

Port of Skamania County  
Fiscal Year 2021  
General Fund Budget Summary

	2021	2020	2019	2018	2017
	Budget	Budget	Actual	Actual	Actual
<b>Operating Revenues</b>					
<b>Property Revenues</b>	<b>828,631</b>	<b>789,386</b>	<b>951,479</b>	<b>788,452</b>	<b>810,005</b>
Lease Revenues	654,582	637,527	771,001	661,121	699,494
Lease Expense Reimb.	90,000	70,000	81,660	55,148	46,856
Leasehold Taxes	84,048	81,858	98,818	72,183	63,655
<b>Marine Terminal Revenues</b>	<b>39,738</b>	<b>39,738</b>	<b>41,725</b>	<b>38,153</b>	<b>31,566</b>
Docking Fees	16,500	16,500	24,438	12,150	9,300
Expense Reimbursements	23,238	23,238	17,287	26,003	22,266
<b>Other/Miscellaneous</b>	<b>7,800</b>	<b>-</b>	<b>121,158</b>	<b>322</b>	<b>-</b>
<b>Total Operating Revenues</b>	<b>876,168</b>	<b>829,123</b>	<b>1,114,362</b>	<b>826,927</b>	<b>841,571</b>
<b>Operating Expenses</b>					
<b>Salaries, Wages &amp; Benefits</b>	<b>402,759</b>	<b>390,949</b>	<b>375,216</b>	<b>359,356</b>	<b>423,260</b>
Administration	135,634	131,737	128,249	126,799	218,830
Maintenance	238,570	230,816	222,231	201,559	177,873
Commissioners	28,555	28,396	24,736	30,998	26,557
<b>Property Expenses</b>	<b>386,566</b>	<b>368,794</b>	<b>336,719</b>	<b>314,386</b>	<b>275,427</b>
Maintenance	75,000	75,000	60,161	88,682	49,053
Utilities	100,000	94,580	68,273	57,650	56,897
Insurance	98,517	89,823	80,203	73,241	63,036
Lease - Corp and BNSF	2,000	800	1,926	800	-
Marine Terminal	27,000	26,733	25,799	20,025	16,862
Leasehold Taxes	84,048	81,858	100,357	73,988	89,578
<b>General Administration</b>	<b>169,350</b>	<b>175,000</b>	<b>156,204</b>	<b>148,007</b>	<b>136,881</b>
Outside Services	93,000	90,000	97,306	84,357	40,340
Legal Fees	20,500	30,000	25,793	26,569	50,272
Other G & A	55,850	55,000	33,105	37,081	46,269
<b>Equipment Purchases</b>	<b>3,000</b>	<b>3,000</b>	<b>4,673</b>	<b>8,470</b>	<b>639</b>
Office / Admin	3,000	3,000	4,673	470	639
Facilities	-	-	-	8,000	-
<b>Total Operating Expenses</b>	<b>961,675</b>	<b>937,744</b>	<b>872,812</b>	<b>830,219</b>	<b>836,207</b>
<b>Operating Income / (Loss)</b>	<b>(85,507)</b>	<b>(108,620)</b>	<b>241,550</b>	<b>(3,292)</b>	<b>5,364</b>
<b>Non-Operating Revenues</b>					
<b>Projects</b>	<b>67,667</b>	<b>183,000</b>	<b>208,415</b>	<b>416,764</b>	<b>450,555</b>
Cascades Business Park - Coyote Ridge	67,667	-	-	-	-
