

PORT OF SKAMANIA COUNTY

August 2023 FINANCIAL REPORTS

Cindy Bradley
Finance Manager
September 19, 2023

Summary:

Year to date revenues are above budget, and YTD expenses are below budget. This trend is expected to continue through the remainder of the year.

Total August revenues were \$141,691.34 and expenditures were \$203,908.26, netting excess expenses over revenues in the amount of \$62,216.92. Expenses were high in August due to the annual Enduris insurance premium of \$111,529.00.

Cash Balance	August 2023	August 2022
Operating and Available for other Projects	\$ 1,779,646.70	\$1,405,044.93
Restricted and Reserves:		
Restricted Funds (Tenant Deposits)	\$ 150,461.22	\$ 151,029.20
Six months Operating Expenses + 12 months Long Term Debt	\$ 702,027.00	\$ 673,678.00
Operating Reserve (one-month operating expense)	\$ 97,090.33	\$ 88,536.17
Total Cash Balance:	\$2,729,225.25	\$2,318,288.30

Budgeted Grants:

\$300,000 Ecology Integrative Planning Grant – \$7,260.00 was received in July. \$241,811.17 has been paid by Ecology to date.

Notable income in August:

- \$ 1,529.46 • Property tax was received
 - \$220,620.16 YTD representing 64.5% of the budgeted \$342,002.00.
- \$ 10,065.11 • LGIP Interest - August

Notable expenses in August:

- \$ 111,529.00 • Enduris - Annual insurance premium
- \$ 3,606.75 • Fuel
- \$ 7,969.75 • Maul, Foster, Alongi – Integrative Planning Grant

Delinquent Account Aging as of 09/12/2023:

AR Summary:

	<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>
High One Pmt Plan	\$ 7,423.73					\$ 7,423.73

High One is paying as agreed and have 1 payment left on their agreement.

AQVC – Empress	\$ 2,195.87	\$ 2,710.73	\$14,361.24			\$ 19,267.84
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Staff has been in communications with AQVC regarding this balance. AQVC has stated that they are processing all the invoices and we should be expecting a payment in the next couple weeks. However, they were not able to give an exact timeline.

ACL	\$ 3,725.85		\$19,529.25			\$ 23,255.10
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Staff has been in communications with ACL regarding this balance. ACL asked about invoice adjustment, but made no statement regarding when they would be paying the invoices.

Ska Acupuncture	\$ 2,083.70	\$2,054.90				\$ 4,138.60
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Skamania Acupuncture is working reduce hours and have been struggling to pay the monthly invoice. They have been bringing in funds as they are available.

Skunk Bros	\$ 3,803.58	\$ 3,775.16	\$ 3,806.15			\$ 11,384.89
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Skunk Bros. payment plan will begin in October. They paid the full August invoice.

Skamania County			\$69,143.73			\$ 69,143.73
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This invoice represents funds are due from .09 funds. An amendment of the original agreement was needed due to the extended timeline for this project. This amendment must be approved by the Skamania County Board of County Commissioners. County staff has asked the BOCC to add the amendment to the agenda. This invoice will be paid when the BOCC approves the amendment.

CASH REPORTS

Port of Skamania County

Statement of Assets & Liabilities

As of: August 31, 2023

Assets

Current Assets

General Checking - Umpqua Bank	255,289.18	
Money Market - Umpqua Bank	28,220.03	
LGIP Investment	2,295,254.82	
TOTAL Operating Revenue		2,578,764.03
LGIP - Tenant Deposits	150,461.22	
TOTAL Tenant Deposits		150,461.22
TOTAL Assets		2,729,225.25

