

PORT OF SKAMANIA COUNTY

April 2021 FINANCIAL REPORTS

Cindy Bradley
Finance Manager
May 18, 2021

Summary:

First Quarter revenues exceeded budget while expenses were below budget.

Total revenues for April were \$489,514.72 and expenditures were \$102,457.09, netting excess revenues over expenses in the amount of \$387,057.63.

Revenues YTD \$850,906.94 and expenditures are \$449,150.43, netting excess expenses over revenue in the amount of \$401,756.51.

April Operating Revenue is \$104,548.60 and Operating Expenses are \$92,140.02, netting \$12,408.58 in Operating Revenues over Operating Expenses.

April Non-Operating Revenue is \$384,966.12 and Non-operating Expenses are \$10,317.07, netting \$374,649.05 in Non-operating revenues over Non-operating expenses. (Trout Creek Field Sale, Grants, Loans, and Projects)

Cash Balance	April 2021	April 2020
Operating and Available for other Projects	\$ 1,201,799.97	\$ 603,749.06
Restricted and Reserves:		
Restricted Funds (Tenant Deposits)	\$ 143,075.00	\$ 145,065.00
Six months Operating Expenses + 12 months Long Term Debt	\$ 653,786.50	\$ 645,493.00
Operating Reserve (one month operating expense)	\$ 80,139.58	\$ 78,145.33
Total Cash Balance:	\$2,078,801.05	\$1,472,452.39

Budgeted Grants:

RTC-TAP * \$200,000 • The \$184,008.78 has been billed to date. \$159,167.59 has been received. Plant survival will be assessed over the next few months with the goal to close the grant out in the fall.

CERB – Cascades Business Park Market and Feasibility Study • \$67,667.00 - \$50,000 CERB funds and \$16,667.00 matching funds from .09 Fund. • \$14,698.12 was received YTD, next billing will be sent in May.

Notable income in April:

\$ 111,243.13 was received for Property tax.
• \$155,651.97 YTD representing 47% of the budgeted \$330,391.00
\$ 273,367.24 • Trout Creek Field Sale Proceeds.
\$ 19,209.30 • WR Business Park Quarterly reimbursed fees. (Skamania County)

Notable expenses in April:

\$ 30,890.05 – 1st Quarter Leasehold Tax expense
\$ 3,814.63 – 1st Quarter Unemployment Tax
\$ 1,900.38 – 1st Quarter Workers Comp Tax
\$ 8,790.11 – Cascade’s Business Park expenses

Note Payments:

Payments are current through April 2021.

LDB/Ryan : Balance \$ 14,204.88

Original Balance was \$96,593.88

Total paid to date • 29 payments of \$2,841.00 totaling \$82,389.00.

Delinquent Account Aging as of 05/11/2021:

<u>Total</u>	<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>
Skunk Bros	\$ 3,824.26	\$3,712.74				\$7,537.00

