

PORT OF SKAMANIA COUNTY

October 2025

FINANCIAL REPORTS

Cindy Bradley
Finance Manager
November 18, 2025

Summary

October's budget performance was on par with expectations. Year-to-date results continue to reflect strong operating fiscal management, with revenues and expenses closely aligned with projections. Capital projects remain slow-moving, resulting in minimal related revenues and expenditures. Major budget variances are consistent with those previously reported, with no significant new changes this month.

Cascades Business Park Projects

Department of Commerce Grant - \$970,000, this grant will be used to pay for the Cascades Business Park infrastructure construction.

Department of Ecology Clean up Grant - \$107,000 – **We have received the "No Further Action" letter.** This grant is now complete.

EPA - \$959,752 – This is a federal appropriation for infrastructure construction at Cascades Business Park. The availability to access the EPA funding is unclear. EPA as been unresponsive for over a month and is not currently working. The NEPA status is unclear at this time.

The City of North Bonneville is working to complete the SEPA and public comment periods within the next month. Staff and our consultants have started to build the construction RFP.

Notable income October

\$ 17,656.32	◇	Property tax received
		◇ Property tax revenue received YTD \$245,971.05
		◇ The 2025 budgeted property tax revenue is \$374,863.
\$ 16,073.17	◇	LGIP interest income
\$ 25,764.50	◇	.09 reimbursement - Cascades Business Park

Notable expenses October

\$ 3,616.60	◇	State Auditor - 2024 Audit
\$ 184.54	◇	Q3 Unemployment
\$ 2,780.12	◇	Q3 Workers Compensation
\$ 582.91	◇	Q3 Paid Family Medical Leave
\$ 513.82	◇	Q3 Washington Cares Tax
\$ 27,861.93	◇	Q3 Leasehold Tax
\$ 363.83	◇	Q3 Sales & Use/B&O Tax

Delinquent Account Aging as of 11/10/2025

	Current	30 days	31-90 days	91-180 days	Over 180 days	Total
Knucklebusters				\$ 1,872.22	\$ 3,500.32	\$ 5,372.54

Accounts Receivable Update

- **Knucklebusters:** Collection letter has been sent.

Port of Skamania County

Statement of Assets & Liabilities

As of: October 31, 2025

Assets

Current Assets

General Checking - Umpqua Bank	304,580.00	
Money Market - Umpqua Bank	28,226.16	
LGIP Investment	4,390,902.13	
TOTAL Operating Revenue		4,723,708.29
LGIP - Tenant Deposits	161,083.27	
TOTAL Tenant Deposits		161,083.27
TOTAL Assets		4,884,791.56

Liabilities

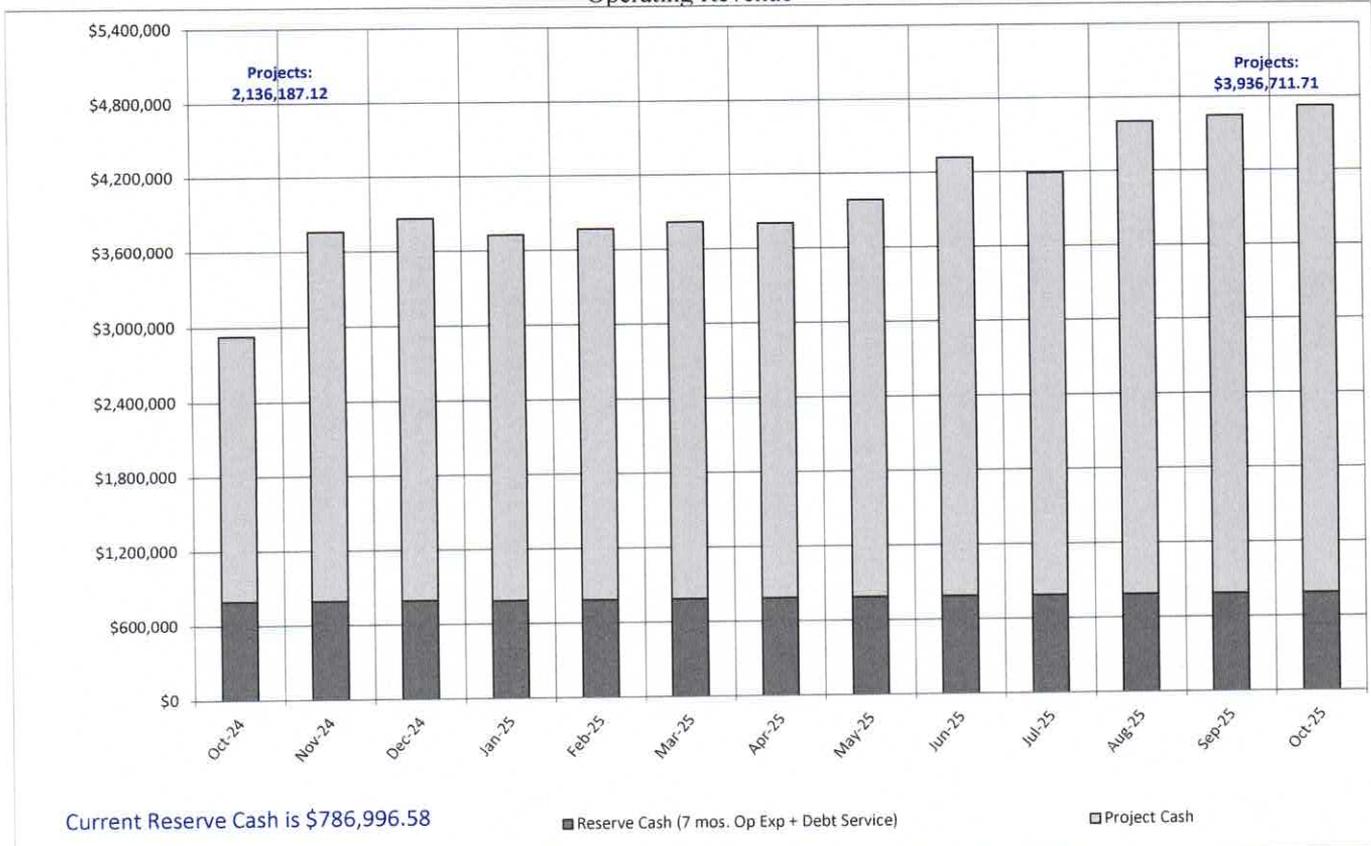
Current Liabilities

WA CARES PAYABLE	173.42	
TOTAL Current Liabilities		173.42
TOTAL Liabilities		173.42

