

PORT OF SKAMANIA COUNTY

August 2024 FINANCIAL REPORTS

Cindy Bradley
Finance Manager
September 17, 2024

Summary:

In August, the Port had negative cash flow due to the annual insurance payment and large long term debt payoffs. The annual insurance payment amounted to \$124,780.00, reflecting a 12% increase from the previous year's rate of approximately \$111,911.61. Additionally, the Port utilized non-operating revenue to pay off two WIF loans, totaling \$124,360.35. These substantial expenditures contributed to a negative operating revenue for the month.

Our year-to-date operating income continues to be steady with \$881,846.47 in operating income which surpasses operating expenses of \$769,716.59, resulting in a positive operating performance of \$112,129.88 which is better than budgeted.

Cascades Business Park Grants:

Department of Commerce Grant - \$970,000

We are working to secure the following grants:

EPA Grant - \$959,752

Department of Ecology Clean up Grant - \$110,000 Approximately

Notable income August

- \$ 3,110.65 ◇ Property tax received
 - ◇ The 2024 budgeted property tax revenue in \$364,851.
 - Year to date is \$223,585.63 which is 61.3%
- \$ 12,946.53 ◇ LGIP interest income
- \$ 39,896.50 ◇ Ecology - IPG - Final payment
- \$ 8,485.07 ◇ Q2 WRBP Expense reimbursement

Notable expenses August

- \$ 1,420.00 ◇ WRBP Well repair
- \$ 124,780.00 ◇ Enduris 2024-2025 Annual Insurance
- \$ 925.00 ◇ WPPA Conference registrations
- \$ 12,370.79 ◇ WIF Loan payoff - Little Brown House
- \$ 111,989.56 ◇ WIF Loan payoff - Teitzel Building

Delinquent Account Aging as of 09/12/2024:

	Current	30 days	31-90 days	91-180 days	Over 180 days	Total
Simon Lamb			\$ 329.79		\$	329.79
Skamania Acupuncture				\$ -	\$ 3,000.00	\$ 3,000.00

Skunk Bros paid their final payment in August.

Skamania Acupuncture continues to pay their remaining balance.

STATEMENT OF REVENUES AND EXPENSES

2024 MONTH END REPORTS

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Month end Actual vs. Budget Month end Summary

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

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*August
- Detailed Statement of Revenue & Expenditures*

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Month end Actual vs. Budget Fiscal year end Detail