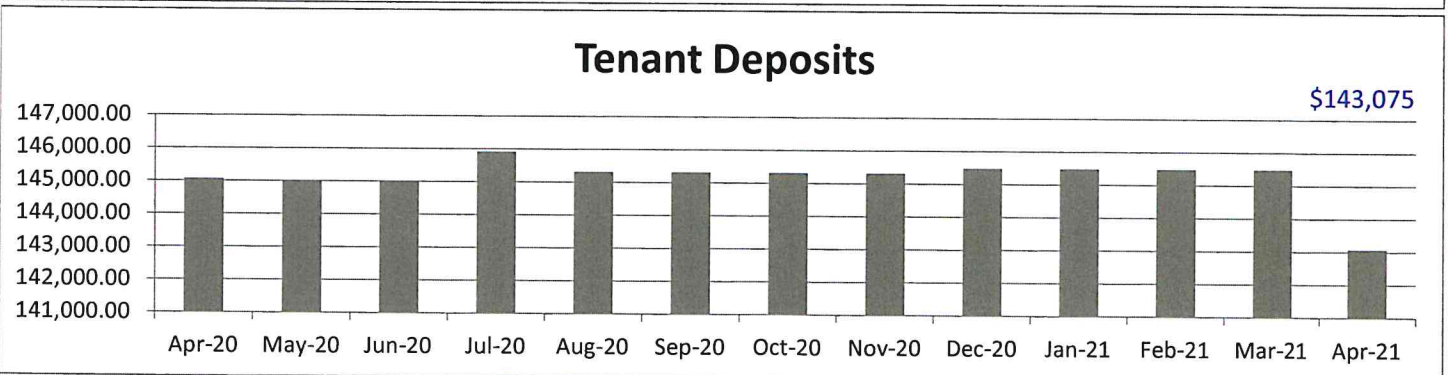
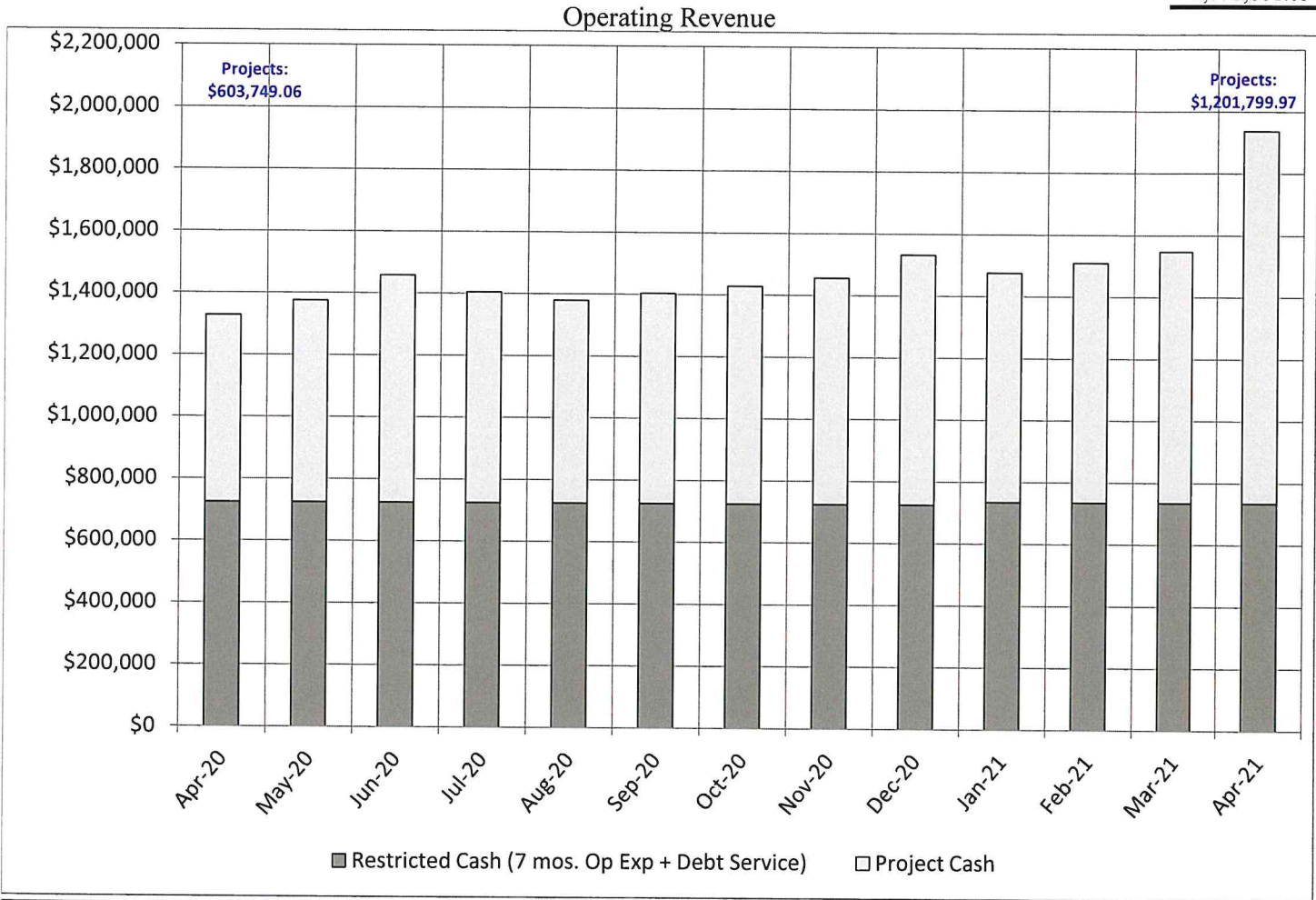
CASH REPORTS

Port of Skamania County

Statement of Assets & Liabilities

As of: April 30, 2021

Assets			
Current Assets			
General Checking	634,432.29		
Money Market	1,301,293.76		
TOTAL Operating Revenue		1,935,726.05	
Tenant Deposits-Money Market	143,075.00		
TOTAL Tenant Deposits		143,075.00	
TOTAL Assets			2,078,801.05
Fund Balance			
Net Assets	1,677,044.54		
Excess of Revenue over Expenditures	401,756.51		
TOTAL Fund Balance		2,078,801.05	
TOTAL Liabilities & Fund Balance			2,078,801.05



STATEMENT OF REVENUES AND EXPENSES

YEAR TO DATE REPORTS

PAGES 2

Year to Date Actual vs. Budget Year to Date Summary

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

PAGE 4

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

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April - 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, April 2021 - current month, Consolidated by account

	<i>4 Months Ended April 30, 2021</i>	<i>4 Months Ended 4/34/2021 Budget</i>	<i>Variance Fav/<Unf></i>
Revenue			
MARINE TERMINAL REVENUES	0.00	1,857.00	(1,857.00)
CAPITAL CONTRIBUTIONS (Grants)	50,098.12	0.00	50,098.12
PROPERTY REVENUES	325,008.87	244,767.62	80,241.25
OTHER MISC RENTAL/LEASE REV	43,245.82	30,189.00	13,056.82
NONREVENUE (Loans,other)	250.00	0.00	250.00
NON-OPERATING REVENUES	432,304.13	130,897.00	301,407.13
TOTAL Revenue	850,906.94	407,710.62	443,196.32
Expenditures			
MARINE TERMINAL EXPENSES	1,577.08	1,792.00	214.92
PROPERTY EXPENSES	180,441.00	175,078.56	(5,362.44)
NONEXPENSE (Loans,Proj,other)	158,553.81	230,590.31	72,036.50
GENERAL & ADMIN EXPENSES	90,778.91	102,364.04	11,585.13
COMMISSIONERS EXPENSES	8,043.29	9,131.64	1,088.35
NON-OPERATING EXPENSES	9,756.34	9,514.32	(242.02)
TOTAL Expenditures	449,150.43	528,470.87	79,320.44
Excess of Revenue over Expenditures	401,756.51	(120,760.25)	522,516.76