Shoreline Restoration	-	-	-	-	219,767
Waterfront Enhancement	-	183,000	128,415	240,892	183,928
Wind River Water System	-	-	80,000	175,872	46,861
Property Taxes	328,734	319,288	306,376	261,103	252,726
Investment Interest	2,000	2,000	8,932	7,431	1,222
Other Taxes	19,000	19,000	31,477	23,713	19,120
Loan Proceeds	-	-	200,000	-	-
Tenant Security Deposits	-	-	-	4,685	41,985
Other Non-Op (Surplus, Health ins. reimb., Ins. claim)	-	-	974	36,239	71,183
<b>Total Non-Operating Revenues</b>	<b>417,401</b>	<b>523,288</b>	<b>756,174</b>	<b>749,935</b>	<b>836,791</b>
<b>Non-Operating Expenses</b>					
<b>Projects</b>	<b>242,667</b>	<b>425,500</b>	<b>381,911</b>	<b>712,349</b>	<b>245,377</b>
NB Bldg Discovery 1	-	-	-	-	237
NB Bldg Discovery 2	-	-	-	-	158
Cascades Business Park - Market Study	67,667	107,500	3,760	2,200	-
Cascades Business Park - Infrastructure Upgrade	160,000	135,000	-	-	-
Red Barn Door Repair	15,000	-	-	-	-
Stevenson Shoreline Restoration	-	-	16,403	385,218	31,468
Waterfront Enhancement	-	183,000	346,110	26,808	180,971
Beacon Rock Golf Course	-	-	-	-	7,021
Wind River Water System	-	-	15,638	298,123	25,523
<b>Debt Service</b>	<b>172,948</b>	<b>154,730</b>	<b>344,128</b>	<b>174,632</b>	<b>191,350</b>
Debt Service Principal	155,204	154,730	344,128	174,632	191,350
Debt Service Interest	17,745	21,890	17,325	20,011	-
<b>Other Non-Operating Expenses</b>	<b>27,000</b>	<b>-</b>	<b>41,703</b>	<b>500</b>	<b>10,559</b>
Tenant Deposits	-	-	41,703	500	10,559
Election	12,000	-	2,561	-	3,637
Audit	15,000	-	8,966	-	-
Employee PERS W/H paid	-	-	-	-	(790)
<b>Total Non-Operating Expenses</b>	<b>442,615</b>	<b>602,120</b>	<b>796,594</b>	<b>907,492</b>	<b>450,133</b>
<b>Non-Operating Income / (Loss)</b>	<b>(25,214)</b>	<b>(78,831)</b>	<b>(40,420)</b>	<b>(157,557)</b>	<b>386,658</b>
<b>Total Net Income / (Loss)</b>	<b>(110,721)</b>	<b>(187,452)</b>	<b>201,130</b>	<b>(160,849)</b>	<b>392,022</b>
<b>Beginning Cash Balance</b>	<b>983,633</b>	<b>1,171,085</b>	<b>969,955</b>	<b>1,130,804</b>	<b>735,235</b>
<b>Ending Cash Balance</b>	<b>872,912</b>	<b>983,633</b>	<b>1,171,085</b>	<b>969,955</b>	<b>1,130,804</b>
<i>Unrestricted</i>	<i>156,731</i>	<i>10,494</i>	<i>276,114</i>	<i>310,528</i>	<i>96,435</i>
<i>Restricted (Reserves &amp; Debt Service)</i>	<i>716,181</i>	<i>701,747</i>	<i>894,971</i>	<i>659,427</i>	<i>1,034,369</i>

