

PORT OF SKAMANIA COUNTY

September 2024 FINANCIAL REPORTS

Cindy Bradley
Finance Manager
October 15, 2024

Summary:

In September, the Port show a positive cash flow of \$24,044.19. The Capital projects are still in the planning and design stages, so the anticipated expenses have not yet been incurred.

Our year-to-date operating income continues to be steady with \$962,582.71 in operating income which surpasses operating expenses of \$847,250.08, resulting in a positive operating performance of \$115,332.63 which is better than budgeted.

Cascades Business Park Grants:

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

We are working to secure the following grants:

EPA Grant - \$959,752 – This is a federal appropriation for infrastructure construction at Cascades Business Park. The direct appropriation is coming through EPA and we’re working through their process (currently waiting for some initial paperwork to be approved).

Department of Ecology Clean up Grant - \$110,000 Approximately. This grant is to clean up a small area of contamination at Cascades Business Park, that is intended to remove any restrictions from the property.

Notable income September

\$ 2,337.62	◇	Property tax received
		◇ The 2024 budgeted property tax revenue in \$364,851. Year to date is \$225,923.25 which is 61.9%
\$ 12,195.82	◇	LGIP interest income
\$ 4,849.33	◇	Private Timber Harvest Tax Rev
\$ 139.92	◇	DNR Interest
\$ 392.54	◇	Leasehold Tax from State

Notable expenses September

\$ 2,610.70	◇	Pump repair
\$ 1,356.14	◇	Holiday lighting
\$ 877.17	◇	Tires
\$ 1,542.50	◇	F-250 repairs
\$ 3,533.00	◇	MCEDD annual dues

Delinquent Account Aging as of 10/08/2024:

Current	30 days	31-90 days	91-180 days	Over 180 days	Total
---------	---------	------------	-------------	---------------	-------

ALL TENANTS ARE CURRENT!!

Skamania Acupuncture continues to pay their remaining balance.