Port of Skamania County
April Monthly Statement of Revenue & Expenditures

	2021	2020	2019	2018	2017
Revenue					
MARINE TERMINAL REVENUES	0.00	0.00	0.00	0.00	0.00
CAPITAL CONTRIBUTIONS (Grants)	0.00	19,900.00	114,475.00	48.25	0.00
PROPERTY REVENUES	93,916.54	46,748.61	57,385.60	82,221.88	72,707.13
OTHER MISC RENTAL/LEASE REV	10,632.06	5,022.12	4,231.36	8,008.62	4,350.36
NONREVENUE (Loans,other)	250.00	440.00	0.00	1,800.00	75.00
NON-OPERATING REVENUES	384,716.12	101,828.74	119,859.20	104,905.08	52,425.95
TOTAL Revenue	489,514.72	173,939.47	295,951.16	196,983.83	129,558.44
Expenditures					
MARINE TERMINAL EXPENSES	356.93	244.45	646.61	326.51	1,142.63
PROPERTY EXPENSES	68,164.65	60,209.13	44,149.17	38,737.71	44,024.95
NONEXPENSE (Loans,Proj,other)	9,868.83	39,366.08	16,979.60	3,768.29	816.41
GENERAL & ADMIN EXPENSES	21,745.41	28,733.96	21,859.31	21,600.68	23,502.99
COMMISSIONERS EXPENSES	1,873.03	1,698.32	1,695.42	2,485.04	2,329.06
NON-OPERATING EXPENSES	448.24	688.32	0.00	7.84	22.78
TOTAL Expenditures	102,457.09	130,940.26	85,330.11	66,926.07	71,838.82
Excess of Revenue over Expenditures	387,057.63	42,999.21	210,621.05	130,057.76	57,719.62

Port of Skamania County
Statement of Revenue & Expenditures
Month- and Year-to-Date, April 2021 - current month

	<i>1 Month Ended</i>		<i>4 Months Ended</i>	
	<i>April 30, 2021</i>		<i>April 30, 2021</i>	
Revenue				
PROJECT GRANT REVENUES				
Project - Grant Revenues	0.00	0.0 %	50,098.12	5.9 %
TOTAL PROJECT GRANT REVENUES	0.00	0.0 %	50,098.12	5.9 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	975.63	0.2 %	2,881.89	0.3 %
Rigging Loft-Elect Reimb	110.18	0.0 %	478.03	0.1 %
Tichenor Bldg-Sewer Reimb	1,773.95	0.4 %	5,203.20	0.6 %
Tichenor Bldg-Nat Gas Reimb	533.95	0.1 %	1,768.24	0.2 %
Beacon Rock-Prop Ins Reimb	303.01	0.1 %	606.02	0.1 %
Discovery 1-Prop Ins Reimb	1,274.84	0.3 %	4,461.94	0.5 %
Discovery 2-Prop Ins Reimb	707.96	0.1 %	2,831.84	0.3 %
Evergreen Bldg-Prop Ins Reimb	302.08	0.1 %	1,208.32	0.1 %
Old Saloon-Prop Ins Reimb	0.00	0.0 %	382.10	0.0 %
Rigging Loft-Prop Ins Reimb	45.04	0.0 %	180.16	0.0 %
Skye Bldg-Prop Ins Reimb	76.42	0.0 %	305.68	0.0 %
Stev Ind Bldg-Prop Ins Reimb	1,473.93	0.3 %	5,895.72	0.7 %
Tichenor Bldg-Prop Ins Reimb	793.34	0.2 %	3,032.15	0.4 %
TOTAL PROPERTY LEASE USER CHARGES	8,370.33	1.7 %	29,235.29	3.4 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	2,196.85	0.4 %	4,393.70	0.5 %
Discovery I Building	10,512.09	2.1 %	50,799.22	6.0 %
Teitzel Building (Discovery 2)	7,732.02	1.6 %	31,764.48	3.7 %
Evergreen Building	3,704.59	0.8 %	14,818.36	1.7 %
212 SW Cascade Ave	100.00	0.0 %	400.00	0.0 %
Old Saloon Building	0.00	0.0 %	3,328.40	0.4 %
Rigging Loft (Red Barn)	706.48	0.1 %	2,825.92	0.3 %
Skye Bldg	1,655.49	0.3 %	6,606.96	0.8 %
River Point Bldg (Stev Ind)	24,470.53	5.0 %	97,882.12	11.5 %
Park Rentals	50.00	0.0 %	50.00	0.0 %
Wind River Business Park	19,582.20	4.0 %	21,310.25	2.5 %
TOTAL PROP LEASE REVENUE	344,077.49	14.4 %	507,546.65	27.5 %

*1 Month Ended
April 30, 2021*

*4 Months Ended
April 30, 2021*

TICHENOR LEASE REVENUE

Tichenor Suite #40	1,439.12	0.3 %	5,756.48	0.7 %
Tichenor Suite #45	1,715.15	0.4 %	5,915.45	0.7 %
Fiber Lease Revenue	180.00	0.0 %	720.00	0.1 %
Tichenor Suite #50	1,669.06	0.3 %	6,664.97	0.8 %
Tichenor Suite #60	646.75	0.1 %	5,647.00	0.7 %
Tichenor Suite #65	1,801.32	0.4 %	7,205.33	0.8 %
Tichenor Suite #70	1,352.61	0.3 %	5,332.59	0.6 %
Tichenor Suite #85	1,948.34	0.4 %	7,793.36	0.9 %
Tichenor Suite #90	696.15	0.1 %	3,009.15	0.4 %
Tichenor Suite #105	1,948.34	0.4 %	7,793.36	0.9 %
Tichenor Suite #110	1,439.12	0.3 %	5,756.48	0.7 %

TOTAL TICHENOR LEASE REVENUE

14,835.96 3.0 % 61,594.17 7.2 %

OTHER MISC LEASE REVENUE

Leasehold Taxes from Tenants	10,312.23	2.1 %	41,202.28	4.8 %
Misc Operating Revenue	319.83	0.1 %	2,043.54	0.2 %