**Port of Skamania County  
Operating Revenues - Property Revenues  
Budget Year: 2021**

**Not COVID  
Adjusted**

<u>Lease Revenues</u>		<u>2021 Budget</u>	<u>2020 Budget</u>
	<u>Stevenson Properties</u>		
212 Cascade	EDC	\$ 1,200	\$ 1,200
Old Saloon	Kellogg Group	12,317	10,815
Red Barn (Rigging Loft)	Sawtooth	8,312	8,109
River Point - Industrial Building	Silver Star Cabinets	91,271	80,140
River Point - Industrial Building	LDB	134,460	131,181
		<u>\$ 225,731</u>	<u>\$ 211,321</u>
Tichenor Building - Suite 40	Skamania Acupuncture	\$ 16,931	\$ 14,866
Tichenor Building - Suite 45	Skunk Bros	23,443	22,871
Tichenor Building - Suite 50	Sawtooth	19,505	19,029
Tichenor Building - Suite 60	People for People	7,609	6,681
Tichenor Building - Suite 60c	CRG	3,000	-
Tichenor Building - Suite 65	Phloem Studio	5,298	18,608
Tichenor Building - Suite 70	Multiple	4,112	4,485
Tichenor Building - Suite 70- G	Pacific Crest Trail	2,700	-
Tichenor Building - Suite 85	Backwoods	22,922	22,363
Tichenor Building - Suite 90	Eli Lewis	892	-
Tichenor Building - Suite 90D	Walkingman	3,690	3,600
Tichenor Building - Suite 90B	Skunk Bros	900	-
Tichenor Building - Suite 105	Backwoods	22,922	22,363
Tichenor Building - Suite 110	Backwoods	16,931	16,518
Fiber Lease	WAVE		2,160
		<u>\$ 150,853</u>	<u>\$ 153,543</u>
<b>Stevenson Property Totals</b>		<u>\$ 398,413</u>	<u>\$ 384,988</u>
	<u>NB Properties</u>		
Beacon Rock Golf Course	BRGC	\$ 35,218	\$ 34,427
Discovery Building 1	Green Assets	72,000	72,000
Skye Building	Total Shield	15,218	14,846
Evergreen Building	Silver Star Cabinets	43,583	42,520
Discovery II - Suites A&B	Four Peaks	7,380	9,600
Discovery II - Suites A&B	SCSD - zero lease	-	-
Discovery II - Suites C, D, E & F	Slingshot	81,125	79,146
		<u>\$ 88,505</u>	<u>\$ 88,746</u>
<b>NB Property Totals</b>		<u>\$ 254,524</u>	<u>\$ 252,540</u>
	<u>WRBP Properties</u>		
Trout Creek Field	Wind River Biomass	\$ 1,645	
<b>Lease Revenues</b>		<u>\$ 654,582</u>	<u>\$ 637,527</u>
<b>Other Property Revenues</b>			
Expense Reimbursement (~45% of utility and insurance expenses)		\$ 90,000	\$ 70,000
Leasehold Taxes (12.84% of Lease Revenue)		\$ 84,048	\$ 81,858
<b>Total Property Revenues</b>		<u>\$ 828,631</u>	<u>\$ 789,386</u>

**Port of Skamania County**  
**Operating Revenues - Marine Terminal**  
**Year: 2021**

Docking Rate:                   **\$ 150.00** per 24 hours

<b>Boat</b>	<b>Operator</b>	<b>TOTAL</b>
American Empress	AQSC	33
American Pride	ACL	23
Queen of the West	ACL	22
American Song	ACL	32
<b>Total Dockings</b>		<b>110</b>
<b>Total Docking Revenue</b>		<b><u>\$ 16,500</u></b>

**Other Revenues:**

	<u>Water</u>	<u>Refuse</u>	
Expense Reimbursements	\$ 8,414	\$ 14,823	<b><u>\$ 23,238</u></b>
<b>Total Marine Terminal Revenue</b>			<b><u><u>\$ 39,738</u></u></b>

Assuming the cruise industry returns to service by summer of 2021.

Revenue is based on no change in docking fee.  
Utilities reimbursements are based on 2019 actuals with adjustments due to increase in utility costs.

