



2023 Budget Summary

The **Port's Mission** is to identify, develop, and promote economic resources that foster diversity, prosperity, and quality of life for all citizens of Skamania County.

The Port encourages full constituent involvement in all its activities. To carry out this mission, the Port may:

- Acquire, sell, develop, and lease land
- Partner with other private and public interests to build and operate facilities
- Construct and maintain multimodal transportation infrastructure such as roads, paths, parking, docks and launch ramps
- Improve and operate public parks and recreational facilities and promote tourism.

The Port of Skamania County continues to work toward positive operating financial performance while serving its mission, constituents, and tenants.

2023 budget is assuming the continued stabilization of the COVID-19 pandemic.

Budget assumes retaining all our current tenants.

We have budget a 20 - 50% reduction from some tenants based on payment history.

Landing revenues and expenses are budgets based on the new 2022 rate and payment policy.

We are budgeting 95% of the current tentative dockings of 187.

Payroll has a budget increase of 5%, which is less than this year's CPI adjustment.

We are presenting 3 options for 2023 maintenance staffing

Option #1 - Retain our current staff structure

Option #2 - Replace the Seasonal Maintenance Staff with a Part-Time Maintenance staff person

Option #3 - Replace the Seasonal Maintenance Staff with a Full-Time Maintenance staff person

We are proposing the additional staff to meet the increasing maintenance needs.

The new position benefits will be budgeted at employee only.

This will be discussed during the employee handbook update.

The seasonal employee position will be eliminated if Option's 2 or 3 are chosen

The capital budget includes a potential Cascades Business Park building. We have included this due to the current approved CERB grant. It is unclear at this point that a 2 million building will be feasible.

We have budgeted for repair/replacement of the boat launch docks. There is no current revenue/grant sources available. This will be funded by the Port and will cause a reduction in savings.

Property Insurance is budgeted to increase 12%, which is following the current trend.

G & A and Maintenance expenses have been increased to allow additional Parks & Grounds work,

Overview:

Total Operating Revenue:	\$ 1,109,833
Total Operating Expenses:	\$ 1,165,084
Total Capital Budget:	\$ 2,396,500
Port Tax Collection:	\$ 355,302
2023 Debt Service:	\$ 119,485
Non-Operating Revenues	\$ 2,376,302

Port of Skamania County
2023
General Fund Budget and Tax Levy

November 15, 2022

	Revenue	Expense
Marine Terminal	\$ 141,442	\$ 50,875
Capital Contributions/Expenditures	\$ 2,000,000	\$ 2,400,500
Property Lease/Rental	\$ 968,391	\$ 729,099
Nonrevenues	\$ -	\$ -
General and Administrative	\$ -	\$ 381,110
Nonexpenses	\$ -	\$ 106,123
Reserves	\$ 212,934	\$ -
Nonoperating	\$ 21,000	\$ 31,362
Property Tax Revenue	\$ 355,302	\$ -
TOTAL	\$ 3,699,069	\$ 3,699,069

Port of Skamania County
Fiscal Year 2023
General Fund Budget Summary

	2023	2022	2021	2020
	Budget	Budget	Actual	Actual
Operating Revenues				
Property Revenues	958,391	881,741	981,168	963,609
Lease Revenues	769,577	701,649	788,260	773,941
Lease Expense Reimb. (Ins and Utilities)	90,000	90,000	86,850	93,624
Leasehold Taxes	98,814	90,092	106,058	96,044
Marine Terminal Revenues	141,442	113,391	34,069	5,782
Docking Fees	74,693	64,883	10,200	1,650
Expense Reimbursements	66,750	48,509	23,869	4,132
Other/Miscellaneous	10,000	10,000	5,912	41,256
Total Operating Revenues	1,109,833	1,005,132	1,021,149	1,010,647
Operating Expenses				
Salaries, Wages & Benefits	495,537	419,651	400,860	376,155
Administration	144,871	140,946	135,888	130,437
Maintenance	323,114	249,931	241,118	221,529
Commissioners	27,551	28,774	23,854	24,189
Property Expenses	456,860	441,210	390,655	370,819
Maintenance	95,000	85,000	88,001	97,304
Utilities	100,000	110,000	76,924	78,219
Insurance	116,634	101,368	92,153	88,647
Lease - Corp and BNSF	2,000	2,000	1,200	2,000
Marine Terminal	44,413	52,750	23,599	6,307
Leasehold Taxes	98,814	90,092	108,778	98,341
General Administration	208,687	197,573	141,260	143,875
Outside Services	100,237	99,823	87,098	86,239
Legal Fees	25,500	26,500	18,166	21,510
Other G & A	82,950	71,250	35,996	36,126
Equipment Purchases	4,000	4,000	6,987	19,431
Office / Admin	4,000	4,000	526	3,917
Facilities	-	-	6,461	15,514
Total Operating Expenses	1,165,084	1,062,434	939,762	910,280
Operating Income / (Loss)	(55,251)	(57,302)	81,387	100,367

