

**Port of Skamania County**  
**Operating Expenses - Salaries, Wages & Benefits**  
**Year: 2026**

<u>Position</u>	<b>2026 Budgeted Wages and Benefits</b>	<b>2025 Budgeted Wages and Benefits</b>	<b>2024 Actual Wages and Benefits</b>
<b>Executive Director</b>			
Salary	\$ 120,756	\$ 117,801	\$ 113,658
Taxes	9,967	9,694	9,374
PERS	8,803	11,256	10,597
VEBA	2,520	2,520	2,400
DEFCOMP	6,038		
Health Ins.	13,876	12,912	11,938
	<u>\$ 161,960</u>	<u>\$ 154,183</u>	<u>\$ 147,968</u>
<b>Facilities Manager</b>			
Wages	\$ 95,919	\$ 93,582	\$ 90,418
Overtime	2,767	8,774	-
Taxes	11,665	11,803	10,624
PERS	7,179	9,716	8,406
VEBA	2,520	2,520	2,400
DEFCOMP	4,934		
Health Ins.	34,386	31,905	29,530
	<u>\$ 159,370</u>	<u>\$ 158,299</u>	<u>\$ 141,377</u>
<b>Facilities Specialist - #1</b>			
Wages	\$ 68,522	\$ 66,844	\$ 64,584
Taxes	9,265	8,836	8,672
PERS	4,995	6,387	6,024
VEBA	2,520	2,520	2,400
DEFCOMP	3,426		
Health Ins.	25,596	23,765	21,990
	<u>\$ 114,324</u>	<u>\$ 108,353</u>	<u>\$ 103,670</u>
<b>Facilities Specialist - #2</b>			
Wages	\$ 51,994	\$ 43,680	\$ 43,680
Taxes	7,956	7,002	7,001
PERS	3,790	4,174	4,072
VEBA	2,520	2,520	2,400
DEFCOMP	2,600		
Health Ins.	13,876	12,912	11,938
	<u>\$ 82,735</u>	<u>\$ 70,287</u>	<u>\$ 69,091</u>
<b>Seasonal Maintenance</b>			
Wages	\$ 7,700		\$ 3,250
Taxes	1,256		249
Health Ins.			
	<u>\$ 8,956</u>		<u>\$ 3,499</u>
<b>Commissioners</b>			
Wages	\$ 25,518	\$ 25,518	\$ 18,979
Taxes	2,061	2,058	478
Health Ins.	6,467	6,504	5,656
	<u>\$ 34,046</u>	<u>\$ 34,080</u>	<u>\$ 25,112</u>
<b>Total</b>	<b><u>\$ 561,392</u></b>	<b><u>\$ 525,203</u></b>	<b><u>\$ 490,716</u></b>

Port of Skamania County  
 Operating Revenues - Property Revenues  
 Budget Year: 2026