**Port of Skamania County**  
**Operating Expenses - Salaries, Wages & Benefits**  
**Year: 2021**

<b>Position</b>	<b>2021 Budgeted Wages and Benefits</b>	<b>2020 Budgeted Wages and Benefits</b>	<b>2019 Actual Wages and Benefits</b>
<b>Executive Director</b>			
Salary	\$ 99,750	\$ 96,839	\$ 92,227
Taxes	10,820	10,463	9,771
PERS	12,491	12,015	11,378
VEBA	2,328	2,328	2,328
Health Ins.	10,245	10,092	10,098
	<u>\$ 135,634</u>	<u>\$ 131,737</u>	<u>\$ 125,802</u>
<b>Facilities Manager</b>			
Wages	\$ 79,483	\$ 77,161	\$ 73,492
Overtime	5,117	5,064	6,890
Taxes	13,091	12,513	11,531
PERS	10,171	9,192	8,704
VEBA	2,328	2,328	2,328
Health Ins.	24,906	24,512	24,564
	<u>\$ 135,097</u>	<u>\$ 130,769</u>	<u>\$ 127,508</u>
<b>Facilities Specialist</b>			
Wages	\$ 57,408	\$ 54,687	\$ 52,503
Taxes	10,516	9,942	9,924
PERS	6,902	6,515	6,218
VEBA	2,328	2,328	2,328
Health Ins.	18,623	18,332	18,364
	<u>\$ 95,777</u>	<u>\$ 91,804</u>	<u>\$ 89,338</u>
<b>Facilities Specialist-Seasonal</b>			
Wages	\$ 6,300	\$ 6,300	\$ 6,300
Taxes	1,396	1,340	1,518
	<u>\$ 7,696</u>	<u>\$ 7,640</u>	<u>\$ 7,818</u>
<b>Commissioners</b>			
Wages	\$ 20,244	\$ 20,244	\$ 20,244
Taxes	2,709	2,658	2,559
Health Ins.	5,602	5,494	13,761
	<u>\$ 28,555</u>	<u>\$ 28,396</u>	<u>\$ 36,564</u>
<b>Total</b>	<b><u>\$ 402,759</u></b>	<b><u>\$ 390,346</u></b>	<b><u>\$ 387,031</u></b>

3% wage increase

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: 2021**

<b>Maintenance</b>	<b>2021 Budget</b>	<b>2020 Budget</b>	<b>2020 Estimated</b>	<b>2019 Actual</b>
Outside Services	\$ 500	\$ 500	\$ -	\$ -
Beacon Rock Golf Course	1,000	3,500	-	2,807
Discovery I	2,000	1,000	-	358
Discovery II	2,500	7,000	7,767	2,313
Evergreen Bldg	5,000	1,500	306	287
Port Office	1,000	1,000	14,062	1,742
Old Saloon Bldg	1,000	1,000	2,210	155
Red Barn	1,500		524	-
Skye Bldg	5,000	500	19	335
Stev Ind Bldg	6,500	1,500	11,532	62
Tichenor Bldg	15,000	6,500	9,645	4,080
Park Grounds	8,000	20,000	8,250	9,187
Beverly Park	200	8,000	-	7,530
Shop	2,500	500	2,767	-
Vacant Lands	200	2,500	54	5,217
Wind River Bus Park Water System	7,800	500	8,057	586
Cascades Bus Park	1,000	1,000	165	10,121
Boat Launch	1,000	3,000	4	51
Tools	1,000	2,500	106	1,568
Janitorial Supplies	4,000	2,000	3,344	2,938
Fuel	4,000	6,000	4,024	5,399
Vehicles	1,000	1,000	1,123	1,355
Uniforms	1,000	1,000	523	550
Machinery & Equipment	1,300	2,000	3,899	3,522
Equipment Rentals	1,000	1,000	397	-
	<b>\$ 75,000</b>	<b>\$ 75,000</b>	<b>\$ 78,778</b>	<b>\$ 60,161</b>
<b>Other Property Expenses</b>	<b>2021 Budget</b>	<b>2020 Budget</b>	<b>2020 Estimated</b>	<b>2019 Actual</b>
Utilities	\$ 100,000	\$ 94,580	\$ 90,000	\$ 68,273
Property Insurance	98,517	89,823	88,647	80,203
Leases (USACE & BNSF)	2,000	800	1,950	1,926
Marine Terminal	27,000	26,733	8,000	25,799
Leasehold Taxes	84,048	81,858	97,000	100,357
<b>Total Maintenance Expenses</b>	<b>\$ 386,565</b>	<b>\$ 368,794</b>	<b>\$ 364,375</b>	<b>\$ 336,719</b>

Maintenance expenses estimated to be steady although costs shift between small projects.