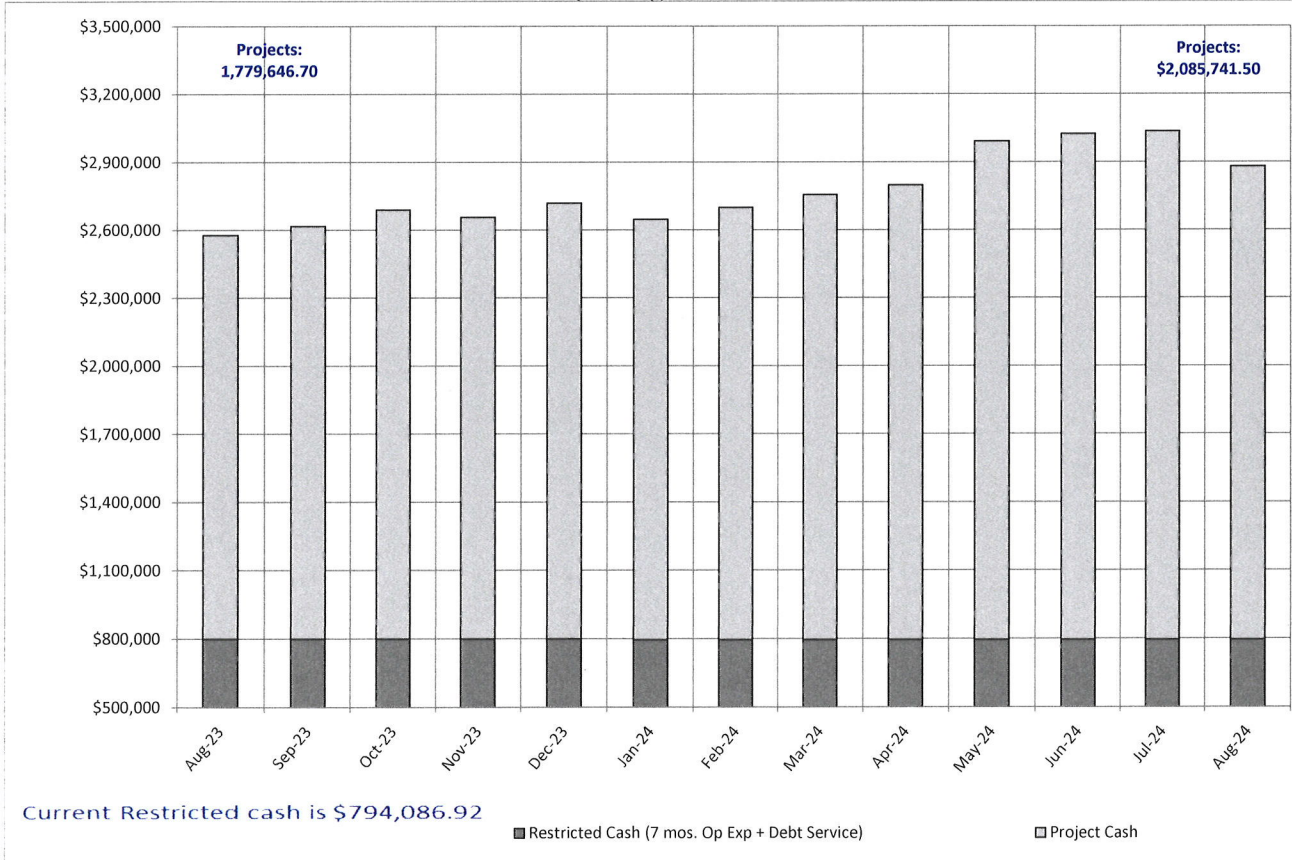
Port of Skamania County

Statement of Assets & Liabilities

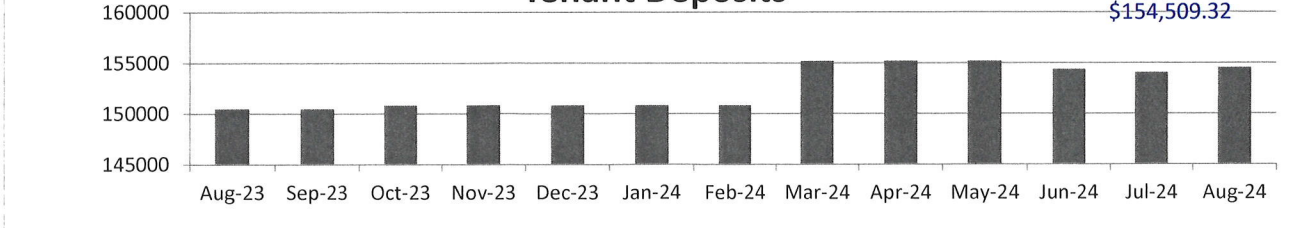
As of: August 31, 2024

Assets	
Current Assets	
General Checking - Umpqua Bank	170,856.38
Money Market - Umpqua Bank	28,222.86
LGIP Investment	2,680,749.18
TOTAL Operating Revenue	<u>2,879,828.42</u>
Tenant Deposits-Money Market	<u>154,509.32</u>
TOTAL Tenant Deposits	<u>154,509.32</u>
TOTAL Assets	<u>3,034,337.74</u>
Liabilities	
Current Liabilities	
WA CARES PAYABLE	<u>331.36</u>
TOTAL Current Liabilities	<u>173.38</u>
TOTAL Liabilities	<u>173.38</u>
Fund Balance	
Net Assets	2,869,482.51
Excess of Revenue over Expenditures	<u>164,523.87</u>
TOTAL Fund Balance	<u>3,034,006.38</u>
TOTAL Liabilities & Fund Balance	<u>3,034,337.74</u>

Operating Revenue



Tenant Deposits



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

	<i>8 Month Ended August 31, 2024</i>	<i>8 Month Ended August 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>
Revenue			
MARINE TERMINAL REVENUES	23,786.16	41,206.00	(17,419.84)
CAPITAL CONTRIBUTIONS (Grants)	81,480.93	638,500.00	(557,019.07)
PROPERTY REVENUES	772,606.98	567,766.28	204,840.70
OTHER MISC RENTAL/LEASE REV	85,453.33	64,858.64	20,594.69
NONREVENUE (Loans,other)	6,752.22	0.00	6,752.22
NON-OPERATING REVENUES	338,437.08	255,708.98	82,728.10
TOTAL Revenue	1,308,516.70	1,568,039.90	(259,523.20)
Expenditures			
MARINE TERMINAL EXPENSES	7,245.33	11,285.94	4,040.61
PROPERTY EXPENSES	554,280.10	565,573.88	11,293.78
NONEXPENSE (Loans,Proj,other)	359,916.25	1,044,614.00	684,697.75
GENERAL & ADMIN EXPENSES	191,537.22	240,136.61	48,599.39
COMMISSIONERS EXPENSES	16,653.94	21,842.64	5,188.70
NON-OPERATING EXPENSES	14,359.99	5,629.00	(8,730.99)
TOTAL Expenditures	1,143,992.83	1,889,082.07	745,089.24
Excess of Revenue over Expenditures	164,523.87	(321,042.17)	485,566.04

Port of Skamania County
August Monthly Statement of Revenue & Expenditures

	2024	2023	2022	2021	2020
Revenue					
MARINE TERMINAL REVENUES	9,580.04	0.00	0.00		0.00
CAPITAL CONTRIBUTIONS (Grants)	39,896.50	7,260.00	83,796.60	30,301.88	0.00
PROPERTY REVENUES	102,411.70	99,113.41	88,990.41	69,495.65	114,051.61
OTHER MISC RENTAL/LEASE REV	9,332.26	23,721.81	11,505.17	7,275.18	12,412.46
NONREVENUE (Loans,other)	564.55	0.00	0.00	0.00	0.00
NON-OPERATING REVENUES	16,109.75	11,596.12	6,920.05	4,325.94	3,516.22
TOTAL Revenue	177,894.80	141,691.34	191,212.23	111,398.65	129,980.29
Expenditures					
MARINE TERMINAL EXPENSES	1,050.77	5,653.49	4,795.70	2,493.07	245.68
PROPERTY EXPENSES	169,921.45	164,281.85	137,136.93	124,800.13	113,969.96
NONEXPENSE (Loans,Proj,other)	136,115.17	9,379.40	42,654.09	20,483.17	19,459.47
GENERAL & ADMIN EXPENSES	20,490.25	22,274.97	27,215.59	18,929.61	19,616.29
COMMISSIONERS EXPENSES	2,071.25	1,879.20	1,883.64	1,873.02	1,869.25
NON-OPERATING EXPENSES	3,750.13	439.35	2,224.60	475.53	459.66
TOTAL Expenditures	333,399.02	203,908.26	215,910.55	169,054.53	155,620.31
Excess of Revenue over Expenditures	(155,504.22)	(62,216.92)	(24,698.32)	(57,655.88)	(25,640.02)

