

PORT OF SKAMANIA COUNTY

May 2022 FINANCIAL REPORTS

Cindy Bradley
Finance Manager
June 21, 2022

Summary:

Total revenues for May were \$206,093.56 and expenditures were \$100,002.03, netting excess revenues over expenses in the amount of \$106,091.53.

May Operating Revenues are \$86,451.92 and Operating Expenses are \$69,625.77, netting \$16,826.15 in Operating expenses over Operating revenues.

May Non-Operating Revenue is \$119,641.64 and Non-operating Expenses are \$30,376.26, netting \$89,265.38 in Non-operating revenues over Non-operating expenses. (Grants, Loans, and Projects)

Cash Balance **May 2022** **May 2021**

Operating and Available for other Projects \$ 1,391,838.46 \$1,270,581.45

Restricted and Reserves:

Restricted Funds (Tenant Deposits)	\$ 150,599.20	\$ 142,835.00
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>\$2,304,651.83</u>	<u>\$2,147,342.53</u>

Budgeted Grants:

\$300,000 Ecology Integrative Planning Grant – Billing of \$78,252.60 was billed in May. Payment is expected in June.

Notable income in May:

\$ 119,309.22 • Property tax was received
• \$167,215.75 YTD representing 48.9% of the budgeted \$342,002.00.

Notable expenses in May:

\$ 1,268.58 • Bob's Welding to repair the Red Truck
\$ 449.19 • Final RTC-TAP Grant expenses – Wallis and Dept of Transportation
\$ 28,400.11 • Maul Foster Alongi – IPG Cascades Business Park
\$ 1,435.07 • Bucket for the John Deere tractor
\$ 6,582.61 • eFile Cabinet annual contract – split with the EDC in the contract.

Excavator has been received and will be paid in June.

Delinquent Account Aging as of 06/14/2022:

	<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	\$7,644.56	\$ 7,638.99	\$ 251.01			\$15,534.56

\$15,000.00 was received from Green Assets in May. The remaining balance is expected in June.

CASH REPORTS

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

PAGE 4

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

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May – Detailed Statement of Revenue & Expenditures

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Year to Date Actual vs. Budget Year to Date Detail

