXPENSES	32,032.88	81,713.16	49,680.28	60.8 %
COMMISSIONER'S EXPENSES				
Commissioners Mtg Comp	5,278.00	10,185.00	4,907.00	48.2 %
Commissioners Salaries	10,575.00	10,800.00	225.00	2.1 %
Payroll Taxes-Commissioners	403.76	1,605.00	1,201.24	74.8 %
Health Ins-Commissioners	4,713.00	4,713.30	0.30	0.0 %
TOTAL COMMISSIONERS EXPENSES	20,969.76	27,303.30	6,333.54	23.2 %
NON-OPERATING EXPENSES				
Interest-WIB-Teitzel (Disc 2)	1,864.41	1,161.00	(703.41)	-60.6 %
Interest-CTED-126 Cascade Ave	443.53	408.00	(35.53)	-8.7 %
Interest-CERB-Teitzel (Disc 2)	4,060.00	4,060.00	0.00	
State Audit	7,992.05	0.00	(7,992.05)	
TOTAL NON-OPERATING EXPENSES	14,359.99	5,629.00	(8,730.99)	-155.1 %
TOTAL Expenditures	1,346,705.37	2,321,770.06	975,064.69	42.0 %
Excess of Revenue over Expenditures	215,620.96	(314,489.86)	530,110.82	168.6 %