	2023	2022	2021	2020
Non-Operating Revenues				
Projects	2,000,000	317,350	100,300	548,300
Cascades Business Park - Coyote Ridge	2,000,000	300,000	-	-
Stevenson Landing Expansion - conceptual plan - E	-	17,350	-	-
Shoreline Restoration	-	-	-	-
Waterfront Enhancement	-	-	-	548,300
Wind River Business Park Total	-	-	273,367	-
Wind River Water System	-	-	-	-
Trout Creek Field Sales	-	-	273,367	-
Property Taxes	355,302	342,002	335,075	320,435
Investment Interest	2,000	2,000	3,077	3,723
Other Taxes	19,000	19,000	6,993	21,832
Loan Proceeds	-	-	-	-
Tenant Security Deposits	-	-	6,642	4,430
Other Non-Op (Surplus, Health ins. reimb., Ins. claim)	-	-	21,260	5,741
Total Non-Operating Revenues	2,376,302	680,352	746,715	904,462
Non-Operating Expenses				
Projects	2,396,500	502,350	183,633	323,576
Cascades Business Park - Street Lights	75,000	-	-	-
Cascades Business Park - Market Study	-	-	67,667	-
Cascades Business Park - Intergrated Planning	-	300,000	34,839	-
Cascades Business Park - Infrastructure Upgrade	-	50,000	-	83,034
Permit, Enviro, Archeology...	-	25,000	-	-
Excavator	-	55,000	-	-
Maintenance Truck - Dump Truck	25,000	-	-	-
Lawn mower	15,000	-	-	-
Conference Room Chairs	4,000	-	-	-
Red Barn Repair/Storage	-	45,000	-	-
Sprinkler System - maintenace	30,000	-	-	-
Riverpoint Building	20,000	10,000	-	4,834
Stevenson Landing Bathroom upgrade	7,500	-	-	-
Stevenson Landing Expansion - conceptual plan	-	17,350	12,743	-
Stevenson Landing Improvements	-	-	18,011	-
Stevenson paving and repairs	20,000	-	-	-
Boat Launch Dock Repair	200,000	-	-	-
Waterfront Enhancement	-	-	45,053	213,374
CERB Project	2,000,000	-	-	-
Beacon Rock Golf Course	-	-	-	-
Debt Service	119,485	142,462	176,978	173,625
Debt Service Principal	106,123	127,230	155,182	153,330
Debt Service Interest	13,362	15,231	21,796	20,295
Other Non-Operating Expenses	18,000	-	9,981	1,670
Tenant Deposits	-	-	3,025	1,670
Election	10,000	-	-	-
Audit	8,000	-	6,956	-
Total Non-Operating Expenses	2,533,985	644,812	370,592	498,871
Non-Operating Income / (Loss)	(157,683)	35,540	376,123	405,590
Total Net Income / (Loss)	(212,934)	(21,762)	457,510	505,958
Beginning Cash Balance	1,779,923	1,801,687	1,344,177	1,245,070
Ending Cash Balance	1,566,989	1,779,923	1,801,687	1,344,177
<i>Unrestricted</i>	<i>781,234</i>	<i>1,032,940</i>	<i>1,095,285</i>	<i>657,002</i>
<i>Restricted (Reserves & Debt Service)</i>	<i>785,756</i>	<i>746,983</i>	<i>706,402</i>	<i>687,174</i>