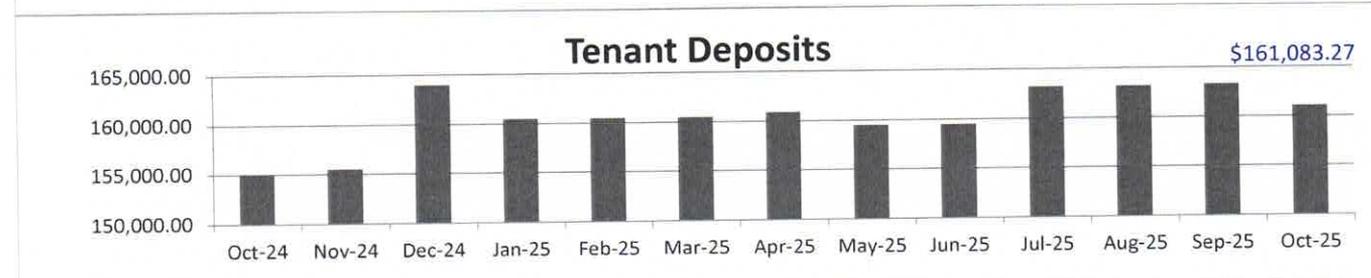
Fund Balance

Net Assets	4,028,262.76	
Excess of Revenue over Expenditures	856,355.38	
TOTAL Fund Balance		4,884,618.14
TOTAL Liabilities & Fund Balance		4,884,791.56

Operating Revenue



Tenant Deposits



STATEMENT OF REVENUES AND EXPENSES

2025 MONTH END REPORTS

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Month end Actual vs. Budget Month end Summary

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

PAGES 4 - 8

*October
- Detailed Statement of Revenue & Expenditures*

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Month end Actual vs. Budget Fiscal year end Detail

Port of Skamania County
Statement of Revenue & Expenditures
Year-to-Date Variance, October 2025 - current month, Consolidated by account

	<i>10 Months Ended October 31, 2025</i>	<i>10 Months Ended October 31, 2025 Budget</i>	<i>Variance Fav/<Unf></i>
Revenue			
MARINE TERMINAL REVENUES	47,279.49	19,200.00	28,079.49
CAPITAL CONTRIBUTIONS (Grants)	339,228.60	1,751,500.00	(1,412,271.40)
PROPERTY REVENUES	1,373,461.61	786,319.20	587,142.41
OTHER LEASE REVENUES/MISC	247,719.02	89,677.50	158,041.52
NONREVENUE (Loans,other)	3,160.08	0.00	3,160.08
NON-OPERATING REVENUES	433,609.91	283,495.30	150,114.61
TOTAL Revenue	2,444,458.71	2,930,192.00	(485,733.29)
Expenditures			
MARINE TERMINAL EXPENSES	2,973.52	4,607.50	1,633.98
PROPERTY EXPENSES	688,850.62	724,921.80	36,071.18
NONEXPENSE (Loans,Proj,other)	590,427.98	2,434,521.00	1,844,093.02
GENERAL & ADMIN EXPENSES	280,453.82	312,492.40	32,038.58
COMMISSIONERS EXPENSES	22,014.06	28,040.00	6,025.94
NON-OPERATING EXPENSES	3,383.33	3,383.00	(0.33)
TOTAL Expenditures	1,588,103.33	3,507,965.70	1,919,862.37
Excess of Revenue over Expenditures	856,355.38	(577,773.70)	1,434,129.08

Port of Skamania County
October Monthly Statement of Revenue & Expenditures

	2025	2024	2023	2022	2021
Revenue					
MARINE TERMINAL REVENUES	0.00	0.00	23,255.10	4,910.16	25,086.51
CAPITAL CONTRIBUTIONS (Grants)	0.00	0.00	67,016.33	0.00	5,000.00
PROPERTY REVENUES	109,071.67	110,765.20	65,249.00	82,782.34	72,826.23
OTHER LEASE REVENUES/MISC	38,072.57	12,229.27	21,622.25	7,653.00	8,193.04
NONREVENUE (Loans,other)	177.04	500.00	349.99	0.00	0.00
NON-OPERATING REVENUES	33,746.75	28,645.52	30,247.08	9,958.81	149.93
TOTAL Revenue	181,068.03	152,139.99	207,739.75	105,304.31	111,255.71
Expenditures					
MARINE TERMINAL EXPENSES	160.54	1,436.48	2,730.61	8,126.86	5,801.53
PROPERTY EXPENSES	74,725.25	79,419.25	84,419.57	60,473.76	68,703.31
NONEXPENSE (Loans,Proj,other)	2,047.50	14,888.90	21,468.20	8,188.98	2,932.38
GENERAL & ADMIN EXPENSES	28,729.25	27,097.88	24,508.18	26,143.81	28,231.11
COMMISSIONERS EXPENSES	2,288.07	2,244.58	1,603.62	1,745.85	2,010.83
NON-OPERATING EXPENSES	0.00	0.00	435.86	390.45	507.96
TOTAL Expenditures	107,950.61	125,087.09	135,166.04	105,069.71	108,187.12
Excess of Revenue over Expenditures	73,117.42	27,052.90	72,573.71	234.60	3,068.59

