



2022 Budget Summary

The **Port's Mission** is to identify, develop, and promote economic resources that foster diversity, prosperity, and quality of life for all citizens of Skamania County.

The Port encourages full constituent involvement in all its activities. To carry out this mission, the Port may:

- Acquire, sell, develop, and lease land
- Partner with other private and public interests to build and operate facilities
- Construct and maintain multimodal transportation infrastructure such as roads, paths, parking, docks and launch ramps
- Improve and operate public parks and recreational facilities and promote tourism.

The Port of Skamania County continues to work toward positive operating financial performance while serving its mission, constituents, and tenants.

2022 budget is assuming the continued stabilization of the COVID-19 pandemic.

Budget assumes some of the large tenants failing to pay.
It also has an allowance for vacancy in the small offices.

It is anticipated the the Cruise industry will return to service.
It is adjusted to allow for the new 2022 docking and labor rates.

Lease Expense Reimbursement is budgeted at 45% of the combined total of Utilities Expense and Insurance Expense. The 45% was calculated on historical reimbursement rates.

Utility rate are budgeted according to the available posted rates. City water rates are estimated based on historical data, since no 2022 rates have been published at the time of the budget.

Payroll has a budget increase of 5%, which is less that this year's CPI adjustment.

Property Insurance is budgeted to increase 12%, which is following the current trend.

G & A and Maintenance expenses have been increased to allow additional Parks & Grounds work, increases to the Attorney rates, and changes/increases to the EDC Shared Services contract.

Travel has been adjusted to allow 2 trips to Washington DC

Overview:

Total Operating Revenue:	\$ 1,005,132
Total Operating Expenses:	\$ 1,062,434
Total Capital Budget:	\$ 502,350
Port Tax Collection:	\$ 342,002
2022 Debt Service:	\$ 142,462
Non-Operating Revenues	\$ 680,352

Port of Skamania County
2022
General Fund Budget and Tax Levy

November 16, 2022

	Revenue	Expense
Marine Terminal	\$ 113,391	\$ 57,749
Capital Contributions/Expenditures	\$ 317,350	\$ 506,350
Property Lease/Rental	\$ 891,741	\$ 633,392
Nonrevenues	\$ -	\$ -
General and Administrative	\$ -	\$ 367,294
Nonexpenses	\$ -	\$ 127,230
Reserves	\$ 21,762	\$ -
Nonoperating	\$ 21,000	\$ 15,231
Property Tax Revenue	\$ 342,002	\$ -
TOTAL	\$ 1,707,246	\$ 1,707,246