Port of Skamania County
Operating Revenues - Property Revenues
Budget Year: 2023

Lease Revenues Summary

Stevenson Property	<u>465,030.98</u>	
212 Cascade		1,200.00
Old Saloon		16,450.17
Red Barn (Rigging Loft)		8,961.00
River Point Building		250,500.86
Tichenor Building		187,918.95
NB Property	<u>304,545.87</u>	
Beacon Rock Golf Course		28,051.44
Discovery 1		76,104.00
Skye Building		16,416.00
Evergreen Building		46,989.00
Titetzel (Discovery 2)		112,265.43
Cell Tower Ground Lease		24,720.00
Lease Revenue Total	<u>769,576.85</u>	
Leasehold Taxes	<u>98,813.67</u>	
Lease Expense Reimbursement	<u>90,000.00</u>	
Total Property Lease Revenue	<u><u>958,390.52</u></u>	

	2022 Budget	2021 Actual	2020 Actual
Stevenson Property	<u>431,644.00</u>	<u>520,865.89</u>	<u>520,151.64</u>
NB Property	<u>270,005.00</u>	<u>242,981.22</u>	<u>216,480.57</u>
WRBP Property	<u>-</u>	<u>24,412.51</u>	<u>37,308.81</u>
Leasehold Taxes	<u>90,092.00</u>	<u>106,057.72</u>	<u>96,044.00</u>
Lease Expense Reimbursement	<u>90,000.00</u>	<u>86,850.22</u>	<u>93,624.00</u>
Total Property Lease Revenue	<u><u>881,741.00</u></u>	<u><u>981,167.56</u></u>	<u><u>963,609.02</u></u>

Port of Skamania County
Operating Revenues - Landing Dock
Budget Year: 2023

Vessel	Fee	Dockings	Total Docking
Pride	\$ 375	34	\$12,750
Song	\$ 404	21	\$8,474
West	\$ 330	30	\$9,900
Melody	\$ 404	31	\$12,509
Harmony	\$ 404	33	\$13,332
Empress	\$ 570	38	\$21,660
Total		187	\$78,624

Docking Revenue Budgeted at 95%	\$74,693
Garbage	\$17,765
Water	\$26,648
Dock Labor - 58 per hour Budgeted at 75%	\$16,269
10% Admin Fee	\$6,068
Total Landing Revenue	<u>\$141,442</u>

Total Marine Terminal Revenue

Budget Percent	
Docking Revenue - 95%	
Dock Labor - 75%	
Average Billing Cost	\$ 420.45

Port of Skamania County
Operating Expenses - Salaries, Wages & Benefits
Year: 2023

		4 FTE		
<u>Position</u>		2023 Budgeted Wages and Benefits	2022 Budgeted Wages and Benefits	2021 Actual Wages and Benefits
Executive Director				
	Salary	\$ 109,964	\$ 104,738	\$ 98,729
	Taxes	9,033	11,852	11,493
	PERS	11,761	11,410	11,552
	VEBA	2,328	2,328	2,328
	Health Ins.	11,785	10,618	10,245
		<u>\$ 144,871</u>	<u>\$ 140,946</u>	<u>\$ 134,347</u>
Facilities Manager				
	Wages	\$ 87,360	\$ 83,199	\$ 78,492
	Overtime	7,800	7,451	-
	Taxes	10,958	14,289	13,060
	PERS	10,113	9,518	8,469
	VEBA	2,328	2,328	2,328
	Health Ins.	29,098	25,857	24,906
		<u>\$ 147,657</u>	<u>\$ 142,643</u>	<u>\$ 127,256</u>
Facilities Specialist				
	Wages	\$ 62,400	\$ 60,278	\$ 56,838
	Taxes	8,227	11,310	9,487
	PERS	6,674	6,329	6,131
	VEBA	2,328	2,328	2,328
	Health Ins.	21,678	19,326	18,623
		<u>\$ 101,307</u>	<u>\$ 99,572</u>	<u>\$ 93,406</u>
Facilities Specialist - New Position				
	Wages	\$ 47,840		
	Taxes	7,080		
	PERS	5,116		
	VEBA	2,328		
	Health Ins.	11,785		
		<u>\$ 74,149</u>		
Facilities -Seasonal - not continued if we hire a new facilities staff member				
	Wages		\$ 6,300	\$ 17,544
	Taxes		1,416	3,423
	PERS		-	-
	VEBA		-	-
	Health Ins.		-	-
			<u>\$ 7,716</u>	<u>\$ 20,967</u>
Commissioners				
	Wages	\$ 20,244	\$ 20,244	\$ 17,684
	Taxes	1,631	2,800	583
	Health Ins.	5,676	5,602	5,602
		<u>\$ 27,551</u>	<u>\$ 28,647</u>	<u>\$ 23,870</u>
Total		<u>\$ 495,537</u>	<u>\$ 411,807</u>	<u>\$ 378,880</u>

Benefits stay the same

Commissioner's wage set by state and subject to change

New maintenance positions benefits are employee only.