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

	2025	2024	2023	2022	2021
Revenue					
MARINE TERMINAL REVENUES	47,279.49	23,786.16	83,761.08	129,360.89	28,138.63
CAPITAL CONTRIBUTIONS (Grants)	339,228.60	81,480.93	122,478.58	191,233.19	100,300.00
PROPERTY REVENUES	1,373,461.61	956,256.31	918,411.80	796,335.31	747,681.20
OTHER LEASE REVENUES/MISC	247,719.02	105,534.71	204,959.35	94,792.10	97,860.42
NONREVENUE (Loans, other)	3,160.08	8,174.52	849.99	6,500.30	5,836.00
NON-OPERATING REVENUES	433,609.91	387,093.70	347,641.85	273,840.75	534,449.40
TOTAL Revenue	2,444,458.71	1,562,326.33	1,678,102.65	1,492,062.54	1,514,265.65
Expenditures					
MARINE TERMINAL EXPENSES	2,973.52	9,724.45	21,348.29	34,615.39	18,881.09
PROPERTY EXPENSES	688,850.62	681,001.15	722,656.07	543,001.91	532,434.89
NONEXPENSE (Loans, Proj, other)	590,427.98	374,897.11	380,738.65	372,009.50	280,767.81
GENERAL & ADMIN EXPENSES	280,453.82	245,752.91	238,203.43	266,530.25	232,058.55
COMMISSIONERS EXPENSES	22,014.06	20,969.76	17,827.49	18,423.08	19,694.83
NON-OPERATING EXPENSES	3,383.33	14,359.99	11,178.23	11,997.36	15,530.66
TOTAL Expenditures	1,588,103.33	1,346,705.37	1,391,952.16	1,246,577.49	1,099,367.83
Excess of Revenue over Expenditures	856,355.38	215,620.96	286,150.49	245,485.05	414,897.82

Port of Skamania County
Statement of Revenue & Expenditures
Month- and Year-to-Date, October 2025 - current month

	<i>1 Month Ended</i> <i>October 31, 2025</i>		<i>10 Months Ended</i> <i>October 31, 2025</i>	
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	0.00	0.0 %	44,923.35	1.8 %
Ins Reimbursement - Landing Dock	0.00	0.0 %	2,356.14	0.1 %
TOTAL STEVENSON LANDING REVENUES	0.00	0.0 %	47,279.49	1.9 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	0.00	0.0 %	339,228.60	13.9 %
TOTAL PROJECT GRANT REVENUES	0.00	0.0 %	339,228.60	13.9 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	1,457.11	0.8 %	10,400.06	0.4 %
Rigging Loft-Elect Reimb	466.73	0.3 %	1,793.68	0.1 %
Tichenor Bldg-Sewer Reimb	4,067.97	2.2 %	25,953.28	1.1 %
Tichenor Bldg-Nat Gas Reimb	217.87	0.1 %	3,578.96	0.1 %
Beacon Rock-Prop Ins Reimb	407.88	0.2 %	2,436.76	0.1 %
Discovery 1-Prop Ins Reimb	938.08	0.5 %	8,704.80	0.4 %
Teitzel-Prop Ins Reimb	1,041.63	0.6 %	9,665.42	0.4 %
Old Saloon-Prop Ins Reimb	112.42	0.1 %	1,042.84	0.0 %
Rigging Loft-Prop Ins Reimb	65.74	0.0 %	609.96	0.0 %
Skye Bldg-Prop Ins Reimb	112.42	0.1 %	4,582.78	0.2 %
Riverpoint Bldg-Prop Ins Reimb	3,280.52	1.8 %	18,674.54	0.8 %
Tichenor Bldg-Prop Ins Reimb	855.81	0.5 %	9,642.29	0.4 %
TOTAL PROPERTY LEASE USER CHARGES	13,024.18	7.2 %	97,085.37	4.0 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	1,000.00	0.6 %	6,000.00	0.2 %
Discovery I Building	14,535.55	8.0 %	145,436.53	5.9 %
Teitzel Building (Discovery 2)	12,316.59	6.8 %	108,023.52	4.4 %
212 SW Cascade Ave	100.00	0.1 %	1,000.00	0.0 %
Old Saloon Building	1,557.17	0.9 %	16,636.22	0.7 %
Rigging Loft (Red Barn)	856.24	0.5 %	8,562.40	0.4 %
Skye Bldg	1,568.57	0.9 %	11,059.18	0.5 %
Riverpoint Bldg (Stev Ind)	43,847.66	24.2 %	265,329.20	10.9 %
Cascades Business Park - Ground lease	0.00	0.0 %	492,087.97	20.1 %
Park Rentals	10.00	0.0 %	5,079.90	0.2 %
Wind River Business Park	0.00	0.0 %	11,694.11	0.5 %
TOTAL PROP LEASE REVENUE	75,791.78	41.9 %	1,070,909.03	43.8 %

*1 Month Ended
October 31, 2025*

*10 Months Ended
October 31, 2025*

TICHENOR LEASE REVENUE

Tichenor Suite #40	2,193.33	1.2 %	26,489.82	1.1 %
Tichenor Suite #45	2,415.02	1.3 %	24,105.17	1.0 %
Fiber Lease Revenue	180.00	0.1 %	1,620.00	0.1 %
Tichenor Suite #50	2,009.37	1.1 %	20,093.70	0.8 %
Tichenor Suite #60	2,529.48	1.4 %	12,647.40	0.5 %
Tichenor Suite #65	0.00	0.0 %	19,648.44	0.8 %
Tichenor Suite #70	2,748.81	1.5 %	20,189.76	0.8 %
Tichenor Suite #85	2,361.34	1.3 %	23,613.40	1.0 %
Tichenor Suite #90	1,214.87	0.7 %	11,024.62	0.5 %
Tichenor Suite #105	2,361.34	1.3 %	23,613.40	1.0 %
Tichenor Suite #110	2,242.15	1.2 %	22,421.50	0.9 %

TOTAL TICHENOR LEASE REVENUE	20,255.71	11.2 %	205,467.21	8.4 %
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OTHER MISC LEASE REVENUE