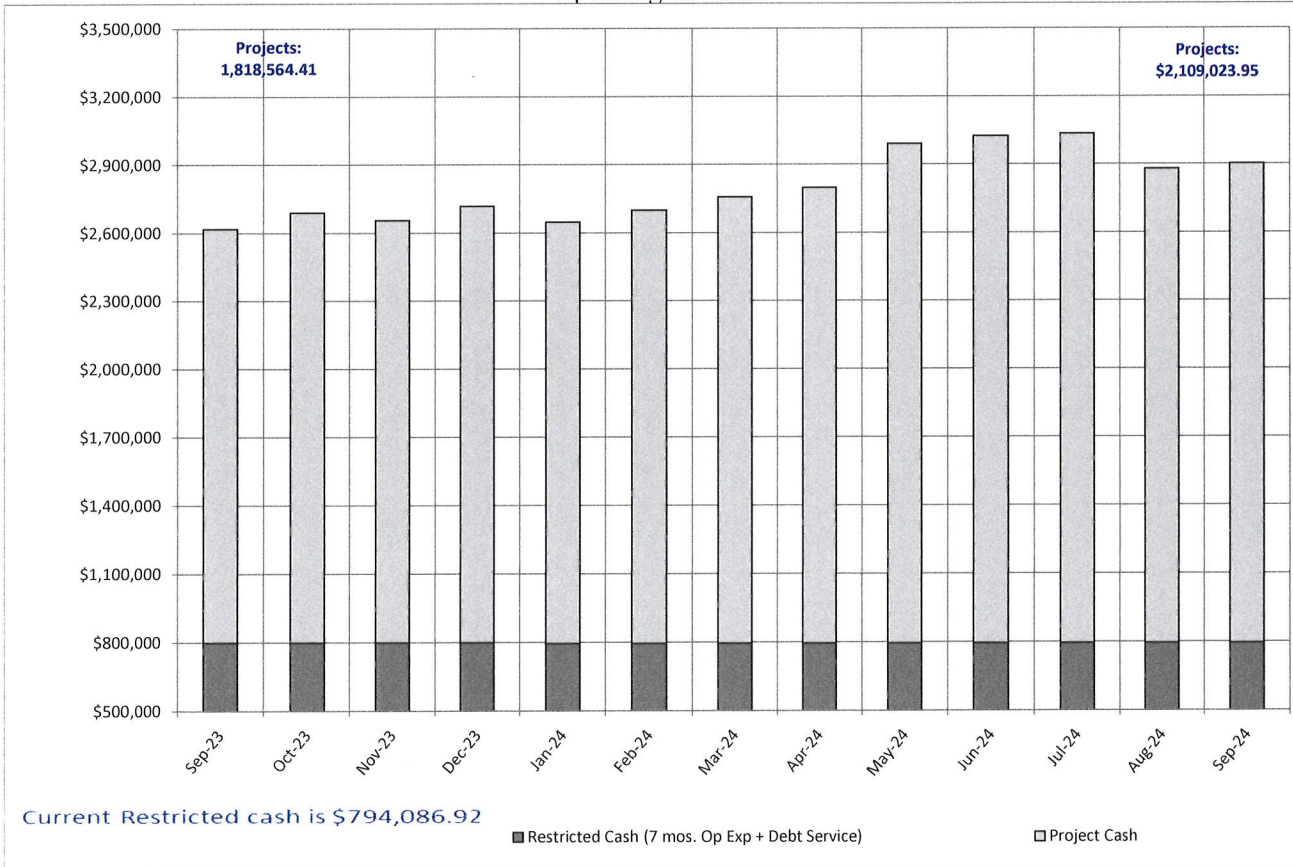
Port of Skamania County

Statement of Assets & Liabilities

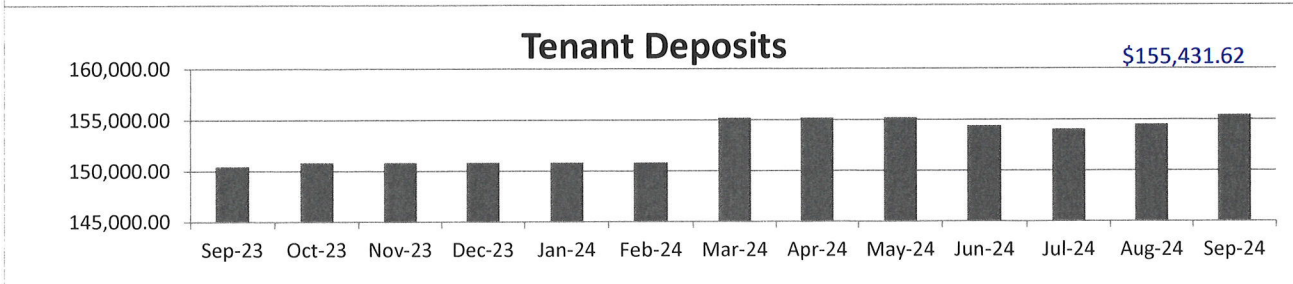
As of: September 30, 2024

Assets		
Current Assets		
General Checking - Umpqua Bank	182,878.38	
Money Market - Umpqua Bank	28,223.09	
LGIP Investment	2,692,009.40	
TOTAL Operating Revenue		2,903,110.87
Tenant Deposits-Money Market	155,431.62	
TOTAL Tenant Deposits		155,431.62
TOTAL Assets		3,058,542.49
Liabilities		
Current Liabilities		
WA CARES PAYABLE	491.92	
TOTAL Current Liabilities		173.38
TOTAL Liabilities		173.38
Fund Balance		
Net Assets	2,869,482.51	
Excess of Revenue over Expenditures	188,568.06	
TOTAL Fund Balance		3,058,050.57
TOTAL Liabilities & Fund Balance		3,058,050.57

Operating Revenue



Tenant Deposits



STATEMENT OF REVENUES AND EXPENSES

2024 MONTH END REPORTS

PAGES 2

Month end Actual vs. Budget Month end Summary

PAGE 3

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

PAGES 4 - 9

*September
– Detailed Statement of Revenue & Expenditures*

PAGES 10-14

Month end Actual vs. Budget Fiscal year end Detail

Port of Skamania County
Statement of Revenue & Expenditures
Year-to-Date Variance, September 2024 - current month, Consolidated by account

	<i>9 Month Ended September 30, 2024</i>	<i>9 Month Ended September 30, 2024 Budget</i>	<i>Variance Fav/<Unf></i>
Revenue			
MARINE TERMINAL REVENUES	23,786.16	43,000.00	(19,213.84)
CAPITAL CONTRIBUTIONS (Grants)	81,480.93	888,500.00	(807,019.07)
PROPERTY REVENUES	845,491.11	641,535.44	203,955.67
OTHER MISC RENTAL/LEASE REV	93,305.44	73,161.97	20,143.47
NONREVENUE (Loans,other)	7,674.52	0.00	7,674.52
NON-OPERATING REVENUES	358,448.18	263,265.31	95,182.87
TOTAL Revenue	1,410,186.34	1,909,462.72	(499,276.38)
Expenditures			
MARINE TERMINAL EXPENSES	8,287.97	12,625.00	4,337.03
PROPERTY EXPENSES	601,581.90	612,704.49	11,122.59
NONEXPENSE (Loans,Proj,other)	360,008.21	1,148,322.00	788,313.79
GENERAL & ADMIN EXPENSES	218,655.03	267,298.01	48,642.98
COMMISSIONERS EXPENSES	18,725.18	24,572.97	5,847.79
NON-OPERATING EXPENSES	14,359.99	5,629.00	(8,730.99)
TOTAL Expenditures	1,221,618.28	2,071,151.47	849,533.19
Excess of Revenue over Expenditures	188,568.06	(161,688.75)	350,256.81

Port of Skamania County
September Monthly Statement of Revenue & Expenditures

	2024	2023	2022	2021	2020
Revenue					
MARINE TERMINAL REVENUES	0.00	20,045.06	59,155.88	3,052.12	0.00
CAPITAL CONTRIBUTIONS (Grants)	0.00	0.00	0.00	0.00	36,050.06
PROPERTY REVENUES	72,884.13	93,501.01	73,461.39	59,781.77	64,260.03
OTHER MISC RENTAL/LEASE REV	7,852.11	23,681.17	8,113.60	9,328.07	7,065.99
NONREVENUE (Loans,other)	922.30	0.00	0.00	300.00	0.00
NON-OPERATING REVENUES	20,011.10	13,379.96	2,844.24	42,232.53	26,476.35
TOTAL Revenue	101,669.64	150,607.20	143,575.11	114,694.49	133,852.43
Expenditures					
MARINE TERMINAL EXPENSES	1,042.64	3,394.88	2,863.80	5,489.50	1,087.66
PROPERTY EXPENSES	47,301.80	72,858.56	38,004.77	37,504.72	51,322.06
NONEXPENSE (Loans,Proj,other)	91.96	11,379.79	15,398.83	19,300.11	30,078.77
GENERAL & ADMIN EXPENSES	27,117.81	22,040.12	23,526.48	20,309.86	24,675.66
COMMISSIONERS EXPENSES	2,071.24	1,741.41	1,745.85	2,010.81	1,869.24
NON-OPERATING EXPENSES	0.00	437.61	518.60	456.04	458.10
TOTAL Expenditures	77,625.45	111,852.37	82,058.33	85,071.04	109,491.49
Excess of Revenue over Expenditures	24,044.19	38,754.83	61,516.78	29,623.45	24,360.94