Port of Skamania County
Fiscal Year 2022
General Fund Budget Summary

	2022	2021	2020	2019	2018	2017
	Budget	Budget	Actual	Actual	Actual	Actual
Operating Revenues						
Property Revenues	881,741	828,630	963,609	951,479	788,452	810,005
Lease Revenues	701,649	654,582	773,941	771,001	661,121	699,494
Lease Expense Reimb.	90,000	90,000	93,624	81,660	55,148	46,856
Leasehold Taxes	90,092	84,048	96,044	98,818	72,183	63,655
Marine Terminal Revenues	113,391	39,738	5,782	41,725	38,153	31,566
Docking Fees	64,883	16,500	1,650	24,438	12,150	9,300
Expense Reimbursements	48,509	23,238	4,132	17,287	26,003	22,266
Other/Miscellaneous	10,000	7,800	41,256	121,158	322	-
Total Operating Revenues	1,005,132	876,168	1,010,647	1,114,362	826,927	841,571
Operating Expenses						
Salaries, Wages & Benefits	419,651	402,759	376,155	375,216	359,356	423,260
Administration	140,946	135,634	130,437	128,249	126,799	218,830
Maintenance	249,931	238,570	221,529	222,231	201,559	177,873
Commissioners	28,774	28,555	24,189	24,736	30,998	26,557
Property Expenses	441,210	386,566	370,819	336,719	314,386	275,427
Maintenance	85,000	75,000	97,304	60,161	88,682	49,053
Utilities	110,000	100,000	78,219	68,273	57,650	56,897
Insurance	101,368	98,517	88,647	80,203	73,241	63,036
Lease - Corp and BNSF	2,000	2,000	2,000	1,926	800	-
Marine Terminal	52,750	27,000	6,307	25,799	20,025	16,862
Leasehold Taxes	90,092	84,049	98,341	100,357	73,988	89,578
General Administration	197,573	169,350	143,875	156,204	148,007	136,881
Outside Services	99,823	93,000	86,239	97,306	84,357	40,340
Legal Fees	26,500	20,500	21,510	25,793	26,569	50,272
Other G & A	71,250	55,850	36,126	33,105	37,081	46,269
Equipment Purchases	4,000	3,000	19,431	4,673	8,470	639
Office / Admin	4,000	3,000	3,917	4,673	470	639
Facilities	-	-	15,514	-	8,000	-
Total Operating Expenses	1,062,434	961,675	910,280	872,812	830,219	836,207
Operating Income / (Loss)	(57,302)	(85,507)	100,367	241,550	(3,292)	5,364
Non-Operating Revenues						
Projects	317,350	67,667	548,300	208,415	416,764	450,555
Cascades Business Park - Coyote Ridge	300,000	67,667	-	-	-	-
Stevenson Landing Expansion - conceptual plan - E	17,350	-	-	-	-	219,767
Shoreline Restoration	-	-	-	-	-	-
Waterfront Enhancement	-	-	548,300	128,415	240,892	183,928
Wind River Water System	-	-	-	80,000	175,872	46,861
Property Taxes	342,002	328,734	320,435	306,376	261,103	252,726
Investment Interest	2,000	2,000	3,723	8,932	7,431	1,222
Other Taxes	19,000	19,000	21,832	31,477	23,713	19,120
Loan Proceeds	-	-	-	200,000	-	-
Tenant Security Deposits	-	-	4,430	-	4,685	41,985
Other Non-Op (Surplus, Health ins. reimb., Ins. claim)	-	-	5,741	974	36,239	71,183
Total Non-Operating Revenues	680,352	417,401	904,462	756,174	749,935	836,791
Non-Operating Expenses						
Projects	502,350	242,667	323,576	381,911	712,349	245,377
NB Bldg Discovery 1	-	-	-	-	-	237
NB Bldg Discovery 2	-	-	-	-	-	158
Cascades Business Park - Market Study	-	67,667	-	3,760	2,200	-
Cascades Business Park - Intergrated Planning	300,000	-	-	-	-	-
Cascades Business Park - Infrastructure Upgrade	50,000	160,000	83,034	-	-	-
Permit, Enviro, Archeology...	25,000	-	-	-	-	-
Excavator	55,000	15,000	-	-	-	-
Red Barn Repair/Storage	45,000	-	-	-	-	-
Riverpoint Building	10,000	-	4,834	16,403	385,218	31,468
Stevenson Landing Expansion - conceptual plan	17,350	-	-	-	-	-
Transient Dock Repair	-	-	-	-	-	-
Waterfront Enhancement	-	-	213,374	346,110	26,808	180,971
Beacon Rock Golf Course	-	-	-	-	-	7,021
Wind River Business Park	-	-	-	15,638	298,123	25,523
Wind River Water System	-	-	22,335	15,638	298,123	25,523
Debt Service	142,462	172,948	173,625	-	-	-
Debt Service Principal	127,230	155,204	153,330	344,128	174,632	191,350
Debt Service Interest	15,231	17,744	20,295	17,325	20,011	-
Other Non-Operating Expenses	-	27,000	1,670	-	-	-
Tenant Deposits	-	-	1,670	41,703	500	10,559
Election	-	12,000	-	2,561	-	3,637
Audit	-	15,000	-	8,966	-	-
Employee PERS W/H paid	-	-	-	-	-	(790)
Total Non-Operating Expenses	644,812	442,615	498,871	796,594	907,492	450,133
Non-Operating Income / (Loss)	35,540	(25,214)	405,590	(40,420)	(157,557)	386,658
Total Net Income / (Loss)	(21,762)	(110,721)	505,958	201,130	(160,849)	392,022
Beginning Cash Balance	1,233,456	1,344,177	1,171,085	969,955	1,130,804	735,235
Ending Cash Balance	1,211,693	1,233,456	1,344,177	1,171,085	969,955	1,130,804
Unrestricted	464,710	517,275	657,002	276,114	310,528	96,435
Restricted (Reserves & Debt Service)	746,984	716,181	687,174	894,971	659,427	1,034,369