Leasehold Taxes from Tenants	12,308.07	6.8 %	98,233.25	4.0 %
Int on Past Due Balances	0.00	0.0 %	502.82	0.0 %
Misc Operating Revenue	25,764.50	14.2 %	148,982.95	6.1 %

TOTAL OTHER MISC LEASE REV	38,072.57	21.0 %	247,719.02	10.1 %
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OTHER NONREVENUE

Tenant Security Deposits	177.04	0.1 %	3,160.08	0.1 %
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TOTAL OTHER NONREVENUE	177.04	0.1 %	3,160.08	0.1 %
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NON-OPERATING REVENUES

Investment Interest-MMA	16,073.41	8.9 %	142,169.39	5.8 %
Property Tax Revenues	17,656.32	9.8 %	245,971.05	10.1 %
PILT Fish & Wildlife Tax Rev	0.00	0.0 %	282.58	0.0 %
DNR PILT NAP/NRCA Rev	17.02	0.0 %	5,347.58	0.2 %
Private Timber Harvest Tax Rev	0.00	0.0 %	11,624.31	0.5 %
Leasehold Tax from State	0.00	0.0 %	2,561.81	0.1 %
Other Non-Operating Revenues	0.00	0.0 %	25,653.19	1.0 %

TOTAL NON-OPERATING REVENUES	33,746.75	18.6 %	433,609.91	17.7 %
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TOTAL Revenue	181,068.03	100.0 %	2,444,458.71	100.0 %
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*1 Month Ended
October 31, 2025*

*10 Months Ended
October 31, 2025*

Expenditures

STEV LANDING EXPENSES

Outside Serv/Maint-Stev Land	0.00	0.0 %	80.00	0.0 %
Stev Landing-Supplies	0.00	0.0 %	126.63	0.0 %
Stev Landing-Util-Electricity	160.54	0.1 %	1,628.00	0.1 %
Stev Landing-Util-Water Exp	0.00	0.0 %	1,138.89	0.0 %
TOTAL STEV LANDING EXPENSES	160.54	0.1 %	2,973.52	0.1 %

OTHER PROPERTY LEASE OPS

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

PROP LEASE MAINT EXPENSES

Salaries-Maint Exp	18,334.64	10.1 %	175,863.19	7.2 %
Payroll Tax-Maint Exp	1,402.60	0.8 %	13,816.91	0.6 %
Worker's Comp-Maint Exp	2,651.41	1.5 %	10,520.69	0.4 %
Unemployment-Maint Exp	164.04	0.1 %	519.07	0.0 %
PERS Retirement-Maint Exp	990.70	0.5 %	13,589.74	0.6 %
Health Ins-Maint Exp	5,715.16	3.2 %	57,151.60	2.3 %
VEBA-Maint Exp	630.00	0.3 %	6,300.00	0.3 %
Discovery I Sup-Maint Exp	0.00	0.0 %	51.65	0.0 %
Teitzel Sup-Maint Exp	0.00	0.0 %	9,585.61	0.4 %
212 Cascade Ave Sup-Maint Exp	56.02	0.0 %	2,975.17	0.1 %
Old Saloon Supplies-Maint Exp	0.00	0.0 %	2,036.96	0.1 %
Rigging Loft Sup-Maint Exp	0.00	0.0 %	60.46	0.0 %
Skye Bldg Supplies-Maint Exp	159.59	0.1 %	387.48	0.0 %
Riverpoint Bldg Sup-Maint Exp	0.00	0.0 %	5,305.58	0.2 %
Tichenor Supplies-Maint Exp	0.00	0.0 %	6,584.61	0.3 %
Park Bathrooms and Grounds- Maint Exp	653.20	0.4 %	3,004.42	0.1 %
Park Grnds Supplies-Maint Exp	1,052.87	0.6 %	14,021.71	0.6 %
Shop Bldg Supplies-Maint Exp	46.40	0.0 %	1,261.53	0.1 %
Vacant Lands Sup-Maint Exp	0.00	0.0 %	23.50	0.0 %
WRBP Sup-Maint Exp	970.00	0.5 %	17,249.07	0.7 %
Boat Launch Supplies-Maint Exp	0.00	0.0 %	49.45	0.0 %
Tools-Maint Exp	0.00	0.0 %	275.95	0.0 %
Janitorial Supplies-Maint Exp	0.00	0.0 %	34.00	0.0 %
Fuel-Maint Exp	1,017.13	0.6 %	7,500.68	0.3 %
Automotive-Maint Exp	0.00	0.0 %	1,204.24	0.0 %
Uniforms-Maint Exp	0.00	0.0 %	697.91	0.0 %
Machinery & Equipment-Maint Exp	38.06	0.0 %	2,545.95	0.1 %
Profess Develop-Maint Exp	0.00	0.0 %	514.00	0.0 %
Insurance Property-Maint Exp	0.00	0.0 %	121,306.00	5.0 %
TOTAL PROPERTY LEASE MAINT EXPENSES	33,881.82	18.7 %	474,437.13	19.4 %

*1 Month Ended
October 31, 2025*

*10 Months Ended
October 31, 2025*

PROPERTY UTILITY EXPENSES

212 Cascade Ave-Water Exp	51.51	0.0 %	472.67	0.0 %
Rigging Loft-Water Exp	41.23	0.0 %	418.75	0.0 %
Tichenor-Water Exp	1,526.54	0.8 %	10,262.18	0.4 %
Park-Water Exp	1,613.61	0.9 %	12,705.44	0.5 %
212 Cascade-Electricity Exp	190.70	0.1 %	2,310.13	0.1 %
Rigging Loft-Electricity Exp	208.26	0.1 %	3,841.07	0.2 %
Tichenor Bldg-Electricity Exp	1,158.50	0.6 %	10,686.90	0.4 %
Parks & Grounds-Electricity Exp	246.78	0.1 %	2,628.02	0.1 %
Coyote Ridge Street Lights	0.00	0.0 %	750.53	0.0 %
WRBP-Electricity Exp	157.74	0.1 %	1,742.61	0.1 %
212 Cascade Ave-Sewer Exp	154.89	0.1 %	1,470.99	0.1 %
Rigging Loft-Sewer Exp	140.92	0.1 %	1,397.76	0.1 %
Tichenor Bldg-Sewer Exp	4,420.57	2.4 %	28,068.65	1.1 %
Parks & Grounds-Sewer Exp	607.42	0.3 %	4,803.22	0.2 %
Parks & Grounds-Garbage Exp	223.90	0.1 %	2,113.15	0.1 %
Tichenor Bldg-Nat Gas Exp	194.32	0.1 %	3,454.28	0.1 %
TOTAL PROPERTY UTILITY EXPENSES	10,936.89	6.0 %	87,126.35	3.6 %