<u>Lease Revenues</u>		Scheduled	Annual 2025 Full Lease	2026 Budget	Fiscal Allowance
<u>Stevenson Properties</u>					
212 Cascade	EDC		1,200.00	\$ 1,200	100%
			1,200.00	1,200	
Old Saloon	Kellogg Group		15,226.14	15,226	100%
	Kellogg Group		-	-	
	Kellogg Group - Ground Lease		3,635.88	3,636	100%
Red Barn (Rigging Loft)	Sawtooth		10,274.88	10,275	100%
			10,274.88	10,275	
River Point - Industrial Building	Silverstar		110,618.16	110,618	100%
River Point - Industrial Building	LDB		207,776.88	166,222	80%
			318,395.04	\$ 276,840	
Tichenor Building - Suite 40	EDC - SBDC		2,751.36	\$ 2,751	100%
Tichenor Building - Suite 40	Melinda Hartley		4,279.80	\$ 3,424	80%
Tichenor Building - Suite 40	Recovery Café		3,057.00	\$ 2,446	80%
Tichenor Building - Suite 40	Country Financial		3,668.40	\$ 2,935	80%
Tichenor Building - Suite 40	Recovery Café		2,445.60	\$ 1,956	80%
Tichenor Building - Suite 40	Great River Acupuncture		12,961.68	\$ 10,369	80%
Tichenor Building - Suite 45	Skunk Bros		28,980.24	14,490	50%
Tichenor Building - Suite 50	Sawtooth		24,112.44	24,112	100%
Tichenor Building - Suite 60	People for People - Suite 60		15,176.88	15,177	100%
Tichenor Building - Suite 70	People for People - Suite 70		5,823.12	5,823	100%
Tichenor Building - Suite 70D	Invictus		9,631.68	9,632	100%
Tichenor Building - Suite 70E	Atlas		2,220.00	2,220	100%
Tichenor Building - Suite 70	Multiple		4,043.16	3,235	80%
Tichenor Building - Suite 85	Backwoods		28,336.08	28,336	100%
Tichenor Building - Suite 90	Multiple		8,496.12	6,797	80%
Tichenor Building - Suite 90D	Walkingman		4,561.68	4,562	100%
Tichenor Building - Suite 105	Backwoods		28,336.08	28,336	100%
Tichenor Building - Suite 110	Sk Co DVSA		26,905.80	26,906	100%
Fiber Lease			2,160.00	2,160	100%
			217,947.12	\$ 195,667	
<b>Stevenson Property Totals</b>			566,679.06	502,843.21	
<u>NB Properties</u>					
Beacon Rock Golf Course	BRGC		6,000.00	\$ 6,400	80%
			6,000.00	\$ 6,400	
Discovery Building 1	High One		174,524.16	139,619	80%
			174,524.16	139,619	
Skye Building	Overkill Garage		18,822.84	15,058	80%
Skye Ground Lease			-	-	0%
Discovery II - Suites A&B	Four Peaks		12,164.52	12,165	100%
Discovery II - Multiple Tenants	Multiple		13,774.80	11,020	80%
Discovery II - Suites C, D, E & F	Slingshot		100,287.72	100,288	100%
			126,227.04	\$ 123,472	
<b>NB Property Totals</b>			325,574.04	\$ 284,550	
<b>Lease Revenues</b>			<b>\$ 892,253.10</b>	<b>\$ 787,393</b>	

<u>Other Property Revenues</u>	2024			
Expense Reimbursement (~45% of utility and insurance expenses)	\$ 110,000		\$ 100,000	
Leasehold Taxes (12.84% of Lease Revenue)		\$ 114,287.95	\$ 90,991	\$ 101,101
<b>Total Property Revenues</b>			<b>\$ 978,384</b>	

Port of Skamania County  
Fiscal Year 2026  
General Fund Budget Summary - Non-Operating Detail

Revenues (Non-Operating)	Funding Source		Total
	Grant	Other	
Property Taxes		382,308	382,308
Investment Interest		100,000	100,000
Other Taxes		19,000	19,000
<b>Projects:</b>	-	-	-
	-	-	-
	-	-	-
<b>North Bonneville:</b>			
Cascades Business Park - State Appropriations	970,000		970,000
Cascades Business Park - Federal Appropriations	959,752		959,752
			-
			-
<b>Total Project Revenues</b>	<b>1,929,752</b>		<b>2,431,060</b>

