PORT OF SKAMANIA COUNTY

2027

PROPOSED BUDGET

General Fund Budget and Tax Levy

$3,914,965

TOTAL PROPOSED GENERAL FUND BUDGET

COMMISSION PUBLIC HEARING & CONSIDERATION

November 16, 2026

WORKING DRAFT | SUBJECT TO COMMISSION ADOPTION

BUDGET MESSAGE

2027 Budget Message

This progress reflects years of careful financial management, strengthening revenues, controlling expenses, and making strategic decisions about the Port's properties and investments. Importantly, this improvement was achieved while maintaining existing facilities, completing a substantial backlog of projects dating back to the early 2000s, and undertaking new infrastructure and public improvement projects throughout Skamania County.

The Port has also adapted to changing market demands for office, commercial, and light industrial space. In 2015, the Port had approximately 16 or 17 leased spaces. Today, that number has grown to 41, reflecting our efforts to make better use of existing facilities, accommodate local businesses, and diversify revenues. Along the way, the Port has completed major waterfront improvements in Stevenson, public infrastructure projects in North Bonneville and Wind River Business Park, and numerous improvements to existing properties and public facilities.

The 2027 budget represents another important milestone in the Port's long-term economic development efforts. After years of planning, feasibility studies, environmental cleanup, engineering, and permitting, the Port is positioned to begin a major infrastructure expansion at Cascades Business Park. With approximately $1.93 million in state and federal appropriations, supplemented by Port resources, this project will extend essential infrastructure to prepare additional property for future commercial and light industrial development. The Port is also planning for the first light industrial building, representing the next phase in creating opportunities for business expansion, private investment, and job creation.

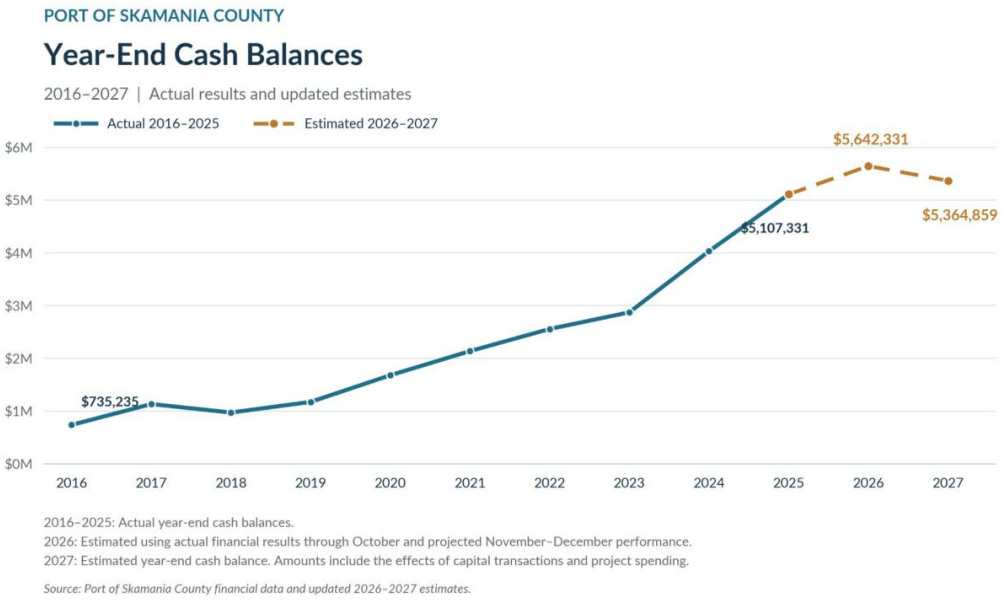
While Cascades Business Park is the largest capital investment in the 2027 budget, maintaining and improving existing Port properties remains a priority. The budget includes investments in commercial buildings, waterfront facilities, parks, and equipment. Operating expenses reflect increasing costs for utilities, maintenance, technology, and other services, as well as employee wage adjustments intended to keep pace with inflation. Staffing changes following a recent retirement are expected to reduce overall personnel expenses.

The budget anticipates using a portion of accumulated cash to support planned investments and operations. This represents a very different financial position from a decade ago, when reserves were needed simply to meet routine expenses. Today, the Port can leverage substantial outside funding, maintain existing properties, and invest in future economic development while preserving significant financial resources.