OTHER PROPERTY EXPENSES

Returned Tenant Deposits	2,044.61	1.1 %	7,409.47	0.3 %
Leasehold Taxes Expense	27,861.93	15.4 %	119,077.67	4.9 %
TOTAL OTHER PROPERTY EXPENSES	29,906.54	16.5 %	126,487.14	5.2 %

DEBT REDEMPTION-PRINCIPAL

Prin-CERB-Teitzel (Disc 2)	0.00	0.0 %	67,666.67	2.8 %
TOTAL DEBT REDEMPTION-PRINCIPAL	0.00	0.0 %	67,666.67	2.8 %

GENERAL PROJECTS EXPENSES

New Construction	0.00	0.0 %	247,000.00	10.1 %
NB PARCEL Cascades Bus Park	2,047.50	1.1 %	243,025.86	9.9 %
TOTAL GENERAL PROJECTS EXPENSES	2,047.50	1.1 %	490,025.86	20.0 %

EQUIPMENT PURCHASES

Office Equipment Purchases	0.00	0.0 %	3,504.45	0.1 %
Equipment Purchase	0.00	0.0 %	29,231.00	1.2 %
TOTAL EQUIPMENT PURCHASES	0.00	0.0 %	32,735.45	1.3 %

SALARIES & BENEFITS-ADMIN

Salaries-Administrative Exp	9,816.76	5.4 %	98,054.54	4.0 %
Payroll Tax-Administrative Exp	833.60	0.5 %	8,448.52	0.3 %
Worker's Comp-Admin Exp	128.71	0.1 %	495.57	0.0 %
Unemployment-Admin Exp	20.50	0.0 %	179.53	0.0 %
PERS Retirement-Admin Exp	547.78	0.3 %	7,730.18	0.3 %
Health Insur-Admin Exp	1,076.01	0.6 %	10,760.10	0.4 %
VEBA-Admin Exp	210.00	0.1 %	2,100.00	0.1 %
Paid Family Medical Leave Exp	582.91	0.3 %	2,155.33	0.1 %
TOTAL SALARIES & BENEFITS-ADMIN	13,216.27	7.3 %	129,923.77	5.3 %

*1 Month Ended
October 31, 2025*

*10 Months Ended
October 31, 2025*

OUTSIDE SERVICES-GEN & ADMIN				
Auditing-Gen & Admin	4,854.10	2.7 %	8,341.60	0.3 %
Professional Serv-Gen Admin	9,036.50	5.0 %	91,304.63	3.7 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	13,890.60	7.7 %	99,646.23	4.1 %
G & A EXPENSES				
Legal Fees-G&A Exp	0.00	0.0 %	7,242.66	0.3 %
Office Supplies-G&A Exp	43.17	0.0 %	379.84	0.0 %
Admin Travel-G&A Exp	0.00	0.0 %	2,900.45	0.1 %
Professional Develop-G&A Exp	0.00	0.0 %	2,010.00	0.1 %
Legal Advertising-G&A Exp	10.80	0.0 %	38.90	0.0 %
Marketing Advertising-G&A Exp	122.30	0.1 %	1,449.28	0.1 %
Membership/Dues-G&A Exp	107.69	0.1 %	24,742.49	1.0 %
Administrative-G&A Exp	236.87	0.1 %	2,927.70	0.1 %
Bank Fees-G&A Exp	194.55	0.1 %	1,103.11	0.0 %
Marketing & Eco Dev-G&A Exp	75.00	0.0 %	125.00	0.0 %
Publications-G&A Exp	0.00	0.0 %	30.00	0.0 %
Postage-G&A Exp	6.85	0.0 %	168.85	0.0 %
Safety Program-G&A Exp	0.00	0.0 %	1,253.39	0.1 %
State Use Tax-G&A Exp	363.83	0.2 %	2,816.60	0.1 %
Telecommunications-G&A Exp	318.11	0.2 %	2,830.63	0.1 %
IT- G&A Exp	143.21	0.1 %	864.92	0.0 %
TOTAL G & A EXPENSES	1,622.38	0.9 %	50,883.82	2.1 %
COMMISSIONER'S EXPENSES				
Commissioners Mtg Comp	644.00	0.4 %	5,635.00	0.2 %
Commissioners Salaries	1,080.00	0.6 %	10,800.00	0.4 %
Payroll Taxes-Commissioners	49.27	0.0 %	431.06	0.0 %
Health Ins-Commissioners	514.80	0.3 %	5,148.00	0.2 %
TOTAL COMMISSIONERS EXPENSES	2,288.07	1.3 %	22,014.06	0.9 %
NON-OPERATING EXPENSES				
Interest-CERB-Teitzel (Disc 2)	0.00	0.0 %	3,383.33	0.1 %
TOTAL NON-OPERATING EXPENSES	0.00	0.0 %	3,383.33	0.1 %
TOTAL Expenditures	107,950.61	59.6 %	1,588,103.33	65.0 %
Excess of Revenue over Expenditures	73,117.42	40.4 %	856,355.38	35.0 %

Port of Skamania County
Statement of Revenue & Expenditures
Year-to-Date Variance, October 2025 - current month