Expenses	Funding		Total
	Grant	Port Cash	
<b>Capital Assets</b>			<b>90,000</b>
Maintenance Equipment		30,000	
Port Vehicle		60,000	
<b>Stevenson:</b>			<b>175,000</b>
Landing Bathroom refresh		15,000	
Landing Railing		60,000	
Aquatic Weed Removal		20,000	
Boat Launch Dock		10,000	
Tichenor Building Facelift		50,000	
Clean Building Expense		20,000	
<b>North Bonneville</b>			<b>2,164,752</b>
Teitzel Skylight repair		40,000	
Evergreen / Army Corp Building		75,000	
BRGC Capital Improvements			
Cascades Business Park - Federal Appropriation	959,752		
Cascades Business Park - State Appropriation	970,000		
Army Corp Building - Phase 2 Environmental Assessment		120,000	
<b>Debt Service</b>			<b>70,373</b>
Principal		67,667	
Interest		2,707	
<b>Total Project Expenses</b>	<b>1,929,752</b>	<b>570,373</b>	<b>2,500,125</b>

**2026 Cash Flow** **(69,065)**

Fiscal Year 2026

202500.0%

**2026 Port of Skamania County**

**2025**

Assessed Value	Rate / \$1,000 AV*	Levy Amount
\$ 910,069,026	\$ 0.366669	\$ 368,499
State Assessment		\$ 339
New Construction		\$ 6,025
<b>Total Tax Levy</b>		<b>\$ 374,863</b>

**2026 Projection at 2025 Levy**

Assessed Value	Rate / \$1,000 AV*	Levy Amount
\$ 919,169,716	\$ 0.400904	\$ 368,499
State Assessment		\$ 339
New Construction		\$ 6,025
<b>Total Tax Levy</b>		<b>\$ 374,863</b>

**2026 Projection - 1% over 2025 Levy**

Assessed Value	Rate / \$1,000 AV*	Levy Amount
\$ 919,169,716	\$ 0.411906	\$ 378,612
State Assessment		-
New Construction		3,697
<b>Total Tax Levy</b>		<b>382,308</b>

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

	Amount	Impact
Current Rate = .363039 X 100,000	\$ 40.09	
New Rate = .366669 X 100,000	\$ 41.19	\$ 1.10

A district may raise revenue by levy of an annual tax not to exceed forty-five cents per thousand dollars of assessed value against the assessed valuation of the taxable property in such port district for general port purposes, including the establishment of a capital improvement fund for future capital improvements, except that any levy for the payment of the principal and interest of the general bonded indebtedness of the port district shall be in excess of any levy made by the port district under the forty-five cents per thousand dollars of assessed value limitation. The levy shall be made and taxes collected in the manner provided for the levy and collection of taxes in school districts of the first class.

**Port of Skamania County  
Long-Term Debt Payment Schedule  
2026**

<u>Lender - Loan Description</u>	<u>Maturity Date</u>		<u>2025</u>	<u>1</u> <u>2026</u>	<u>2</u> <u>2027</u>	<u>3</u> <u>2028</u>	<u>4</u> <u>2029</u>	<u>Totals</u>
CERB 2008 - Teitzel Bldg	Jan-2030	Payment	71,050	70,373	69,697	69,020	68,343	1,136,800
		Beg Bal	338,330	270,663	202,996	135,329	67,662	n/a
Term		Principal	67,667	67,667	67,667	67,667	67,667	1,015,000
1% - 20 years		Interest	3,383	2,707	2,030	1,353	677	121,800
		End Bal	270,663	202,996	135,329	67,662	(5)	n/a
<b>Totals</b>		Payment	<b>71,050</b>	<b>70,373</b>	<b>69,697</b>	<b>69,020</b>	<b>68,343</b>	<b>3,081,685</b>
		Beg Bal	<b>338,330</b>	<b>270,663</b>	<b>202,996</b>	<b>135,329</b>	<b>67,662</b>	-
		Principal	<b>67,667</b>	<b>67,667</b>	<b>67,667</b>	<b>67,667</b>	<b>67,667</b>	<b>2,537,771</b>
		Interest	<b>3,383</b>	<b>2,707</b>	<b>2,030</b>	<b>1,353</b>	<b>677</b>	<b>346,643</b>
		End Bal	<b>270,663</b>	<b>202,996</b>	<b>135,329</b>	<b>67,662</b>	<b>(5)</b>	-