Utilities includes 10% increase in electric.

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

Leases include US Army Corps easement in North Bonneville and BNSF property at Beacon Rock Golf Course

Marine Terminal estimated using 2019 with slight increase in utility costs.

Leasehold taxes are based on 12.84% of collected rent.

**Port of Skamania County**  
**Operating Expenses - General Administrative**  
**Year: 2021**

	<b>2021 Budget</b>	<b>2020 Budget</b>	<b>2020 Estimated</b>	<b>2019 Actual</b>
Auditing	\$ 8,000	\$ 10,000	\$ 5,138	\$ 17,316
Professional Services*	85,000	90,000	80,914	77,496
Legal Fees	20,000	20,000	19,820	22,640
Legal Fees-WRBP	500	5,000	2,106	3,023
Office Supplies	4,000	4,000	3,424	3,585
Equipment Rentals	2,000	3,000	2,143	2,204
Admin Travel	5,000	5,000	1,539	4,381
Professional Development*	4,000	3,500	555	1,685
Legal Advertising	1,200	1,200	340	1,035
Marketing Advertising	1,000	1,000	303	528
Membership/Dues*	15,000	13,000	11,542	5,852
Administrative	3,000	3,125	2,404	1,657
Marketing & Economic Dev.	100	50	-	50
Publications*	50	25	-	25
Postage	500	400	330	260
Safety Program	1,000	700	567	604
State Use Tax	10,000	10,000	6,174	9,042
Miscellaneous			50	
Telecommunications	5,000	5,000	3,271	4,822
Subtotal	<u>\$ 165,350</u>	<u>\$ 175,000</u>	<u>\$ 140,619</u>	<u>\$ 156,204</u>
Office equipment Purchases	<u>\$ 4,000</u>	<u>\$ 3,000</u>	<u>\$ 4,146</u>	<u>\$ 4,673</u>
<b>Total</b>	<b><u><u>\$ 169,350</u></u></b>	<b><u><u>\$ 178,000</u></u></b>	<b><u><u>\$ 144,766</u></u></b>	<b><u><u>\$ 160,877</u></u></b>

\*See detail on following sheets

**Port of Skamania County**  
**Operating Expenses - General Administrative - Professional Services**  
**Year: 2021**

Details for EDC contract for administrative services

Administrative Staffing	\$ 80,493
Shared Services	<u>3,160</u>
EDC - Port Contract	<u><u>\$ 83,653</u></u>

<u>Administrave Staffing</u>	<u>Total Expense</u>	<u>Port's Share</u>
EDC Cost	\$ 132,017	
61% of EDC Admin Staff		<u>\$ 80,493</u>

**Shared Services Costs Split 50/50**

<u>EDC Paid</u>		<u>Port's Share</u>
Wave		
Phone and Internet	\$ 3,600	\$ 1,800
Phoenix Tech		
IT Services	\$ 9,600	\$ 4,800
EDC Total	<u>\$ 13,200</u>	<u>\$ 6,600</u>

<u>Port Paid</u>		
Solutions Yes/US Bank Equipment		
Copier and Fees	\$ 2,200	\$ 1,100
RAV4		
Auto Lease	\$ 4,680	\$ 2,340
Port Total	<u>\$ 6,880</u>	<u>\$ 3,440</u>

<b>Port's portion of shared expenses owed to EDC</b>	<u><u>\$ 3,160</u></u>
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**Port of Skamania County**  
**Operating Expenses - General Administrative - Other**  
**Year: 2021**