TOTAL OTHER MISC LEASE REV

10,632.06 2.2 % 43,245.82 5.1 %

OTHER NONREVENUE

Tenant Security Deposits	250.00	0.1 %	250.00	0.0 %
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TOTAL OTHER NONREVENUE

250.00 0.1 % 250.00 0.0 %

NON-OPERATING REVENUES

Investment Interest-MMA	0.00	0.0 %	230.59	0.0 %
Property Tax Revenues	111,243.13	22.7 %	155,651.97	18.3 %
Private Timber Harvest Tax Rev	0.00	0.0 %	2,942.58	0.3 %
Wind River Sale Proceeds	273,367.24	55.8 %	273,367.24	32.1 %
Other Non-Operating Revenues	105.75	0.0 %	111.75	0.0 %

TOTAL NON-OPERATING REVENUES

384,716.12 78.6 % 432,304.13 50.8 %

TOTAL Revenue

489,514.72 100.0 % 850,906.94 100.0 %

*1 Month Ended
April 30, 2021*

*4 Months Ended
April 30, 2021*

Expenditures

STEV LANDING EXPENSES

Util-Electricity-Stev Landing	100.26	0.0 %	562.62	0.1 %
Util-Water Exp-Stev Land	256.67	0.1 %	1,014.46	0.1 %
TOTAL STEV LANDING EXPENSES	356.93	0.1 %	1,577.08	0.2 %

PROP LEASE MAINT EXPENSES

Salaries-Maint Exp	10,529.60	2.2 %	47,329.19	5.6 %
FICA-Maint Exp	805.52	0.2 %	3,593.46	0.4 %
Worker's Comp-Maint Exp	1,775.76	0.4 %	1,859.78	0.2 %
Unemployment-Maint Exp	2,215.33	0.5 %	2,487.45	0.3 %
PERS Retirement-Maint Exp	1,365.70	0.3 %	6,138.64	0.7 %
Health Ins-Maint Exp	3,627.43	0.7 %	14,509.72	1.7 %
VEBA-Maint Exp	388.00	0.1 %	1,552.00	0.2 %
Discovery 2 Sup-Maint Exp	141.72	0.0 %	617.76	0.1 %
Evergreen Bldg Sup-Maint Exp	0.00	0.0 %	10.75	0.0 %
212 Cascade Ave Sup-Maint Exp	145.07	0.0 %	1,502.99	0.2 %
Rigging Loft Sup-Maint Exp	1,879.28	0.4 %	1,879.28	0.2 %
Cascade Business Park-Maint Exp	0.00	0.0 %	40.98	0.0 %
Skye Bldg Supplies-Maint Exp	282.15	0.1 %	282.15	0.0 %
Stev Ind Bldg Sup-Maint Exp	125.76	0.0 %	830.89	0.1 %
Tichenor Supplies-Maint Exp	480.79	0.1 %	2,273.28	0.3 %
Park Grnds Supplies-Maint Exp	811.47	0.2 %	3,180.70	0.4 %
Shop Bldg Supplies-Maint Exp	408.66	0.1 %	1,133.12	0.1 %
Vacant Lands Sup-Maint Exp	53.70	0.0 %	53.70	0.0 %
Wind River Bus Park Sup-Maint	2,095.50	0.4 %	4,229.50	0.5 %
Tools-Maint Exp	395.91	0.1 %	1,279.11	0.2 %
Janitorial Supplies-Maint Exp	179.35	0.0 %	398.85	0.0 %
Fuel-Maint Exp	294.65	0.1 %	1,444.84	0.2 %
Automotive-Maint Exp	11.84	0.0 %	1,840.72	0.2 %
Uniforms-Maint Exp	312.33	0.1 %	625.52	0.1 %
Machinery & Equipment - Maint Exp	371.39	0.1 %	505.01	0.1 %
TOTAL PROPERTY LEASE MAINT EXPENSES	28,696.91	5.9 %	99,599.39	11.7 %

PROPERTY UTILITY EXPENSES

212 Cascade Ave-Water Exp	33.60	0.0 %	132.80	0.0 %
Rigging Loft-Water Exp	33.60	0.0 %	132.80	0.0 %
Tichenor-Water Exp	975.63	0.2 %	3,116.27	0.4 %
Park-Water Exp	669.27	0.1 %	2,690.23	0.3 %
212 Cascade-Electricity Exp	168.43	0.0 %	1,059.23	0.1 %
Rigging Loft-Electricity Exp	244.84	0.1 %	1,062.27	0.1 %
Tichenor Bldg-Electricity Exp	698.81	0.1 %	3,002.16	0.4 %
Electricity Exp-Parks & Grnds	77.32	0.0 %	878.70	0.1 %
Electricity-Unoccupied Fac	269.83	0.1 %	1,107.11	0.1 %
WRBP - Electricity Exp	126.58	0.0 %	524.53	0.1 %
212 Cascade Ave-Sewer Exp	90.02	0.0 %	350.08	0.0 %
Rigging Loft-Sewer Exp	90.02	0.0 %	350.08	0.0 %
Tichenor Bldg-Sewer Exp	1,769.63	0.4 %	5,640.64	0.7 %
Sewer Exp-Parks & Grounds	277.11	0.1 %	1,077.65	0.1 %
Garbage Exp-Parks & Grounds	131.75	0.0 %	538.40	0.1 %
Tichenor Bldg-Nat Gas Exp	521.25	0.1 %	2,153.08	0.3 %
TOTAL PROPERTY UTILITY EXPENSES	6,177.69	1.3 %	23,816.03	2.8 %