This will be discussed in the employee manual update.

The wage change is based on a 5% increase.

The reduction in taxes is due to a decrease in Unemployment tax.

Unemployment tax adjusts when we experience fewer Unemployment claims

Port of Skamania County
Operating Expenses - General Administrative - Professional Services
Year: 2023

Details for EDC contract for administrative services

Administrative Staffing	\$ 92,887
Auto Lease - RAV4	\$ (2,340)
Shared Services	<u>3,690</u>
EDC - Port Contract	<u><u>\$ 94,237</u></u>

	<u>Total Expense</u>	<u>Port's Share</u>
<u>Administrave Staffing</u>		
EDC Cost	\$ 152,344	
61% of EDC Admin Staff		<u>\$ 92,887</u>

Shared Services Costs Split 50/50

	<u>EDC Paid</u>	<u>Port's Share</u>
Wave		
Phone and Internet	\$ 3,600	\$ 1,800
Solutions Yes/US Bank Equipment		
Copier and Fees	\$ 2,000	\$ 1,000
Phoenix Tech		
IT Services	\$ 9,400	\$ 4,700
EDC Total	<u>\$ 15,000</u>	<u>\$ 7,500</u>

	<u>Port Paid</u>	
Wave - Internet	\$ 1,020	\$ 510
eFile Cabinet	\$ 6,600	\$ 3,300
Port Total	<u>\$ 6,600</u>	<u>\$ 3,810</u>

Port's portion of shared expenses owed to EDC	<u><u>\$ 3,690</u></u>
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2023 Port of Skamania County

2022

Assessed Value	Rate / \$1,000 AV*	Levy Amount
\$ 910,069,026	\$ 0.366669	\$ 333,695
State Assessment		\$ 1,329
New Construction		\$ 6,978
Total Tax Levy		\$ 342,002

2023 Projection at 2022 Levy

Assessed Value	Rate / \$1,000 AV*	Levy Amount
\$ 919,169,716	\$ 0.372077	\$ 342,002
State Assessment		\$ 2,038
New Construction		\$ 7,842
Total Tax Levy		\$ 351,882

2023 Projection - 1% over 2022 Levy

Assessed Value <small>(1.0% Growth)</small>	Rate / \$1,000 AV*	Levy Amount
\$ 919,169,716	\$ 0.375797	\$ 345,422
State Assessment		2,038
New Construction		7,842
Total Tax Levy		355,302

Increase:
\$ 3,420

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

	Amount	Impact
Current Rate = .363039 X 100,000	\$ 37.21	
New Rate = .366669 X 100,000	\$ 37.58	\$ 0.37

Port of Skamania County
Fiscal Year 2023
General Fund Budget Summary - Non-Operating Detail

Revenues (Non-Operating)	Funding Source		Total
	Grant	Other	
Property Taxes	-	355,302	355,302
	-	-	-
Investment Interest	-	2,000	2,000
	-	-	-
Other Taxes	-	19,000	19,000
	-	-	-
Other Non-Operating (Surplus, Ins Claims etc)	-	-	-
	-	-	-
Projects:	-	-	-
	-	-	-
Stevenson:	-	-	-
	-	-	-
North Bonneville:	-	-	-
CERB Grant	2,000,000	-	2,000,000
Total Project Revenues	2,000,000	-	2,376,302

Expenses	Funding		Total
	Grant	Port Cash	
Capital Assets			74,000
Maintenance Truck (Dump Truck)		25,000	
Lawn Mower		15,000	
Conference Room Chairs		4,000	
Sprinkler System Maintenance		30,000	
Stevenson:		-	247,500
		-	
Landing Bathroom update		7,500	
Riverpoint Windows and Walls (LDB)		20,000	
Stevenson paving and repairs		20,000	
Boat Launch Docks	-	200,000	
North Bonneville			75,000
Street Lights	-	75,000	
CERB Project	2,000,000	-	
Debt Service			119,485
Principal		106,123	
Interest		13,362	
Total Project Expenses	2,000,000	515,985	515,985

2023 Cash Flow	1,860,317
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Port of Skamania County
Long-Term Debt Payment Schedule
2022