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

	2024	2023	2022	2021	2020
Revenue					
MARINE TERMINAL REVENUES	23,786.16	40,460.92	65,294.85		5,782.31
CAPITAL CONTRIBUTIONS (Grants)	81,480.93	55,462.25	191,233.19	95,300.00	413,028.86
PROPERTY REVENUES	772,606.98	759,661.79	640,091.58	615,073.20	582,106.18
OTHER MISC RENTAL/LEASE REV	85,453.33	159,655.93	79,025.50	80,339.31	104,699.16
NONREVENUE (Loans,other)	6,752.22	500.00	6,500.30	5,536.00	3,730.00
NON-OPERATING REVENUES	338,437.08	304,014.81	261,037.70	492,066.94	197,965.34
TOTAL Revenue	1,308,516.70	1,319,755.70	1,243,183.12	1,288,315.45	1,307,311.85

Expenditures

MARINE TERMINAL EXPENSES	7,245.33	15,222.80	23,624.73	7,590.06	3,818.37
PROPERTY EXPENSES	554,280.10	565,377.94	444,523.38	426,226.86	399,654.69
NONEXPENSE (Loans,Proj,other)	359,916.25	347,890.66	348,421.69	258,535.32	341,506.09
GENERAL & ADMIN EXPENSES	191,537.22	191,655.13	216,859.96	183,517.58	175,962.52
COMMISSIONERS EXPENSES	16,653.94	14,482.46	14,931.38	15,673.19	16,436.55
NON-OPERATING EXPENSES	14,359.99	10,304.76	11,088.31	14,566.66	16,963.38
TOTAL Expenditures	1,143,992.83	1,144,933.75	1,059,449.45	906,109.67	954,341.60
Excess of Revenue over Expenditures	164,523.87	174,821.95	183,733.67	382,205.78	352,970.25

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

	<i>1 Month Ended</i> <i>August 31, 2024</i>		<i>8 Months Ended</i> <i>August 31, 2024</i>	
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	2,830.00	1.6 %	16,198.65	1.2 %
Other Docking Fees - 10% Admin	402.74	0.2 %	457.79	0.0 %
Dock Services Labor Reimb	2,320.00	1.3 %	2,552.00	0.2 %
Utility Reimbursement-Water	1,717.35	1.0 %	2,036.27	0.2 %
Utility Reimbursement-Refuse	2,309.95	1.3 %	2,541.45	0.2 %
TOTAL STEVENSON LANDING REVENUES	9,580.04	5.4 %	23,786.16	1.8 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	39,896.50	22.4 %	81,480.93	6.2 %
TOTAL PROJECT GRANT REVENUES	39,896.50	22.4 %	81,480.93	6.2 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	1,341.42	0.8 %	7,581.07	0.6 %
Rigging Loft-Elect Reimb	95.07	0.1 %	1,403.37	0.1 %
Tichenor Bldg-Sewer Reimb	3,360.22	1.9 %	17,501.63	1.3 %
Tichenor Bldg-Nat Gas Reimb	194.30	0.1 %	5,310.12	0.4 %
Beacon Rock-Prop Ins Reimb	0.00	0.0 %	1,892.55	0.1 %
Discovery 1-Prop Ins Reimb	796.83	0.4 %	6,374.64	0.5 %
Teitzel-Prop Ins Reimb	884.82	0.5 %	6,193.74	0.5 %
Evergreen Bldg-Prop Ins Reimb	377.58	0.2 %	3,020.64	0.2 %
Old Saloon-Prop Ins Reimb	95.50	0.1 %	764.00	0.1 %
Rigging Loft-Prop Ins Reimb	55.84	0.0 %	446.72	0.0 %
Skye Bldg-Prop Ins Reimb	95.50	0.1 %	955.00	0.1 %
Riverpoint Bldg-Prop Ins Reimb	1,709.51	1.0 %	13,676.08	1.0 %
Tichenor Bldg-Prop Ins Reimb	903.47	0.5 %	8,439.98	0.6 %
TOTAL PROPERTY LEASE USER CHARGES	9,910.06	5.6 %	73,559.54	5.6 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	0.00	0.0 %	26,451.75	2.0 %
Discovery I Building	14,272.58	8.0 %	114,260.26	8.7 %
Teitzel Building (Discovery 2)	11,286.67	6.3 %	90,027.69	6.9 %
Evergreen Building	4,406.15	2.5 %	35,249.20	2.7 %
212 SW Cascade Ave	100.00	0.1 %	800.00	0.1 %
Old Saloon Building	2,457.58	1.4 %	12,340.22	0.9 %
Rigging Loft (Red Barn)	840.27	0.5 %	6,722.16	0.5 %
Skye Bldg	1,418.75	0.8 %	13,475.32	1.0 %
Riverpoint Bldg (Stev Ind)	26,041.74	14.6 %	208,309.07	15.9 %
Cascades Business Park - Ground lease	2,185.45	1.2 %	17,229.00	1.3 %
Park Rentals	1,201.00	0.7 %	3,081.50	0.2 %
Wind River Business Park	8,485.07	4.8 %	14,161.18	1.1 %
TOTAL PROP LEASE REVENUE	72,695.26	40.9 %	542,107.35	41.4 %