Liabilities

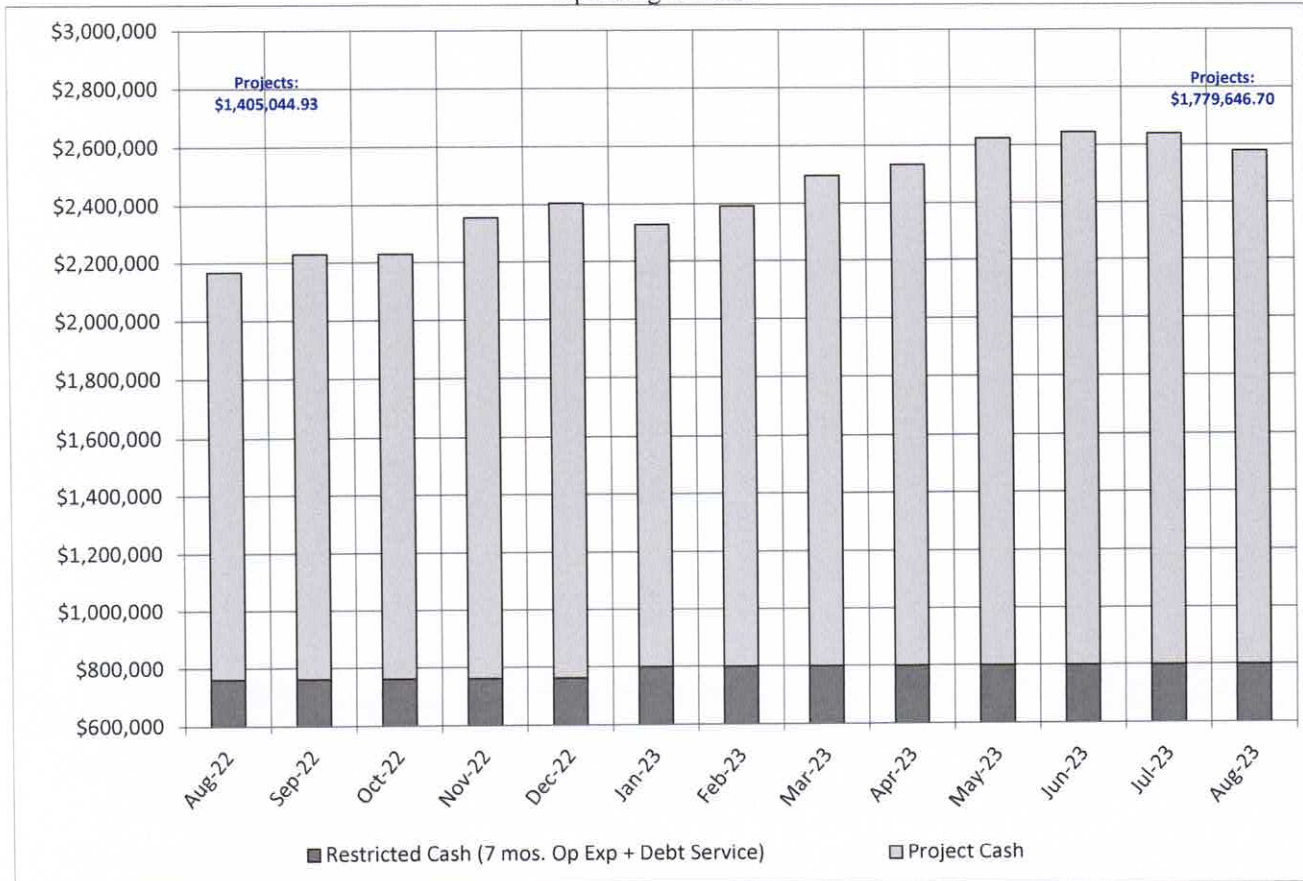
Current Liabilities

WA CARES PAYABLE	318.31	
TOTAL Current Liabilities		318.31
TOTAL Liabilities		318.31

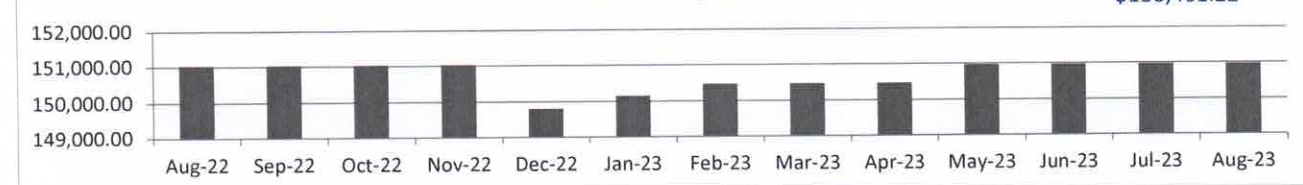
Fund Balance

Net Assets	2,554,084.99	
Excess of Revenue over Expenditures	174,821.95	
TOTAL Fund Balance		2,728,906.94
TOTAL Liabilities & Fund Balance		2,729,225.25

Operating Revenue



Tenant Deposits



STATEMENT OF REVENUES AND EXPENSES

YEAR TO DATE REPORTS

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Year to Date Actual vs. Budget Year to Date Summary

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

PAGE 4

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

PAGES 5 - 9

August - Detailed Statement of Revenue & Expenditures

PAGES 10-14

Year to Date Actual vs. Budget Year to Date Detail

Port of Skamania County
Statement of Revenue & Expenditures
Year-to-Date Variance, August 2023 - current month, Consolidated by account

	<i>8 Month Ended August 31, 2023</i>	<i>8 Month Ended August 31, 2023 Budget</i>	<i>Variance Fav/<Unf></i>
Revenue			
MARINE TERMINAL REVENUES	40,460.92	111,457.50	(70,996.58)
CAPITAL CONTRIBUTIONS (Grants)	55,462.25	0.00	55,462.25
PROPERTY REVENUES	759,661.79	575,574.02	184,087.77
OTHER MISC RENTAL/LEASE REV	159,655.93	72,542.64	87,113.29
NONREVENUE (Loans,other)	500.00	0.00	500.00
NON-OPERATING REVENUES	304,014.81	233,619.36	70,395.45
TOTAL Revenue	1,319,755.70	993,193.52	326,562.18
Expenditures			
MARINE TERMINAL EXPENSES	15,222.80	26,219.50	10,996.70
PROPERTY EXPENSES	565,377.94	538,105.80	(27,272.14)
NONEXPENSE (Loans,Proj,other)	347,890.66	494,424.14	146,533.48
GENERAL & ADMIN EXPENSES	191,655.13	239,616.42	47,961.29
COMMISSIONERS EXPENSES	14,482.46	18,312.64	3,830.18
NON-OPERATING EXPENSES	10,304.76	15,248.14	4,943.38
TOTAL Expenditures	1,144,933.75	1,331,926.64	186,992.89
Excess of Revenue over Expenditures	174,821.95	(338,733.12)	513,555.07

Port of Skamania County
August Monthly Statement of Revenue & Expenditures

	2023	2022	2021	2020	2019
Revenue					
MARINE TERMINAL REVENUES	0.00	0.00		0.00	5,220.55
CAPITAL CONTRIBUTIONS (Grants)	7,260.00	83,796.60	30,301.88	0.00	0.00
PROPERTY REVENUES	99,113.41	88,990.41	69,495.65	114,051.61	68,029.81
OTHER MISC RENTAL/LEASE REV	23,721.81	11,505.17	7,275.18	12,412.46	11,904.31
NONREVENUE (Loans,other)	0.00	0.00	0.00	0.00	0.00
NON-OPERATING REVENUES	11,596.12	6,920.05	4,325.94	3,516.22	11,400.18
TOTAL Revenue	141,691.34	191,212.23	111,398.65	129,980.29	96,554.85
Expenditures					
MARINE TERMINAL EXPENSES	5,653.49	4,795.70	2,493.07	245.68	2,898.49
PROPERTY EXPENSES	164,281.85	137,136.93	124,800.13	113,969.96	103,136.12
NONEXPENSE (Loans,Proj,other)	9,379.40	42,654.09	20,483.17	19,459.47	5,958.31
GENERAL & ADMIN EXPENSES	22,274.97	27,215.59	18,929.61	19,616.29	19,162.05
COMMISSIONERS EXPENSES	1,879.20	1,883.64	1,873.02	1,869.25	1,864.03
NON-OPERATING EXPENSES	439.35	2,224.60	475.53	459.66	0.00
TOTAL Expenditures	203,908.26	215,910.55	169,054.53	155,620.31	133,019.00
Excess of Revenue over Expenditures	(62,216.92)	(24,698.32)	(57,655.88)	(25,640.02)	(36,464.15)