<u>Lender - Loan Description</u>	<u>Maturity Date</u>		<u>1</u> <u>2022</u>	<u>2</u> <u>2023</u>	<u>3</u> <u>2024</u>	<u>4</u> <u>2025</u>	<u>5</u> <u>2026 - 2041</u>	<u>Totals</u>
EDC - Teitzel Bldg	Jun-2029	Payment	21,530	21,530	21,530	21,530	86,233	409,183
		Beg Bal	158,178	139,729	120,900	101,692	82,098	n/a
		Term						
		Principal	18,448	18,829	19,208	19,594	82,507	338,651
		Interest	3,082	2,701	2,322	1,936	4,867	71,176
2% - 20 years		End Bal	139,729	120,900	101,692	82,098	(409)	n/a
EDC - 126 SW Cascade Ave	Jul-2025	Payment	11,909	11,909	11,909	11,915		178,634
		Beg Bal	45,563	34,511	23,237	11,736		n/a
		Term						
		Principal	11,052	11,274	11,501	11,738		153,645
		Interest	856	634	408	176		24,989
2% - 20 years		End Bal	34,511	23,237	11,736	(2)	n/a	
CERB 2008 - Teitzel Bldg	Jan-2030	Payment	73,080	72,403	71,727	71,050	277,433	1,136,800
		Beg Bal	541,331	473,664	405,997	338,330	270,663	n/a
		Term						
		Principal	67,667	67,667	67,667	67,667	270,667	1,015,000
		Interest	5,413	4,737	4,060	3,383	6,767	121,800
1% - 20 years		End Bal	473,664	405,997	338,330	270,663	(4)	n/a
EDC - Line of Credit	Sep-2039	Payment	13,643	13,643	13,643	13,643	184,504	268,637
		Beg Bal	188,739	180,615	172,262	163,655	154,786	n/a
		Term						
		Principal	8,124	8,353	8,607	8,869	154,311	204,641
		Interest	5,520	5,290	5,036	4,774	34,419	67,085
3% - 20 years		End Bal	180,615	172,262	163,655	154,786	475	n/a
Totals		Payment	142,462	119,485	118,808	118,138	548,173	3,195,111
		Beg Bal	955,776	828,519	722,396	615,413	507,545	-
		Principal	127,237	106,123	106,983	107,868	507,484	2,600,457
		Interest	15,225	13,362	11,826	10,270	46,053	399,630
		End Bal	828,538	722,396	615,413	507,545	61	-

Port of Skamania County
Operating Revenues - Property Revenues
Budget Year: 2023

<u>Lease Revenues</u>	<u>Scheduled</u>	Annual	Annual	2023	Fiscal
		2022	2023	Budget	
		Full Lease	Full Lease		Allowance
<u>Stevenson Properties</u>					
212 Cascade	EDC	1,200	1,200	\$ 1,200	100%
		1,200	1,200	1,200	
Old Saloon	Kellogg Group	13,279	13,279	13,279	100%
	Kellogg Group	-	-	-	
	Kellogg Group - Ground Lease	3,171	3,171	3,171	100%
Red Barn (Rigging Loft)	Sawtooth	8,961	8,961	8,961	100%
		8,961	8,961	8,961	
River Point - Industrial Building	Silver Star Cabinets	96,474	96,474	96,474	100%
River Point - Industrial Building	LDB	181,209	181,209	154,027	85%
		277,682	277,682	\$ 250,501	
Tichenor Building - Suite 40	Skamania Acupuncture	18,254	18,254	\$ 18,254	100%
Tichenor Building - Suite 45	Skunk Bros	25,275	25,275	18,956	75%
Tichenor Building - Suite 50	Sawtooth	21,029	21,029	21,029	100%
Tichenor Building - Suite 60	People for People - Suite 60	8,203	8,203	8,203	100%
Tichenor Building - Suite 70	People for People - Suite 70	5,175	5,175	5,175	100%
Tichenor Building - Suite 60c	CRG	3,234	3,234	3,234	100%
Tichenor Building - Suite 65	Phloem Studio	22,848	22,848	22,848	100%
Tichenor Building - Suite 70D	Phloem Studio	1,404	1,404	1,404	100%
Tichenor Building - Suite 70E	Phloem Studio	1,617	1,617	1,617	100%
Tichenor Building - Suite 70	Multiple	13,479	13,479	6,739	50%
Tichenor Building - Suite 85	Backwoods	24,713	24,713	24,713	100%
Tichenor Building - Suite 90	Multiple	7,178	7,178	3,589	50%
Tichenor Building - Suite 90D	Walkingman	3,978	3,978	3,978	100%
Tichenor Building - Suite 105	Backwoods	24,713	24,713	24,713	100%
Tichenor Building - Suite 110	Sk Co DVSA	23,465	23,465	23,465	100%
Fiber Lease		2,160	2,160		
		206,726	206,726	\$ 187,919	
Stevenson Property Totals		511,019	511,019	465,030.98	
<u>NB Properties</u>					
Beacon Rock Golf Course	BRGC	37,402	37,402	\$ 28,051	75%
		37,402	37,402	\$ 28,051	
Discovery Building 1	High One	152,208	152,208	76,104	50%
		152,208	152,208	76,104	
Skye Building	Knuckle Busters	16,416	16,416	16,416	100%
Skye Ground Lease		-	-	-	100%
Evergreen Building	Silver Star Cabinets	46,989	46,989	46,989	100%
Cascades Business Park - Ground	Tower Co	24,720	24,720	24,720	100%
Discovery II - Suites A&B	Four Peaks	10,609	10,609	10,609	100%
Discovery II - Multiple Tenants	Awl or Nothing, A Touch of Lemon	18,923	18,923	14,193	75%
Discovery II - Suites C, D, E & F	Slingshot	87,464	87,464	87,464	100%
		116,996	116,996	\$ 112,265	
NB Property Totals		394,731	394,731	\$ 304,546	
Lease Revenues		905,750	905,750	\$ 769,577	