***1 Month Ended
August 31, 2024***

***8 Months Ended
August 31, 2024***

TICHENOR LEASE REVENUE

Tichenor Suite #40	1,934.97	1.1 %	12,479.00	1.0 %
Tichenor Suite #45	2,928.57	1.6 %	20,646.94	1.6 %
Fiber Lease Revenue	210.59	0.1 %	1,620.00	0.1 %
Tichenor Suite #50	2,109.97	1.2 %	16,330.54	1.2 %
Tichenor Suite #60	769.22	0.4 %	9,793.24	0.7 %
Tichenor Suite #65	2,158.22	1.2 %	17,155.37	1.3 %
Tichenor Suite #70	2,213.87	1.2 %	16,267.52	1.2 %
Tichenor Suite #85	2,317.31	1.3 %	18,538.48	1.4 %
Tichenor Suite #90	646.01	0.4 %	7,967.81	0.6 %
Tichenor Suite #105	2,317.31	1.3 %	18,538.48	1.4 %
Tichenor Suite #110	2,200.34	1.2 %	17,602.71	1.3 %
TOTAL TICHENOR LEASE REVENUE	19,806.38	11.1 %	156,940.09	12.0 %

OTHER MISC LEASE REVENUE

Leasehold Taxes from Tenants	10,213.26	5.7 %	85,100.58	6.5 %
Misc Operating Revenue	(881.00)	-0.5 %	352.75	0.0 %
TOTAL OTHER MISC LEASE REV	9,332.26	5.2 %	85,453.33	6.5 %

OTHER NONREVENUE

Tenant Security Deposits	564.55	0.3 %	6,752.22	0.5 %
TOTAL OTHER NONREVENUE	564.55	0.3 %	6,752.22	0.5 %

NON-OPERATING REVENUES

Investment Interest-MMA	12,946.77	7.3 %	95,097.77	7.3 %
Property Tax Revenues	3,110.65	1.7 %	223,585.63	17.1 %
PILT Fish & Wildlife Tax Rev	0.00	0.0 %	460.42	0.0 %
DNR PILT NAP/NRCA Rev	7.51	0.0 %	5,874.19	0.4 %
Private Timber Harvest Tax Rev	0.00	0.0 %	9,416.98	0.7 %
Leasehold Tax from State	0.00	0.0 %	2,078.52	0.2 %
Other Non-Operating Revenues	44.82	0.0 %	1,923.57	0.1 %
TOTAL NON-OPERATING REVENUES	16,109.75	9.1 %	338,437.08	25.9 %

TOTAL Revenue

177,894.80	100.0 %	1,308,516.70	100.0 %
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*1 Month Ended
August 31, 2024*

*8 Months Ended
August 31, 2024*

Expenditures

STEV LANDING EXPENSES

Stev Landing-Supplies	1.71	0.0 %	18.93	0.0 %
Stev Landing-Util-Electricity	152.17	0.1 %	1,250.94	0.1 %
Stev Landing-Util-Water Exp	896.89	0.5 %	3,333.21	0.3 %
Stev Landing-Util-Garbage Exp	0.00	0.0 %	2,642.25	0.2 %
TOTAL STEV LANDING EXPENSES	1,050.77	0.6 %	7,245.33	0.6 %

PROP LEASE MAINT EXPENSES

Salaries-Maint Exp	18,300.20	10.3 %	134,882.51	10.3 %
Payroll Tax-Maint Exp	1,399.97	0.8 %	10,665.32	0.8 %
Worker's Comp-Maint Exp	0.00	0.0 %	7,312.08	0.6 %
Unemployment-Maint Exp	0.00	0.0 %	317.52	0.0 %
PERS Retirement-Maint Exp	1,593.81	0.9 %	12,501.95	1.0 %
Health Ins-Maint Exp	5,288.19	3.0 %	44,245.72	3.4 %
VEBA-Maint Exp	600.00	0.3 %	4,800.00	0.4 %
BRGC Supplies-Maint Exp	0.00	0.0 %	88.74	0.0 %
Discovery I Sup-Maint Exp	0.00	0.0 %	76.00	0.0 %
Teitzel Sup-Maint Exp	171.95	0.1 %	2,703.01	0.2 %
Evergreen Bldg Sup-Maint Exp	0.00	0.0 %	955.86	0.1 %
212 Cascade Ave Sup-Maint Exp	23.55	0.0 %	2,384.33	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	1,031.58	0.6 %	4,870.35	0.4 %
Tichenor Supplies-Maint Exp	479.80	0.3 %	13,270.96	1.0 %
Park Grnds Supplies-Maint Exp	1,187.16	0.7 %	7,283.67	0.6 %
Shop Bldg Supplies-Maint Exp	165.90	0.1 %	2,072.87	0.2 %
Vacant Lands Sup-Maint Exp	0.00	0.0 %	47.00	0.0 %
WRBP Sup-Maint Exp	1,420.00	0.8 %	7,765.80	0.6 %
Cascades Bus Park Sup-Maint Exp	31.22	0.0 %	133.08	0.0 %
Boat Launch Supplies-Maint Exp	103.50	0.1 %	2,882.18	0.2 %
Tools-Maint Exp	1,055.45	0.6 %	1,369.28	0.1 %
Janitorial Supplies-Maint Exp	975.35	0.5 %	3,001.82	0.2 %
Fuel-Maint Exp	1,285.25	0.7 %	6,412.14	0.5 %
Automotive-Maint Exp	59.35	0.0 %	1,145.62	0.1 %
Machinery & Equipment-Maint Exp	0.00	0.0 %	4,252.05	0.3 %
Insurance Property-Maint Exp	124,780.00	70.1 %	126,035.00	9.6 %
TOTAL PROPERTY LEASE MAINT EXPENSES	159,952.23	89.9 %	401,559.44	30.7 %