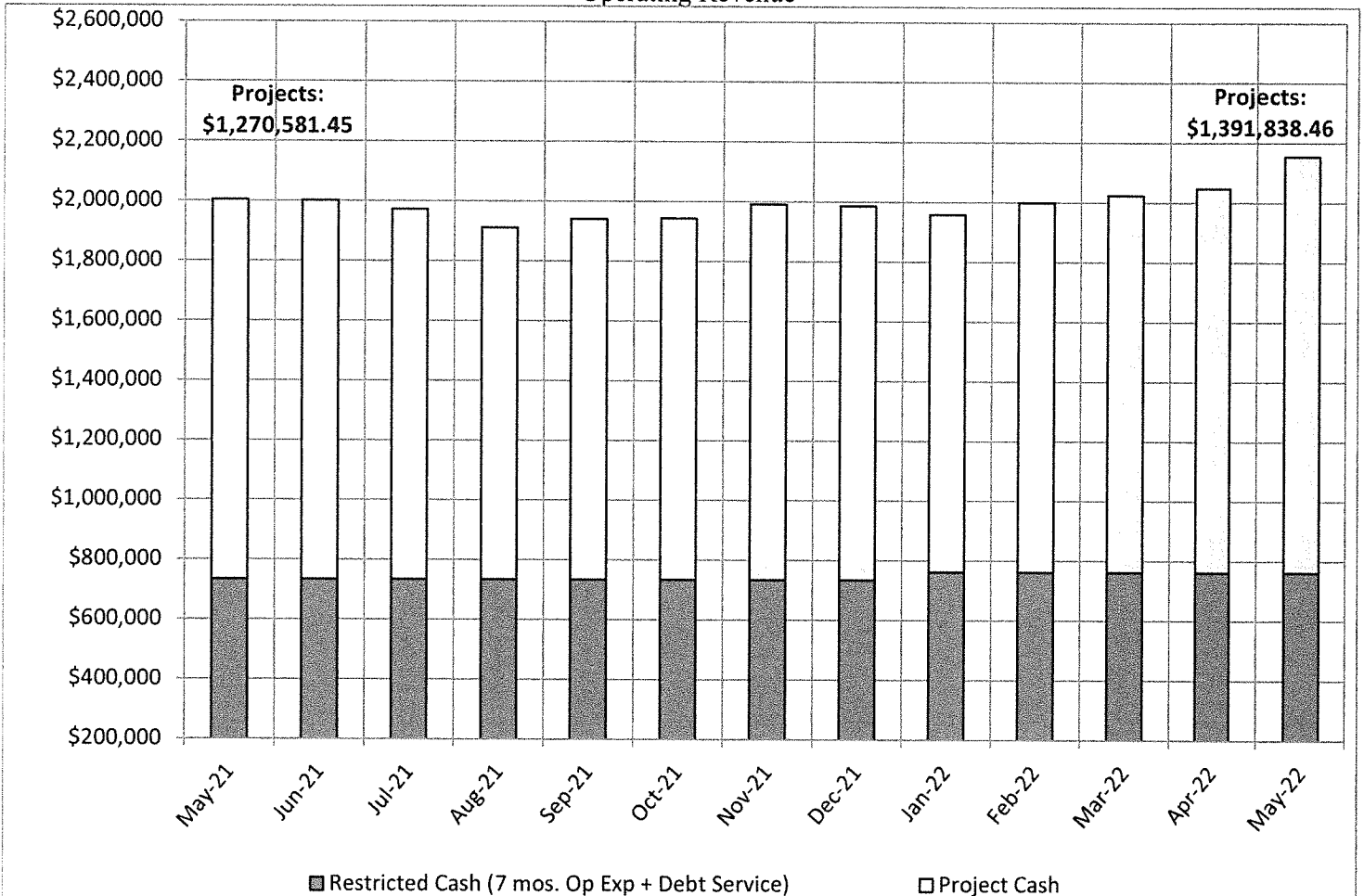
Port of Skamania County

Statement of Assets & Liabilities

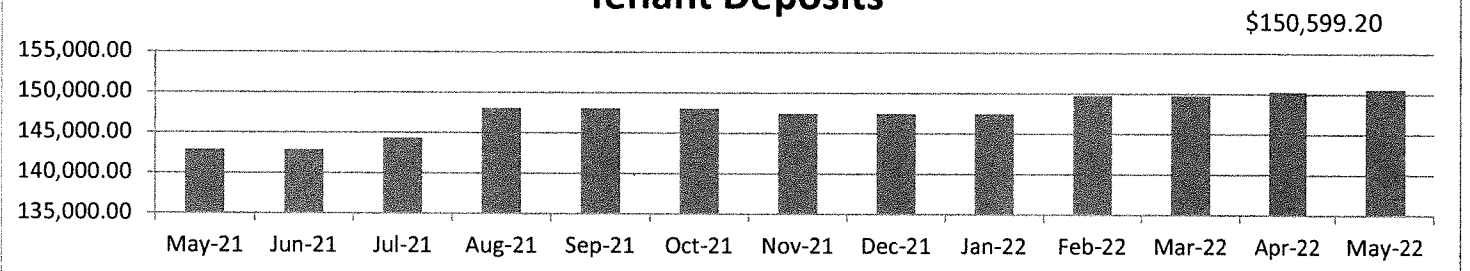
As of: May 31, 2022

Assets			
Current Assets			
General Checking - Umpqua Bank	501,421.01		
Money Market - Umpqua Bank	1,652,631.62		
TOTAL Operating Revenue			2,154,052.63
Tenant Deposits-Money Market	150,599.20		
TOTAL Tenant Deposits			150,599.20
TOTAL Assets			2,304,651.83
 Fund Balance			
Net Assets	2,134,554.63		
Excess of Revenue over Expenditures	170,097.20		
TOTAL Fund Balance			2,304,651.83
TOTAL Liabilities & Fund Balance			2,304,651.83

Operating Revenue



Tenant Deposits



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

	<i>5 Month Ended May 31, 2022</i>	<i>5 Month Ended May 31, 2022 Budget</i>	<i>Variance Fav/<Unf></i>
Revenue			
MARINE TERMINAL REVENUES	48,057.55	41,867.50	6,190.05
CAPITAL CONTRIBUTIONS (Grants)	29,241.05	132,350.00	(103,108.95)
PROPERTY REVENUES	405,596.31	327,112.90	78,483.41
OTHER MISC RENTAL/LEASE REV	51,176.33	41,363.65	9,812.68
NONREVENUE (Loans,other)	3,764.30	0.00	3,764.30
NON-OPERATING REVENUES	180,892.15	142,131.00	38,761.15
TOTAL Revenue	718,727.69	684,825.05	33,902.64
Expenditures			
MARINE TERMINAL EXPENSES	6,896.63	15,853.00	8,956.37
PROPERTY EXPENSES	212,738.06	230,480.37	17,742.31
NONEXPENSE (Loans,Proj,other)	172,910.44	464,283.05	291,372.61
GENERAL & ADMIN EXPENSES	138,968.01	141,865.80	2,897.79
COMMISSIONERS EXPENSES	9,280.44	11,467.90	2,187.46
NON-OPERATING EXPENSES	7,836.91	8,325.10	488.19
TOTAL Expenditures	548,630.49	872,275.22	323,644.73
Excess of Revenue over Expenditures	170,097.20	(187,450.17)	357,547.37

Port of Skamania County
May Monthly Statement of Revenue & Expenditures

	2022	2021	2020	2019	2018
Revenue					
MARINE TERMINAL REVENUES	250.00	0.00	0.00	2,927.16	5,461.88
CAPITAL CONTRIBUTIONS (Grants)	0.00	14,900.00	0.00	0.00	75,764.03
PROPERTY REVENUES	76,798.02	66,047.92	61,787.24	117,362.13	62,119.65
OTHER MISC RENTAL/LEASE REV	9,403.90	8,074.35	6,062.23	21,521.13	5,849.43
Other NON-OP REVENUE (Loans,Sec Dep,o	317.10	0.00	1,200.00	60,000.00	270.00
NON-OPERATING REVENUES	119,324.54	47,404.39	41,518.71	42,526.79	23,624.84
TOTAL Revenue	206,093.56	136,426.66	110,568.18	244,337.21	173,089.83
Expenditures					
MARINE TERMINAL EXPENSES	4,264.93	356.93	730.54	3,090.01	2,349.01
PROPERTY EXPENSES	30,100.10	29,007.16	28,551.77	44,307.01	44,237.24
NON-OP EXPENSE (Loans,Proj,other)	29,911.16	7,941.55	11,955.63	53,674.52	18,202.91
GENERAL & ADMIN EXPENSES	33,514.89	28,535.44	18,844.97	25,933.32	24,589.88
COMMISSIONERS EXPENSES	1,745.85	1,597.44	2,436.99	2,001.82	2,485.03
NON-OPERATING EXPENSES	465.10	446.66	464.31	2,119.84	820.99
TOTAL Expenditures	100,002.03	67,885.18	62,984.21	131,126.52	92,685.06
Excess of Revenue over Expenditures	106,091.53	68,541.48	47,583.97	113,210.69	80,404.77

