

PORT OF SKAMANIA COUNTY

December 2024 FINANCIAL REPORTS

Cindy Bradley
Finance Manager
January 21, 2025

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

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*December
- Detailed Statement of Revenue & Expenditures*

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Month end Actual vs. Budget Fiscal year end Detail

Summary

2024 was another financially strong year for the Port, with total revenues of \$2,699,456 surpassing expenses of \$1,540,676, resulting in a surplus of \$1,158,780. The sale of the Evergreen building added around \$750,000 to this total, putting the Port in its strongest cash position to date. These funds will be essential for the upcoming 2025 Cascades Business Park construction projects.

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.

Department of Ecology Clean up Grant - \$107,000 was approved on October 21, 2024. Ecology approved our cleanup action plan. Contractors are scheduled to perform the work in April with final analysis and reports submitted to Ecology by the end of June.

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 (staff has submitted the revisions to the application that were requested by EPA).

Notable income December

\$ 74,330.58	◇	Property tax received ◇ The 2024 budgeted property tax revenue in \$364,851. Year to date is \$360,780.43 which is 98.9%
\$ 14,168.53	◇	LGIP interest income
\$ 3,066.80	◇	Wind River Business Park - Well expense reimbursement
\$ 23,506.50	◇	Cascades Business Park - .09 grant funds
\$ 74.42	◇	DNR PILT Interes
\$ 5,478.67	◇	Private Timber Harvest Tax

Notable expenses December

\$ 1,304.78	◇	BRGD/ BNSF Property agreement
\$ 723.50	◇	WRBP - Grayling Engineering
\$ 1,491.00	◇	PBS Engineering - Cascades Business Park
\$ 21,971.93	◇	Boat launch paving
\$ 28,035.39	◇	Man Lift
\$ 3,682.00	◇	Legal Fees
\$ 2,493.26	◇	Sage Business Works annual fee
\$ 1,077.00	◇	Man Lift rental
\$ 1,205.43	◇	Small Ports/IACC travel

Delinquent Account Aging as of 1/14/2025

	Current	30 days	31-90 days	91-180 days	Over 180 days	Total
Knucklebusters	\$ 1,872.22	\$ 1,139.22				\$ 3,011.44
Skamania Acupuncture						\$ 2,500.00

Skamania Acupuncture continues to pay slowly on their remaining balance. Knucklebusters said they expect to catch up soon.