*1 Month Ended
April 30, 2021*

*4 Months Ended
April 30, 2021*

OTHER PROPERTY EXPENSES

Returned Tenant Deposits	2,400.00	0.5 %	2,400.00	0.3 %
Leasehold Taxes Expense	30,890.05	6.3 %	54,625.58	6.4 %
TOTAL OTHER PROPERTY EXPENSES	33,290.05	6.8 %	57,025.58	6.7 %

DEBT REDEMPTION-PRINCIPAL

Prin-CTED-126 Cascade Ave	0.00	0.0 %	5,374.82	0.6 %
Prin-CERB-Discovery 1	0.00	0.0 %	27,696.00	3.3 %
WIB/EDC - Line of Credit	688.69	0.1 %	2,492.55	0.3 %
Capital Lease - Auto	390.03	0.1 %	1,560.12	0.2 %
Prin-WIB-Coyote Ridge	0.00	0.0 %	9,112.05	1.1 %
Prin-CERB-Discovery 2	0.00	0.0 %	67,666.66	8.0 %
TOTAL DEBT REDEMPTION-PRINCIPAL	1,078.72	0.2 %	113,902.20	13.4 %

GENERAL PROJECTS EXPENSES

NB PARCEL 2 Cascades Bus Park	8,790.11	1.8 %	32,345.11	3.8 %
Wind River Business Park - Waterline Prj	0.00	0.0 %	5,320.00	0.6 %
TOTAL GENERAL PROJECTS EXPENSES	8,790.11	1.8 %	37,665.11	4.4 %

EQUIPMENT PURCHASES

Office Equipment Purchases	0.00	0.0 %	525.58	0.1 %
Equipment Purchase	0.00	0.0 %	6,460.92	0.8 %
TOTAL EQUIPMENT PURCHASES	0.00	0.0 %	6,986.50	0.8 %

SALARIES & BENEFITS-ADMIN

Salaries-Administrative Exp	7,673.09	1.6 %	34,239.46	4.0 %
FICA-Administrative Expense	652.40	0.1 %	2,916.63	0.3 %
Worker's Comp-Admin Expense	124.62	0.0 %	1,489.74	0.2 %
Unemployment-Admin Expense	1,599.30	0.3 %	1,599.30	0.2 %
PERS Retirement-Admin Exp	995.20	0.2 %	4,440.86	0.5 %
Health Insur-Admin Expense	853.77	0.2 %	3,415.08	0.4 %
VEBA-Admin Expense	194.00	0.0 %	776.00	0.1 %
Paid Family Medical Leave	172.21	0.0 %	314.94	0.0 %
TOTAL SALARIES & BENEFITS-ADMIN	12,264.59	2.5 %	49,192.01	5.8 %

OUTSIDE SERVICES-GEN & ADMIN

Auditing-Gen & Admin	187.50	0.0 %	800.00	0.1 %
Professional Serv-Gen Admin	6,971.00	1.4 %	27,884.00	3.3 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	7,158.50	1.5 %	28,684.00	3.4 %

G & A EXPENSES

Legal Fees-G&A Exp	960.00	0.2 %	5,100.00	0.6 %
Legal Fees-G&A Exp-WRBP	216.00	0.0 %	288.00	0.0 %
Office Supplies-G&A Exp	83.12	0.0 %	1,062.24	0.1 %
Equipment Rentals-G&A Exp	279.04	0.1 %	962.31	0.1 %
Professional Develop-G&A Exp	150.00	0.0 %	295.00	0.0 %
Legal Advertising-G&A Expense	21.97	0.0 %	21.97	0.0 %
Marketing Advertising-G&A Exp	25.00	0.0 %	48.66	0.0 %
Membership/Dues-G&A Exp	0.00	0.0 %	2,319.16	0.3 %
Administrative-G&A Expense	179.02	0.0 %	690.62	0.1 %
Postage-G&A Expense	0.00	0.0 %	116.95	0.0 %
Safety Program-G&A Expense	116.57	0.0 %	116.57	0.0 %
State Use Tax-G&A Exp	116.80	0.0 %	672.22	0.1 %
Telecommunications-G&A Expense	174.80	0.0 %	1,209.20	0.1 %
TOTAL G & A EXPENSES	2,322.32	0.5 %	12,902.90	1.5 %

COMMISSIONER'S EXPENSES

Commissioners Mtg Comp	512.00	0.1 %	2,048.00	0.2 %
Commissioners Salaries	855.00	0.2 %	3,932.00	0.5 %
FICA-Commissioners	39.17	0.0 %	195.85	0.0 %
Health Ins - Commissioners	466.86	0.1 %	1,867.44	0.2 %
TOTAL COMMISSIONERS EXPENSES	1,873.03	0.4 %	8,043.29	0.9 %

NON-OPERATING EXPENSES

Interest-WIB-Coyote Ridge	0.00	0.0 %	477.82	0.1 %
Interest - WIB/EDC Line of Credit	448.24	0.1 %	2,055.17	0.2 %
Interest-CTED-126 Cascade Ave	0.00	0.0 %	579.43	0.1 %
Interest-CERB-Discovery 1	0.00	0.0 %	553.92	0.1 %
Interest-CERB-Discovery 2	0.00	0.0 %	6,090.00	0.7 %
TOTAL NON-OPERATING EXPENSES	448.24	0.1 %	9,756.34	1.1 %

TOTAL Expenditures	102,457.09	20.9 %	449,150.43	52.8 %
Excess of Revenue over Expenditures	387,057.63	79.1 %	401,756.51	47.2 %

Port of Skamania County
Statement of Revenue & Expenditures
Year-to-Date Variance, April 2021 - current month