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

	2024	2023	2022	2021	2020
Revenue					
MARINE TERMINAL REVENUES	23,786.16	60,505.98	124,450.73	3,052.12	5,782.31
CAPITAL CONTRIBUTIONS (Grants)	81,480.93	55,462.25	191,233.19	95,300.00	449,078.92
PROPERTY REVENUES	845,491.11	853,162.80	713,552.97	674,854.97	646,366.21
OTHER MISC RENTAL/LEASE REV	93,305.44	183,337.10	87,139.10	89,667.38	111,765.15
NONREVENUE (Loans,other)	7,674.52	500.00	6,500.30	5,836.00	3,730.00
NON-OPERATING REVENUES	358,448.18	317,394.77	263,881.94	534,299.47	224,441.69
TOTAL Revenue	1,410,186.34	1,470,362.90	1,386,758.23	1,403,009.94	1,441,164.28
Expenditures					
MARINE TERMINAL EXPENSES	8,287.97	18,617.68	26,488.53	13,079.56	4,906.03
PROPERTY EXPENSES	601,581.90	638,236.50	482,528.15	463,731.58	450,976.75
NONEXPENSE (Loans,Proj,other)	360,008.21	359,270.45	363,820.52	277,835.43	371,584.86
GENERAL & ADMIN EXPENSES	218,655.03	213,695.25	240,386.44	203,827.44	200,638.18
COMMISSIONERS EXPENSES	18,725.18	16,223.87	16,677.23	17,684.00	18,305.79
NON-OPERATING EXPENSES	14,359.99	10,742.37	11,606.91	15,022.70	17,421.48
TOTAL Expenditures	1,221,618.28	1,256,786.12	1,141,507.78	991,180.71	1,063,833.09
Excess of Revenue over Expenditures	188,568.06	213,576.78	245,250.45	411,829.23	377,331.19

Port of Skamania County
Statement of Revenue & Expenditures
Month- and Year-to-Date, September 2024 - current month

	<i>1 Month Ended</i> <i>September 30, 2024</i>		<i>9 Months Ended</i> <i>September 30, 2024</i>	
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	0.00	0.0 %	16,198.65	1.1 %
Other Docking Fees - 10% Admin	0.00	0.0 %	457.79	0.0 %
Dock Services Labor Reimb	0.00	0.0 %	2,552.00	0.2 %
Utility Reimbursement-Water	0.00	0.0 %	2,036.27	0.1 %
Utility Reimbursement-Refuse	0.00	0.0 %	2,541.45	0.2 %
TOTAL STEVENSON LANDING REVENUES	0.00	0.0 %	23,786.16	1.7 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	0.00	0.0 %	81,480.93	5.8 %
TOTAL PROJECT GRANT REVENUES	0.00	0.0 %	81,480.93	5.8 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	1,077.42	1.1 %	8,658.49	0.6 %
Rigging Loft-Elect Reimb	87.98	0.1 %	1,491.35	0.1 %
Tichenor Bldg-Sewer Reimb	2,661.68	2.6 %	20,163.31	1.4 %
Tichenor Bldg-Nat Gas Reimb	172.73	0.2 %	5,482.85	0.4 %
Beacon Rock-Prop Ins Reimb	129.17	0.1 %	2,021.72	0.1 %
Discovery 1-Prop Ins Reimb	853.58	0.8 %	7,228.22	0.5 %
Teitzel-Prop Ins Reimb	947.77	0.9 %	7,141.51	0.5 %
Evergreen Bldg-Prop Ins Reimb	404.42	0.4 %	3,425.06	0.2 %
Old Saloon-Prop Ins Reimb	0.00	0.0 %	764.00	0.1 %
Rigging Loft-Prop Ins Reimb	59.81	0.1 %	506.53	0.0 %
Skye Bldg-Prop Ins Reimb	102.25	0.1 %	1,057.25	0.1 %
Riverpoint Bldg-Prop Ins Reimb	677.53	0.7 %	14,353.61	1.0 %
Tichenor Bldg-Prop Ins Reimb	967.70	1.0 %	9,407.68	0.7 %
TOTAL PROPERTY LEASE USER CHARGES	8,142.04	8.0 %	81,701.58	5.8 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	1,763.45	1.7 %	28,215.20	2.0 %
Discovery I Building	14,185.05	14.0 %	128,445.31	9.1 %
Teitzel Building (Discovery 2)	8,925.22	8.8 %	98,952.91	7.0 %
Evergreen Building	4,406.15	4.3 %	39,655.35	2.8 %
212 SW Cascade Ave	100.00	0.1 %	900.00	0.1 %
Old Saloon Building	0.00	0.0 %	12,340.22	0.9 %
Rigging Loft (Red Barn)	840.27	0.8 %	7,562.43	0.5 %
Skye Bldg	1,593.19	1.6 %	15,068.51	1.1 %
Riverpoint Bldg (Stev Ind)	9,046.30	8.9 %	217,355.37	15.4 %
Cascades Business Park - Ground lease	2,185.45	2.1 %	19,414.45	1.4 %
Park Rentals	1,200.00	1.2 %	4,281.50	0.3 %
Wind River Business Park	0.00	0.0 %	14,161.18	1.0 %
TOTAL PROP LEASE REVENUE	44,245.08	43.5 %	586,352.43	41.6 %

*1 Month Ended
September 30, 2024*

*9 Months Ended
September 30, 2024*

TICHENOR LEASE REVENUE				
Tichenor Suite #40	3,056.56	3.0 %	15,535.56	1.1 %
Tichenor Suite #45	2,369.99	2.3 %	23,016.93	1.6 %
Fiber Lease Revenue	180.00	0.2 %	1,800.00	0.1 %
Tichenor Suite #50	1,795.30	1.8 %	18,125.84	1.3 %
Tichenor Suite #60	769.22	0.8 %	10,562.46	0.7 %
Tichenor Suite #65	2,126.68	2.1 %	19,282.05	1.4 %
Tichenor Suite #70	2,024.68	2.0 %	18,292.20	1.3 %
Tichenor Suite #85	2,317.31	2.3 %	20,855.79	1.5 %
Tichenor Suite #90	1,339.62	1.3 %	9,307.43	0.7 %
Tichenor Suite #105	2,317.31	2.3 %	20,855.79	1.5 %
Tichenor Suite #110	2,200.34	2.2 %	19,803.05	1.4 %
TOTAL TICHENOR LEASE REVENUE	20,497.01	20.2 %	177,437.10	12.6 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	7,852.11	7.7 %	92,952.69	6.6 %
Misc Operating Revenue	0.00	0.0 %	352.75	0.0 %
TOTAL OTHER MISC LEASE REV	7,852.11	7.7 %	93,305.44	6.6 %
OTHER NONREVENUE				
Tenant Security Deposits	922.30	0.9 %	7,674.52	0.5 %
TOTAL OTHER NONREVENUE	922.30	0.9 %	7,674.52	0.5 %
NON-OPERATING REVENUES				
Investment Interest-MMA	12,196.05	12.0 %	107,293.82	7.6 %
Property Tax Revenues	2,337.62	2.3 %	225,923.25	16.0 %
PILT Fish & Wildlife Tax Rev	0.00	0.0 %	460.42	0.0 %
DNR PILT NAP/NRCA Rev	139.92	0.1 %	6,014.11	0.4 %
Private Timber Harvest Tax Rev	4,849.33	4.8 %	14,266.31	1.0 %
Leasehold Tax from State	392.54	0.4 %	2,471.06	0.2 %
Other Non-Operating Revenues	95.64	0.1 %	2,019.21	0.1 %
TOTAL NON-OPERATING REVENUES	20,011.10	19.7 %	358,448.18	25.4 %
TOTAL Revenue	101,669.64	100.0 %	1,410,186.34	100.0 %