Port of Skamania County
 Operating Revenues - Property Revenues
 Budget Year: 2022

			Monthly	Annual	Not COVID	Not COVID		
			2022	2022	Adjustd	Adjusted		
			Full Lease	Full Lease	2022	2022		
					Estimated	Budget	Fiscal	
<u>Lease Revenues</u>							Allowance	
<u>Stevenson Properties</u>								
212 Cascade	EDC	100.00	100.00	1,200.00	100	\$ 1,200		100%
Old Saloon	Kellogg Group	668.30	1,046.93	12,563.10	1,047	12,563		100%
	Kellogg Group - Ground Lease	250.00	250.00	3,000.00	250	3,000		100%
Red Barn (Rigging Loft)	Sawtooth	706.48	706.48	8,477.76	706	8,478		100%
River Point - Industrial Building	Silver Star Cabinets	7,758.04	7,758.04	93,096.48	7,758	93,096		100%
River Point - Industrial Building	LDB	14,286.40	14,286.40	171,436.80	11,429	137,149		80%
			22,044.44	264,533.28	19,187	\$ 230,246		
Tichenor Building - Suite 40	Skamania Acupuncture	1,439.12	1,439.12	17,269.44	1,439	\$ 17,269		100%
Tichenor Building - Suite 45	Skunk Bros	1,992.63	1,992.63	23,911.56	1,494	17,934		75%
Tichenor Building - Suite 50	Sawtooth	1,657.93	1,657.93	19,895.16	1,658	19,895		100%
Tichenor Building - Suite 60	People for People - Suite 60	646.75	646.75	7,761.00	647	7,761		100%
Tichenor Building - Suite 70	People for People - Suite 70	408.00	408.00	4,896.00	408	4,896		100%
Tichenor Building - Suite 60c	CRG	255.00	255.00	3,060.00	255	3,060		100%
Tichenor Building - Suite 65	Phloem Studio	1,801.32	1,801.32	21,615.84	1,801	21,616		100%
Tichenor Building - Suite 70	Phloem Studio	110.71	110.71	1,328.52	111	1,329		100%
Tichenor Building - Suite 70	Multiple	925.40	925.40	11,104.80	463	5,552		50%
Tichenor Building - Suite 70- G	Pacific Crest Trail	459.00	459.00	5,508.00	459	5,508		100%
Tichenor Building - Suite 85	Backwoods	1,948.34	1,948.34	23,380.08	1,948	23,380		100%
Tichenor Building - Suite 90		-	-	-	-	-		
Tichenor Building - Suite 90D	Walkingman	313.65	313.65	3,763.80	314	3,764		100%
Tichenor Building - Suite 90B	Skunk Bros	153.00	153.00	1,836.00	77	918		50%
Tichenor Building - Suite 105	Backwoods	1,948.34	1,948.34	23,380.08	1,948	23,380		100%
Tichenor Building - Suite 110	Sk Co DVSA	1,657.93	1,657.93	19,895.16	1,658	19,895		100%
Fiber Lease								
Stevenson Property Totals			15,717.12	188,605.44	14,680	\$ 176,157		
			39,864.97	478,379.58	35,970.33	431,643.93		
<u>NB Properties</u>								
Beacon Rock Golf Course	BRGC	-	4,494.75	35,958.00	2,247	\$ 26,969		75%
Discovery Building 1	Green Assets	4,790.96	4,790.96	57,491.52	4,791	57,492		100%
Skye Building	Total Shield	1,293.49	1,293.49	15,521.88	1,293	15,522		100%
Skye Ground Lease	Pharaoh Family Farm	357.00	357.00	4,284.00	357	4,284		100%
Evergreen Building	Silver Star Cabinets	3,704.59	3,704.59	44,455.08	3,705	44,455		100%
Cascades Business Park - Ground	Tower Co	2,000.00	2,000.00	24,000.00	2,000	24,000		100%
Discovery II - Suites A&B	Four Peaks	836.40	836.40	10,036.80	836	10,037		100%
Discovery II - Multiple Tenants	Awl or Nothing, A Touch of Lem	500.00	500.00	6,000.00	375	4,500		75%
Discovery II - Suites C, D, E & F	Slingshot	6,895.62	6,895.62	82,747.44	6,896	82,747		100%
NB Property Totals			8,232.02	98,784.24	8,107	\$ 97,284		
			24,872.81	280,494.72	22,500	\$ 270,005		
<u>WRBP Properties</u>								
Trout Creek Field		-	-	-	-	\$ -		100%
Lease Revenues			\$ 59,864.40	\$ 64,737.78	\$ 758,874.30	58,471	\$ 701,649	
<u>Other Property Revenues</u>								
Expense Reimbursement (~45% of utility and insurance expenses)						\$ 90,000		
Leasehold Taxes (12.84% of Lease Revenue)		7,687	\$ 8,312.33	\$ 97,439.46	7,508	\$ 90,092		
Total Property Revenues						\$ 881,741		