	<i>10 Months Ended October 31, 2025</i>	<i>10 Months Ended October 31, 2025 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	44,923.35	19,200.00	25,723.35	134.0 %
Ins Reimbursement - Landing Dock	2,356.14	0.00	2,356.14	
TOTAL STEVENSON LANDING REVENUES	47,279.49	19,200.00	28,079.49	146.2 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	339,228.60	1,751,500.00	(1,412,271.40)	-80.6 %
TOTAL PROJECT GRANT REVENUES	339,228.60	1,751,500.00	(1,412,271.40)	-80.6 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	10,400.06	9,546.00	854.06	8.9 %
Rigging Loft-Elect Reimb	1,793.68	1,588.00	205.68	13.0 %
Tichenor Bldg-Sewer Reimb	25,953.28	17,876.00	8,077.28	45.2 %
Tichenor Bldg-Nat Gas Reimb	3,578.96	6,015.00	(2,436.04)	-40.5 %
Beacon Rock-Prop Ins Reimb	2,436.76	2,610.00	(173.24)	-6.6 %
Discovery 1-Prop Ins Reimb	8,704.80	9,380.80	(676.00)	-7.2 %
Teitzel-Prop Ins Reimb	9,665.42	8,160.00	1,505.42	18.4 %
Old Saloon-Prop Ins Reimb	1,042.84	1,124.20	(81.36)	-7.2 %
Rigging Loft-Prop Ins Reimb	609.96	657.50	(47.54)	-7.2 %
Skye Bldg-Prop Ins Reimb	4,582.78	1,011.70	3,571.08	353.0 %
Riverpoint Bldg-Prop Ins Reimb	18,674.54	15,094.20	3,580.34	23.7 %
Tichenor Bldg-Prop Ins Reimb	9,642.29	9,340.00	302.29	3.2 %
TOTAL PROPERTY LEASE USER CHARGES	97,085.37	82,403.40	14,681.97	17.8 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	6,000.00	0.00	6,000.00	
Discovery I Building	145,436.53	128,452.50	16,984.03	13.2 %
Teitzel Building (Discovery 2)	108,023.52	104,781.70	3,241.82	3.1 %
212 SW Cascade Ave	1,000.00	1,000.00	0.00	
Old Saloon Building	16,636.22	15,425.00	1,211.22	7.9 %
Rigging Loft (Red Barn)	8,562.40	8,402.50	159.90	1.9 %
Skye Bldg	11,059.18	12,314.20	(1,255.02)	-10.2 %
Riverpoint Bldg (Stev Ind)	265,329.20	226,398.30	38,930.90	17.2 %
Cascades Business Park - Ground lease	492,087.97	21,642.50	470,445.47	2173.7 %
Park Rentals	5,079.90	0.00	5,079.90	
Wind River Business Park	11,694.11	0.00	11,694.11	
TOTAL PROP LEASE REVENUE	1,070,909.03	518,416.70	552,492.33	106.6 %

	<i>10 Months Ended October 31, 2025</i>	<i>10 Months Ended October 31, 2025 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
TICHENOR LEASE REVENUE				
Tichenor Suite #40	26,489.82	19,530.00	6,959.82	35.6 %
Tichenor Suite #45	24,105.17	17,775.00	6,330.17	35.6 %
Fiber Lease Revenue	1,620.00	1,800.00	(180.00)	-10.0 %
Tichenor Suite #50	20,093.70	19,719.20	374.50	1.9 %
Tichenor Suite #60	12,647.40	11,680.80	966.60	8.3 %
Tichenor Suite #65	19,648.44	21,424.20	(1,775.76)	-8.3 %
Tichenor Suite #70	20,189.76	17,796.70	2,393.06	13.4 %
Tichenor Suite #85	23,613.40	23,173.30	440.10	1.9 %
Tichenor Suite #90	11,024.62	7,423.30	3,601.32	48.5 %
Tichenor Suite #105	23,613.40	23,173.30	440.10	1.9 %
Tichenor Suite #110	22,421.50	22,003.30	418.20	1.9 %
TOTAL TICHENOR LEASE REVENUE	205,467.21	185,499.10	19,968.11	10.8 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	98,233.25	81,344.20	16,889.05	20.8 %
Int on Past Due Balances	502.82	0.00	502.82	
Misc Operating Revenue	148,982.95	8,333.30	140,649.65	1687.8 %
TOTAL OTHER MISC LEASE REV	247,719.02	89,677.50	158,041.52	176.2 %
OTHER NONREVENUE				
Tenant Security Deposits	3,160.08	0.00	3,160.08	
TOTAL OTHER NONREVENUE	3,160.08	0.00	3,160.08	
NON-OPERATING REVENUES				
Investment Interest-MMA	142,169.39	20,833.30	121,336.09	582.4 %
Property Tax Revenues	245,971.05	243,662.00	2,309.05	0.9 %
PILT Fish & Wildlife Tax Rev	282.58	0.00	282.58	
DNR PILT NAP/NRCA Rev	5,347.58	1,000.00	4,347.58	434.8 %
Private Timber Harvest Tax Rev	11,624.31	17,000.00	(5,375.69)	-31.6 %
Leasehold Tax from State	2,561.81	1,000.00	1,561.81	156.2 %
Other Non-Operating Revenues	25,653.19	0.00	25,653.19	
TOTAL NON-OPERATING REVENUES	433,609.91	283,495.30	150,114.61	53.0 %
TOTAL Revenue	2,444,458.71	2,930,192.00	(485,733.29)	-16.6 %