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

	2022	2021	2020	2019	2018
Revenue					
MARINE TERMINAL REVENUES	48,057.55	0.00	5,782.31	5,036.23	7,115.54
CAPITAL CONTRIBUTIONS (Grants)	29,241.05	64,998.12	349,284.82	125,921.73	88,090.08
PROPERTY REVENUES	405,596.31	391,056.79	286,587.44	336,928.04	281,567.34
OTHER MISC RENTAL/LEASE REV	51,176.33	51,320.17	70,331.11	47,311.30	25,852.35
Other NON-OP REVENUE (Loans,Sec Dep	3,764.30	250.00	3,430.00	63,150.00	2,310.00
NON-OPERATING REVENUES	180,892.15	479,708.52	185,023.30	194,805.16	192,083.10
TOTAL Revenue	718,727.69	987,333.60	900,438.98	773,152.46	597,018.41
Expenditures					
MARINE TERMINAL EXPENSES	6,896.63	1,934.01	2,922.50	5,351.83	2,830.92
PROPERTY EXPENSES	212,738.06	209,448.16	199,277.23	191,762.50	175,424.89
NON-OP EXPENSE (Loans,Proj,other)	172,910.44	166,495.36	216,143.97	215,064.89	468,721.32
GENERAL & ADMIN EXPENSES	138,968.01	119,314.35	112,068.65	120,440.53	115,174.95
COMMISSIONERS EXPENSES	9,280.44	9,640.73	9,323.56	10,009.10	12,179.73
NON-OPERATING EXPENSES	7,836.91	10,203.00	11,753.64	13,256.26	12,249.15
TOTAL Expenditures	548,630.49	517,035.61	551,489.55	555,885.11	786,580.96
Excess of Revenue over Expenditures	170,097.20	470,297.99	348,949.43	217,267.35	(189,562.55)

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

	<i>1 Month Ended</i>		<i>5 Months Ended</i>	
	<i>May 31, 2022</i>		<i>May 31, 2022</i>	
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	232.93	0.1 %	45,633.25	6.3 %
Other Docking Fees - 10% Admin	17.07	0.0 %	17.07	0.0 %
Dock Services Labor Reimb	0.00	0.0 %	988.00	0.1 %
Utility Reimbursement-Water	0.00	0.0 %	469.78	0.1 %
Utility Reimbursement-Refuse	0.00	0.0 %	949.45	0.1 %
TOTAL STEVENSON LANDING REVENUES	250.00	0.1 %	48,057.55	6.7 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	0.00	0.0 %	29,241.05	4.1 %
TOTAL PROJECT GRANT REVENUES	0.00	0.0 %	29,241.05	4.1 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	1,033.60	0.5 %	4,998.24	0.7 %
Rigging Loft-Elect Reimb	113.02	0.1 %	1,018.25	0.1 %
Tichenor Bldg-Sewer Reimb	2,023.09	1.0 %	9,591.72	1.3 %
Tichenor Bldg-Nat Gas Reimb	333.54	0.2 %	2,713.07	0.4 %
Beacon Rock-Prop Ins Reimb	323.51	0.2 %	970.53	0.1 %
Discovery 1-Prop Ins Reimb	2,043.51	1.0 %	4,768.19	0.7 %
Discovery 2-Prop Ins Reimb	0.00	0.0 %	3,781.70	0.5 %
Evergreen Bldg-Prop Ins Reimb	322.75	0.2 %	1,613.75	0.2 %
Old Saloon-Prop Ins Reimb	81.67	0.0 %	408.35	0.1 %
Rigging Loft-Prop Ins Reimb	47.93	0.0 %	239.65	0.0 %
Skye Bldg-Prop Ins Reimb	81.67	0.0 %	408.35	0.1 %
Stev Ind Bldg-Prop Ins Reimb	1,461.33	0.7 %	8,227.29	1.1 %
Tichenor Bldg-Prop Ins Reimb	833.37	0.4 %	4,256.34	0.6 %
TOTAL PROPERTY LEASE USER CHARGES	8,698.99	4.2 %	42,995.43	6.0 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	4,675.24	2.3 %	14,025.72	2.0 %
Discovery I Building	10,727.86	5.2 %	30,673.97	4.3 %
Teitzel Building (Discovery 2)	1,593.84	0.8 %	48,295.12	6.7 %
Evergreen Building	3,915.75	1.9 %	19,578.75	2.7 %
212 SW Cascade Ave	100.00	0.0 %	500.00	0.1 %
Old Saloon Building	1,358.05	0.7 %	5,240.61	0.7 %
Rigging Loft (Red Barn)	746.75	0.4 %	3,733.75	0.5 %
Skye Bldg	1,744.27	0.8 %	8,722.55	1.2 %
River Point Bldg (Stev Ind)	23,140.18	11.2 %	130,801.62	18.2 %
Cascades Business Park - Ground lease	2,060.00	1.0 %	10,060.00	1.4 %
Park Rentals	180.00	0.1 %	630.00	0.1 %
TOTAL PROP LEASE REVENUE	50,241.94	24.4 %	272,262.09	37.9 %

	<i>1 Month Ended</i>		<i>5 Months Ended</i>	
	<i>May 31, 2022</i>		<i>May 31, 2022</i>	
TICHENOR LEASE REVENUE				
Tichenor Suite #40	1,521.15	0.7 %	7,605.75	1.1 %
Tichenor Suite #45	2,878.22	1.4 %	13,621.40	1.9 %
Fiber Lease Revenue	180.00	0.1 %	900.00	0.1 %
Tichenor Suite #50	1,864.36	0.9 %	8,648.70	1.2 %
Tichenor Suite #60	683.61	0.3 %	6,652.53	0.9 %
Tichenor Suite #65	1,904.00	0.9 %	9,520.00	1.3 %
Tichenor Suite #70	1,821.81	0.9 %	8,610.94	1.2 %
Tichenor Suite #85	2,059.40	1.0 %	10,297.00	1.4 %
Tichenor Suite #90	929.69	0.5 %	4,408.22	0.6 %
Tichenor Suite #105	2,059.40	1.0 %	10,297.00	1.4 %
Tichenor Suite #110	1,955.45	0.9 %	9,777.25	1.4 %
TOTAL TICHENOR LEASE REVENUE	17,857.09	8.7 %	90,338.79	12.6 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	8,502.72	4.1 %	49,230.46	6.8 %
Misc Operating Revenue	901.18	0.4 %	1,945.87	0.3 %
TOTAL OTHER MISC LEASE REV	9,403.90	4.6 %	51,176.33	7.1 %
OTHER NONREVENUE				
Tenant Security Deposits	317.10	0.2 %	3,764.30	0.5 %
TOTAL OTHER NONREVENUE	317.10	0.2 %	3,764.30	0.5 %
NON-OPERATING REVENUES				
Investment Interest-MMA	15.32	0.0 %	74.56	0.0 %
Property Tax Revenues	119,309.22	57.9 %	167,215.75	23.3 %
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	0.6 %
Private Timber Harvest Tax Rev	0.00	0.0 %	4,773.94	0.7 %
Leasehold Tax from State	0.00	0.0 %	3,749.59	0.5 %
Other Non-Operating Revenues	0.00	0.0 %	363.78	0.1 %
TOTAL NON-OPERATING REVENUES	119,324.54	57.9 %	180,892.15	25.2 %
TOTAL Revenue	206,093.56	100.0 %	718,727.69	100.0 %