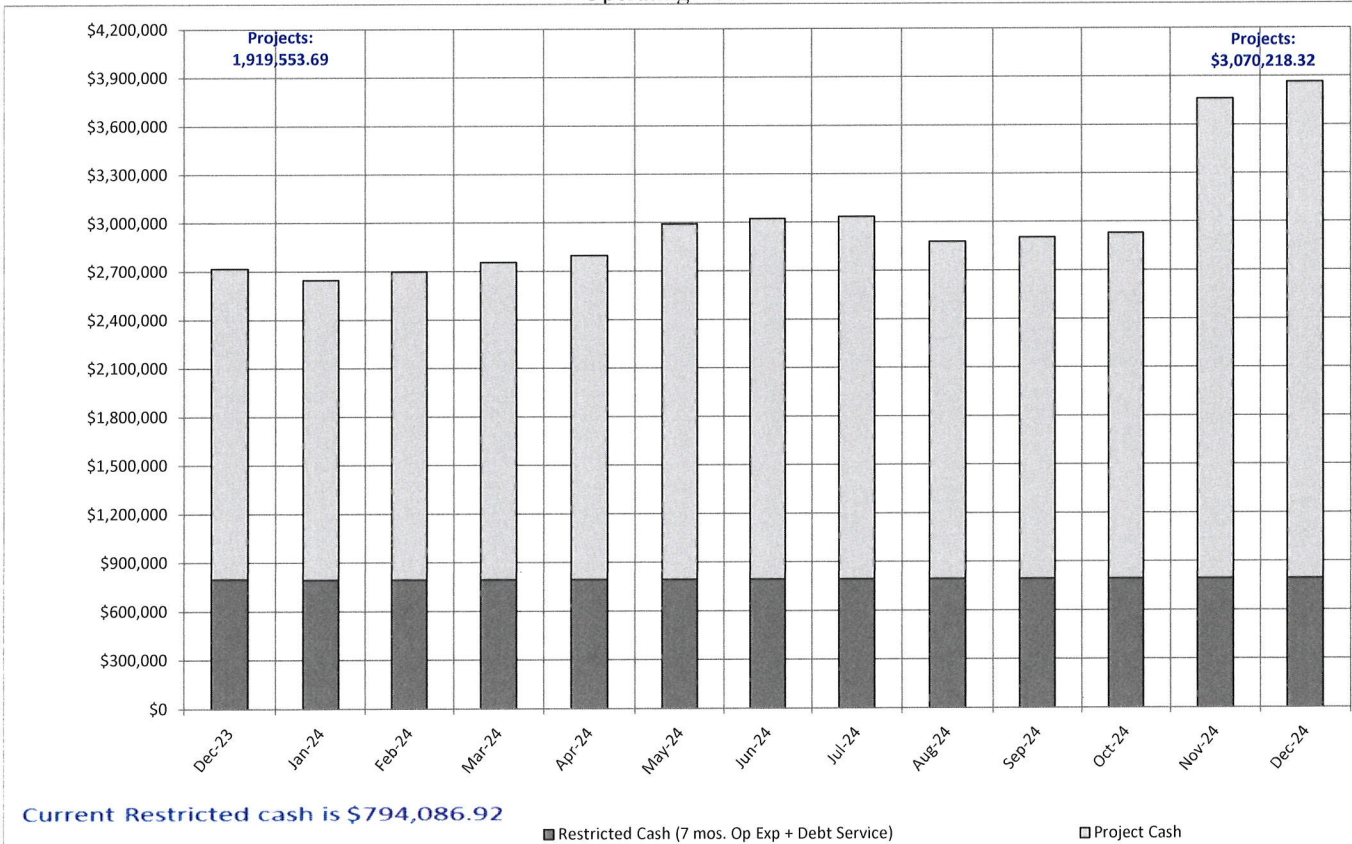
Port of Skamania County

Statement of Assets & Liabilities

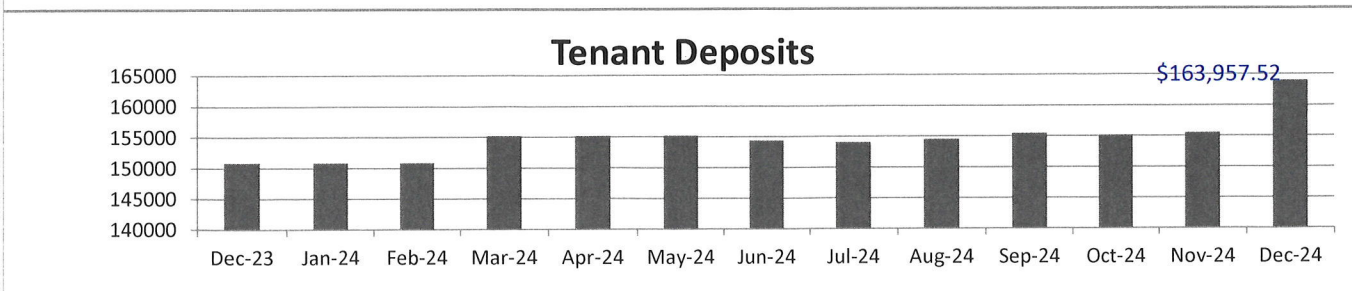
As of: December 31, 2024

Assets		
Current Assets		
General Checking - Umpqua Bank	365,026.98	
Money Market - Umpqua Bank	28,223.81	
LGIP Investment	3,471,054.45	
TOTAL Operating Revenue		3,864,305.24
LGIP - Tenant Deposits	163,957.52	
TOTAL Tenant Deposits		163,957.52
TOTAL Assets		4,028,262.76
Liabilities		
Current Liabilities		
WA CARES PAYABLE	0.00	
TOTAL Current Liabilities		0.00
TOTAL Liabilities		0.00
Fund Balance		
Net Assets	2,869,482.51	
Excess of Revenue over Expenditures	1,158,780.25	
TOTAL Fund Balance		4,028,262.76
TOTAL Liabilities & Fund Balance		4,028,262.76