*1 Month Ended
September 30, 2024*

*9 Months Ended
September 30, 2024*

Expenditures

STEV LANDING EXPENSES

Stev Landing-Supplies	0.00	0.0 %	18.93	0.0 %
Stev Landing-Util-Electricity	153.65	0.2 %	1,404.59	0.1 %
Stev Landing-Util-Water Exp	888.99	0.9 %	4,222.20	0.3 %
Stev Landing-Util-Garbage Exp	0.00	0.0 %	2,642.25	0.2 %
TOTAL STEV LANDING EXPENSES	1,042.64	1.0 %	8,287.97	0.6 %

PROP LEASE MAINT EXPENSES

Salaries-Maint Exp	16,634.36	16.4 %	151,516.87	10.7 %
Payroll Tax-Maint Exp	1,272.52	1.3 %	11,937.84	0.8 %
Worker's Comp-Maint Exp	0.00	0.0 %	7,312.08	0.5 %
Unemployment-Maint Exp	0.00	0.0 %	317.52	0.0 %
PERS Retirement-Maint Exp	1,449.51	1.4 %	13,951.46	1.0 %
Health Ins-Maint Exp	5,288.19	5.2 %	49,533.91	3.5 %
VEBA-Maint Exp	600.00	0.6 %	5,400.00	0.4 %
BRGC Supplies-Maint Exp	109.72	0.1 %	198.46	0.0 %
Discovery I Sup-Maint Exp	0.00	0.0 %	76.00	0.0 %
Teitzel Sup-Maint Exp	171.95	0.2 %	2,874.96	0.2 %
Evergreen Bldg Sup-Maint Exp	2,458.70	2.4 %	3,414.56	0.2 %
212 Cascade Ave Sup-Maint Exp	438.05	0.4 %	2,822.38	0.2 %
Rigging Loft Sup-Maint Exp	0.00	0.0 %	51.65	0.0 %
Skye Bldg Supplies-Maint Exp	0.00	0.0 %	32.93	0.0 %
Riverpoint Bldg Sup-Maint Exp	152.60	0.2 %	5,022.95	0.4 %
Tichenor Supplies-Maint Exp	323.71	0.3 %	13,594.67	1.0 %
Park Grnds Supplies-Maint Exp	4,366.08	4.3 %	11,649.75	0.8 %
Shop Bldg Supplies-Maint Exp	275.72	0.3 %	2,348.59	0.2 %
Vacant Lands Sup-Maint Exp	0.00	0.0 %	47.00	0.0 %
WRBP Sup-Maint Exp	658.00	0.6 %	8,423.80	0.6 %
Cascades Bus Park Sup-Maint Exp	0.00	0.0 %	133.08	0.0 %
Boat Launch Supplies-Maint Exp	0.00	0.0 %	2,882.18	0.2 %
Tools-Maint Exp	0.00	0.0 %	1,369.28	0.1 %
Janitorial Supplies-Maint Exp	572.88	0.6 %	3,574.70	0.3 %
Fuel-Maint Exp	474.99	0.5 %	6,887.13	0.5 %
Automotive-Maint Exp	2,865.02	2.8 %	4,010.64	0.3 %
Machinery & Equipment-Maint Exp	0.00	0.0 %	4,252.05	0.3 %
Insurance Property-Maint Exp	0.00	0.0 %	126,035.00	8.9 %
TOTAL PROPERTY LEASE MAINT EXPENSES	38,112.00	37.5 %	439,671.44	31.2 %

*1 Month Ended
September 30, 2024*

*9 Months Ended
September 30, 2024*

PROPERTY UTILITY EXPENSES

212 Cascade Ave-Water Exp	63.28	0.1 %	395.03	0.0 %
Rigging Loft-Water Exp	39.63	0.0 %	350.38	0.0 %
Tichenor-Water Exp	1,095.29	1.1 %	8,173.50	0.6 %
Park-Water Exp	1,582.65	1.6 %	8,524.32	0.6 %
212 Cascade-Electricity Exp	196.32	0.2 %	2,067.06	0.1 %
Rigging Loft-Electricity Exp	197.79	0.2 %	3,316.39	0.2 %
Tichenor Bldg-Electricity Exp	1,099.57	1.1 %	8,928.83	0.6 %
Parks & Grounds-Electricity Exp	236.64	0.2 %	2,252.73	0.2 %
WRBP-Electricity Exp	154.91	0.2 %	1,470.65	0.1 %
212 Cascade Ave-Sewer Exp	158.86	0.2 %	1,181.91	0.1 %
Rigging Loft-Sewer Exp	128.11	0.1 %	1,123.85	0.1 %
Tichenor Bldg-Sewer Exp	2,697.05	2.7 %	18,715.81	1.3 %
Parks & Grounds-Sewer Exp	442.08	0.4 %	3,723.84	0.3 %
Parks & Grounds-Garbage Exp	368.60	0.4 %	2,043.60	0.1 %
Tichenor Bldg-Nat Gas Exp	229.02	0.2 %	4,154.47	0.3 %
TOTAL PROPERTY UTILITY EXPENSES	8,689.80	8.5 %	66,422.37	4.7 %