Port of Skamania County
Operating Revenues - Marine Terminal
Year: 2022

Docking Rate: per 24 hours

Boat	Operator	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
American Empress	AQSC	0	1	3	4	4	4	3	2	3	3	5	1	33
American Pride	ACL	0	0	2	5	8	5	6	7	5	8	6	0	52
Queen of the West	ACL	0	0	4	3	5	6	3	4	3	5	2	0	35
American Song	ACL	0	0	8	4	7	6	5	8	5	6	7	1	57
Melody	ACL	0	0	4	3	5	4	4	4	4	5	3	0	36
Total Dockings		0	1	21	19	29	25	21	25	20	27	23	2	213
Total Docking Revenue		\$ -	\$ -	\$ 308	\$ 6,458	\$ 5,843	\$ 8,918	\$ 7,688	\$ 6,458	\$ 7,688	\$ 6,150	\$ 8,303	\$ 7,073	\$ 64,883
Stevenson Landing Water		\$ -	\$ -	\$ 50	\$ 1,050	\$ 950	\$ 1,450	\$ 1,250	\$ 1,050	\$ 1,250	\$ 1,000	\$ 1,350	\$ 1,150	\$ 10,550
Stevenson Landing Refuse		\$ -	\$ -	\$ 75	\$ 1,575	\$ 1,425	\$ 2,175	\$ 1,875	\$ 1,575	\$ 1,875	\$ 1,500	\$ 2,025	\$ 1,725	\$ 15,825
<i>*Assume 1-month lag b/w boat dockings and fees collected (cruise lines billed in arrears)</i>														
\$ 26,375														

Budget Estimates	
75% of Scheduled billable days	
75% of Scheduled billable days	
50% of scheduled billable costs	
50% of scheduled billable costs	
26500	
16500 75% of scheduled billable cost	
4300 10% on Labor, Water, and Refuse	
\$ 113,391	\$ 47,300

Maintenance wages are 2 hours per docking Boat Dockings:

% of Maintenance Hours Billed to Boat Docking
 2%

Total hours	0	0	2	42	38	58	50	42	50	40	54	46	422	
Regular hourly wage rate it \$56.00	<u>56</u>	0	0	84	1764	1596	2436	2100	1764	2100	1680	2268	1932	\$ 17,724
10% Administration fee on pass through cost														\$ 4,410

Port Expense

Vessel	Water	Garbage	Fee	Dockings	Port Expense				
					Total Docking	Water per Docking	Garbage* per Docking	Water per Docking	Garbage* per Docking
Pride	\$ -	\$ -	\$ 375	\$ 52	\$ 19,500	\$ -	\$ -		
American Song	\$ -	\$ -	\$ 404	\$ 57	\$ 23,000	\$ -	\$ -	\$ 21,100	\$ 31,650
Queen	\$ -	\$ -	\$ 330	\$ 35	\$ 11,550	\$ -	\$ -		
Melody	\$ -	\$ -	\$ 404	\$ 36	\$ 14,526	\$ -	\$ -		
Empress	\$ -	\$ -	\$ 570	\$ 33	\$ 18,810	\$ -	\$ -		
Total	\$ 10,550	\$ 2,025	\$ 15,825	\$ 213	\$ 87,386	\$ 100	\$ 150		

Total Dock Revenue	
\$ 113,391	
\$ 113,391	\$ 47,300

Total Marine Terminal Revenue

Assuming the cruise industry returns to service by 2022.

Revenue is based on no change in docking fee.
 Utilities reimbursements are based on???