	<i>10 Months Ended October 31, 2025</i>	<i>10 Months Ended October 31, 2025 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Expenditures				
STEV LANDING EXPENSES				
Outside Serv/Maint-Stev Land	80.00	0.00	(80.00)	
Stev Landing-Supplies	126.63	0.00	(126.63)	
Stev Landing-Util-Electricity	1,628.00	1,580.00	(48.00)	-3.0 %
Stev Landing-Util-Water Exp	1,138.89	3,027.50	1,888.61	62.4 %
TOTAL STEV LANDING EXPENSES	2,973.52	4,607.50	1,633.98	35.5 %
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	175,863.19	173,999.00	(1,864.19)	-1.1 %
Overtime-Maint Exp	0.00	7,311.70	7,311.70	100.0 %
Payroll Tax-Maint Exp	13,816.91	13,879.00	62.09	0.4 %
Worker's Comp-Maint Exp	10,520.69	10,848.00	327.31	3.0 %
Unemployment-Maint Exp	519.07	511.00	(8.07)	-1.6 %
PERS Retirement-Maint Exp	13,589.74	17,018.30	3,428.56	20.1 %
Health Ins-Maint Exp	57,151.60	57,151.70	0.10	0.0 %
VEBA-Maint Exp	6,300.00	6,300.00	0.00	
Outside Services-Maint Exp	0.00	416.70	416.70	100.0 %
BRGC Supplies-Maint Exp	0.00	833.30	833.30	100.0 %
Discovery I Sup-Maint Exp	51.65	1,666.70	1,615.05	96.9 %
Teitzel Sup-Maint Exp	9,585.61	8,333.30	(1,252.31)	-15.0 %
Evergreen Bldg Sup-Maint Exp	0.00	8,333.30	8,333.30	100.0 %
212 Cascade Ave Sup-Maint Exp	2,975.17	3,500.00	524.83	15.0 %
Old Saloon Supplies-Maint Exp	2,036.96	833.30	(1,203.66)	-144.4 %
Rigging Loft Sup-Maint Exp	60.46	1,250.00	1,189.54	95.2 %
Skye Bldg Supplies-Maint Exp	387.48	4,166.70	3,779.22	90.7 %
Riverpoint Bldg Sup-Maint Exp	5,305.58	5,416.70	111.12	2.1 %
Tichenor Supplies-Maint Exp	6,584.61	12,500.00	5,915.39	47.3 %
Park Bathrooms and Grounds- Maint Exp	3,004.42	5,833.30	2,828.88	48.5 %
Park Grnds Supplies-Maint Exp	14,021.71	22,000.00	7,978.29	36.3 %
21 Cascade Supplies-Maint Exp	0.00	166.70	166.70	100.0 %
Shop Bldg Supplies-Maint Exp	1,261.53	2,916.70	1,655.17	56.7 %
Vacant Lands Sup-Maint Exp	23.50	166.70	143.20	85.9 %
WRBP Sup-Maint Exp	17,249.07	6,666.70	(10,582.37)	-158.7 %
Cascades Bus Park Sup-Maint Exp	0.00	833.30	833.30	100.0 %
Boat Launch Supplies-Maint Exp	49.45	833.30	783.85	94.1 %
Tools-Maint Exp	275.95	3,750.00	3,474.05	92.6 %
Janitorial Supplies-Maint Exp	34.00	1,666.70	1,632.70	98.0 %
Fuel-Maint Exp	7,500.68	10,000.00	2,499.32	25.0 %
Automotive-Maint Exp	1,204.24	2,166.70	962.46	44.4 %
Uniforms-Maint Exp	697.91	833.30	135.39	16.2 %
Machinery & Equipment-Maint Exp	2,545.95	2,916.70	370.75	12.7 %
Equip Rentals-Maint Exp	0.00	833.30	833.30	100.0 %
Profess Develop-Maint Exp	514.00	0.00	(514.00)	
Insurance Property-Maint Exp	121,306.00	140,000.00	18,694.00	13.4 %
TOTAL PROPERTY LEASE MAINT EXPENSES	474,437.13	535,852.10	61,414.97	11.5 %

	<i>10 Months Ended October 31, 2025</i>	<i>10 Months Ended October 31, 2025 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
PROPERTY UTILITY EXPENSES				
212 Cascade Ave-Water Exp	472.67	482.00	9.33	1.9 %
Rigging Loft-Water Exp	418.75	450.00	31.25	6.9 %
Tichenor-Water Exp	10,262.18	11,230.00	967.82	8.6 %
Park-Water Exp	12,705.44	9,319.00	(3,386.44)	-36.3 %
212 Cascade-Electricity Exp	2,310.13	2,408.00	97.87	4.1 %
Rigging Loft-Electricity Exp	3,841.07	3,530.00	(311.07)	-8.8 %
Tichenor Bldg-Electricity Exp	10,686.90	10,428.00	(258.90)	-2.5 %
Parks & Grounds-Electricity Exp	2,628.02	2,809.00	180.98	6.4 %
Coyote Ridge Street Lights	750.53	0.00	(750.53)	
WRBP-Electricity Exp	1,742.61	2,500.00	757.39	30.3 %
212 Cascade Ave-Sewer Exp	1,470.99	1,605.00	134.01	8.3 %
Rigging Loft-Sewer Exp	1,397.76	1,666.70	268.94	16.1 %
Tichenor Bldg-Sewer Exp	28,068.65	21,031.00	(7,037.65)	-33.5 %
Parks & Grounds-Sewer Exp	4,803.22	4,169.00	(634.22)	-15.2 %
Parks & Grounds-Garbage Exp	2,113.15	2,167.00	53.85	2.5 %
Tichenor Bldg-Nat Gas Exp	3,454.28	6,016.00	2,561.72	42.6 %
TOTAL PROPERTY UTILITY EXPENSES	87,126.35	79,810.70	(7,315.65)	-9.2 %
OTHER PROPERTY EXPENSES				
Returned Tenant Deposits	7,409.47	0.00	(7,409.47)	
Leasehold Taxes Expense	119,077.67	108,459.00	(10,618.67)	-9.8 %
TOTAL OTHER PROPERTY EXPENSES	126,487.14	108,459.00	(18,028.14)	-16.6 %
DEBT REDEMPTION-PRINCIPAL				
Prin-CERB-Teitzel (Disc 2)	67,666.67	67,666.00	(0.67)	0.0 %
TOTAL DEBT REDEMPTION-PRINCIPAL	67,666.67	67,666.00	(0.67)	0.0 %
GENERAL PROJECTS EXPENSES				
New Construction	247,000.00	0.00	(247,000.00)	
212 Cascade Ave - Capital Repair	0.00	5,000.00	5,000.00	100.0 %
Army Corps Building-Capital Repair	0.00	75,000.00	75,000.00	100.0 %
NB BLDG-Teitzel (Disc 2)	0.00	40,000.00	40,000.00	100.0 %
BEACON ROCK GOLF COURSE	0.00	45,000.00	45,000.00	100.0 %
NB PARCEL Cascades Bus Park	243,025.86	368,000.00	124,974.14	34.0 %
NB PARCEL- EPA Grant	0.00	959,752.00	959,752.00	100.0 %
NB PARCEL - State Appropriation	0.00	754,446.00	754,446.00	100.0 %
Maintenance-Capital Repairs	0.00	25,000.00	25,000.00	100.0 %
TOTAL GENERAL PROJECTS EXPENSES	490,025.86	2,272,198.00	1,782,172.14	78.4 %
BOAT LAUNCH EXPENSES				
Boat Launch Proj Exp	0.00	10,000.00	10,000.00	100.0 %
TOTAL BOAT LAUNCH EXPENSES	0.00	10,000.00	10,000.00	100.0 %
TICHENOR BLDG-REMODEL-PORT				
	0.00	40,000.00	40,000.00	100.0 %
EQUIPMENT PURCHASES				
Office Equipment Purchases	3,504.45	657.00	(2,847.45)	-433.4 %
Equipment Purchase	29,231.00	44,000.00	14,769.00	33.6 %
TOTAL EQUIPMENT PURCHASES	32,735.45	44,657.00	11,921.55	26.7 %