	<i>4 Months Ended April 30, 2021</i>	<i>4 Months Ended April 30, 2021 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	0.00	750.00	(750.00)	-100.0 %
Utility Reimbursement-Water	0.00	357.00	(357.00)	-100.0 %
Utility Reimbursement-Refuse	0.00	750.00	(750.00)	-100.0 %
TOTAL STEVENSON LANDING REVENUES	0.00	1,857.00	(1,857.00)	-100.0 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	50,098.12	0.00	50,098.12	
TOTAL PROJECT GRANT REVENUES	50,098.12	0.00	50,098.12	
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	2,881.89	5,000.00	(2,118.11)	-42.4 %
Rigging Loft-Elect Reimb	478.03	360.00	118.03	32.8 %
Tichenor Bldg-Sewer Reimb	5,203.20	8,600.00	(3,396.80)	-39.5 %
Tichenor Bldg-Nat Gas Reimb	1,768.24	1,800.00	(31.76)	-1.8 %
Beacon Rock-Prop Ins Reimb	606.02	560.00	46.02	8.2 %
Discovery 1-Prop Ins Reimb	4,461.94	2,200.00	2,261.94	102.8 %
Discovery 2-Prop Ins Reimb	2,831.84	2,200.00	631.84	28.7 %
Evergreen Bldg-Prop Ins Reimb	1,208.32	1,264.00	(55.68)	-4.4 %
Old Saloon-Prop Ins Reimb	382.10	161.00	221.10	137.3 %
Rigging Loft-Prop Ins Reimb	180.16	160.00	20.16	12.6 %
Skye Bldg-Prop Ins Reimb	305.68	320.00	(14.32)	-4.5 %
Stev Ind Bldg-Prop Ins Reimb	5,895.72	5,600.00	295.72	5.3 %
Tichenor Bldg-Prop Ins Reimb	3,032.15	1,671.68	1,360.47	81.4 %
TOTAL PROPERTY LEASE USER CHARGES	29,235.29	29,896.68	(661.39)	-2.2 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	4,393.70	8,804.50	(4,410.80)	-50.1 %
Discovery I Building	50,799.22	24,000.00	26,799.22	111.7 %
Teitzel Building (Discovery 2)	31,764.48	29,501.68	2,262.80	7.7 %
Evergreen Building	14,818.36	14,527.68	290.68	2.0 %
212 SW Cascade Ave	400.00	400.00	0.00	
Old Saloon Building	3,328.40	2,620.00	708.40	27.0 %
Rigging Loft (Red Barn)	2,825.92	2,770.68	55.24	2.0 %
Skye Bldg	6,606.96	5,072.68	1,534.28	30.2 %
River Point Bldg (Stev Ind)	97,882.12	75,243.68	22,638.44	30.1 %
Park Rentals	50.00	(0.00)	50.00	
Wind River Business Park	21,310.25	1,645.00	19,665.25	1195.5 %
TOTAL PROP LEASE REVENUE	234,179.41	164,585.90	69,593.51	42.3 %

	<i>4 Months Ended April 30, 2021</i>	<i>4 Months Ended April 30, 2021 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
TICHENOR LEASE REVENUE				
Tichenor Suite #40	5,756.48	5,643.68	112.80	2.0 %
Tichenor Suite #45	5,915.45	7,814.32	(1,898.87)	-24.3 %
Fiber Lease Revenue	720.00	(0.00)	720.00	
Tichenor Suite #50	6,664.97	6,501.68	163.29	2.5 %
Tichenor Suite #60	5,647.00	3,536.32	2,110.68	59.7 %
Tichenor Suite #65	7,205.33	1,766.00	5,439.33	308.0 %
Tichenor Suite #70	5,332.59	2,270.68	3,061.91	134.8 %
Tichenor Suite #85	7,793.36	7,640.68	152.68	2.0 %
Tichenor Suite #90	3,009.15	1,827.32	1,181.83	64.7 %
Tichenor Suite #105	7,793.36	7,640.68	152.68	2.0 %
Tichenor Suite #110	5,756.48	5,643.68	112.80	2.0 %
TOTAL TICHENOR LEASE REVENUE	61,594.17	50,285.04	11,309.13	22.5 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	41,202.28	27,589.00	13,613.28	49.3 %
Misc Operating Revenue	2,043.54	2,600.00	(556.46)	-21.4 %
TOTAL OTHER MISC LEASE REV	43,245.82	30,189.00	13,056.82	43.3 %
OTHER NONREVENUE				
Tenant Security Deposits	250.00	0.00	250.00	
TOTAL OTHER NONREVENUE	250.00	0.00	250.00	
NON-OPERATING REVENUES				
Investment Interest-MMA	230.59	666.68	(436.09)	-65.4 %
Property Tax Revenues	155,651.97	123,897.00	31,754.97	25.6 %
DNR PILT NAP/NRCA Rev	(0.00)	333.32	(333.32)	-100.0 %
Private Timber Harvest Tax Rev	2,942.58	5,666.68	(2,724.10)	-48.1 %
Leasehold Tax from State	(0.00)	333.32	(333.32)	-100.0 %
Wind River Sale Proceeds	273,367.24	0.00	273,367.24	0.0 %
Other Non-Operating Revenues	111.75	(0.00)	111.75	
TOTAL NON-OPERATING REVENUES	432,304.13	130,897.00	301,407.13	230.3 %
TOTAL Revenue	850,906.94	407,710.62	443,196.32	108.7 %