Port of Skamania County
Operating Expenses - Salaries, Wages & Benefits
Year: 2022

Position	2022 Budgeted Wages and Benefits	2021 Budgeted Wages and Benefits	2020 Actual Wages and Benefits
Executive Director			
Salary	\$ 104,738	\$ 99,750	\$ 92,226
Taxes	11,852	10,820	13,526
PERS	11,410	12,491	11,378
VEBA	2,328	2,328	2,328
Health Ins.	10,618	10,245	10,092
	<u>\$ 140,946</u>	<u>\$ 135,634</u>	<u>\$ 129,549</u>
Facilities Manager			
Wages	\$ 83,199	\$ 79,483	\$ 77,224
Overtime	7,451	5,117	-
Taxes	14,289	13,091	11,326
PERS	9,518	10,171	9,960
VEBA	2,328	2,328	2,328
Health Ins.	25,857	24,906	24,512
	<u>\$ 142,643</u>	<u>\$ 135,097</u>	<u>\$ 125,350</u>
Facilities Specialist			
Wages	\$ 60,278	\$ 57,408	\$ 57,077
Taxes	11,310	10,516	8,371
PERS	6,329	6,902	7,362
VEBA	2,328	2,328	2,328
Health Ins.	19,326	18,623	18,332
	<u>\$ 99,572</u>	<u>\$ 95,777</u>	<u>\$ 93,469</u>
Facilities Specialist-Seasonal			
Wages	\$ 6,300	\$ 6,300	\$ -
Taxes	1,416	1,396	-
	<u>\$ 7,716</u>	<u>\$ 7,696</u>	<u>\$ -</u>
Commissioners			
Wages	\$ 20,244	\$ 20,244	\$ 17,783
Taxes	2,800	2,709	2,608
Health Ins.	5,602	5,602	5,557
	<u>\$ 28,647</u>	<u>\$ 28,555</u>	<u>\$ 25,948</u>
Total	<u>\$ 419,524</u>	<u>\$ 402,759</u>	<u>\$ 374,316</u>

Benefits stay the same

Seasonal maintenance staff to help manage cruise ships and park maintenance

Commissioner's wage set by state and subject to change

Port of Skamania County
Operating Expenses - Property Expenses
Year: 2022

<u>Maintenance</u>	<u>2022 Budget</u>	<u>2021 Budget</u>	<u>2020 Actual</u>
Outside Services	\$ 500	\$ 500	\$ -
Beacon Rock Golf Course	1,000	1,000	1,159
Discovery I	2,000	2,000	-
Discovery II	2,500	2,500	7,946
Evergreen Bldg	5,000	5,000	230
Port Office	1,000	1,000	29,317
Old Saloon Bldg	1,000	1,000	2,210
Red Barn	1,500	1,500	524
Skye Bldg	5,000	5,000	1,967
Stev Ind Bldg	6,500	6,500	10,481
Tichenor Bldg	15,000	15,000	9,306
Park Grounds and Shoreline	18,000	8,000	9,352
Beverly Park	200	200	-
Shop	2,500	2,500	3,213
Vacant Lands	200	200	54
Wind River Bus Park Water System	7,800	7,800	7,653
Cascades Bus Park	1,000	1,000	165
Boat Launch	1,000	1,000	4
Tools	1,000	1,000	265
Janitorial Supplies	4,000	4,000	3,736
Fuel	4,000	4,000	3,591
Vehicles	1,000	1,000	2,061
Uniforms	1,000	1,000	692
Machinery & Equipment	1,300	1,300	4,182
Equipment Rentals	1,000	1,000	397
	<u>\$ 85,000</u>	<u>\$ 75,000</u>	<u>\$ 98,504</u>

<u>Other Property Expenses</u>	<u>2022 Budget</u>	<u>2021 Budget</u>	<u>2020 Actual</u>
Utilities	\$ 110,000	\$ 100,000	\$ 78,219
Property Insurance	101,368	98,517	88,647
Leases (USACE & BNSF)	2,000	2,000	2,000
Marine Terminal	52,750	27,000	6,307
Leasehold Taxes	92,206	84,048	98,341
Total Maintenance Expenses	<u><u>\$ 443,324</u></u>	<u><u>\$ 386,565</u></u>	<u><u>\$ 372,019</u></u>

Maintenance expenses increase by \$10,000 for new maintenance expenses in Parks and Grounds Utilities are expected increase.