	<i>10 Months Ended October 31, 2025</i>	<i>10 Months Ended October 31, 2025 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
SALARIES & BENEFITS-ADMIN				
Salaries-Administrative Exp	98,054.54	98,167.50	112.96	0.1 %
Payroll Tax-Administrative Exp	8,448.52	7,510.00	(938.52)	-12.5 %
Worker's Comp-Admin Exp	495.57	534.00	38.43	7.2 %
Unemployment-Admin Exp	179.53	256.00	76.47	29.9 %
PERS Retirement-Admin Exp	7,730.18	9,380.00	1,649.82	17.6 %
Health Insur-Admin Exp	10,760.10	10,760.00	(0.10)	0.0 %
VEBA-Admin Exp	2,100.00	2,100.00	0.00	
Paid Family Medical Leave Exp	2,155.33	2,600.00	444.67	17.1 %
TOTAL SALARIES & BENEFITS-ADMIN	129,923.77	131,307.50	1,383.73	1.1 %
OUTSIDE SERVICES-GEN & ADMIN				
Auditing-Gen & Admin	8,341.60	5,000.00	(3,341.60)	-66.8 %
Professional Serv-Gen Admin	91,304.63	90,365.00	(939.63)	-1.0 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	99,646.23	95,365.00	(4,281.23)	-4.5 %
G & A EXPENSES				
Legal Fees-G&A Exp	7,242.66	12,500.00	5,257.34	42.1 %
Office Supplies-G&A Exp	379.84	4,500.00	4,120.16	91.6 %
Equipment-G&A Exp	0.00	833.30	833.30	100.0 %
Promotional Hosting-G&A Exp	0.00	2,500.00	2,500.00	100.0 %
Admin Travel-G&A Exp	2,900.45	9,000.00	6,099.55	67.8 %
Professional Develop-G&A Exp	2,010.00	4,950.00	2,940.00	59.4 %
Legal Advertising-G&A Exp	38.90	2,500.00	2,461.10	98.4 %
Marketing Advertising-G&A Exp	1,449.28	8,333.30	6,884.02	82.6 %
Membership/Dues-G&A Exp	24,742.49	20,320.00	(4,422.49)	-21.8 %
Administrative-G&A Exp	2,927.70	3,750.00	822.30	21.9 %
Bank Fees-G&A Exp	1,103.11	833.30	(269.81)	-32.4 %
Marketing & Eco Dev-G&A Exp	125.00	166.70	41.70	25.0 %
Publications-G&A Exp	30.00	50.00	20.00	40.0 %
Postage-G&A Exp	168.85	500.00	331.15	66.2 %
Safety Program-G&A Exp	1,253.39	833.30	(420.09)	-50.4 %
State Use Tax-G&A Exp	2,816.60	5,000.00	2,183.40	43.7 %
Miscellaneous-G&A Exp	0.00	83.30	83.30	100.0 %
Telecommunications-G&A Exp	2,830.63	4,166.70	1,336.07	32.1 %
IT- G&A Exp	864.92	5,000.00	4,135.08	82.7 %
TOTAL G & A EXPENSES	50,883.82	85,819.90	34,936.08	40.7 %
COMMISSIONER'S EXPENSES				
Commissioners Mtg Comp	5,635.00	10,193.30	4,558.30	44.7 %
Commissioners Salaries	10,800.00	10,800.00	0.00	
Payroll Taxes-Commissioners	431.06	1,626.70	1,195.64	73.5 %
Health Ins-Commissioners	5,148.00	5,420.00	272.00	5.0 %
TOTAL COMMISSIONERS EXPENSES	22,014.06	28,040.00	6,025.94	21.5 %
NON-OPERATING EXPENSES				
Interest-CERB-Teitzel (Disc 2)	3,383.33	3,383.00	(0.33)	0.0 %
TOTAL NON-OPERATING EXPENSES	3,383.33	3,383.00	(0.33)	0.0 %
TOTAL Expenditures	1,588,103.33	3,507,965.70	1,919,862.37	54.7 %
Excess of Revenue over Expenditures	856,355.38	(577,773.70)	1,434,129.08	248.2 %