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

	2023	2022	2021	2020	2019
Revenue					
MARINE TERMINAL REVENUES	40,460.92	65,294.85		5,782.31	25,841.15
CAPITAL CONTRIBUTIONS (Grants)	55,462.25	191,233.19	95,300.00	413,028.86	125,921.73
PROPERTY REVENUES	759,661.79	640,091.58	615,073.20	582,106.18	559,063.90
OTHER MISC RENTAL/LEASE REV	159,655.93	79,025.50	80,339.31	104,699.16	82,461.09
NONREVENUE (Loans,other)	500.00	6,500.30	5,536.00	3,730.00	63,150.00
NON-OPERATING REVENUES	304,014.81	261,037.70	492,066.94	197,965.34	211,551.37
TOTAL Revenue	1,319,755.70	1,243,183.12	1,288,315.45	1,307,311.85	1,067,989.24
Expenditures					
MARINE TERMINAL EXPENSES	15,222.80	23,624.73	7,590.06	3,818.37	16,382.17
PROPERTY EXPENSES	565,377.94	444,523.38	426,226.86	399,654.69	382,950.85
NONEXPENSE (Loans,Proj,other)	347,890.66	348,421.69	258,535.32	341,506.09	246,782.22
GENERAL & ADMIN EXPENSES	191,655.13	216,859.96	183,517.58	175,962.52	187,835.38
COMMISSIONERS EXPENSES	14,482.46	14,931.38	15,673.19	16,436.55	15,738.97
NON-OPERATING EXPENSES	10,304.76	11,088.31	14,566.66	16,963.38	14,443.13
TOTAL Expenditures	1,144,933.75	1,059,449.45	906,109.67	954,341.60	864,132.72
Excess of Revenue over Expenditures	174,821.95	183,733.67	382,205.78	352,970.25	203,856.52

Port of Skamania County
Statement of Revenue & Expenditures
Month- and Year-to-Date, August 2023 - current month

	<i>1 Month Ended</i>		<i>8 Months Ended</i>	
	<i>August 31, 2023</i>		<i>August 31, 2023</i>	
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	0.00	0.0 %	30,589.25	2.3 %
Other Docking Fees - 10% Admin	0.00	0.0 %	623.61	0.0 %
Dock Services Labor Reimb	0.00	0.0 %	3,012.00	0.2 %
Utility Reimbursement-Water	0.00	0.0 %	1,729.71	0.1 %
Utility Reimbursement-Refuse	0.00	0.0 %	4,506.35	0.3 %
TOTAL STEVENSON LANDING REVENUES	0.00	0.0 %	40,460.92	3.1 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	7,260.00	5.1 %	55,462.25	4.2 %
TOTAL PROJECT GRANT REVENUES	7,260.00	5.1 %	55,462.25	4.2 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	920.34	0.6 %	8,188.11	0.6 %
Rigging Loft-Elect Reimb	84.16	0.1 %	1,446.84	0.1 %
Tichenor Bldg-Sewer Reimb	1,969.11	1.4 %	13,889.54	1.1 %
Tichenor Bldg-Nat Gas Reimb	389.75	0.3 %	5,173.97	0.4 %
Beacon Rock-Prop Ins Reimb	323.51	0.2 %	1,941.06	0.1 %
Discovery 1-Prop Ins Reimb	681.17	0.5 %	5,449.36	0.4 %
Discovery 2-Prop Ins Reimb	756.34	0.5 %	5,294.38	0.4 %
Evergreen Bldg-Prop Ins Reimb	322.75	0.2 %	2,582.00	0.2 %
Old Saloon-Prop Ins Reimb	81.67	0.1 %	653.36	0.0 %
Rigging Loft-Prop Ins Reimb	47.93	0.0 %	383.44	0.0 %
Skye Bldg-Prop Ins Reimb	81.67	0.1 %	653.36	0.0 %
Stev Ind Bldg-Prop Ins Reimb	1,461.33	1.0 %	11,690.64	0.9 %
Tichenor Bldg-Prop Ins Reimb	833.37	0.6 %	7,423.30	0.6 %
TOTAL PROPERTY LEASE USER CHARGES	7,953.10	5.6 %	64,769.36	4.9 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	5,081.99	3.6 %	30,491.94	2.3 %
Discovery I Building	20,407.10	14.4 %	124,649.26	9.4 %
Teitzel Building (Discovery 2)	11,411.08	8.1 %	87,877.48	6.7 %
Evergreen Building	4,240.76	3.0 %	33,926.08	2.6 %
212 SW Cascade Ave	100.00	0.1 %	800.00	0.1 %
Old Saloon Building	2,365.33	1.7 %	11,877.00	0.9 %
Rigging Loft (Red Barn)	808.73	0.6 %	6,469.84	0.5 %
Skye Bldg	1,481.54	1.0 %	12,852.32	1.0 %
River Point Bldg (Stev Ind)	25,060.82	17.7 %	200,486.56	15.2 %
Cascades Business Park - Ground lease	2,121.80	1.5 %	16,727.20	1.3 %
Park Rentals	2,016.00	1.4 %	3,576.00	0.3 %
Wind River Business Park	0.00	0.0 %	22,806.66	1.7 %
TOTAL PROP LEASE REVENUE	75,095.15	53.0 %	552,540.34	41.9 %