OTHER PROPERTY EXPENSES

Returned Tenant Deposits	500.00	0.5 %	1,636.00	0.1 %
Leasehold Taxes Expense	0.00	0.0 %	93,852.09	6.7 %
TOTAL OTHER PROPERTY EXPENSES	500.00	0.5 %	95,488.09	6.8 %

DEBT REDEMPTION-PRINCIPAL

Prin-CTED-126 Cascade Ave	0.00	0.0 %	23,235.76	1.6 %
Prin-WIB-Teitzel(Disc 2)	0.00	0.0 %	120,890.15	8.6 %
Prin-CERB-Teitzel (Disc 2)	0.00	0.0 %	67,666.66	4.8 %
TOTAL DEBT REDEMPTION-PRINCIPAL	0.00	0.0 %	211,792.57	15.0 %

GENERAL PROJECTS EXPENSES

BEACON ROCK GOLF COURSE	0.00	0.0 %	49,882.61	3.5 %
NB PARCEL Cascades Bus Park	91.96	0.1 %	86,689.94	6.1 %
Wind River Business Park - Waterline Prj	0.00	0.0 %	3,990.90	0.3 %
TOTAL GENERAL PROJECTS EXPENSES	91.96	0.1 %	140,563.45	10.0 %

EQUIPMENT PURCHASES

Office Equipment Purchases	0.00	0.0 %	652.19	0.0 %
Equipment Purchase	0.00	0.0 %	7,000.00	0.5 %
TOTAL EQUIPMENT PURCHASES	0.00	0.0 %	7,652.19	0.5 %

SALARIES & BENEFITS-ADMIN

Salaries-Administrative Exp	9,484.87	9.3 %	85,203.32	6.0 %
Payroll Tax-Administrative Exp	808.22	0.8 %	7,360.05	0.5 %
Worker's Comp-Admin Exp	0.00	0.0 %	349.12	0.0 %
Unemployment-Admin Exp	0.00	0.0 %	182.70	0.0 %
PERS Retirement-Admin Exp	860.28	0.8 %	8,005.05	0.6 %
Health Insur-Admin Exp	994.82	1.0 %	8,953.38	0.6 %
VEBA-Admin Exp	200.00	0.2 %	1,800.00	0.1 %
Paid Family Medical Leave Exp	0.00	0.0 %	1,341.79	0.1 %
TOTAL SALARIES & BENEFITS-ADMIN	12,348.19	12.1 %	113,195.41	8.0 %

*1 Month Ended
September 30, 2024*

*9 Months Ended
September 30, 2024*

OUTSIDE SERVICES-GEN & ADMIN				
Auditing-Gen & Admin	350.00	0.3 %	3,312.50	0.2 %
Professional Serv-Gen Admin	8,361.16	8.2 %	75,600.44	5.4 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	8,711.16	8.6 %	78,912.94	5.6 %
G & A EXPENSES				
Legal Fees-G&A Exp	448.00	0.4 %	1,771.00	0.1 %
Office Supplies-G&A Exp	73.87	0.1 %	1,484.95	0.1 %
Equipment-G&A Exp	128.64	0.1 %	128.64	0.0 %
Promotional Hosting-G&A Exp	400.00	0.4 %	1,600.16	0.1 %
Admin Travel-G&A Exp	12.73	0.0 %	1,237.00	0.1 %
Professional Develop-G&A Exp	265.00	0.3 %	1,945.00	0.1 %
Legal Advertising-G&A Exp	0.00	0.0 %	38.10	0.0 %
Marketing Advertising-G&A Exp	81.90	0.1 %	1,039.90	0.1 %
Membership/Dues-G&A Exp	3,533.00	3.5 %	9,151.75	0.6 %
Administrative-G&A Exp	174.98	0.2 %	2,861.15	0.2 %
Bank Fees-G&A Exp	13.30	0.0 %	649.43	0.0 %
Marketing & Eco Dev-G&A Exp	0.00	0.0 %	150.00	0.0 %
Publications-G&A Exp	30.00	0.0 %	30.00	0.0 %
Postage-G&A Exp	154.00	0.2 %	286.00	0.0 %
Safety Program-G&A Exp	0.00	0.0 %	310.66	0.0 %
State Use Tax-G&A Exp	0.00	0.0 %	547.56	0.0 %
Telecommunications-G&A Exp	743.04	0.7 %	3,176.45	0.2 %
IT- G&A Exp	0.00	0.0 %	138.93	0.0 %
TOTAL G & A EXPENSES	6,058.46	6.0 %	26,546.68	1.9 %
COMMISSIONER'S EXPENSES				
Commissioners Mtg Comp	483.00	0.5 %	4,634.00	0.3 %
Commissioners Salaries	1,080.00	1.1 %	9,495.00	0.7 %
Payroll Taxes-Commissioners	36.94	0.0 %	354.48	0.0 %
Health Ins-Commissioners	471.30	0.5 %	4,241.70	0.3 %
TOTAL COMMISSIONERS EXPENSES	2,071.24	2.0 %	18,725.18	1.3 %
NON-OPERATING EXPENSES				
Interest-WIB-Teitzel (Disc 2)	0.00	0.0 %	1,864.41	0.1 %
Interest-CTED-126 Cascade Ave	0.00	0.0 %	443.53	0.0 %
Interest-CERB-Teitzel (Disc 2)	0.00	0.0 %	4,060.00	0.3 %
State Audit	0.00	0.0 %	7,992.05	0.6 %
TOTAL NON-OPERATING EXPENSES	0.00	0.0 %	14,359.99	1.0 %
TOTAL Expenditures	77,625.45	76.4 %	1,221,618.28	86.6 %
Excess of Revenue over Expenditures	24,044.19	23.6 %	188,568.06	13.4 %

Port of Skamania County
Statement of Revenue & Expenditures
Year-to-Date Variance, September 2024 - current month