Property Insurance estimated 12% increase which has been the current trend.

Leases include US Army Corps easement in North Bonneville and BNSF property at BRGC

Marine Terminal expenses are expected to increase due to increased docking and utility costs

Leasehold taxes are based on 12.84% of collected rent.

Port of Skamania County
Operating Expenses - General Administrative
Year: 2022

	2022 Budget	2021 Budget	2020 Actual	2019 Actual	
Auditing	\$ 6,000	\$ 23,000	\$ 5,325	\$ 17,316	1
Professional Services*	93,823	85,000	80,914	77,496	2
Legal Fees	25,000	20,000	19,800	22,640	3
Legal Fees-WRBP	1,500	500	1,710	3,023	
Office Supplies	5,400	5,400	3,371	3,585	
Equipment Rentals	1,000	2,000	2,129	2,204	4
Admin Travel	12,000	6,000	100	4,381	5
Professional Development*	5,000	5,000	768	1,685	6
Legal Advertising	1,200	1,200	172	1,035	
Marketing Advertising	10,000	1,200	198	528	7
Membership/Dues*	15,000	15,000	13,548	5,852	
Administrative	2,000	3,000	4,441	1,657	
IT Expense	2,500		-		8
Marketing & Economic Dev.	100	100	-	50	
Publications*	50	50	-	25	
Postage	500	500	227	260	
Safety Program	1,400	1,400	462	604	
State Use Tax	10,000	10,000	7,374	9,042	
Miscellaneous	100		50		
Telecommunications	5,000	5,000	3,288	4,822	
Subtotal	\$ 197,573	\$ 184,350	\$ 143,874	\$ 156,204	
Office equipment Purchases	\$ 4,000	\$ 3,000	\$ 3,917	\$ 4,673	
Total	\$ 201,573	\$ 187,350	\$ 147,791	\$ 160,877	

*See detail on following sheets

\$ 71,250.00

- 1 2019 and 2021 Auditing included cost for the State Auditor
- 2 5% increase in salary reimbursement and moved the copier lease to the EDC
- 3 Ken had a rate increase
- 4 Copier lease cancelled
- 5 This is an estimated amount. If we remain under COVID this number may be lower. This includes 2 WA DC trips for PNWA and CFM Lobbyist
- 6 This is an estimated amount. If we remain under COVID this number may be lower.
- 7 2022 increase due to new advertising for Cascades Business Park
- 8 Added to 2022 budget as a separate line item to better show IT cost and to not have them mixed with General Admin or Office supplies.

Port of Skamania County
Operating Expenses - General Administrative - Professional Services
Year: 2022

Details for EDC contract for administrative services

Administrative Staffing	\$ 88,464
Shared Services	<u>5,360</u>
EDC - Port Contract	<u><u>\$ 93,823</u></u>

	<u>Total Expense</u>	<u>Port's Share</u>
<u>Administrave Staffing</u>		
EDC Cost	\$ 145,089	
61% of EDC Admin Staff		<u>\$ 88,464</u>

Shared Services Costs Split 50/50

	<u>EDC Paid</u>	<u>Port's Share</u>
Wave		
Phone and Internet	\$ 3,600	\$ 1,800
Solutions Yes/US Bank Equipment		
Copier and Fees	\$ 2,200	\$ 1,100
Phoenix Tech		
IT Services	\$ 9,600	\$ 4,800
EDC Total	<u>\$ 15,400</u>	<u>\$ 7,700</u>

	<u>Port Paid</u>	
RAV4		
Auto Lease	\$ 4,680	\$ 2,340
Port Total	<u>\$ 4,680</u>	<u>\$ 2,340</u>

Port's portion of shared expenses owed to EDC	<u><u>\$ 5,360</u></u>
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Port of Skamania County
Operating Expenses - General Administrative - Other
Year: 2022

		<u>2022</u>	<u>Budget</u>	<u>2021</u>	<u>Budget</u>
<u>Professional Development - Admin</u>					
	<u>Date</u>				
WPPA - Spring Meeting	May 2022	\$	1,040	\$	1,040
WPPA - Finance Seminar	July 2022		350		315
WPPA - Directors Seminar	July 2022		350		320
WFOA - Annual Meeting	August 2022		700		700
MCEDD - Economic Symposium	September 2022		25		25
WPPA - Small Ports	October 2022		700		315
WPPA - Environmental Seminar	November 2022		350		315
Contingency			2,185		
		<u>\$</u>	<u>5,700</u>	<u>\$</u>	<u>3,030</u>