***1 Month Ended
August 31, 2024***

***8 Months Ended
August 31, 2024***

PROPERTY UTILITY EXPENSES

212 Cascade Ave-Water Exp	60.28	0.0 %	331.75	0.0 %
Rigging Loft-Water Exp	39.63	0.0 %	310.75	0.0 %
Tichenor-Water Exp	1,359.29	0.8 %	7,078.21	0.5 %
Park-Water Exp	1,509.20	0.8 %	6,941.67	0.5 %
212 Cascade-Electricity Exp	121.09	0.1 %	1,870.74	0.1 %
Rigging Loft-Electricity Exp	211.26	0.1 %	3,118.60	0.2 %
Tichenor Bldg-Electricity Exp	1,195.57	0.7 %	7,829.26	0.6 %
Parks & Grounds-Electricity Exp	236.10	0.1 %	2,016.09	0.2 %
WRBP-Electricity Exp	155.04	0.1 %	1,315.74	0.1 %
212 Cascade Ave-Sewer Exp	154.96	0.1 %	1,023.05	0.1 %
Rigging Loft-Sewer Exp	128.11	0.1 %	995.74	0.1 %
Tichenor Bldg-Sewer Exp	3,395.59	1.9 %	16,018.76	1.2 %
Parks & Grounds-Sewer Exp	441.63	0.2 %	3,281.76	0.3 %
Parks & Grounds-Garbage Exp	440.90	0.2 %	1,675.00	0.1 %
Tichenor Bldg-Nat Gas Exp	184.57	0.1 %	3,925.45	0.3 %
TOTAL PROPERTY UTILITY EXPENSES	9,633.22	5.4 %	57,732.57	4.4 %

OTHER PROPERTY EXPENSES

Returned Tenant Deposits	336.00	0.2 %	1,136.00	0.1 %
Leasehold Taxes Expense	0.00	0.0 %	93,852.09	7.2 %
TOTAL OTHER PROPERTY EXPENSES	336.00	0.2 %	94,988.09	7.3 %

DEBT REDEMPTION-PRINCIPAL

Prin-CTED-126 Cascade Ave	12,339.69	6.9 %	23,235.76	1.8 %
Prin-WIB-Teitzel(Disc 2)	111,330.73	62.6 %	120,890.15	9.2 %
Prin-CERB-Teitzel (Disc 2)	0.00	0.0 %	67,666.66	5.2 %
TOTAL DEBT REDEMPTION-PRINCIPAL	123,670.42	69.5 %	211,792.57	16.2 %

GENERAL PROJECTS EXPENSES

BEACON ROCK GOLF COURSE	0.00	0.0 %	49,882.61	3.8 %
NB PARCEL Cascades Bus Park	12,444.75	7.0 %	86,597.98	6.6 %
Wind River Business Park - Waterline Prj	0.00	0.0 %	3,990.90	0.3 %
TOTAL GENERAL PROJECTS EXPENSES	12,444.75	7.0 %	140,471.49	10.7 %

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	0.6 %

SALARIES & BENEFITS-ADMIN

Salaries-Administrative Exp	9,484.89	5.3 %	75,718.45	5.8 %
Payroll Tax-Administrative Exp	808.21	0.5 %	6,551.83	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	856.48	0.5 %	7,144.77	0.5 %
Health Insur-Admin Exp	994.82	0.6 %	7,958.56	0.6 %
VEBA-Admin Exp	200.00	0.1 %	1,600.00	0.1 %
Paid Family Medical Leave Exp	0.00	0.0 %	1,341.79	0.1 %
TOTAL SALARIES & BENEFITS-ADMIN	12,344.40	6.9 %	100,847.22	7.7 %

***1 Month Ended
August 31, 2024***

***8 Months Ended
August 31, 2024***

OUTSIDE SERVICES-GEN & ADMIN

Auditing-Gen & Admin	(2,760.20)	-1.6 %	2,962.50	0.2 %
Professional Serv-Gen Admin	8,361.16	4.7 %	67,239.28	5.1 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	5,600.96	3.1 %	70,201.78	5.4 %

G & A EXPENSES

Legal Fees-G&A Exp	256.00	0.1 %	1,323.00	0.1 %
Office Supplies-G&A Exp	15.49	0.0 %	1,411.08	0.1 %
Promotional Hosting-G&A Exp	0.00	0.0 %	1,200.16	0.1 %
Admin Travel-G&A Exp	643.85	0.4 %	1,224.27	0.1 %
Professional Develop-G&A Exp	965.00	0.5 %	1,680.00	0.1 %
Legal Advertising-G&A Exp	0.00	0.0 %	38.10	0.0 %
Marketing Advertising-G&A Exp	27.50	0.0 %	958.00	0.1 %
Membership/Dues-G&A Exp	0.00	0.0 %	5,618.75	0.4 %
Administrative-G&A Exp	346.13	0.2 %	2,686.17	0.2 %
Bank Fees-G&A Exp	13.30	0.0 %	636.13	0.0 %
Marketing & Eco Dev-G&A Exp	50.00	0.0 %	150.00	0.0 %
Postage-G&A Exp	0.00	0.0 %	132.00	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	227.62	0.1 %	2,433.41	0.2 %
IT- G&A Exp	0.00	0.0 %	138.93	0.0 %
TOTAL G & A EXPENSES	2,544.89	1.4 %	20,488.22	1.6 %