We are proud of the progress the Port has made, not simply because of our improved financial position, but because of what has been accomplished along the way. Building financial stability has never been the end goal. It has been the means to maintain our existing public assets, respond to changing economic conditions, and invest in opportunities that support prosperity and quality of life throughout Skamania County.

FINANCIAL HISTORY

Year-end cash balance trend



CASH FORECAST RECONCILIATION

Updated cash chart: 2026 estimated $5,642,331; 2027 estimated $5,364,859.

General Fund budget summary: 2026 ending cash $5,014,512; 2027 ending cash $4,737,040.

The chart uses updated actuals through October 2026 and projected remaining activity. These two forecasts have not been reconciled. Confirm the planning basis and approved year-end cash estimates before final public adoption or publication.

READER GUIDE

Contents

CONTENTS	PAGE
Cover	1
Budget message	2
Year-end cash balance trend	3
Contents and reader guide	4
Executive budget overview	5
Operating outlook	6
Capital projects and investments	7
Property tax levy choices	8
Projected year-end cash and reserves	9

ABOUT THIS EDITION

Presentation summaries only. Detailed worksheets are excluded.

EXECUTIVE OVERVIEW

The proposed 2027 budget

TOTAL REVENUES

$3,914,965

TOTAL EXPENDITURES

$3,914,965

REVENUE & EXPENDITURE SNAPSHOT

BUDGET CATEGORY	REVENUE	EXPENSE
Marine terminal	$56,000	$6,771
Capital contributions / projects	$2,023,502	$2,525,710
Property leases / rentals	$1,049,145	$831,837
General and administrative	-	$458,451
Debt	-	$67,667
Reserves	$277,472	-
Nonoperating	$119,000	$24,530
Property tax revenue	$389,846	-
TOTAL	**$3,914,965**	**$3,914,965**

Source: proposed budget cover worksheet (original page 1).

GENERAL FUND SUMMARY

Operating outlook

OPERATING REVENUE

$1,105,145

OPERATING EXPENSE

$1,299,058

PROPOSED OPERATING LOSS

($193,913)

MAJOR 2027 OPERATING EXPENSES

CATEGORY	2027 BUDGET
Salaries, wages & benefits	$0.53M
Property expenses	$0.50M
General administration	$0.26M
Equipment purchases	$0.00M

Source: General Fund Budget Summary (original page 2).

2027 PLANNED ACTIVITY

Capital projects & investments

The proposed budget includes significant investment in Port property and Cascades Business Park. The following amounts are selected 2027 project line items, not a project-by-project reconciliation.

SELECTED PROJECT	2027 AMOUNT
Cascades Business Park - state appropriation	$970,000
Cascades Business Park - federal appropriation	$959,752
Cascades Business Park - EPA grant match	$240,208
CERB light-industrial planning	$93,750
Evergreen / Army Corps building	$75,000
Commercial HVAC	$50,000
Discovery II skylight repair	$40,000
Maintenance equipment	$30,000
Beverly's Park	$25,000
Stevenson Landing restroom refresh	$15,000
Port office refresh	$15,000
Boat launch dock repair	$10,000

PROJECT EXPENSES

$2,523,710

Source: original page 3. Individual figures remain subject to reconciliation.

COMMISSION DECISION

Property tax levy choices

The proposed materials contain two 2027 levy scenarios. The 1% option is used in the proposed budget summary; the Commissioners have not yet selected a scenario.

2026 CURRENT LEVY

$382,389

MEASURE	0% INCREASE	1% INCREASE
2027 base levy	$382,389	$386,212
State assessment	$0	$0
New construction (projection)	$3,634	$3,634
TOTAL 2027 LEVY	**$386,023**	**$389,846**

ILLUSTRATIVE TAXPAYER IMPACT @ 1%

~$0.98

annual increase on a $500,000 home

Illustration shown in the source levy worksheet; actual tax effects depend on certified assessments, other taxing jurisdictions and final levy information.

Source: 2027 tax levy projections (original page 10).

LIQUIDITY & RESERVES

Projected year-end cash

BEGINNING 2027 CASH

$5,014,512

ESTIMATED 2027 NET LOSS

($277,472)

PROJECTED ENDING CASH

$4,737,040

CASH CLASSIFICATION	2027 PROJECTION
Unrestricted	$3,909,559
Restricted / debt	$827,481

These are projections from the summary worksheet and should not be confused with appropriated or available funding for individual projects.

Source: General Fund Budget Summary (original page 3).