	<u>Renewal</u>				
	<u>Date</u>				
<u>Membership Dues</u>					
Washington Finance Officers Association	January 2022	\$	75	\$	50
WPPA	January 2022		1,530		1,530
Regional Transportation Council	January 2022		800		800
Skamania Chamber	March 2022		175		175
Mid Columbia Economic Council	July 2022		2,577		2,577
Economic Development Council	July 2022		6,680		6,680
Gorge Technology Alliance (GTA)	October 2022		150		150
Amazon Prime	January 2022		150		128
Skamania Pioneer Monthly Ad	Annual Amt		300		
Network Solutions (Domain Name Registration .com)	January 2022		64		64
Network Solutions (Domain Name Registration .org)	October 2022		64		64
Network Solutions (Domain Name Registration .net)	June 2022		70		70
WEDA	June 2022		400		400
Jhammock - Web Hosting	September 2022		192		192
PNWA	December 2022	\$	2,000		-
		<u>\$</u>	<u>15,227</u>	<u>\$</u>	<u>12,880</u>

*Pacific Northwest Waterways Association (PNWA) - Rejoin in 2021

	<u>Renewal</u>		<u>Amount</u>
	<u>Date</u>		
<u>Publications</u>			
Skamania Pioneer	September 2022	\$	25
		<u>\$</u>	<u>25</u>

2022 Port of Skamania County

2021

Assessed Value	Rate / \$1,000 AV*	Levy Amount
\$ 901,058,442	\$ 0.357891	\$ 322,481
State Assessment		\$ 1,656
New Construction		\$ 6,253
Total Tax Levy		\$ 330,391

2022 Projection at 2021 Levy

Assessed Value	Rate / \$1,000 AV*	Levy Amount
\$ 910,069,026	\$ 0.363039	\$ 330,391
State Assessment		\$ 1,763
New Construction		\$ 5,196
Total Tax Levy		\$ 337,350

2022 Projection - 1% over 2021 Levy

Assessed Value <small>(1.0% Growth)</small>	Rate / \$1,000 AV*	Levy Amount
\$ 910,069,026	\$ 0.366669	\$ 333,694
State Assessment		1,329
New Construction		6,978
Total Tax Levy		342,002

Increase:
\$ 3,300

Impact to Average Homeowner (Per \$100,000 of Assessed Value)

	Amount	Impact
Current Rate = .363039 X 100,000	\$ 36.30	
New Rate = .366669 X 100,000	\$ 36.67	\$ 0.36

Port of Skamania County
 Fiscal Year 2022
 General Fund Budget Summary - Non-Operating Detail

Revenues (Non-Operating)	Funding Source		Total
	Grant	Other	
Property Taxes	-	333,694	333,694
	-	-	-
Investment Interest	-	2,000	2,000
	-	-	-
Other Taxes	-	19,000	19,000
	-	-	-
Other Non-Operating (Surplus, Ins Claims etc)	-	8,000	8,000
	-	-	-
	-	-	-
Projects:	-	-	-
	-	-	-
Stevenson:	-	-	-
	-	-	-
MCEDD Stevenson Landing - conceptual expansion	17,350	-	17,350
	-	-	-
North Bonneville:	-	-	-
	-	-	-
Ecology - Intergrated Planning Grant	300,000	-	300,000
Total Project Revenues	317,350	-	680,044

Expenses	Funding		Total
	Grant	Port Cash	
Capital Assets			55,000
Excavator		55,000	
Stevenson:		-	72,350
		-	
Red Barn improvements/storage		45,000	
		-	
Riverpoint Windows and Walls (LDB)		10,000	
		-	
MCEDD Stevenson Landing - conceptual expansion	17,350		
North Bonneville			
Cascade Business Park (CBP)			375,000
Permit, Enviro, Archeology...	-	25,000	
Infrustructure Upgrades		50,000	
Intergrated Planning Grant	300,000		
Debt Service			142,461
Principal		127,230	
Interest		15,231	
Total Project Expenses	317,350	327,461	644,811