	<i>4 Months Ended April 30, 2021</i>	<i>4 Months Ended April 30, 2021 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Expenditures				
STEVE LANDING EXPENSES				
Regular Pay-Stev Landing	0.00	532.00	532.00	100.0 %
Util-Electricity-Stev Landing	562.62	35.00	(527.62)	-1507.5 %
Util-Water Exp-Stev Land	1,014.46	525.00	(489.46)	-93.2 %
Util-Garbage Exp-Stev Land	0.00	700.00	700.00	100.0 %
TOTAL STEVE LANDING EXPENSES	1,577.08	1,792.00	214.92	12.0 %
PROP LEASE MAINT EXPENSES				
Salaries-Maint Exp	47,329.19	43,528.00	(3,801.19)	-8.7 %
Overtime-Maint Exp	0.00	1,576.00	1,576.00	100.0 %
FICA-Maint Exp	3,593.46	3,492.00	(101.46)	-2.9 %
Worker's Comp-Maint Exp	1,859.78	3,732.00	1,872.22	50.2 %
Unemployment-Maint Exp	2,487.45	3,098.00	610.55	19.7 %
PERS Retirement-Maint Exp	6,138.64	5,232.00	(906.64)	-17.3 %
Health Ins-Maint Exp	14,509.72	14,509.68	(0.04)	0.0 %
VEBA-Maint Exp	1,552.00	1,552.00	0.00	
Outside Services/Maintenance	0.00	166.68	166.68	100.0 %
BRGC Supplies-Maint Exp	0.00	333.32	333.32	100.0 %
Discovery 1 Sup-Maint Exp	0.00	666.68	666.68	100.0 %
Discovery 2 Sup-Maint Exp	617.76	833.32	215.56	25.9 %
Evergreen Bldg Sup-Maint Exp	10.75	1,666.68	1,655.93	99.4 %
212 Cascade Ave Sup-Maint Exp	1,502.99	333.32	(1,169.67)	-350.9 %
Old Saloon Supplies-Maint Exp	0.00	333.32	333.32	100.0 %
Rigging Loft Sup-Maint Exp	1,879.28	500.00	(1,379.28)	-275.9 %
Cascade Business Park-Maint Exp	40.98	333.32	292.34	87.7 %
Skye Bldg Supplies-Maint Exp	282.15	1,666.68	1,384.53	83.1 %
Stev Ind Bldg Sup-Maint Exp	830.89	2,166.68	1,335.79	61.7 %
Tichenor Supplies-Maint Exp	2,273.28	5,000.00	2,726.72	54.5 %
Park Grnds Supplies-Maint Exp	3,180.70	2,666.68	(514.02)	-19.3 %
21 Cascade Supplies-Maint Exp	0.00	66.68	66.68	100.0 %
Shop Bldg Supplies-Maint Exp	1,133.12	833.32	(299.80)	-36.0 %
Vacant Lands Sup-Maint Exp	53.70	66.68	12.98	19.5 %
Wind River Bus Park Sup-Maint	4,229.50	2,600.00	(1,629.50)	-62.7 %
Boat Launch Supplies-Maint Exp	0.00	333.32	333.32	100.0 %
Tools-Maint Exp	1,279.11	333.32	(945.79)	-283.7 %
Janitorial Supplies-Maint Exp	398.85	1,333.32	934.47	70.1 %
Fuel-Maint Exp	1,444.84	1,333.32	(111.52)	-8.4 %
Automotive-Maint Exp	1,840.72	333.32	(1,507.40)	-452.2 %
Uniforms-Maint Exp	625.52	333.32	(292.20)	-87.7 %
Machinery & Equipment - Maint Exp	505.01	433.32	(71.69)	-16.5 %
Equip Rentals-Maint Exp	0.00	333.32	333.32	100.0 %
TOTAL PROPERTY LEASE MAINT EXPENSES	99,599.39	101,719.60	2,120.21	2.1 %

	<i>4 Months Ended April 30, 2021</i>	<i>4 Months Ended April 30, 2021 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
PROPERTY UTILITY EXPENSES				
212 Cascade Ave-Water Exp	132.80	178.32	45.52	25.5 %
Rigging Loft-Water Exp	132.80	178.32	45.52	25.5 %
Tichenor-Water Exp	3,116.27	5,233.32	2,117.05	40.5 %
Park-Water Exp	2,690.23	1,625.00	(1,065.23)	-65.6 %
212 Cascade-Electricity Exp	1,059.23	1,450.00	390.77	26.9 %
Rigging Loft-Electricity Exp	1,062.27	1,250.00	187.73	15.0 %
Tichenor Bldg-Electricity Exp	3,002.16	5,000.00	1,997.84	40.0 %
Electricity Exp-Parks & Grnds	878.70	1,100.00	221.30	20.1 %
Electricity-Unoccupied Fac	1,107.11	1,230.00	122.89	10.0 %
WRBP - Electricity Exp	524.53	600.00	75.47	12.6 %
212 Cascade Ave-Sewer Exp	350.08	600.00	249.92	41.7 %
Rigging Loft-Sewer Exp	350.08	400.00	49.92	12.5 %
Tichenor Bldg-Sewer Exp	5,640.64	9,500.00	3,859.36	40.6 %
Sewer Exp-Parks & Grounds	1,077.65	1,600.00	522.35	32.6 %
Garbage Exp-Parks & Grounds	538.40	500.00	(38.40)	-7.7 %
Tichenor Bldg-Nat Gas Exp	2,153.08	2,155.00	1.92	0.1 %
TOTAL PROPERTY UTILITY EXPENSES	23,816.03	32,599.96	8,783.93	26.9 %
OTHER PROPERTY EXPENSES				
Returned Tenant Deposits	2,400.00	0.00	(2,400.00)	
Leasehold Taxes Expense	54,625.58	40,759.00	(13,866.58)	-34.0 %
TOTAL OTHER PROPERTY EXPENSES	57,025.58	40,759.00	(16,266.58)	-39.9 %
DEBT REDEMPTION-PRINCIPAL				
Prin-CTED-126 Cascade Ave	5,374.82	5,417.00	42.18	0.8 %
Prin-CERB-Discovery 1	27,696.00	27,696.00	0.00	
WIB/EDC - Line of Credit	2,492.55	2,622.32	129.77	4.9 %
Capital Lease - Auto	1,560.12	1,560.32	0.20	0.0 %
Prin-WIB-Coyote Ridge	9,112.05	9,182.00	69.95	0.8 %
Prin-CERB-Discovery 2	67,666.66	67,666.67	0.01	0.0 %
TOTAL DEBT REDEMPTION-PRINCIPAL	113,902.20	114,144.31	242.11	0.2 %
GENERAL PROJECTS EXPENSES				
NB PARCEL 2 Cascades Bus Park	32,345.11	98,446.00	66,100.89	67.1 %
Capital Repairs-Maintenance	0.00	15,000.00	15,000.00	100.0 %
Wind River Business Park - Waterline Prj	5,320.00	0.00	(5,320.00)	
TOTAL GENERAL PROJECTS EXPENSES	37,665.11	113,446.00	75,780.89	66.8 %
EQUIPMENT PURCHASES				
Office Equipment Purchases	525.58	3,000.00	2,474.42	82.5 %
Equipment Purchase	6,460.92	0.00	(6,460.92)	
TOTAL EQUIPMENT PURCHASES	6,986.50	3,000.00	(3,986.50)	-132.9 %