*1 Month Ended
May 31, 2022*

*5 Months Ended
May 31, 2022*

Expenditures

STEV LANDING EXPENSES

Outside Serv/Maint-Stev Land	0.00	0.0 %	126.22	0.0 %
Supplies-Stev Landing	0.00	0.0 %	56.67	0.0 %
Util-Electricity-Stev Landing	118.45	0.1 %	489.87	0.1 %
Util-Water Exp-Stev Land	1,024.83	0.5 %	2,536.47	0.4 %
Util-Garbage Exp-Stev Land	3,121.65	1.5 %	3,687.40	0.5 %
TOTAL STEV LANDING EXPENSES	4,264.93	2.1 %	6,896.63	1.0 %

OTHER PROPERTY LEASE OPS

Cascade Business Park Easement Exp	0.00	0.0 %	800.00	0.1 %
TOTAL OTHER PROPERTY LEASE OPS	0.00	0.0 %	800.00	0.1 %

PROP LEASE MAINT EXPENSES

Salaries-Maint Exp	11,936.80	5.8 %	60,026.85	8.4 %
FICA-Maint Exp	888.68	0.4 %	4,523.03	0.6 %
Worker's Comp-Maint Exp	0.00	0.0 %	2,833.26	0.4 %
Unemployment-Maint Exp	0.00	0.0 %	1,279.36	0.2 %
PERS Retirement-Maint Exp	1,131.28	0.5 %	6,060.50	0.8 %
Health Ins-Maint Exp	3,765.28	1.8 %	18,826.40	2.6 %
VEBA-Maint Exp	388.00	0.2 %	1,940.00	0.3 %
Discovery 2 Sup-Maint Exp	147.31	0.1 %	1,541.23	0.2 %
Evergreen Bldg Sup-Maint Exp	16.12	0.0 %	16.12	0.0 %
212 Cascade Ave Sup-Maint Exp	163.61	0.1 %	1,656.82	0.2 %
Rigging Loft Sup-Maint Exp	0.00	0.0 %	224.39	0.0 %
Stev Ind Bldg Sup-Maint Exp	127.70	0.1 %	5,547.56	0.8 %
Tichenor Supplies-Maint Exp	266.61	0.1 %	3,243.51	0.5 %
Park Grnds Supplies-Maint Exp	672.10	0.3 %	4,938.81	0.7 %
Shop Bldg Supplies-Maint Exp	185.23	0.1 %	1,137.90	0.2 %
Vacant Lands Sup-Maint Exp	0.00	0.0 %	35.80	0.0 %
Wind River Bus Park Sup-Maint	1,639.00	0.8 %	3,592.00	0.5 %
Boat Launch Supplies-Maint Exp	0.00	0.0 %	27.84	0.0 %
Tools-Maint Exp	0.00	0.0 %	610.81	0.1 %
Janitorial Supplies-Maint Exp	379.36	0.2 %	909.06	0.1 %
Fuel-Maint Exp	368.20	0.2 %	2,795.55	0.4 %
Automotive-Maint Exp	1,268.58	0.6 %	1,948.75	0.3 %
Machinery & Equipment - Maint Exp	96.18	0.0 %	677.38	0.1 %
TOTAL PROPERTY LEASE MAINT EXPENSES	23,440.04	11.4 %	124,392.93	17.3 %