*1 Month Ended
August 31, 2023*

*8 Months Ended
August 31, 2023*

TICHENOR LEASE REVENUE			-	
Tichenor Suite #40	1,218.99	0.9 %	11,269.93	0.9 %
Tichenor Suite #45	419.98	0.3 %	11,371.53	0.9 %
Fiber Lease Revenue	180.00	0.1 %	1,440.00	0.1 %
Tichenor Suite #50	2,095.12	1.5 %	16,456.55	1.2 %
Tichenor Suite #60	740.35	0.5 %	9,425.72	0.7 %
Tichenor Suite #65	2,062.03	1.5 %	16,496.24	1.2 %
Tichenor Suite #70	1,956.20	1.4 %	15,215.91	1.2 %
Tichenor Suite #85	2,230.33	1.6 %	17,842.64	1.4 %
Tichenor Suite #90	814.08	0.6 %	8,048.94	0.6 %
Tichenor Suite #105	2,230.33	1.6 %	17,842.64	1.4 %
Tichenor Suite #110	2,117.75	1.5 %	16,941.99	1.3 %
TOTAL TICHENOR LEASE REVENUE	16,065.16	11.3 %	142,352.09	10.8 %
OTHER MISC LEASE REVENUE			-	
Leasehold Taxes from Tenants	11,000.35	7.8 %	83,428.40	6.3 %
Misc Operating Revenue	12,721.46	9.0 %	76,227.53	5.8 %
TOTAL OTHER MISC LEASE REV	23,721.81	16.7 %	159,655.93	12.1 %
OTHER NONREVENUE			-	
Tenant Security Deposits	0.00	0.0 %	500.00	0.0 %
TOTAL OTHER NONREVENUE	0.00	0.0 %	500.00	0.0 %
NON-OPERATING REVENUES			-	
Investment Interest-MMA	10,066.66	7.1 %	64,791.96	4.9 %
Property Tax Revenues	1,529.46	1.1 %	220,620.16	16.7 %
DNR PILT NAP/NRCA Rev	0.00	0.0 %	5,374.74	0.4 %
Private Timber Harvest Tax Rev	0.00	0.0 %	11,010.13	0.8 %
Leasehold Tax from State	0.00	0.0 %	1,565.83	0.1 %
Other Non-Operating Revenues	0.00	0.0 %	651.99	0.0 %
TOTAL NON-OPERATING REVENUES	11,596.12	8.2 %	304,014.81	23.0 %
TOTAL Revenue	141,691.34	100.0 %	1,319,755.70	100.0 %

*1 Month Ended
August 31, 2023*

*8 Months Ended
August 31, 2023*

Expenditures

STEV LANDING EXPENSES

Outside Serv/Maint-Stev Land	0.00	0.0 %	500.65	0.0 %
Supplies-Stev Landing	31.00	0.0 %	163.09	0.0 %
Util-Electricity-Stev Landing	137.75	0.1 %	1,058.82	0.1 %
Util-Water Exp-Stev Land	2,104.09	1.5 %	7,234.59	0.5 %
Util-Garbage Exp-Stev Land	3,380.65	2.4 %	6,265.65	0.5 %
TOTAL STEV LANDING EXPENSES	5,653.49	4.0 %	15,222.80	1.2 %

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	17,288.00	12.2 %	113,383.00	8.6 %
Overtime-Maint Exp	0.00	0.0 %	63.00	0.0 %
Payroll Tax-Maint Exp	1,322.52	0.9 %	8,684.48	0.7 %
Worker's Comp-Maint Exp	0.00	0.0 %	4,819.13	0.4 %
Unemployment-Maint Exp	0.00	0.0 %	249.42	0.0 %
PERS Retirement-Maint Exp	1,532.26	1.1 %	11,201.77	0.8 %
Health Ins-Maint Exp	4,174.36	2.9 %	33,394.88	2.5 %
VEBA-Maint Exp	388.00	0.3 %	3,104.00	0.2 %
Discovery 1 Sup-Maint Exp	0.00	0.0 %	123.76	0.0 %
Discovery 2 Sup-Maint Exp	170.36	0.1 %	1,963.96	0.1 %
Evergreen Bldg Sup-Maint Exp	0.00	0.0 %	111.99	0.0 %
212 Cascade Ave Sup-Maint Exp	0.00	0.0 %	207.90	0.0 %
Old Saloon Supplies-Maint Exp	0.00	0.0 %	814.59	0.1 %
Rigging Loft Sup-Maint Exp	0.00	0.0 %	1,024.01	0.1 %
Skye Bldg Supplies-Maint Exp	0.00	0.0 %	78.59	0.0 %
Stev Ind Bldg Sup-Maint Exp	158.23	0.1 %	10,932.86	0.8 %
Tichenor Supplies-Maint Exp	382.21	0.3 %	2,312.99	0.2 %
Park Grnds Supplies-Maint Exp	840.83	0.6 %	13,982.89	1.1 %
Shop Bldg Supplies-Maint Exp	473.73	0.3 %	1,639.77	0.1 %
Vacant Lands Sup-Maint Exp	0.00	0.0 %	35.80	0.0 %
Wind River Bus Park Sup-Maint	579.41	0.4 %	5,749.41	0.4 %
Cascades Bus Park Sup-Maint	65.66	0.0 %	65.66	0.0 %
Tools-Maint Exp	45.07	0.0 %	404.50	0.0 %
Janitorial Supplies-Maint Exp	565.69	0.4 %	2,698.27	0.2 %
Fuel-Maint Exp	3,606.75	2.5 %	5,692.27	0.4 %
Automotive-Maint Exp	37.58	0.0 %	4,698.10	0.4 %
Uniforms-Maint Exp	0.00	0.0 %	335.17	0.0 %
Machinery & Equipment - Maint Exp	11.30	0.0 %	806.16	0.1 %
Equip Rentals-Maint Exp	0.00	0.0 %	2,294.01	0.2 %
Insurance-Property Maint Exp	111,529.00	78.7 %	111,741.00	8.5 %
TOTAL PROPERTY LEASE MAINT EXPENSES	143,170.96	101.0 %	342,613.34	26.0 %