Operating Revenue



Tenant Deposits



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

	<i>12 Month Ended December 31, 2024</i>	<i>12 Month Ended December 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>
Revenue			
MARINE TERMINAL REVENUES	29,468.57	51,959.00	(22,490.43)
CAPITAL CONTRIBUTIONS (Grants)	81,480.93	1,200,000.00	(1,118,519.07)
PROPERTY REVENUES	1,138,515.28	850,765.00	287,750.28
OTHER MISC RENTAL/LEASE REV	149,561.78	96,758.00	52,803.78
NONREVENUE (Loans,other)	16,637.52	0.00	16,637.52
NON-OPERATING REVENUES	1,283,791.85	408,851.00	874,940.85
TOTAL Revenue	2,699,455.93	2,608,333.00	91,122.93
Expenditures			
MARINE TERMINAL EXPENSES	12,462.51	18,365.00	5,902.49
PROPERTY EXPENSES	759,095.69	778,235.00	19,139.31
NONEXPENSE (Loans,Proj,other)	430,107.71	1,523,533.00	1,093,425.29
GENERAL & ADMIN EXPENSES	299,537.52	350,992.00	51,454.48
COMMISSIONERS EXPENSES	25,112.26	32,764.00	7,651.74
NON-OPERATING EXPENSES	14,359.99	6,790.00	(7,569.99)
TOTAL Expenditures	1,540,675.68	2,710,679.00	1,170,003.32
Excess of Revenue over Expenditures	1,158,780.25	(102,346.00)	1,261,126.25

Port of Skamania County
December Monthly Statement of Revenue & Expenditures

	2024	2023	2022	2021	2020
Revenue					
MARINE TERMINAL REVENUES	5,682.41	9,064.15	10,931.63	5,276.44	0.00
CAPITAL CONTRIBUTIONS (Grants)	0.00	0.00	0.00	0.00	79,221.51
PROPERTY REVENUES	92,138.12	96,445.35	92,860.79	69,734.86	78,194.18
OTHER MISC RENTAL/LEASE REV	34,000.64	10,999.66	11,811.38	7,810.97	7,273.89
NONREVENUE (Loans,other)	8,463.00	0.00	343.42	500.00	0.00
NON-OPERATING REVENUES	94,237.82	36,423.54	21,642.45	29,045.80	13,777.80
TOTAL Revenue	234,521.99	152,932.70	137,589.67	112,368.07	178,467.38
Expenditures					
MARINE TERMINAL EXPENSES	758.50	1,762.45	2,683.22	2,429.87	244.45
PROPERTY EXPENSES	37,908.09	42,589.63	37,394.03	45,795.29	31,550.77
NONEXPENSE (Loans,Proj,other)	52,248.18	3,534.47	16,546.91	38,632.77	40,861.16
GENERAL & ADMIN EXPENSES	30,436.72	34,649.16	30,295.01	28,373.63	27,188.39
COMMISSIONERS EXPENSES	2,071.24	1,741.41	2,159.23	2,010.82	2,144.84
NON-OPERATING EXPENSES	0.00	4,697.16	417.27	4,549.74	470.12
TOTAL Expenditures	123,422.73	88,974.28	89,495.67	121,792.12	102,459.73
Excess of Revenue over Expenditures	111,099.26	63,958.42	48,094.00	(9,424.05)	76,007.65