	<i>1 Month Ended</i>		<i>5 Months Ended</i>	
	<i>May 31, 2022</i>		<i>May 31, 2022</i>	
PROPERTY UTILITY EXPENSES				
212 Cascade Ave-Water Exp	35.28	0.0 %	174.72	0.0 %
Rigging Loft-Water Exp	35.28	0.0 %	174.72	0.0 %
Tichenor-Water Exp	1,025.50	0.5 %	4,733.64	0.7 %
Park-Water Exp	743.59	0.4 %	3,521.05	0.5 %
212 Cascade-Electricity Exp	196.63	0.1 %	1,090.22	0.2 %
Rigging Loft-Electricity Exp	251.16	0.1 %	2,262.78	0.3 %
Tichenor Bldg-Electricity Exp	719.43	0.3 %	3,579.75	0.5 %
Electricity Exp-Parks & Grnds	179.41	0.1 %	879.72	0.1 %
Electricity-Unoccupied Fac	265.15	0.1 %	1,405.75	0.2 %
WRBP - Electricity Exp	221.96	0.1 %	832.49	0.1 %
212 Cascade Ave-Sewer Exp	101.27	0.0 %	495.10	0.1 %
Rigging Loft-Sewer Exp	101.27	0.0 %	495.10	0.1 %
Tichenor Bldg-Sewer Exp	2,008.82	1.0 %	9,111.97	1.3 %
Sewer Exp-Parks & Grounds	358.06	0.2 %	1,570.42	0.2 %
Garbage Exp-Parks & Grounds	111.25	0.1 %	693.55	0.1 %
Tichenor Bldg-Nat Gas Exp	0.00	0.0 %	2,083.97	0.3 %
TOTAL PROPERTY UTILITY EXPENSES	6,354.06	3.1 %	33,104.95	4.6 %
OTHER PROPERTY EXPENSES				
Returned Tenant Deposits	306.00	0.1 %	1,706.00	0.2 %
Leasehold Taxes Expense	0.00	0.0 %	52,734.18	7.3 %
TOTAL OTHER PROPERTY EXPENSES	306.00	0.1 %	54,440.18	7.6 %
DEBT REDEMPTION-PRINCIPAL				
Prin-CTED-126 Cascade Ave	0.00	0.0 %	5,487.39	0.8 %
WIB/EDC - Line of Credit	671.83	0.3 %	3,370.60	0.5 %
Capital Lease - Auto	390.03	0.2 %	1,950.15	0.3 %
Prin-WIB-Discovery 2	0.00	0.0 %	496.42	0.1 %
Prin-WIB-Coyote Ridge	0.00	0.0 %	9,450.78	1.3 %
Prin-CERB-Discovery 2	0.00	0.0 %	67,666.66	9.4 %
TOTAL DEBT REDEMPTION-PRINCIPAL	1,061.86	0.5 %	88,422.00	12.3 %
GENERAL PROJECTS EXPENSES				
WATERFRONT DEV - SHORELINE ENHANC.	449.19	0.2 %	596.54	0.1 %
NB PARCEL 2 Cascades Bus Park	28,400.11	13.8 %	79,304.40	11.0 %
LANDING IMPROVEMENTS	0.00	0.0 %	4,587.50	0.6 %
TOTAL GENERAL PROJECTS EXPENSES	28,849.30	14.0 %	84,488.44	11.8 %
SALARIES & BENEFITS-ADMIN				
Salaries-Administrative Exp	8,728.18	4.2 %	43,641.05	6.1 %
FICA-Administrative Expense	757.60	0.4 %	3,734.58	0.5 %
Worker's Comp-Admin Expense	0.00	0.0 %	208.40	0.0 %
PERS Retirement-Admin Exp	894.64	0.4 %	4,473.22	0.6 %
Health Insur-Admin Expense	884.84	0.4 %	4,424.20	0.6 %
VEBA-Admin Expense	194.00	0.1 %	970.00	0.1 %
Paid Family Medical Leave	0.00	0.0 %	461.42	0.1 %
TOTAL SALARIES & BENEFITS-ADMIN	11,459.26	5.6 %	57,912.87	8.1 %

	<i>1 Month Ended</i>		<i>5 Months Ended</i>	
	<i>May 31, 2022</i>		<i>May 31, 2022</i>	
OUTSIDE SERVICES-GEN & ADMIN				
Auditing-Gen & Admin	187.50	0.1 %	1,012.50	0.1 %
Professional Serv-Gen Admin	7,818.59	3.8 %	46,252.95	6.4 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	8,006.09	3.9 %	47,265.45	6.6 %
G & A EXPENSES				
Legal Fees-G&A Exp	4,820.00	2.3 %	13,626.00	1.9 %
Office Supplies-G&A Exp	136.34	0.1 %	571.25	0.1 %
Equipment - G&A Exp	1,435.07	0.7 %	1,435.07	0.2 %
Admin Travel-G&A Expense	0.00	0.0 %	409.92	0.1 %
Professional Develop-G&A Exp	410.00	0.2 %	1,290.00	0.2 %
Legal Advertising-G&A Expense	0.00	0.0 %	102.92	0.0 %
Marketing Advertising-G&A Exp	27.50	0.0 %	481.00	0.1 %
Membership/Dues-G&A Exp	195.00	0.1 %	4,825.00	0.7 %
Administrative-G&A Expense	6,785.83	3.3 %	8,438.95	1.2 %
Postage-G&A Expense	0.00	0.0 %	163.44	0.0 %
Safety Program-G&A Expense	35.00	0.0 %	93.01	0.0 %
State Use Tax-G&A Exp	0.00	0.0 %	896.63	0.1 %
Telecommunications-G&A Expense	204.80	0.1 %	1,414.00	0.2 %
IT Expenses	0.00	0.0 %	42.50	0.0 %
TOTAL G & A EXPENSES	14,049.54	6.8 %	33,789.69	4.7 %
COMMISSIONER'S EXPENSES				
Commissioners Mtg Comp	384.00	0.2 %	2,432.00	0.3 %
Commissioners Salaries	855.00	0.4 %	4,275.00	0.6 %
FICA-Commissioners	29.37	0.0 %	186.04	0.0 %
Health Ins - Commissioners	477.48	0.2 %	2,387.40	0.3 %
TOTAL COMMISSIONERS EXPENSES	1,745.85	0.8 %	9,280.44	1.3 %
NON-OPERATING EXPENSES				
Interest-WIB-Discovery 2	0.00	0.0 %	(496.42)	-0.1 %
Interest-WIB-Coyote Ridge	0.00	0.0 %	139.09	0.0 %
Interest - WIB/EDC Line of Credit	465.10	0.2 %	2,314.05	0.3 %
Interest-CTED-126 Cascade Ave	0.00	0.0 %	466.86	0.1 %
Interest-CERB-Discovery 2	0.00	0.0 %	5,413.33	0.8 %
TOTAL NON-OPERATING EXPENSES	465.10	0.2 %	7,836.91	1.1 %
TOTAL Expenditures	100,002.03	48.5 %	548,630.49	76.3 %
Excess of Revenue over Expenditures	106,091.53	51.5 %	170,097.20	23.7 %

Port of Skamania County
Statement of Revenue & Expenditures
Year-to-Date Variance, May 2022 - current month