	<i>9 Months Ended September 30, 2024</i>	<i>9 Months Ended September 30, 2024 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	16,198.65	26,857.00	(10,658.35)	-39.7 %
Other Docking Fees - 10% Admin	457.79	1,468.00	(1,010.21)	-68.8 %
Dock Services Labor Reimb	2,552.00	3,985.00	(1,433.00)	-36.0 %
Utility Reimbursement-Water	2,036.27	4,275.00	(2,238.73)	-52.4 %
Utility Reimbursement-Refuse	2,541.45	6,415.00	(3,873.55)	-60.4 %
TOTAL STEVENSON LANDING REVENUES	23,786.16	43,000.00	(19,213.84)	-44.7 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	81,480.93	888,500.00	(807,019.07)	-90.8 %
TOTAL PROJECT GRANT REVENUES	81,480.93	888,500.00	(807,019.07)	-90.8 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	8,658.49	10,055.00	(1,396.51)	-13.9 %
Rigging Loft-Elect Reimb	1,491.35	1,422.00	69.35	4.9 %
Tichenor Bldg-Sewer Reimb	20,163.31	19,554.00	609.31	3.1 %
Tichenor Bldg-Nat Gas Reimb	5,482.85	5,386.00	96.85	1.8 %
Beacon Rock-Prop Ins Reimb	2,021.72	2,653.00	(631.28)	-23.8 %
Discovery 1-Prop Ins Reimb	7,228.22	5,737.50	1,490.72	26.0 %
Teitzel-Prop Ins Reimb	7,141.51	6,365.97	775.54	12.2 %
Evergreen Bldg-Prop Ins Reimb	3,425.06	2,430.72	994.34	40.9 %
Old Saloon-Prop Ins Reimb	764.00	859.50	(95.50)	-11.1 %
Rigging Loft-Prop Ins Reimb	506.53	502.47	4.06	0.8 %
Skye Bldg-Prop Ins Reimb	1,057.25	763.47	293.78	38.5 %
Riverpoint Bldg-Prop Ins Reimb	14,353.61	11,539.53	2,814.08	24.4 %
Tichenor Bldg-Prop Ins Reimb	9,407.68	6,504.75	2,902.93	44.6 %
TOTAL PROPERTY LEASE USER CHARGES	81,701.58	73,773.91	7,927.67	10.7 %

	<i>9 Months Ended September 30, 2024</i>	<i>9 Months Ended September 30, 2024 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	28,215.20	26,677.00	1,538.20	5.8 %
Discovery I Building	128,445.31	57,078.00	71,367.31	125.0 %
Teitzel Building (Discovery 2)	98,952.91	84,199.50	14,753.41	17.5 %
Evergreen Building	39,655.35	35,241.75	4,413.60	12.5 %
212 SW Cascade Ave	900.00	900.00	0.00	
Old Saloon Building	12,340.22	14,241.00	(1,900.78)	-13.3 %
Rigging Loft (Red Barn)	7,562.43	6,720.75	841.68	12.5 %
Skye Bldg	15,068.51	12,312.00	2,756.51	22.4 %
Riverpoint Bldg (Stev Ind)	217,355.37	174,285.00	43,070.37	24.7 %
Cascades Business Park - Ground lease	19,414.45	18,540.00	874.45	4.7 %
Park Rentals	4,281.50	0.00	4,281.50	
Wind River Business Park	14,161.18	0.00	14,161.18	
TOTAL PROP LEASE REVENUE	586,352.43	430,195.00	156,157.43	36.3 %
TICHENOR LEASE REVENUE				
Tichenor Suite #40	15,535.56	10,267.47	5,268.09	51.3 %
Tichenor Suite #45	23,016.93	12,321.00	10,695.93	86.8 %
Fiber Lease Revenue	1,800.00	0.00	1,800.00	
Tichenor Suite #50	18,125.84	15,771.78	2,354.06	14.9 %
Tichenor Suite #60	10,562.46	8,577.72	1,984.74	23.1 %
Tichenor Suite #65	19,282.05	17,136.00	2,146.05	12.5 %
Tichenor Suite #70	18,292.20	11,202.75	7,089.45	63.3 %
Tichenor Suite #85	20,855.79	18,534.78	2,321.01	12.5 %
Tichenor Suite #90	9,307.43	7,621.47	1,685.96	22.1 %
Tichenor Suite #105	20,855.79	18,534.78	2,321.01	12.5 %
Tichenor Suite #110	19,803.05	17,598.78	2,204.27	12.5 %
TOTAL TICHENOR LEASE REVENUE	177,437.10	137,566.53	39,870.57	29.0 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	92,952.69	65,662.00	27,290.69	41.6 %
Misc Operating Revenue	352.75	7,499.97	(7,147.22)	-95.3 %
TOTAL OTHER MISC LEASE REV	93,305.44	73,161.97	20,143.47	27.5 %
OTHER NONREVENUE				
Tenant Security Deposits	7,674.52	0.00	7,674.52	
TOTAL OTHER NONREVENUE	7,674.52	0.00	7,674.52	
NON-OPERATING REVENUES				
Investment Interest-MMA	107,293.82	18,749.97	88,543.85	472.2 %
Property Tax Revenues	225,923.25	231,682.00	(5,758.75)	-2.5 %
PILT Fish & Wildlife Tax Rev	460.42	0.00	460.42	
DNR PILT NAP/NRCA Rev	6,014.11	750.00	5,264.11	701.9 %
Private Timber Harvest Tax Rev	14,266.31	11,333.34	2,932.97	25.9 %
Leasehold Tax from State	2,471.06	750.00	1,721.06	229.5 %
Other Non-Operating Revenues	2,019.21	0.00	2,019.21	
TOTAL NON-OPERATING REVENUES	358,448.18	263,265.31	95,182.87	36.2 %
TOTAL Revenue	1,410,186.34	1,909,462.72	(499,276.38)	-26.1 %