	<i>4 Months Ended April 30, 2021</i>	<i>4 Months Ended April 30, 2021 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
SALARIES & BENEFITS-ADMIN				
Salaries-Administrative Exp	34,239.46	34,529.00	289.54	0.8 %
FICA-Administrative Expense	2,916.63	2,641.00	(275.63)	-10.4 %
Worker's Comp-Admin Expense	1,489.74	221.00	(1,268.74)	-574.1 %
Unemployment-Admin Expense	1,599.30	1,954.00	354.70	18.2 %
PERS Retirement-Admin Exp	4,440.86	4,478.00	37.14	0.8 %
Health Insur-Admin Expense	3,415.08	3,415.00	(0.08)	0.0 %
VEBA-Admin Expense	776.00	776.00	0.00	
Paid Family Medical Leave	314.94	0.00	(314.94)	
TOTAL SALARIES & BENEFITS-ADMIN	49,192.01	48,014.00	(1,178.01)	-2.5 %
OUTSIDE SERVICES-GEN & ADMIN				
Auditing-Gen & Admin	800.00	2,666.68	1,866.68	70.0 %
Professional Serv-Gen Admin	27,884.00	28,333.32	449.32	1.6 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	28,684.00	31,000.00	2,316.00	7.5 %
G & A EXPENSES				
Legal Fees-G&A Exp	5,100.00	6,666.68	1,566.68	23.5 %
Legal Fees-G&A Exp-WRBP	288.00	166.68	(121.32)	-72.8 %
Office Supplies-G&A Exp	1,062.24	1,800.00	737.76	41.0 %
Equipment Rentals-G&A Exp	962.31	666.68	(295.63)	-44.3 %
Admin Travel-G&A Expense	0.00	650.00	650.00	100.0 %
Professional Develop-G&A Exp	295.00	1,000.00	705.00	70.5 %
Legal Advertising-G&A Expense	21.97	400.00	378.03	94.5 %
Marketing Advertising-G&A Exp	48.66	400.00	351.34	87.8 %
Membership/Dues-G&A Exp	2,319.16	3,000.00	680.84	22.7 %
Administrative-G&A Expense	690.62	1,000.00	309.38	30.9 %
Marketing & Eco Dev-G&A Exp	0.00	33.32	33.32	100.0 %
Publications-G&A Exp	0.00	16.68	16.68	100.0 %
Postage-G&A Expense	116.95	250.00	133.05	53.2 %
Safety Program-G&A Expense	116.57	400.00	283.43	70.9 %
State Use Tax-G&A Exp	672.22	5,000.00	4,327.78	86.6 %
Telecommunications-G&A Expense	1,209.20	1,900.00	690.80	36.4 %
TOTAL G & A EXPENSES	12,902.90	23,350.04	10,447.14	44.7 %
COMMISSIONER'S EXPENSES				
Commissioners Mtg Comp	2,048.00	3,328.00	1,280.00	38.5 %
Commissioners Salaries	3,932.00	3,420.00	(512.00)	-15.0 %
FICA-Commissioners	195.85	516.32	320.47	62.1 %
Health Ins - Commissioners	1,867.44	1,867.32	(0.12)	0.0 %
TOTAL COMMISSIONERS EXPENSES	8,043.29	9,131.64	1,088.35	11.9 %
NON-OPERATING EXPENSES				
Interest-WIB-Coyote Ridge	477.82	408.00	(69.82)	-17.1 %
Interest - WIB/EDC Line of Credit	2,055.17	1,925.32	(129.85)	-6.7 %
Interest-CTED-126 Cascade Ave	579.43	537.00	(42.43)	-7.9 %
Interest-CERB-Discovery 1	553.92	554.00	0.08	0.0 %
Interest-CERB-Discovery 2	6,090.00	6,090.00	0.00	
TOTAL NON-OPERATING EXPENSES	9,756.34	9,514.32	(242.02)	-2.5 %
TOTAL Expenditures	449,150.43	528,470.87	79,320.44	15.0 %
Excess of Revenue over Expenditures	401,756.51	(120,760.25)	522,516.76	432.7 %