		<u>2020</u> <u>Estimated</u>	<u>2021</u> <u>Budget</u>
<b><u>Professional Development - Admin</u></b>			
	<b><u>Date</u></b>		
WPPA - Spring Meeting	May 2021	\$ 1,040	\$ 1,040
WPPA - Finance Seminar	July 2021	315	315
WPPA - Directors Seminar	July 2021	320	320
WFOA - Annual Meeting	August 2021	700	700
MCEDD - Economic Symposium	September 2021	25	25
WPPA - Environmental Seminar	November 2021	315	315
Contingency			1,285
		<u>\$ 2,715</u>	<u>\$ 4,000</u>

<b><u>Membership Dues</u></b>			
	<b><u>Renewal</u></b>		
	<b><u>Date</u></b>		
Washington Finance Officers Association	January 2021	\$ 50	\$ 50
WPPA	January 2021	1,530	1,391
Regional Transportation Council	January 2021	800	800
Skamania Chamber	March 2021	175	175
National Notary Association	June 2018	-	-
Washington Department of General Administration	June 2016	-	-
Mid Columbia Economic Council	July 2021	2,577	2,577
Economic Development Council	July 2021	6,680	6,680
Gorge Technology Alliance (GTA)	October 2021	150	150
Amazon Prime	January 2021	128	150
Network Solutions (Domain Name Registration .com)	January 2021	64	72
Network Solutions (Domain Name Registration .org)	October 2021	64	72
Network Solutions (Domain Name Registration .net)	June 2021	70	72
WEDA	June 2021	400	400
Jhammock - Web Hosting	September 2021	192	200
PNWA* and contingency			2,211
		<u>\$ 12,880</u>	<u>\$ 15,000</u>

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

<b><u>Publications</u></b>			
	<b><u>Renewal</u></b>	<b><u>Amount</u></b>	
	<b><u>Date</u></b>		
Columbian	March 2016	-	Cancelled
Hood River News	March 2016	-	Cancel for 2019
Skamania Pioneer	September 2021	\$ 25	
Portland Business Journal			Cancelled 10/16
Vancouver Business Journal	April 2018	-	Cancel paid for by EDC
		<u>\$ 25</u>	



## 2021 Port of Skamania County

### 2020 Actual Property Taxes Levied

Assessed Value	Rate / \$1,000 AV*	Levy Amount
\$ 892,137,071	\$ 0.350091	\$ 312,329
State Assessment		\$ 1,763
New Construction		\$ 5,196
<b>Total Tax Levy</b>		<b>\$ 319,288</b>

### 2021 Projection at 2020 Levy

Assessed Value	Rate / \$1,000 AV*	Levy Amount
\$ 901,058,442	\$ 0.354348	\$ 319,288
State Assessment		\$ 1,763
New Construction		\$ 5,196
<b>Total Tax Levy</b>		<b>\$ 326,247</b>

### 2021 Projection - 1% over 2020 Levy

Assessed Value (1.0% Growth)	Rate / \$1,000 AV*	Levy Amount
\$ 901,058,442	\$ 0.357891	\$ 322,481
State Assessment		-
New Construction		6,253
<b>Total Tax Levy</b>		<b>328,734</b>

### Example of House assessed at \$300,000

	Annual Amount
Option 1 - Maintain 2020 Levy:	\$ 106.30
Option 2 - 1% over 2020 Levy:	\$ 107.37

Port of Skamania County  
 Fiscal Year 2021  
 General Fund Budget Summary - Capital Projects Detail

Revenues (Grant & Loans)	Funding Source		Total
	Grant	Loan	
<b>Stevenson:</b>			-
	-	-	-
	-	-	-
<b>North Bonneville:</b>			
.09 Funding	16,667	-	16,667
CERB - Market Study	50,000	-	50,000
<b>Total Project Revenues</b>	<b>66,667</b>	<b>-</b>	<b>66,667</b>