	<i>9 Months Ended September 30, 2024</i>	<i>9 Months Ended September 30, 2024 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Expenditures				
STEV LANDING EXPENSES				
Stev Landing-Supplies	18.93	0.00	(18.93)	
Stev Landing-Util-Electricity	1,404.59	1,305.00	(99.59)	-7.6 %
Stev Landing-Util-Water Exp	4,222.20	4,655.00	432.80	9.3 %
Stev Landing-Util-Garbage Exp	2,642.25	6,665.00	4,022.75	60.4 %
TOTAL STEV LANDING EXPENSES	8,287.97	12,625.00	4,337.03	34.4 %
OTHER PROPERTY LEASE OPS				
Cascade Business Park Easement Exp	0.00	800.00	800.00	100.0 %
TOTAL OTHER PROPERTY LEASE OPS	0.00	800.00	800.00	100.0 %
PROP LEASE MAINT EXPENSES				
Salaries-Maint Exp	151,516.87	149,011.47	(2,505.40)	-1.7 %
Overtime-Maint Exp	0.00	6,357.78	6,357.78	100.0 %
Payroll Tax-Maint Exp	11,937.84	11,886.03	(51.81)	-0.4 %
Worker's Comp-Maint Exp	7,312.08	8,136.00	823.92	10.1 %
Unemployment-Maint Exp	317.52	372.00	54.48	14.6 %
PERS Retirement-Maint Exp	13,951.46	15,511.50	1,560.04	10.1 %
Health Ins-Maint Exp	49,533.91	47,593.53	(1,940.38)	-4.1 %
VEBA-Maint Exp	5,400.00	5,400.00	0.00	
Outside Services-Maint Exp	0.00	375.03	375.03	100.0 %
BRGC Supplies-Maint Exp	198.46	749.97	551.51	73.5 %
Discovery I Sup-Maint Exp	76.00	1,500.03	1,424.03	94.9 %
Teitzel Sup-Maint Exp	2,874.96	10,500.03	7,625.07	72.6 %
Evergreen Bldg Sup-Maint Exp	3,414.56	10,500.03	7,085.47	67.5 %
212 Cascade Ave Sup-Maint Exp	2,822.38	3,150.00	327.62	10.4 %
Old Saloon Supplies-Maint Exp	0.00	749.97	749.97	100.0 %
Rigging Loft Sup-Maint Exp	51.65	1,125.00	1,073.35	95.4 %
Skye Bldg Supplies-Maint Exp	32.93	3,750.03	3,717.10	99.1 %
Riverpoint Bldg Sup-Maint Exp	5,022.95	4,875.03	(147.92)	-3.0 %
Tichenor Supplies-Maint Exp	13,594.67	11,250.00	(2,344.67)	-20.8 %
Park Grnds Supplies-Maint Exp	11,649.75	19,500.00	7,850.25	40.3 %
21 Cascade Supplies-Maint Exp	0.00	150.03	150.03	100.0 %
Shop Bldg Supplies-Maint Exp	2,348.59	2,625.03	276.44	10.5 %
Vacant Lands Sup-Maint Exp	47.00	150.03	103.03	68.7 %
WRBP Sup-Maint Exp	8,423.80	6,000.03	(2,423.77)	-40.4 %
Cascades Bus Park Sup-Maint Exp	133.08	749.97	616.89	82.3 %
Boat Launch Supplies-Maint Exp	2,882.18	749.97	(2,132.21)	-284.3 %
Tools-Maint Exp	1,369.28	3,375.00	2,005.72	59.4 %
Janitorial Supplies-Maint Exp	3,574.70	2,999.97	(574.73)	-19.2 %
Fuel-Maint Exp	6,887.13	6,750.00	(137.13)	-2.0 %
Automotive-Maint Exp	4,010.64	1,950.03	(2,060.61)	-105.7 %
Uniforms-Maint Exp	0.00	749.97	749.97	100.0 %
Machinery & Equipment-Maint Exp	4,252.05	2,625.03	(1,627.02)	-62.0 %
Equip Rentals-Maint Exp	0.00	749.97	749.97	100.0 %
Insurance Property-Maint Exp	126,035.00	122,686.00	(3,349.00)	-2.7 %
TOTAL PROPERTY LEASE MAINT EXPENSES	439,671.44	464,604.46	24,933.02	5.4 %

	<i>9 Months Ended September 30, 2024</i>	<i>9 Months Ended September 30, 2024 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
PROPERTY UTILITY EXPENSES				
212 Cascade Ave-Water Exp	395.03	432.00	36.97	8.6 %
Rigging Loft-Water Exp	350.38	405.00	54.62	13.5 %
Tichenor-Water Exp	8,173.50	10,055.00	1,881.50	18.7 %
Park-Water Exp	8,524.32	10,773.00	2,248.68	20.9 %
212 Cascade-Electricity Exp	2,067.06	2,873.00	805.94	28.1 %
Rigging Loft-Electricity Exp	3,316.39	3,161.00	(155.39)	-4.9 %
Tichenor Bldg-Electricity Exp	8,928.83	8,618.00	(310.83)	-3.6 %
Parks & Grounds-Electricity Exp	2,252.73	2,515.00	262.27	10.4 %
WRBP-Electricity Exp	1,470.65	2,250.00	779.35	34.6 %
212 Cascade Ave-Sewer Exp	1,181.91	1,437.00	255.09	17.8 %
Rigging Loft-Sewer Exp	1,123.85	1,500.03	376.18	25.1 %
Tichenor Bldg-Sewer Exp	18,715.81	19,551.00	835.19	4.3 %
Parks & Grounds-Sewer Exp	3,723.84	3,591.00	(132.84)	-3.7 %
Parks & Grounds-Garbage Exp	2,043.60	1,795.00	(248.60)	-13.8 %
Tichenor Bldg-Nat Gas Exp	4,154.47	5,387.00	1,232.53	22.9 %
TOTAL PROPERTY UTILITY EXPENSES	66,422.37	74,343.03	7,920.66	10.7 %
OTHER PROPERTY EXPENSES				
Returned Tenant Deposits	1,636.00	0.00	(1,636.00)	
Leasehold Taxes Expense	93,852.09	72,957.00	(20,895.09)	-28.6 %
TOTAL OTHER PROPERTY EXPENSES	95,488.09	72,957.00	(22,531.09)	-30.9 %
DEBT REDEMPTION-PRINCIPAL				
Prin-CTED-126 Cascade Ave	23,235.76	11,501.00	(11,734.76)	-102.0 %
Prin-WIB-Teitzel(Disc 2)	120,890.15	9,604.00	(111,286.15)	-1158.7 %
Prin-CERB-Teitzel (Disc 2)	67,666.66	67,667.00	0.34	0.0 %
TOTAL DEBT REDEMPTION-PRINCIPAL	211,792.57	88,772.00	(123,020.57)	-138.6 %
GENERAL PROJECTS EXPENSES				
212 Cascade Ave - Capital Repair	0.00	7,500.00	7,500.00	100.0 %
Army Corps Building-Capital Repair	0.00	75,000.00	75,000.00	100.0 %
BEACON ROCK GOLF COURSE	49,882.61	45,000.00	(4,882.61)	-10.9 %
NB PARCEL Cascades Bus Park	86,689.94	901,893.00	815,203.06	90.4 %
Maintenance-Capital Repairs	0.00	14,500.00	14,500.00	100.0 %
Wind River Business Park - Waterline Prj	3,990.90	0.00	(3,990.90)	
TOTAL GENERAL PROJECTS EXPENSES	140,563.45	1,043,893.00	903,329.55	86.5 %
EQUIPMENT PURCHASES				
Office Equipment Purchases	652.19	657.00	4.81	0.7 %
Equipment Purchase	7,000.00	15,000.00	8,000.00	53.3 %
TOTAL EQUIPMENT PURCHASES	7,652.19	15,657.00	8,004.81	51.1 %