	<i>5 Months Ended May 31, 2022</i>	<i>5 Months Ended May 31, 2022 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	45,633.25	32,441.50	13,191.75	40.7 %
Do not use	0.00	857.00	(857.00)	-100.0 %
Other Docking Fees - 10% Admin	17.07	0.00	17.07	
Dock Services Labor Reimb	988.00	3,444.00	(2,456.00)	-71.3 %
Utility Reimbursement-Water	469.78	2,050.00	(1,580.22)	-77.1 %
Utility Reimbursement-Refuse	949.45	3,075.00	(2,125.55)	-69.1 %
TOTAL STEVENSON LANDING REVENUES	48,057.55	41,867.50	6,190.05	14.8 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	29,241.05	132,350.00	(103,108.95)	-77.9 %
TOTAL PROJECT GRANT REVENUES	29,241.05	132,350.00	(103,108.95)	-77.9 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	4,998.24	6,250.00	(1,251.76)	-20.0 %
Rigging Loft-Elect Reimb	1,018.25	450.00	568.25	126.3 %
Tichenor Bldg-Sewer Reimb	9,591.72	10,750.00	(1,158.28)	-10.8 %
Tichenor Bldg-Nat Gas Reimb	2,713.07	2,150.00	563.07	26.2 %
Beacon Rock-Prop Ins Reimb	970.53	840.00	130.53	15.5 %
Discovery 1-Prop Ins Reimb	4,768.19	2,750.00	2,018.19	73.4 %
Discovery 2-Prop Ins Reimb	3,781.70	2,750.00	1,031.70	37.5 %
Evergreen Bldg-Prop Ins Reimb	1,613.75	1,580.00	33.75	2.1 %
Old Saloon-Prop Ins Reimb	408.35	201.25	207.10	102.9 %
Rigging Loft-Prop Ins Reimb	239.65	200.00	39.65	19.8 %
Skye Bldg-Prop Ins Reimb	408.35	400.00	8.35	2.1 %
Stev Ind Bldg-Prop Ins Reimb	8,227.29	7,000.00	1,227.29	17.5 %
Tichenor Bldg-Prop Ins Reimb	4,256.34	2,089.60	2,166.74	103.7 %
TOTAL PROPERTY LEASE USER CHARGES	42,995.43	37,410.85	5,584.58	14.9 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	14,025.72	10,113.00	3,912.72	38.7 %
Discovery I Building	30,673.97	23,955.00	6,718.97	28.0 %
Teitzel Building (Discovery 2)	48,295.12	40,535.00	7,760.12	19.1 %
Evergreen Building	19,578.75	18,522.90	1,055.85	5.7 %
212 SW Cascade Ave	500.00	500.00	0.00	
Old Saloon Building	5,240.61	4,957.00	283.61	5.7 %
Rigging Loft (Red Barn)	3,733.75	3,532.50	201.25	5.7 %
Skye Bldg	8,722.55	8,252.50	470.05	5.7 %
River Point Bldg (Stev Ind)	130,801.62	95,935.40	34,866.22	36.3 %
Cascades Business Park - Ground lease	10,060.00	10,000.00	60.00	0.6 %
Park Rentals	630.00	0.00	630.00	
TOTAL PROP LEASE REVENUE	272,262.09	216,303.30	55,958.79	25.9 %

	<i>5 Months Ended May 31, 2022</i>	<i>5 Months Ended May 31, 2022 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
TICHENOR LEASE REVENUE				
Tichenor Suite #40	7,605.75	7,195.40	410.35	5.7 %
Tichenor Suite #45	13,621.40	7,472.50	6,148.90	82.3 %
Fiber Lease Revenue	900.00	0.00	900.00	
Tichenor Suite #50	8,648.70	8,289.60	359.10	4.3 %
Tichenor Suite #60	6,652.53	4,508.75	2,143.78	47.5 %
Tichenor Suite #65	9,520.00	9,006.65	513.35	5.7 %
Tichenor Suite #70	8,610.94	7,202.10	1,408.84	19.6 %
Tichenor Suite #85	10,297.00	9,741.65	555.35	5.7 %
Tichenor Suite #90	4,408.22	1,950.85	2,457.37	126.0 %
Tichenor Suite #105	10,297.00	9,741.65	555.35	5.7 %
Tichenor Suite #110	9,777.25	8,289.60	1,487.65	17.9 %
TOTAL TICHENOR LEASE REVENUE	90,338.79	73,398.75	16,940.04	23.1 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	49,230.46	37,197.00	12,033.46	32.4 %
Misc Operating Revenue	1,945.87	4,166.65	(2,220.78)	-53.3 %
TOTAL OTHER MISC LEASE REV	51,176.33	41,363.65	9,812.68	23.7 %
OTHER NONREVENUE				
Tenant Security Deposits	3,764.30	0.00	3,764.30	
TOTAL OTHER NONREVENUE	3,764.30	0.00	3,764.30	
NON-OPERATING REVENUES				
Investment Interest-MMA	74.56	833.35	(758.79)	-91.1 %
Property Tax Revenues	167,215.75	133,381.00	33,834.75	25.4 %
PILT Fish & Wildlife Tax Rev	281.82	0.00	281.82	
DNR PILT NAP/NRCA Rev	4,432.71	416.65	4,016.06	963.9 %
Private Timber Harvest Tax Rev	4,773.94	7,083.35	(2,309.41)	-32.6 %
Leasehold Tax from State	3,749.59	416.65	3,332.94	799.9 %
Other Non-Operating Revenues	363.78	0.00	363.78	
TOTAL NON-OPERATING REVENUES	180,892.15	142,131.00	38,761.15	27.3 %
TOTAL Revenue	718,727.69	684,825.05	33,902.64	5.0 %