Expenses	Funding		Total
	Grant	Port Cash	
<b>Stevenson:</b>			
Red Barn (Rigging Loft)		15,000	15,000
Replace barn door and repair wall			-
			-
			-
<b>North Bonneville</b>			
Cascade Business Park (CBP)			<b>227,667</b>
Market and Feasibility Study	67,667		67,667
Infrastructure Upgrades		160,000	160,000
			-
			-
			-
<b>Total Project Expenses</b>	<b>67,667</b>	<b>175,000</b>	<b>242,667</b>

<b>2021 Cash Flow</b>	<b>(176,000)</b>
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**Port of Skamania County**  
**Long-Term Debt Payment Schedule**  
**2021**

<u>Lender - Loan Description</u>	<u>Maturity Date</u>		<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>5 years 2025-2029</u>	<u>remaining 2030-2030</u>	<u>Totals</u>	
EDC - Teitzel Bldg	Jun-2029	Payment	21,530	21,530	21,530	21,530	96,885	10,878	409,183	
		Beg Bal	176,278	158,184	139,726	120,897	101,689	10,364	n/a	
		Terms								
		2% - 20 years	Principal	18,094	18,458	18,829	19,208	91,325	10,774	339,184
		Interest	3,436	3,072	2,701	2,322	5,560	104	69,999	
		End Bal	158,184	139,726	120,897	101,689	10,364	(410)	n/a	
EDC - 126 SW Cascade Ave	Jul-2025	Payment	11,909	11,909	11,909	11,909	23,823	-	190,542	
		Beg Bal	56,389	45,554	34,502	23,227	11,726	-	n/a	
		Terms								
		2% - 20 years	Principal	10,835	11,052	11,275	11,501	11,739	-	153,654
		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	
		Terms								
		2% - 15 years	Principal	27,696	-	-	-	-	-	276,477
		Interest	554	-	-	-	-	-	-	34,271
		End Bal	-	-	-	-	-	-	n/a	
CERB 2008 - Teitzel Bldg	Jan-2030	Payment	73,757	73,080	72,403	71,727	348,483	-	1,136,800	
		Beg Bal	608,998	541,331	473,664	405,997	338,330	-	n/a	
		Terms								
		1% - 20 years	Principal	67,667	67,667	67,667	67,667	338,333	-	1,015,000
		Interest	6,090	5,413	4,737	4,060	10,150	-	-	121,800
		End Bal	541,331	473,664	405,997	338,330	(3)	-	n/a	
EDC - Coyote Ridge	Jul-2022	Payment	19,180	19,180	-	-	-	-	191,797	
		Beg Bal	37,183	18,819	-	-	-	-	n/a	
		Terms								
		2.5% - 10 years	Principal	18,364	18,826	-	-	-	-	170,156
		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								
		3 year lease	Principal	4,680	3,120					16,940
		Interest								-
		End Bal	3,121	1				-	n/a	
EDC - Line of Credit	Sep-2037	Payment	13,643	13,643	13,643	8,374	68,216	134,002	267,438	
		Beg Bal	196,115	188,248	180,141	171,788	166,519	119,393	n/a	
		Terms								
		3% - 20 years	Principal	7,867	8,106.61	8,353	5,269	47,126	116,054	201,662
		Interest	5,776	5,536.55	5,290	5,717	21,090	17,947	68,388	
		End Bal	188,248	180,141	171,788	166,519	119,393	3,339	n/a	
<b>Totals</b>		<b>Payment</b>	<b>172,948</b>	<b>142,462</b>	<b>119,485</b>	<b>113,539</b>	<b>537,407</b>	<b>144,880</b>	<b>3,138,921</b>	
		Beg Bal	1,110,460	955,257	828,033	721,909	618,264	129,757	-	
		Principal	155,204	127,230	106,124	103,645	488,523	126,829	2,535,427	
		Interest	17,745	15,231	13,361	12,506	36,975	18,051	398,661	
		End Bal	955,257	828,027	721,909	618,264	129,741	2,929	-	