COMMISSIONER'S EXPENSES

Commissioners Mtg Comp	483.00	0.3 %	4,151.00	0.3 %
Commissioners Salaries	1,080.00	0.6 %	8,415.00	0.6 %
Payroll Taxes-Commissioners	36.95	0.0 %	317.54	0.0 %
Health Ins-Commissioners	471.30	0.3 %	3,770.40	0.3 %
TOTAL COMMISSIONERS EXPENSES	2,071.25	1.2 %	16,653.94	1.3 %

NON-OPERATING EXPENSES

Interest-WIB-Teitzel (Disc 2)	658.83	0.4 %	1,864.41	0.1 %
Interest-CTED-126 Cascade Ave	31.10	0.0 %	443.53	0.0 %
Interest-CERB-Teitzel (Disc 2)	0.00	0.0 %	4,060.00	0.3 %
State Audit	3,060.20	1.7 %	7,992.05	0.6 %
TOTAL NON-OPERATING EXPENSES	3,750.13	2.1 %	14,359.99	1.1 %

TOTAL Expenditures

333,399.02	187.4 %	1,143,992.83	87.4 %
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Excess of Revenue over Expenditures

(155,504.22)	-87.4 %	164,523.87	12.6 %
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Port of Skamania County
Statement of Revenue & Expenditures
Year-to-Date Variance, August 2024 - current month

	<i>8 Months Ended August 31, 2024</i>	<i>8 Months Ended August 31, 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	1,305.00	(847.21)	-64.9 %
Dock Services Labor Reimb	2,552.00	3,542.00	(990.00)	-28.0 %
Utility Reimbursement-Water	2,036.27	3,800.00	(1,763.73)	-46.4 %
Utility Reimbursement-Refuse	2,541.45	5,702.00	(3,160.55)	-55.4 %
TOTAL STEVENSON LANDING REVENUES	23,786.16	41,206.00	(17,419.84)	-42.3 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	81,480.93	638,500.00	(557,019.07)	-87.2 %
TOTAL PROJECT GRANT REVENUES	81,480.93	638,500.00	(557,019.07)	-87.2 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	7,581.07	8,724.00	(1,142.93)	-13.1 %
Rigging Loft-Elect Reimb	1,403.37	1,234.00	169.37	13.7 %
Tichenor Bldg-Sewer Reimb	17,501.63	16,966.00	535.63	3.2 %
Tichenor Bldg-Nat Gas Reimb	5,310.12	4,673.00	637.12	13.6 %
Beacon Rock-Prop Ins Reimb	1,892.55	2,274.00	(381.45)	-16.8 %
Discovery I-Prop Ins Reimb	6,374.64	5,100.00	1,274.64	25.0 %
Teitzel-Prop Ins Reimb	6,193.74	5,658.64	535.10	9.5 %
Evergreen Bldg-Prop Ins Reimb	3,020.64	2,160.64	860.00	39.8 %
Old Saloon-Prop Ins Reimb	764.00	764.00	0.00	
Rigging Loft-Prop Ins Reimb	446.72	446.64	0.08	0.0 %
Skye Bldg-Prop Ins Reimb	955.00	678.64	276.36	40.7 %
Riverpoint Bldg-Prop Ins Reimb	13,676.08	10,257.36	3,418.72	33.3 %
Tichenor Bldg-Prop Ins Reimb	8,439.98	5,782.00	2,657.98	46.0 %
TOTAL PROPERTY LEASE USER CHARGES	73,559.54	64,718.92	8,840.62	13.7 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	26,451.75	22,866.00	3,585.75	15.7 %
Discovery I Building	114,260.26	50,736.00	63,524.26	125.2 %
Teitzel Building (Discovery 2)	90,027.69	74,844.00	15,183.69	20.3 %
Evergreen Building	35,249.20	31,326.00	3,923.20	12.5 %
212 SW Cascade Ave	800.00	800.00	0.00	
Old Saloon Building	12,340.22	11,876.00	464.22	3.9 %
Rigging Loft (Red Barn)	6,722.16	5,974.00	748.16	12.5 %
Skye Bldg	13,475.32	10,944.00	2,531.32	23.1 %
Riverpoint Bldg (Stev Ind)	208,309.07	154,920.00	53,389.07	34.5 %
Cascades Business Park - Ground lease	17,229.00	16,480.00	749.00	4.5 %
Park Rentals	3,081.50	0.00	3,081.50	
Wind River Business Park	14,161.18	0.00	14,161.18	
TOTAL PROP LEASE REVENUE	542,107.35	380,766.00	161,341.35	42.4 %