	<i>5 Months Ended May 31, 2022</i>	<i>5 Months Ended May 31, 2022 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Expenditures				
STEV LANDING EXPENSES				
Regular Pay-Stev Landing	0.00	798.00	798.00	100.0 %
Outside Serv/Maint-Stev Land	126.22	0.00	(126.22)	
Supplies-Stev Landing	56.67	0.00	(56.67)	
Util-Electricity-Stev Landing	489.87	450.00	(39.87)	-8.9 %
Util-Water Exp-Stev Land	2,536.47	5,110.00	2,573.53	50.4 %
Util-Garbage Exp-Stev Land	3,687.40	9,495.00	5,807.60	61.2 %
TOTAL STEV LANDING EXPENSES	6,896.63	15,853.00	8,956.37	56.5 %
OTHER PROPERTY LEASE OPS				
Cascade Business Park Easement Exp	800.00	0.00	(800.00)	
TOTAL OTHER PROPERTY LEASE OPS	800.00	0.00	(800.00)	
PROP LEASE MAINT EXPENSES				
Salaries-Maint Exp	60,026.85	61,254.60	1,227.75	2.0 %
Overtime-Maint Exp	0.00	2,937.00	2,937.00	100.0 %
FICA-Maint Exp	4,523.03	5,011.65	488.62	9.7 %
Worker's Comp-Maint Exp	2,833.26	3,678.00	844.74	23.0 %
Unemployment-Maint Exp	1,279.36	3,815.00	2,535.64	66.5 %
PERS Retirement-Maint Exp	6,060.50	6,040.00	(20.50)	-0.3 %
Health Ins-Maint Exp	18,826.40	18,826.25	(0.15)	0.0 %
VEBA-Maint Exp	1,940.00	1,940.00	0.00	
Outside Services/Maintenance	0.00	208.35	208.35	100.0 %
BRGC Supplies-Maint Exp	0.00	416.65	416.65	100.0 %
Discovery I Sup-Maint Exp	0.00	833.35	833.35	100.0 %
Discovery 2 Sup-Maint Exp	1,541.23	1,041.65	(499.58)	-48.0 %
Evergreen Bldg Sup-Maint Exp	16.12	2,083.35	2,067.23	99.2 %
212 Cascade Ave Sup-Maint Exp	1,656.82	416.65	(1,240.17)	-297.7 %
Old Saloon Supplies-Maint Exp	0.00	416.65	416.65	100.0 %
Rigging Loft Sup-Maint Exp	224.39	625.00	400.61	64.1 %
Skye Bldg Supplies-Maint Exp	0.00	2,083.35	2,083.35	100.0 %
Stev Ind Bldg Sup-Maint Exp	5,547.56	4,590.92	(956.64)	-20.8 %
Tichenor Supplies-Maint Exp	3,243.51	6,041.65	2,798.14	46.3 %
Park Grnds Supplies-Maint Exp	4,938.81	7,083.35	2,144.54	30.3 %
21 Cascade Supplies-Maint Exp	0.00	83.35	83.35	100.0 %
Shop Bldg Supplies-Maint Exp	1,137.90	1,041.65	(96.25)	-9.2 %
Vacant Lands Sup-Maint Exp	35.80	83.35	47.55	57.0 %
Wind River Bus Park Sup-Maint	3,592.00	3,250.00	(342.00)	-10.5 %
Cascades Bus Park Sup-Maint	0.00	416.65	416.65	100.0 %
Boat Launch Supplies-Maint Exp	27.84	416.65	388.81	93.3 %
Tools-Maint Exp	610.81	416.65	(194.16)	-46.6 %
Janitorial Supplies-Maint Exp	909.06	1,666.65	757.59	45.5 %
Fuel-Maint Exp	2,795.55	2,291.65	(503.90)	-22.0 %
Automotive-Maint Exp	1,948.75	416.65	(1,532.10)	-367.7 %
Uniforms-Maint Exp	0.00	416.65	416.65	100.0 %
Machinery & Equipment - Maint Exp	677.38	541.65	(135.73)	-25.1 %
Equip Rentals-Maint Exp	0.00	416.65	416.65	100.0 %
TOTAL PROPERTY LEASE MAINT EXPENSES	124,392.93	140,801.62	16,408.69	11.7 %

	<i>5 Months Ended May 31, 2022</i>	<i>5 Months Ended May 31, 2022 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
PROPERTY UTILITY EXPENSES				
212 Cascade Ave-Water Exp	174.72	416.65	241.93	58.1 %
Rigging Loft-Water Exp	174.72	222.90	48.18	21.6 %
Tichenor-Water Exp	4,733.64	6,541.65	1,808.01	27.6 %
Park-Water Exp	3,521.05	5,250.00	1,728.95	32.9 %
212 Cascade-Electricity Exp	1,090.22	1,178.35	88.13	7.5 %
Rigging Loft-Electricity Exp	2,262.78	1,850.00	(412.78)	-22.3 %
Tichenor Bldg-Electricity Exp	3,579.75	6,250.00	2,670.25	42.7 %
Electricity Exp-Parks & Grnds	879.72	1,375.00	495.28	36.0 %
Electricity-Unoccupied Fac	1,405.75	1,262.50	(143.25)	-11.3 %
WRBP - Electricity Exp	832.49	833.35	0.86	0.1 %
212 Cascade Ave-Sewer Exp	495.10	1,500.00	1,004.90	67.0 %
Rigging Loft-Sewer Exp	495.10	583.35	88.25	15.1 %
Tichenor Bldg-Sewer Exp	9,111.97	12,500.00	3,388.03	27.1 %
Sewer Exp-Parks & Grounds	1,570.42	2,250.00	679.58	30.2 %
Garbage Exp-Parks & Grounds	693.55	1,300.00	606.45	46.7 %
Tichenor Bldg-Nat Gas Exp	2,083.97	2,430.00	346.03	14.2 %
TOTAL PROPERTY UTILITY EXPENSES	33,104.95	45,743.75	12,638.80	27.6 %
OTHER PROPERTY EXPENSES				
Returned Tenant Deposits	1,706.00	0.00	(1,706.00)	
Leasehold Taxes Expense	52,734.18	43,935.00	(8,799.18)	-20.0 %
TOTAL OTHER PROPERTY EXPENSES	54,440.18	43,935.00	(10,505.18)	-23.9 %
DEBT REDEMPTION-PRINCIPAL				
Prin-CTED-126 Cascade Ave	5,487.39	5,526.00	38.61	0.7 %
WIB/EDC - Line of Credit	3,370.60	3,377.90	7.30	0.2 %
Capital Lease - Auto	1,950.15	1,950.15	(0.00)	0.0 %
Prin-WIB-Discovery 2	496.42	0.00	(496.42)	
Prin-WIB-Coyote Ridge	9,450.78	9,413.00	(37.78)	-0.4 %
Prin-CERB-Discovery 2	67,666.66	67,666.00	(0.66)	0.0 %
TOTAL DEBT REDEMPTION-PRINCIPAL	88,422.00	87,933.05	(488.95)	-0.6 %
GENERAL PROJECTS EXPENSES				
Rigging Loft - Capital Repair	0.00	45,000.00	45,000.00	100.0 %
WATERFRONT DEV - SHORELINE ENHANCE	596.54	0.00	(596.54)	
NB PARCEL 2 Cascades Bus Park	79,304.40	255,000.00	175,695.60	68.9 %
LANDING IMPROVEMENTS	4,587.50	17,350.00	12,762.50	73.6 %
TOTAL GENERAL PROJECTS EXPENSES	84,488.44	317,350.00	232,861.56	73.4 %
EQUIPMENT PURCHASES				
Office Equipment Purchases	0.00	4,000.00	4,000.00	100.0 %
Equipment Purchase	0.00	55,000.00	55,000.00	100.0 %
TOTAL EQUIPMENT PURCHASES	0.00	59,000.00	59,000.00	100.0 %