<u>Other Property Revenues</u>	<u>2023</u>	
Expense Reimbursement (~45% of utility and insurance expenses)	\$ 100,000	\$ 90,000
Leasehold Taxes (12.84% of Lease Revenue)	112,847	\$ 98,814
Total Property Revenues		\$ 958,391

Port of Skamania County
Operating Expenses - Property Expenses
Year: 2023

Maintenance	2023 Budget	2022 Budget	2021	Actual
Outside Services	\$ 500	\$ 500	\$ -	
Beacon Rock Golf Course	1,000	1,000		5,184
Discovery I	2,000	2,000		-
Discovery II	5,000	2,500		4,975
Evergreen Bldg	5,000	5,000		1,810
Port Office	3,000	1,000		5,142
Old Saloon Bldg	1,000	1,000		-
Red Barn	1,500	1,500		8,651
Skye Bldg	5,000	5,000		3,743
Stev Ind Bldg	6,500	6,500		4,988
Tichenor Bldg	15,000	15,000		8,532
Park Grounds and Shoreline	15,000	18,000		13,467
Beverly Park	200	200		-
Shop	3,500	2,500		2,936
Vacant Lands	200	200		54
Wind River Bus Park Water System	8,000	7,800		11,446
Cascades Bus Park	1,000	1,000		41
Boat Launch	1,000	1,000		63
Tools	2,500	1,000		2,315
Janitorial Supplies	4,000	4,000		3,053
Fuel	6,000	4,000		5,591
Vehicles	2,600	1,000		2,464
Uniforms	1,000	1,000		991
Machinery & Equipment	3,500	1,300		2,788
Equipment Rentals	1,000	1,000		967
	\$ 95,000	\$ 85,000	\$ 89,201	
	2023	2022	2021	Actual
Other Property Expenses	Budget	Budget	2021	Actual
Utilities	\$ 100,000	\$ 110,000	\$ 76,924	
Property Insurance	116,634	101,368	92,153	
Leases (USACE & BNSF)	2,000	2,000	1,200	
Marine Terminal	46,750	52,750	23,599	
Leasehold Taxes	96,982	92,206	108,778	
Total Maintenance Expenses	\$ 457,366	\$ 443,324	\$ 391,855	

Maintenance expenses increase by \$10,000 for new maintenance expenses in Parks and Grounds Utilities are expected increase.

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

Leases include US Army Corps easement in North Bonneville and BNSF property at BRGC

Marine Terminal expenses are expected to increase due to increased docking and utility costs

Leasehold taxes are based on 12.84% of collected rent.