*1 Month Ended
August 31, 2023*

*8 Months Ended
August 31, 2023*

PROPERTY UTILITY EXPENSES			-	
212 Cascade Ave-Water Exp	62.14	0.0 %	327.56	0.0 %
Rigging Loft-Water Exp	37.04	0.0 %	294.56	0.0 %
Tichenor-Water Exp	911.84	0.6 %	7,026.99	0.5 %
Park-Water Exp	1,709.17	1.2 %	7,651.91	0.6 %
Discovery 1-Electricity Exp	12,671.46	8.9 %	74,957.23	5.7 %
212 Cascade-Electricity Exp	139.10	0.1 %	2,118.88	0.2 %
Rigging Loft-Electricity Exp	187.03	0.1 %	3,215.21	0.2 %
Tichenor Bldg-Electricity Exp	911.76	0.6 %	6,523.95	0.5 %
Electricity Exp-Parks & Grnds	204.40	0.1 %	1,610.64	0.1 %
WRBP - Electricity Exp	141.75	0.1 %	1,213.39	0.1 %
212 Cascade Ave-Sewer Exp	147.97	0.1 %	957.92	0.1 %
Rigging Loft-Sewer Exp	116.46	0.1 %	916.49	0.1 %
Tichenor Bldg-Sewer Exp	1,952.72	1.4 %	14,895.04	1.1 %
Sewer Exp-Parks & Grounds	419.46	0.3 %	2,987.17	0.2 %
Garbage Exp-Parks & Grounds	609.15	0.4 %	1,581.76	0.1 %
Tichenor Bldg-Nat Gas Exp	389.44	0.3 %	5,179.32	0.4 %
TOTAL PROPERTY UTILITY EXPENSES	20,610.89	14.5 %	131,458.02	10.0 %
OTHER PROPERTY EXPENSES			-	
Returned Tenant Deposits	500.00	0.4 %	500.00	0.0 %
Leasehold Taxes Expense	0.00	0.0 %	90,006.58	6.8 %
TOTAL OTHER PROPERTY EXPENSES	500.00	0.4 %	90,506.58	6.9 %
DEBT REDEMPTION-PRINCIPAL			-	
Prin-CTED-126 Cascade Ave	0.00	0.0 %	11,271.58	0.9 %
WIB/EDC - Line of Credit	697.58	0.5 %	5,550.09	0.4 %
Prin-WIB-Discovery 2	0.00	0.0 %	9,379.18	0.7 %
Prin-CERB-Discovery 2	0.00	0.0 %	67,666.67	5.1 %
TOTAL DEBT REDEMPTION-PRINCIPAL	697.58	0.5 %	93,867.52	7.1 %
GENERAL PROJECTS EXPENSES			-	
NB PARCEL 2 Cascades Bus Park	8,335.32	5.9 %	102,907.38	7.8 %
Wind River Business Park	(348.00)	-0.2 %	0.00	0.0 %
Wind River Business Park - Waterline Prj	694.50	0.5 %	17,638.69	1.3 %
TOTAL GENERAL PROJECTS EXPENSES	8,681.82	6.1 %	120,546.07	9.1 %
BOAT LAUNCH EXPENSES			-	
Boat Launch Proj Exp	0.00	0.0 %	99,180.93	7.5 %
TOTAL BOAT LAUNCH EXPENSES	0.00	0.0 %	99,180.93	7.5 %
EQUIPMENT PURCHASES			-	
Office Equipment Purchases	0.00	0.0 %	3,640.78	0.3 %
Equipment Purchase	0.00	0.0 %	30,655.36	2.3 %
TOTAL EQUIPMENT PURCHASES	0.00	0.0 %	34,296.14	2.6 %

*1 Month Ended
August 31, 2023*

*8 Months Ended
August 31, 2023*

SALARIES & BENEFITS-ADMIN			-	
Salaries-Administrative Exp	9,163.70	6.5 %	73,309.60	5.6 %
Payroll Tax-Administrative Expense	766.44	0.5 %	6,131.46	0.5 %
Worker's Comp-Admin Expense	0.00	0.0 %	360.40	0.0 %
Unemployment-Admin Expense	0.00	0.0 %	148.45	0.0 %
PERS Retirement-Admin Exp	860.48	0.6 %	7,416.37	0.6 %
Health Insur-Admin Expense	970.10	0.7 %	7,760.80	0.6 %
VEBA-Admin Expense	194.00	0.1 %	1,552.00	0.1 %
Paid Family Medical Leave	0.00	0.0 %	1,120.38	0.1 %
TOTAL SALARIES & BENEFITS-ADMIN	11,954.72	8.4 %	97,799.46	7.4 %
OUTSIDE SERVICES-GEN & ADMIN			-	
Auditing-Gen & Admin	275.00	0.2 %	1,900.00	0.1 %
Professional Serv-Gen Admin	7,853.09	5.5 %	62,824.72	4.8 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	8,128.09	5.7 %	64,724.72	4.9 %
G & A EXPENSES			-	
Legal Fees-G&A Exp	256.00	0.2 %	6,676.00	0.5 %
Office Supplies-G&A Exp	52.86	0.0 %	1,089.90	0.1 %
Admin Travel-G&A Expense	18.28	0.0 %	2,254.45	0.2 %
Professional Develop-G&A Exp	1,220.00	0.9 %	2,520.00	0.2 %
Legal Advertising-G&A Expense	0.00	0.0 %	15.00	0.0 %
Marketing Advertising-G&A Exp	27.50	0.0 %	755.00	0.1 %
Membership/Dues-G&A Exp	0.00	0.0 %	8,994.63	0.7 %
Administrative-G&A Expense	347.52	0.2 %	2,941.50	0.2 %
Marketing & Eco Dev-G&A Exp	0.00	0.0 %	55.00	0.0 %
Postage-G&A Expense	0.00	0.0 %	126.00	0.0 %
Safety Program-G&A Expense	0.00	0.0 %	255.68	0.0 %
State Use Tax-G&A Exp	0.00	0.0 %	998.24	0.1 %
Telecommunications-G&A Expense	270.00	0.2 %	2,368.80	0.2 %
IT Expenses	0.00	0.0 %	80.75	0.0 %
TOTAL G & A EXPENSES	2,192.16	1.5 %	29,130.95	2.2 %
COMMISSIONER'S EXPENSES			-	
Commissioners Mtg Comp	512.00	0.4 %	3,584.00	0.3 %
Commissioners Salaries	855.00	0.6 %	6,840.00	0.5 %
FICA-Commissioners	39.16	0.0 %	274.14	0.0 %
Health Ins - Commissioners	473.04	0.3 %	3,784.32	0.3 %
TOTAL COMMISSIONERS EXPENSES	1,879.20	1.3 %	14,482.46	1.1 %
NON-OPERATING EXPENSES			-	
Interest-WIB-Discovery 2	0.00	0.0 %	1,385.82	0.1 %
Interest - WIB/EDC Line of Credit	439.35	0.3 %	3,545.35	0.3 %
Interest-CTED-126 Cascade Ave	0.00	0.0 %	636.92	0.0 %
Interest-CERB-Discovery 2	0.00	0.0 %	4,736.67	0.4 %
TOTAL NON-OPERATING EXPENSES	439.35	0.3 %	10,304.76	0.8 %
TOTAL Expenditures	203,908.26	143.9 %	1,144,933.75	86.8 %
Excess of Revenue over Expenditures	(62,216.92)	-43.9 %	174,821.95	13.2 %