	<i>5 Months Ended May 31, 2022</i>	<i>5 Months Ended May 31, 2022 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
SALARIES & BENEFITS-ADMIN				
Salaries-Administrative Exp	43,641.05	43,640.85	(0.20)	0.0 %
FICA-Administrative Expense	3,734.58	3,338.35	(396.23)	-11.9 %
Worker's Comp-Admin Expense	208.40	235.50	27.10	11.5 %
Unemployment-Admin Expense	0.00	2,310.00	2,310.00	100.0 %
PERS Retirement-Admin Exp	4,473.22	4,754.15	280.93	5.9 %
Health Insur-Admin Expense	4,424.20	4,424.15	(0.05)	0.0 %
VEBA-Admin Expense	970.00	970.00	0.00	
Paid Family Medical Leave	461.42	0.00	(461.42)	
TOTAL SALARIES & BENEFITS-ADMIN	57,912.87	59,673.00	1,760.13	2.9 %
OUTSIDE SERVICES-GEN & ADMIN				
Auditing-Gen & Admin	1,012.50	2,500.00	1,487.50	59.5 %
Professional Serv-Gen Admin	46,252.95	39,092.90	(7,160.05)	-18.3 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	47,265.45	41,592.90	(5,672.55)	-13.6 %
G & A EXPENSES				
Legal Fees-G&A Exp	13,626.00	10,416.65	(3,209.35)	-30.8 %
Legal Fees-G&A Exp-WRBP	0.00	625.00	625.00	100.0 %
Office Supplies-G&A Exp	571.25	2,250.00	1,678.75	74.6 %
Equipment - G&A Exp	1,435.07	416.65	(1,018.42)	-244.4 %
Admin Travel-G&A Expense	409.92	6,000.00	5,590.08	93.2 %
Professional Develop-G&A Exp	1,290.00	1,500.00	210.00	14.0 %
Legal Advertising-G&A Expense	102.92	500.00	397.08	79.4 %
Marketing Advertising-G&A Exp	481.00	4,166.65	3,685.65	88.5 %
Membership/Dues-G&A Exp	4,825.00	4,825.00	0.00	
Administrative-G&A Expense	8,438.95	800.00	(7,638.95)	-954.9 %
Marketing & Eco Dev-G&A Exp	0.00	41.65	41.65	100.0 %
Postage-G&A Expense	163.44	250.00	86.56	34.6 %
Safety Program-G&A Expense	93.01	525.00	431.99	82.3 %
State Use Tax-G&A Exp	896.63	5,000.00	4,103.37	82.1 %
Miscellaneous G & A Exp	0.00	41.65	41.65	100.0 %
Telecommunications-G&A Expense	1,414.00	2,200.00	786.00	35.7 %
IT Expenses	42.50	1,041.65	999.15	95.9 %
TOTAL G & A EXPENSES	33,789.69	40,599.90	6,810.21	16.8 %
COMMISSIONER'S EXPENSES				
Commissioners Mtg Comp	2,432.00	4,160.00	1,728.00	41.5 %
Commissioners Salaries	4,275.00	4,275.00	0.00	
FICA-Commissioners	186.04	645.40	459.36	71.2 %
Health Ins - Commissioners	2,387.40	2,387.50	0.10	0.0 %
TOTAL COMMISSIONERS EXPENSES	9,280.44	11,467.90	2,187.46	19.1 %
NON-OPERATING EXPENSES				
Interest-WIB-Discovery 2	(496.42)	0.00	496.42	
Interest-WIB-Coyote Ridge	139.09	177.00	37.91	21.4 %
Interest - WIB/EDC Line of Credit	2,314.05	2,307.10	(6.95)	-0.3 %
Interest-CTED-126 Cascade Ave	466.86	428.00	(38.86)	-9.1 %
Interest-CERB-Discovery 2	5,413.33	5,413.00	(0.33)	0.0 %
TOTAL NON-OPERATING EXPENSES	7,836.91	8,325.10	488.19	5.9 %
TOTAL Expenditures	548,630.49	872,275.22	323,644.73	37.1 %
Excess of Revenue over Expenditures	170,097.20	(187,450.17)	357,547.37	190.7 %