Port of Skamania County
Operating Expenses - General Administrative
Year: 2023

	2023 Budget	2022 Budget	2021 Actual	2020 Actual	
Auditing	\$ 14,000	\$ 6,000	\$ 10,593	\$ 5,325	1
Professional Services*	94,237	93,823	83,460	80,914	2
Legal Fees	25,000	25,000	17,878	19,800	
Legal Fees-WRBP	500	1,500	288	1,710	
Office Supplies	5,400	5,400	3,976	3,371	
Equipment Rentals	1,000	1,000	1,586	2,129	
Promotional Hosting			146		
Admin Travel	10,000	12,000	114	100	
Professional Development*	5,000	5,000	1,249	768	
Legal Advertising	1,200	1,200	435	172	
Marketing Advertising	10,000	10,000	304	198	
Membership/Dues*	15,000	15,000	12,459	13,548	
Administrative	2,000	2,000	3,622	4,441	
IT Expense	9,000	2,500	8,840	-	3
Marketing & Economic Dev.	100	100	50	-	
Publications*	50	50	-	-	
Postage	500	500	231	227	
Safety Program	1,400	1,400	342	462	
State Use Tax	10,000	10,000	(234)	7,374	
Paid Family Medical Leave	1,200				
Miscellaneous	100	100		50	
Telecommunications	3,000	5,000	2,878	3,288	
Subtotal	<u>\$ 208,687</u>	<u>\$ 197,573</u>	<u>\$ 148,216</u>	<u>\$ 143,874</u>	
Office equipment Purchases	<u>\$ 4,000</u>	<u>\$ 4,000</u>	<u>\$ 526</u>	<u>\$ 3,917</u>	
Total	<u><u>\$ 212,687</u></u>	<u><u>\$ 201,573</u></u>	<u><u>\$ 148,742</u></u>	<u><u>\$ 147,791</u></u>	

*See detail on following sheets

- 1 2019, 2021, and 2023 Auditing included cost for the State Auditor
- 2 5% increase in salary reimbursement. EDC paying for RAV4 and eFile cabinet.
- 3 Added eFile cabinet to 2023

Port of Skamania County
Operating Expenses - General Administrative - Other
Year: 2023

COVID

		<u>2023</u> <u>Budget</u>	<u>2022</u> <u>Budget</u>	<u>2021</u> <u>Actual</u>
<u>Professional Development - Admin</u>				
	<u>Date</u>			
WPPA - Spring Meeting	May 2023	\$ 1,500	\$ 1,040	\$ 235
WPPA - Finance Seminar	July 2023	445	350	
WPPA - Directors Seminar	July 2023	445	350	85
WFOA - Annual Meeting	August 2023	700	700	
MCEDD - Economic Symposium	September 2023	25	25	
WPPA - Small Ports	October 2023	700	700	
WPPA - Environmental Seminar	November 2023	445	350	
WFOA Finance Seminar	June 2023	575	350	325
PNWA Conference	May 2023	420		
Contingency		2,185	2,185	604
		<u>\$ 7,440</u>	<u>\$ 6,050</u>	<u>\$ 1,249</u>

	<u>Renewal</u> <u>Date</u>			
<u>Membership Dues</u>				
Washington Finance Officers Association	January 2023	\$ 75	\$ 75	\$ 75
WPPA	January 2023	1,790	1,530	1,391
Regional Transportation Council	January 2023	800	800	800
Skamania Chamber	March 2023	195	175	
Washington Public Records Officers		25		
Mid Columbia Economic Council	July 2023	2,577	2,577	2,835
Economic Development Council	July 2023	6,680	6,680	6,680
Gorge Technology Alliance (GTA)	October 2023	150	150	150
Amazon Prime	January 2023	150	150	128
Skamania Pioneer Monthly Ad	Annual Amt	350	300	304
Network Solutions (Domain Name Registration .com)	January 2023	85	64	82
Network Solutions (Domain Name Registration .org)	October 2023	85	64	82
Network Solutions (Domain Name Registration .net)	June 2023	85	70	82
WEDA	June 2023	400	400	400
MRSC	December 2023	400	400	135
Jhammock - Web Hosting	September 2023	192	192	192
PNWA	December 2023	\$ 2,000	\$ 2,000	-
		<u>\$ 16,039</u>	<u>\$ 15,627</u>	<u>\$ 13,335</u>

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

	<u>Renewal</u> <u>Date</u>	<u>Amount</u>	<u>Amount</u>
<u>Publications</u>			
Skamania Pioneer	September 2022	\$ 25	\$ 25
		<u>\$ 25</u>	<u>\$ 25</u>