Port of Skamania County
Statement of Revenue & Expenditures
Year-to-Date Variance, August 2023 - current month

	<i>8 Months Ended August 31, 2023</i>	<i>8 Months Ended August 31, 2023 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	30,589.25	74,693.00	(44,103.75)	-59.0 %
Other Docking Fees - 10% Admin	623.61	3,342.00	(2,718.39)	-81.3 %
Dock Services Labor Reimb	3,012.00	8,961.00	(5,949.00)	-66.4 %
Utility Reimbursement-Water	1,729.71	9,785.00	(8,055.29)	-82.3 %
Utility Reimbursement-Refuse	4,506.35	14,676.50	(10,170.15)	-69.3 %
TOTAL STEVENSON LANDING REVENUES	40,460.92	111,457.50	(70,996.58)	-63.7 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	55,462.25	0.00	55,462.25	
TOTAL PROJECT GRANT REVENUES	55,462.25	0.00	55,462.25	
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	8,188.11	7,600.00	588.11	7.7 %
Rigging Loft-Elect Reimb	1,446.84	1,000.00	446.84	44.7 %
Tichenor Bldg-Sewer Reimb	13,889.54	14,600.00	(710.46)	-4.9 %
Tichenor Bldg-Nat Gas Reimb	5,173.97	2,786.64	2,387.33	85.7 %
Beacon Rock-Prop Ins Reimb	1,941.06	1,680.00	261.06	15.5 %
Discovery 1-Prop Ins Reimb	5,449.36	5,800.00	(350.64)	-6.0 %
Discovery 2-Prop Ins Reimb	5,294.38	5,600.00	(305.62)	-5.5 %
Evergreen Bldg-Prop Ins Reimb	2,582.00	2,520.00	62.00	2.5 %
Old Saloon-Prop Ins Reimb	653.36	600.00	53.36	8.9 %
Rigging Loft-Prop Ins Reimb	383.44	400.00	(16.56)	-4.1 %
Skye Bldg-Prop Ins Reimb	653.36	600.00	53.36	8.9 %
Stev Ind Bldg-Prop Ins Reimb	11,690.64	11,400.00	290.64	2.5 %
Tichenor Bldg-Prop Ins Reimb	7,423.30	5,600.00	1,823.30	32.6 %
TOTAL PROPERTY LEASE USER CHARGES	64,769.36	60,186.64	4,582.72	7.6 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	30,491.94	21,038.00	9,453.94	44.9 %
Discovery I Building	124,649.26	50,736.00	73,913.26	145.7 %
Teitzel Building (Discovery 2)	87,877.48	74,844.00	13,033.48	17.4 %
Evergreen Building	33,926.08	31,326.00	2,600.08	8.3 %
212 SW Cascade Ave	800.00	800.00	0.00	
Old Saloon Building	11,877.00	10,966.66	910.34	8.3 %
Rigging Loft (Red Barn)	6,469.84	5,974.00	495.84	8.3 %
Skye Bldg	12,852.32	10,944.00	1,908.32	17.4 %
River Point Bldg (Stev Ind)	200,486.56	167,000.64	33,485.92	20.1 %
Cascades Business Park - Ground lease	16,727.20	16,480.00	247.20	1.5 %
Park Rentals	3,576.00	0.00	3,576.00	
Wind River Business Park	22,806.66	0.00	22,806.66	
TOTAL PROP LEASE REVENUE	552,539.34	390,108.30	162,430.04	41.6 %

	<i>8 Months Ended August 31, 2023</i>	<i>8 Months Ended August 31, 2023 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
TICHENOR LEASE REVENUE				
Tichenor Suite #40	11,269.93	12,169.36	(899.43)	-7.4 %
Tichenor Suite #45	11,371.53	12,637.36	(1,265.83)	-10.0 %
Fiber Lease Revenue	1,440.00	0.00	1,440.00	
Tichenor Suite #50	16,456.55	14,019.36	2,437.19	17.4 %
Tichenor Suite #60	9,425.72	7,624.64	1,801.08	23.6 %
Tichenor Suite #65	16,496.24	15,232.00	1,264.24	8.3 %
Tichenor Suite #70	15,215.91	9,956.64	5,259.27	52.8 %
Tichenor Suite #85	17,842.64	16,475.36	1,367.28	8.3 %
Tichenor Suite #90	8,048.94	5,044.64	3,004.30	59.6 %
Tichenor Suite #105	17,842.64	16,475.36	1,367.28	8.3 %
Tichenor Suite #110	16,941.99	15,643.36	1,298.63	8.3 %
TOTAL TICHENOR LEASE REVENUE	142,352.09	125,278.08	17,074.01	13.6 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	83,428.40	65,876.00	17,552.40	26.6 %
Misc Operating Revenue	76,227.53	6,666.64	69,560.89	1043.4 %
TOTAL OTHER MISC LEASE REV	159,655.93	72,542.64	87,113.29	120.1 %
OTHER NONREVENUE				
Tenant Security Deposits	500.00	0.00	500.00	
TOTAL OTHER NONREVENUE	500.00	0.00	500.00	
NON-OPERATING REVENUES				
Investment Interest-MMA	64,791.96	1,333.36	63,458.60	4759.3 %
Property Tax Revenues	220,620.16	220,286.00	334.16	0.2 %
DNR PILT NAP/NRCA Rev	5,374.74	0.00	5,374.74	
Private Timber Harvest Tax Rev	11,010.13	11,333.36	(323.23)	-2.9 %
Leasehold Tax from State	1,565.83	666.64	899.19	134.9 %
Other Non-Operating Revenues	651.99	0.00	651.99	
TOTAL NON-OPERATING REVENUES	304,014.81	233,619.36	70,395.45	30.1 %
TOTAL Revenue	1,319,755.70	993,193.52	326,562.18	32.9 %