TICHENOR LEASE REVENUE				
Tichenor Suite #40	12,479.00	9,126.64	3,352.36	36.7 %
Tichenor Suite #45	20,646.94	10,952.00	9,694.94	88.5 %
Fiber Lease Revenue	1,620.00	0.00	1,620.00	
Tichenor Suite #50	16,330.54	14,019.36	2,311.18	16.5 %
Tichenor Suite #60	9,793.24	7,624.64	2,168.60	28.4 %
Tichenor Suite #65	17,155.37	15,232.00	1,923.37	12.6 %
Tichenor Suite #70	16,267.52	9,958.00	6,309.52	63.4 %
Tichenor Suite #85	18,538.48	16,475.36	2,063.12	12.5 %
Tichenor Suite #90	7,967.81	6,774.64	1,193.17	17.6 %
Tichenor Suite #105	18,538.48	16,475.36	2,063.12	12.5 %
Tichenor Suite #110	17,602.71	15,643.36	1,959.35	12.5 %
TOTAL TICHENOR LEASE REVENUE	156,940.09	122,281.36	34,658.73	28.3 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	85,100.58	58,192.00	26,908.58	46.2 %
Misc Operating Revenue	352.75	6,666.64	(6,313.89)	-94.7 %
TOTAL OTHER MISC LEASE REV	85,453.33	64,858.64	20,594.69	31.8 %
OTHER NONREVENUE				
Tenant Security Deposits	6,752.22	0.00	6,752.22	
TOTAL OTHER NONREVENUE	6,752.22	0.00	6,752.22	
NON-OPERATING REVENUES				
Investment Interest-MMA	95,097.77	16,666.64	78,431.13	470.6 %
Property Tax Revenues	223,585.63	226,209.00	(2,623.37)	-1.2 %
PILT Fish & Wildlife Tax Rev	460.42	0.00	460.42	
DNR PILT NAP/NRCA Rev	5,874.19	750.00	5,124.19	683.2 %
Private Timber Harvest Tax Rev	9,416.98	11,333.34	(1,916.36)	-16.9 %
Leasehold Tax from State	2,078.52	750.00	1,328.52	177.1 %
Other Non-Operating Revenues	1,923.57	0.00	1,923.57	
TOTAL NON-OPERATING REVENUES	338,437.08	255,708.98	82,728.10	32.4 %
TOTAL Revenue	1,308,516.70	1,568,039.90	(259,523.20)	-16.6 %

Expenditures

STEVE LANDING EXPENSES

Stev Landing-Supplies	18.93	0.00	(18.93)	
Stev Landing-Util-Electricity	1,250.94	1,160.00	(90.94)	-7.8 %
Stev Landing-Util-Water Exp	3,333.21	4,173.94	840.73	20.1 %
Stev Landing-Util-Garbage Exp	2,642.25	5,952.00	3,309.75	55.6 %
TOTAL STEVE LANDING EXPENSES	7,245.33	11,285.94	4,040.61	35.8 %

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	134,882.51	132,454.64	(2,427.87)	-1.8 %
Overtime-Maint Exp	0.00	5,651.36	5,651.36	100.0 %
Payroll Tax-Maint Exp	10,665.32	10,565.36	(99.96)	-0.9 %
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	12,501.95	13,788.00	1,286.05	9.3 %
Health Ins-Maint Exp	44,245.72	42,305.36	(1,940.36)	-4.6 %
VEBA-Maint Exp	4,800.00	4,800.00	0.00	
Outside Services-Maint Exp	0.00	333.36	333.36	100.0 %
BRGC Supplies-Maint Exp	88.74	666.64	577.90	86.7 %
Discovery I Sup-Maint Exp	76.00	1,333.36	1,257.36	94.3 %
Teitzel Sup-Maint Exp	2,703.01	9,333.36	6,630.35	71.0 %
Evergreen Bldg Sup-Maint Exp	955.86	9,333.36	8,377.50	89.8 %
212 Cascade Ave Sup-Maint Exp	2,384.33	2,800.00	415.67	14.8 %
Old Saloon Supplies-Maint Exp	0.00	666.64	666.64	100.0 %
Rigging Loft Sup-Maint Exp	51.65	1,000.00	948.35	94.8 %
Skye Bldg Supplies-Maint Exp	32.93	3,333.36	3,300.43	99.0 %
Riverpoint Bldg Sup-Maint Exp	4,870.35	4,333.36	(536.99)	-12.4 %
Tichenor Supplies-Maint Exp	13,270.96	10,000.00	(3,270.96)	-32.7 %
Park Grnds Supplies-Maint Exp	7,283.67	17,000.00	9,716.33	57.2 %
21 Cascade Supplies-Maint Exp	0.00	133.36	133.36	100.0 %
Shop Bldg Supplies-Maint Exp	2,072.87	2,333.36	260.49	11.2 %
Vacant Lands Sup-Maint Exp	47.00	133.36	86.36	64.8 %
WRBP Sup-Maint Exp	7,765.80	5,333.36	(2,432.44)	-45.6 %
Cascades Bus Park Sup-Maint Exp	133.08	666.64	533.56	80.0 %
Boat Launch Supplies-Maint Exp	2,882.18	666.64	(2,215.54)	-332.3 %
Tools-Maint Exp	1,369.28	3,000.00	1,630.72	54.4 %
Janitorial Supplies-Maint Exp	3,001.82	2,666.64	(335.18)	-12.6 %
Fuel-Maint Exp	6,412.14	6,000.00	(412.14)	-6.9 %
Automotive-Maint Exp	1,145.62	1,733.36	587.74	33.9 %
Uniforms-Maint Exp	0.00	666.64	666.64	100.0 %
Machinery & Equipment-Maint Exp	4,252.05	2,333.36	(1,918.69)	-82.2 %
Equip Rentals-Maint Exp	0.00	666.64	666.64	100.0 %
Insurance Property-Maint Exp	126,035.00	122,686.00	(3,349.00)	-2.7 %
TOTAL PROPERTY LEASE MAINT EXPENSES	401,559.44	427,225.52	25,666.08	6.0 %