**9 Months Ended
September 30, 2024**

**9 Months Ended
September 30, 2024
Budget**

**Variance
Fav/<Unf> % Var**

SALARIES & BENEFITS-ADMIN

Salaries-Administrative Exp	85,203.32	85,364.28	160.96	0.2 %
Payroll Tax-Administrative Exp	7,360.05	6,530.22	(829.83)	-12.7 %
Worker's Comp-Admin Exp	349.12	400.50	51.38	12.8 %
Unemployment-Admin Exp	182.70	188.25	5.55	2.9 %
PERS Retirement-Admin Exp	8,005.05	8,549.28	544.23	6.4 %
Health Insur-Admin Exp	8,953.38	8,953.47	0.09	0.0 %
VEBA-Admin Exp	1,800.00	1,800.00	0.00	
Paid Family Medical Leave Exp	1,341.79	1,500.00	158.21	10.5 %
TOTAL SALARIES & BENEFITS-ADMIN	113,195.41	113,286.00	90.59	0.1 %

OUTSIDE SERVICES-GEN & ADMIN

Auditing-Gen & Admin	3,312.50	4,500.00	1,187.50	26.4 %
Professional Serv-Gen Admin	75,600.44	75,280.50	(319.94)	-0.4 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	78,912.94	79,780.50	867.56	1.1 %

G & A EXPENSES

Legal Fees-G&A Exp	1,771.00	11,250.00	9,479.00	84.3 %
Office Supplies-G&A Exp	1,484.95	4,050.00	2,565.05	63.3 %
Equipment-G&A Exp	128.64	749.97	621.33	82.8 %
Promotional Hosting-G&A Exp	1,600.16	3,000.00	1,399.84	46.7 %
Admin Travel-G&A Exp	1,237.00	8,000.00	6,763.00	84.5 %
Professional Develop-G&A Exp	1,945.00	3,515.00	1,570.00	44.7 %
Legal Advertising-G&A Exp	38.10	900.00	861.90	95.8 %
Marketing Advertising-G&A Exp	1,039.90	5,499.99	4,460.09	81.1 %
Membership/Dues-G&A Exp	9,151.75	20,500.00	11,348.25	55.4 %
Administrative-G&A Exp	2,861.15	3,016.64	155.49	5.2 %
Bank Fees-G&A Exp	649.43	749.97	100.54	13.4 %
Marketing & Eco Dev-G&A Exp	150.00	74.97	(75.03)	-100.1 %
Publications-G&A Exp	30.00	50.00	20.00	40.0 %
Postage-G&A Exp	286.00	375.00	89.00	23.7 %
Safety Program-G&A Exp	310.66	1,025.00	714.34	69.7 %
State Use Tax-G&A Exp	547.56	3,750.00	3,202.44	85.4 %
Miscellaneous-G&A Exp	0.00	74.97	74.97	100.0 %
Telecommunications-G&A Exp	3,176.45	4,500.00	1,323.55	29.4 %
IT- G&A Exp	138.93	3,150.00	3,011.07	95.6 %
TOTAL G & A EXPENSES	26,546.68	74,231.51	47,684.83	64.2 %

COMMISSIONER'S EXPENSES

Commissioners Mtg Comp	4,634.00	9,166.50	4,532.50	49.4 %
Commissioners Salaries	9,495.00	9,720.00	225.00	2.3 %
Payroll Taxes-Commissioners	354.48	1,444.50	1,090.02	75.5 %
Health Ins-Commissioners	4,241.70	4,241.97	0.27	0.0 %
TOTAL COMMISSIONERS EXPENSES	18,725.18	24,572.97	5,847.79	23.8 %

NON-OPERATING EXPENSES

Interest-WIB-Teitzel (Disc 2)	1,864.41	1,161.00	(703.41)	-60.6 %
Interest-CTED-126 Cascade Ave	443.53	408.00	(35.53)	-8.7 %
Interest-CERB-Teitzel (Disc 2)	4,060.00	4,060.00	0.00	
State Audit	7,992.05	0.00	(7,992.05)	
TOTAL NON-OPERATING EXPENSES	14,359.99	5,629.00	(8,730.99)	-155.1 %

TOTAL Expenditures	1,221,618.28	2,071,151.47	849,533.19	41.0 %
---------------------------	---------------------	---------------------	-------------------	---------------

Excess of Revenue over Expenditures	188,568.06	(161,688.75)	350,256.81	216.6 %
--	-------------------	---------------------	-------------------	----------------