	<i>8 Months Ended August 31, 2023</i>	<i>8 Months Ended August 31, 2023 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Expenditures				
STEV LANDING EXPENSES				
Outside Serv/Maint-Stev Land	500.65	0.00	(500.65)	
Supplies-Stev Landing	163.09	0.00	(163.09)	
Util-Electricity-Stev Landing	1,058.82	1,000.00	(58.82)	-5.9 %
Util-Water Exp-Stev Land	7,234.59	10,543.00	3,308.41	31.4 %
Util-Garbage Exp-Stev Land	6,265.65	14,676.50	8,410.85	57.3 %
TOTAL STEV LANDING EXPENSES	15,222.80	26,219.50	10,996.70	41.9 %
OTHER PROPERTY LEASE OPS				
Cascade Business Park Easement Exp	800.00	800.00	0.00	
TOTAL OTHER PROPERTY LEASE OPS	800.00	800.00	0.00	
PROP LEASE MAINT EXPENSES				
Salaries-Maint Exp	113,383.00	134,900.00	21,517.00	16.0 %
Overtime-Maint Exp	63.00	5,325.00	5,262.00	98.8 %
Payroll Tax-Maint Exp	8,684.48	10,727.00	2,042.52	19.0 %
Worker's Comp-Maint Exp	4,819.13	7,602.75	2,783.62	36.6 %
Unemployment-Maint Exp	249.42	311.25	61.83	19.9 %
PERS Retirement-Maint Exp	11,201.77	14,106.00	2,904.23	20.6 %
Health Ins-Maint Exp	33,394.88	41,708.00	8,313.12	19.9 %
VEBA-Maint Exp	3,104.00	4,656.00	1,552.00	33.3 %
Outside Services/Maintenance	0.00	333.36	333.36	100.0 %
BRGC Supplies-Maint Exp	0.00	666.64	666.64	100.0 %
Discovery 1 Sup-Maint Exp	123.76	1,333.36	1,209.60	90.7 %
Discovery 2 Sup-Maint Exp	1,963.96	3,333.36	1,369.40	41.1 %
Evergreen Bldg Sup-Maint Exp	111.99	3,333.36	3,221.37	96.6 %
212 Cascade Ave Sup-Maint Exp	207.90	2,000.00	1,792.10	89.6 %
Old Saloon Supplies-Maint Exp	814.59	666.64	(147.95)	-22.2 %
Rigging Loft Sup-Maint Exp	1,024.01	1,000.00	(24.01)	-2.4 %
Skye Bldg Supplies-Maint Exp	78.59	3,333.36	3,254.77	97.6 %
Stev Ind Bldg Sup-Maint Exp	10,932.86	4,333.36	(6,599.50)	-152.3 %
Tichenor Supplies-Maint Exp	2,312.99	10,000.00	7,687.01	76.9 %
Park Grnds Supplies-Maint Exp	13,982.89	10,000.00	(3,982.89)	-39.8 %
21 Cascade Supplies-Maint Exp	0.00	133.36	133.36	100.0 %
Shop Bldg Supplies-Maint Exp	1,639.77	2,333.36	693.59	29.7 %
Vacant Lands Sup-Maint Exp	35.80	133.36	97.56	73.2 %
Wind River Bus Park Sup-Maint	5,749.41	5,333.36	(416.05)	-7.8 %
Cascades Bus Park Sup-Maint	65.66	666.64	600.98	90.2 %
Boat Launch Supplies-Maint Exp	0.00	666.64	666.64	100.0 %
Tools-Maint Exp	404.50	1,666.64	1,262.14	75.7 %
Janitorial Supplies-Maint Exp	2,698.27	2,666.64	(31.63)	-1.2 %
Fuel-Maint Exp	5,692.27	4,000.00	(1,692.27)	-42.3 %
Automotive-Maint Exp	4,698.10	1,733.36	(2,964.74)	-171.0 %
Uniforms-Maint Exp	335.17	666.64	331.47	49.7 %
Machinery & Equipment - Maint Exp	806.16	2,333.36	1,527.20	65.5 %
Equip Rentals-Maint Exp	2,294.01	666.64	(1,627.37)	-244.1 %
Insurance-Property Maint Exp	111,741.00	116,634.00	4,893.00	4.2 %
TOTAL PROPERTY LEASE MAINT EXPENSES	342,613.34	399,303.44	56,690.10	14.2 %

	<i>8 Months Ended August 31, 2023</i>	<i>8 Months Ended August 31, 2023 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
PROPERTY UTILITY EXPENSES				
212 Cascade Ave-Water Exp	327.56	375.00	47.44	12.7 %
Rigging Loft-Water Exp	294.56	320.00	25.44	8.0 %
Tichenor-Water Exp	7,026.99	7,789.00	762.01	9.8 %
Park-Water Exp	7,651.91	7,789.00	137.09	1.8 %
Discovery 1-Electricity Exp	74,957.23	8,120.00	(66,837.23)	-823.1 %
212 Cascade-Electricity Exp	2,118.88	2,493.00	374.12	15.0 %
Rigging Loft-Electricity Exp	3,215.21	2,493.00	(722.21)	-29.0 %
Tichenor Bldg-Electricity Exp	6,523.95	6,856.00	332.05	4.8 %
Electricity Exp-Parks & Grnds	1,610.64	2,182.00	571.36	26.2 %
WRBP - Electricity Exp	1,213.39	2,000.00	786.61	39.3 %
212 Cascade Ave-Sewer Exp	957.92	872.00	(85.92)	-9.9 %
Rigging Loft-Sewer Exp	916.49	933.36	16.87	1.8 %
Tichenor Bldg-Sewer Exp	14,895.04	15,579.00	683.96	4.4 %
Sewer Exp-Parks & Grounds	2,987.17	2,804.00	(183.17)	-6.5 %
Garbage Exp-Parks & Grounds	1,581.76	1,246.00	(335.76)	-26.9 %
Tichenor Bldg-Nat Gas Exp	5,179.32	2,804.00	(2,375.32)	-84.7 %
TOTAL PROPERTY UTILITY EXPENSES	131,458.02	64,655.36	(66,802.66)	-103.3 %
OTHER PROPERTY EXPENSES				
Returned Tenant Deposits	500.00	0.00	(500.00)	
Leasehold Taxes Expense	90,006.58	73,347.00	(16,659.58)	-22.7 %
TOTAL OTHER PROPERTY EXPENSES	90,506.58	73,347.00	(17,159.58)	-23.4 %
DEBT REDEMPTION-PRINCIPAL				
Prin-CTED-126 Cascade Ave	11,271.58	11,274.00	2.42	0.0 %
WIB/EDC - Line of Credit	5,550.09	5,568.64	18.55	0.3 %
Prin-WIB-Discovery 2	9,379.18	9,414.50	35.32	0.4 %
Prin-CERB-Discovery 2	67,666.67	67,667.00	0.33	0.0 %
TOTAL DEBT REDEMPTION-PRINCIPAL	93,867.52	93,924.14	56.62	0.1 %
GENERAL PROJECTS EXPENSES				
Riverpoint - Capital Repair	0.00	20,000.00	20,000.00	100.0 %
Sprinkler Maintenance	0.00	30,000.00	30,000.00	100.0 %
NB PARCEL 2 Cascades Bus Park	102,907.38	75,000.00	(27,907.38)	-37.2 %
Capital Repairs-Maintenance	0.00	27,500.00	27,500.00	100.0 %
Wind River Business Park - Waterline Prj	17,638.69	0.00	(17,638.69)	
TOTAL GENERAL PROJECTS EXPENSES	120,546.07	152,500.00	31,953.93	21.0 %
BOAT LAUNCH EXPENSES				
Boat Launch Proj Exp	99,180.93	200,000.00	100,819.07	50.4 %
TOTAL BOAT LAUNCH EXPENSES	99,180.93	200,000.00	100,819.07	50.4 %
EQUIPMENT PURCHASES				
Office Equipment Purchases	3,640.78	4,000.00	359.22	9.0 %
Office Furniture Purchase	0.00	4,000.00	4,000.00	100.0 %
Equipment Purchase	30,655.36	40,000.00	9,344.64	23.4 %
TOTAL EQUIPMENT PURCHASES	34,296.14	48,000.00	13,703.86	28.5 %