2022 Cash Flow	35,233
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Port of Skamania County
Long-Term Debt Payment Schedule
2022

<u>Lender - Loan Description</u>	<u>Maturity Date</u>		2	3	4	5	2025	2026	5 years	remaining	remaining	<u>Totals</u>	
			<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027-2031</u>	<u>2032-2036</u>	<u>2037-2039</u>		
EDC - Teitzel Bldg	Jun-2029	Payment	21,530	21,530	21,530	21,530	21,530	21,530	64,703			409,183	
		Beg Bal	176,278	158,184	139,726	120,897	101,689	82,095	62,107			n/a	
		Term	18,094	18,458	18,829	19,208	19,594	19,988	62,519			339,184	
		2% - 20 years	Interest	3,436	3,072	2,701	2,322	1,936	1,542	2,184			69,999
		End Bal	158,184	139,726	120,897	101,689	82,095	62,107	(412)	-	-	n/a	
EDC - 126 SW Cascade Ave	Jul-2025	Payment	11,909	11,909	11,909	11,909	11,915					178,634	
		Beg Bal	56,389	45,554	34,502	23,227	11,726					n/a	
		Term	10,835	11,052	11,275	11,501	11,739					153,654	
		2% - 20 years	Interest	1,074	856	634	407	176				24,980	
		End Bal	45,554	34,502	23,227	11,726	(13)			-	-	n/a	
CERB 2001 - Discovery Bldg	Jan-2021	Payment	28,250	-	-	-	-					310,749	
		Beg Bal	27,696	-	-	-	-					n/a	
		Term	27,696	-	-	-	-					276,477	
		2% - 15 years	Interest	554	-	-	-	-				34,271	
		End Bal	-	-	-	-	-			-	-	n/a	
CERB 2008 - Teitzel Bldg	Jan-2030	Payment	73,757	73,080	72,403	71,727	71,050	270,667	207,060			1,337,093	
		Beg Bal	608,998	541,331	473,664	405,997	338,330	270,663	200,290			n/a	
		Term	67,667	67,667	67,667	67,667	67,667	70,373	203,000			1,017,707	
		1% - 20 years	Interest	6,090	5,413	4,737	4,060	3,383	67,667	4,737			187,437
		End Bal	541,331	473,664	405,997	338,330	270,663	200,290	(2,710)	-	-	n/a	
EDC - Coyote Ridge	Jul-2022	Payment	19,180	19,180	-	-	-					191,797	
		Beg Bal	37,183	18,819	-	-	-					n/a	
		Term	18,364	18,826	-	-	-					170,156	
		2.5% - 20 years	Interest	816	354	-	-	-				21,641	
		End Bal	18,819	(7)	-	-	-			-	-	n/a	
Toyota Auto Lease	Aug-2022	Payment	4,680	3,120								12,481	
		Beg Bal	7,801	3,121								n/a	
		Term	4,680	3,120								16,940	
		3 year lease	Interest									-	
		End Bal	3,121	1								n/a	
EDC - Line of Credit	Sep-2039	Payment	13,643	13,643	13,643	13,643	13,643	154,311	68,216	68,216	38,656	374,876	
		Beg Bal	196,115	188,248	180,141	171,788	163,181	154,312	145,173	95,137	37,014	n/a	
		Term	7,867	8,106.61	8,353	8,607	8,869	9,139	50,036	58,123	37,013	167,987	
		3% - 20 years	Interest	5,776	5,536.55	5,290	5,717	4,774	4,504	18,179	10,093	1,643	66,901
		End Bal	188,248	180,141	171,788	163,181	154,312	145,173	95,137	37,014	1	n/a	
Totals		Payment	172,948	142,462	119,485	118,808	118,138	446,508	339,979	68,216	38,656	3,434,743	
		Beg Bal	1,110,460	955,257	828,033	721,909	614,926	507,070	407,570	95,137	37,014	-	
		Principal	155,204	127,230	106,124	106,983	107,868	99,500	315,555	58,123	37,013	2,504,460	
		Interest	17,745	15,231	13,361	12,506	10,270	73,713	25,100	10,093	1,643	462,811	
		End Bal	955,257	828,027	721,909	614,926	507,057	407,570	92,015	37,014	1	-	