PROPERTY UTILITY EXPENSES

212 Cascade Ave-Water Exp	331.75	375.00	43.25	11.5 %
Rigging Loft-Water Exp	310.75	360.00	49.25	13.7 %
Tichenor-Water Exp	7,078.21	8,724.00	1,645.79	18.9 %
Park-Water Exp	6,941.67	9,347.00	2,405.33	25.7 %
212 Cascade-Electricity Exp	1,870.74	2,493.00	622.26	25.0 %
Rigging Loft-Electricity Exp	3,118.60	2,743.00	(375.60)	-13.7 %
Tichenor Bldg-Electricity Exp	7,829.26	7,477.00	(352.26)	-4.7 %
Parks & Grounds-Electricity Exp	2,016.09	2,182.00	165.91	7.6 %
WRBP-Electricity Exp	1,315.74	2,000.00	684.26	34.2 %
212 Cascade Ave-Sewer Exp	1,023.05	1,247.00	223.95	18.0 %
Rigging Loft-Sewer Exp	995.74	1,333.36	337.62	25.3 %
Tichenor Bldg-Sewer Exp	16,018.76	16,963.00	944.24	5.6 %
Parks & Grounds-Sewer Exp	3,281.76	3,116.00	(165.76)	-5.3 %
Parks & Grounds-Garbage Exp	1,675.00	1,557.00	(118.00)	-7.6 %
Tichenor Bldg-Nat Gas Exp	3,925.45	4,674.00	748.55	16.0 %
TOTAL PROPERTY UTILITY EXPENSES	57,732.57	64,591.36	6,858.79	10.6 %

OTHER PROPERTY EXPENSES

Returned Tenant Deposits	1,136.00	0.00	(1,136.00)	
Leasehold Taxes Expense	93,852.09	72,957.00	(20,895.09)	-28.6 %
TOTAL OTHER PROPERTY EXPENSES	94,988.09	72,957.00	(22,031.09)	-30.2 %

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	86,597.98	798,185.00	711,587.02	89.2 %
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	140,471.49	940,185.00	799,713.51	85.1 %

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 %

SALARIES & BENEFITS-ADMIN				
Salaries-Administrative Exp	75,718.45	75,879.36	160.91	0.2 %
Payroll Tax-Administrative Exp	6,551.83	5,804.64	(747.19)	-12.9 %
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	7,144.77	7,599.36	454.59	6.0 %
Health Insur-Admin Exp	7,958.56	7,958.64	0.08	0.0 %
VEBA-Admin Exp	1,600.00	1,600.00	0.00	
Paid Family Medical Leave Exp	1,341.79	1,500.00	158.21	10.5 %
TOTAL SALARIES & BENEFITS-ADMIN	100,847.22	100,930.75	83.53	0.1 %
OUTSIDE SERVICES-GEN & ADMIN				
Auditing-Gen & Admin	2,962.50	4,000.00	1,037.50	25.9 %
Professional Serv-Gen Admin	67,239.28	66,916.00	(323.28)	-0.5 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	70,201.78	70,916.00	714.22	1.0 %
G & A EXPENSES				
Legal Fees-G&A Exp	1,323.00	10,000.00	8,677.00	86.8 %
Office Supplies-G&A Exp	1,411.08	3,600.00	2,188.92	60.8 %
Equipment-G&A Exp	0.00	666.64	666.64	100.0 %
Promotional Hosting-G&A Exp	1,200.16	2,000.00	799.84	40.0 %
Admin Travel-G&A Exp	1,224.27	8,000.00	6,775.73	84.7 %
Professional Develop-G&A Exp	1,680.00	2,915.00	1,235.00	42.4 %
Legal Advertising-G&A Exp	38.10	800.00	761.90	95.2 %
Marketing Advertising-G&A Exp	958.00	4,999.99	4,041.99	80.8 %
Membership/Dues-G&A Exp	5,618.75	20,000.00	14,381.25	71.9 %
Administrative-G&A Exp	2,686.17	2,683.31	(2.86)	-0.1 %
Bank Fees-G&A Exp	636.13	666.64	30.51	4.6 %
Marketing & Eco Dev-G&A Exp	150.00	66.64	(83.36)	-125.1 %
Postage-G&A Exp	132.00	375.00	243.00	64.8 %
Safety Program-G&A Exp	310.66	900.00	589.34	65.5 %
State Use Tax-G&A Exp	547.56	3,750.00	3,202.44	85.4 %
Miscellaneous-G&A Exp	0.00	66.64	66.64	100.0 %
Telecommunications-G&A Exp	2,433.41	4,000.00	1,566.59	39.2 %
IT- G&A Exp	138.93	2,800.00	2,661.07	95.0 %
TOTAL G & A EXPENSES	20,488.22	68,289.86	47,801.64	70.0 %
COMMISSIONER'S EXPENSES				
Commissioners Mtg Comp	4,151.00	8,148.00	3,997.00	49.1 %
Commissioners Salaries	8,415.00	8,640.00	225.00	2.6 %
Payroll Taxes-Commissioners	317.54	1,284.00	966.46	75.3 %
Health Ins-Commissioners	3,770.40	3,770.64	0.24	0.0 %
TOTAL COMMISSIONERS EXPENSES	16,653.94	21,842.64	5,188.70	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	1,143,992.83	1,889,082.07	745,089.24	39.4 %
Excess of Revenue over Expenditures	164,523.87	(321,042.17)	485,566.04	151.2 %