**8 Months Ended
August 31, 2023**

**8 Months Ended
August 31, 2023
Budget**

**Variance
Fav/<Unf>**

% Var

SALARIES & BENEFITS-ADMIN

Salaries-Administrative Exp	73,309.60	73,309.36	(0.24)	0.0 %
Payroll Tax-Administrative Expense	6,131.46	5,608.00	(523.46)	-9.3 %
Worker's Comp-Admin Expense	360.40	384.75	24.35	6.3 %
Unemployment-Admin Expense	148.45	143.25	(5.20)	-3.6 %
PERS Retirement-Admin Exp	7,416.37	7,728.50	312.13	4.0 %
Health Insur-Admin Expense	7,760.80	7,856.64	95.84	1.2 %
VEBA-Admin Expense	1,552.00	1,552.00	0.00	
Paid Family Medical Leave	1,120.38	800.00	(320.38)	-40.0 %
TOTAL SALARIES & BENEFITS-ADMIN	97,799.46	97,382.50	(416.96)	-0.4 %

OUTSIDE SERVICES-GEN & ADMIN

Auditing-Gen & Admin	1,900.00	5,333.36	3,433.36	64.4 %
Professional Serv-Gen Admin	62,824.72	66,824.64	3,999.92	6.0 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	64,724.72	72,158.00	7,433.28	10.3 %

G & A EXPENSES

Legal Fees-G&A Exp	6,676.00	16,666.64	9,990.64	59.9 %
Legal Fees-G&A Exp-WRBP	0.00	333.36	333.36	100.0 %
Office Supplies-G&A Exp	1,089.90	3,600.00	2,510.10	69.7 %
Equipment - G&A Exp	0.00	666.64	666.64	100.0 %
Admin Travel-G&A Expense	2,254.45	6,000.00	3,745.55	62.4 %
Professional Develop-G&A Exp	2,520.00	2,500.00	(20.00)	-0.8 %
Legal Advertising-G&A Expense	15.00	800.00	785.00	98.1 %
Marketing Advertising-G&A Exp	755.00	6,666.64	5,911.64	88.7 %
Membership/Dues-G&A Exp	8,994.63	12,625.00	3,630.37	28.8 %
Administrative-G&A Expense	2,941.50	1,333.36	(1,608.14)	-120.6 %
Marketing & Eco Dev-G&A Exp	55.00	66.64	11.64	17.5 %
Postage-G&A Expense	126.00	375.00	249.00	66.4 %
Safety Program-G&A Expense	255.68	900.00	644.32	71.6 %
State Use Tax-G&A Exp	998.24	7,500.00	6,501.76	86.7 %
Miscellaneous G & A Exp	0.00	66.64	66.64	100.0 %
Telecommunications-G&A Expense	2,368.80	1,850.00	(518.80)	-28.0 %
IT Expenses	80.75	8,126.00	8,045.25	99.0 %
TOTAL G & A EXPENSES	29,130.95	70,075.92	40,944.97	58.4 %

COMMISSIONER'S EXPENSES

Commissioners Mtg Comp	3,584.00	6,656.00	3,072.00	46.2 %
Commissioners Salaries	6,840.00	6,840.00	0.00	
FICA-Commissioners	274.14	1,032.64	758.50	73.5 %
Health Ins - Commissioners	3,784.32	3,784.00	(0.32)	0.0 %
TOTAL COMMISSIONERS EXPENSES	14,482.46	18,312.64	3,830.18	20.9 %

NON-OPERATING EXPENSES

Interest-WIB-Discovery 2	1,385.82	1,350.50	(35.32)	-2.6 %
Interest - WIB/EDC Line of Credit	3,545.35	3,526.64	(18.71)	-0.5 %
Interest-CTED-126 Cascade Ave	636.92	634.00	(2.92)	-0.5 %
Interest-CERB-Discovery 2	4,736.67	4,737.00	0.33	0.0 %
Election Expense	0.00	5,000.00	5,000.00	100.0 %
TOTAL NON-OPERATING EXPENSES	10,304.76	15,248.14	4,943.38	32.4 %

TOTAL Expenditures

	1,144,933.75	1,331,926.64	186,992.89	14.0 %
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Excess of Revenue over Expenditures

	174,821.95	(338,733.12)	513,555.07	151.6 %
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