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

	2024	2023	2022	2021	2020
Revenue					
MARINE TERMINAL REVENUES	29,468.57	95,021.10	145,040.49	34,069.19	5,782.31
CAPITAL CONTRIBUTIONS (Grants)	81,480.93	135,538.23	215,589.94	100,300.00	548,300.43
PROPERTY REVENUES	1,138,515.28	1,129,386.89	969,127.25	875,109.84	867,564.79
OTHER MISC RENTAL/LEASE REV	149,561.78	227,690.03	119,581.99	111,969.68	137,299.77
NONREVENUE (Loans,other)	16,637.52	849.99	6,843.72	6,642.00	4,430.00
NON-OPERATING REVENUES	1,283,791.85	492,240.36	406,637.61	639,773.18	351,731.43
TOTAL Revenue	2,699,455.93	2,080,726.60	1,862,821.00	1,767,863.89	1,915,108.73
Expenditures					
MARINE TERMINAL EXPENSES	12,462.51	27,569.21	41,992.59	23,599.29	6,307.45
PROPERTY EXPENSES	759,095.69	805,941.96	612,523.79	611,198.63	586,039.87
NONEXPENSE (Loans,Proj,other)	430,107.71	594,334.36	431,735.29	345,801.81	498,007.55
GENERAL & ADMIN EXPENSES	299,537.52	298,417.50	320,369.93	284,103.82	274,312.17
COMMISSIONERS EXPENSES	25,112.26	21,310.31	22,465.95	23,854.27	24,189.13
NON-OPERATING EXPENSES	14,359.99	17,755.74	14,203.09	21,795.98	20,294.95
TOTAL Expenditures	1,540,675.68	1,765,329.08	1,443,290.64	1,310,353.80	1,409,151.12
Excess of Revenue over Expenditures	1,158,780.25	315,397.52	419,530.36	457,510.09	505,957.61

Port of Skamania County

Statement of Revenue & Expenditures

Month- and Year-to-Date, December 2024 - current month

	<i>1 Month Ended December 31, 2024</i>		<i>12 Months Ended December 31, 2024</i>	
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	1,616.00	0.7 %	17,814.65	0.7 %
Other Docking Fees - 10% Admin	274.76	0.1 %	732.55	0.0 %
Dock Services Labor Reimb	1,044.00	0.4 %	3,596.00	0.1 %
Utility Reimbursement-Water	1,412.80	0.6 %	3,449.07	0.1 %
Utility Reimbursement-Refuse	1,334.85	0.6 %	3,876.30	0.1 %
TOTAL STEVENSON LANDING REVENUES	5,682.41	2.4 %	29,468.57	1.1 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	0.00	0.0 %	81,480.93	3.0 %
TOTAL PROJECT GRANT REVENUES	0.00	0.0 %	81,480.93	3.0 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	485.08	0.2 %	10,971.25	0.4 %
Rigging Loft-Elect Reimb	0.00	0.0 %	1,661.84	0.1 %
Tichenor Bldg-Sewer Reimb	1,757.65	0.7 %	25,862.64	1.0 %
Tichenor Bldg-Nat Gas Reimb	26.59	0.0 %	5,987.32	0.2 %
Beacon Rock-Prop Ins Reimb	270.17	0.1 %	2,832.23	0.1 %
Discovery 1-Prop Ins Reimb	853.58	0.4 %	9,788.96	0.4 %
Teitzel-Prop Ins Reimb	947.77	0.4 %	9,984.82	0.4 %
Evergreen Bldg-Prop Ins Reimb	0.00	0.0 %	3,829.48	0.1 %
Old Saloon-Prop Ins Reimb	204.50	0.1 %	1,368.09	0.1 %
Rigging Loft-Prop Ins Reimb	59.81	0.0 %	685.96	0.0 %
Skye Bldg-Prop Ins Reimb	204.50	0.1 %	1,364.00	0.1 %
Riverpoint Bldg-Prop Ins Reimb	1,831.17	0.8 %	21,000.76	0.8 %
Tichenor Bldg-Prop Ins Reimb	778.63	0.3 %	12,121.71	0.4 %
TOTAL PROPERTY LEASE USER CHARGES	7,419.45	3.2 %	107,459.06	4.0 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	3,526.90	1.5 %	38,795.90	1.4 %
Discovery I Building	14,247.09	6.1 %	171,259.26	6.3 %
Teitzel Building (Discovery 2)	10,047.07	4.3 %	132,540.59	4.9 %
Evergreen Building	0.00	0.0 %	44,061.50	1.6 %
212 SW Cascade Ave	100.00	0.0 %	1,200.00	0.0 %
Old Saloon Building	2,184.40	0.9 %	18,212.99	0.7 %
Rigging Loft (Red Barn)	840.27	0.4 %	10,083.24	0.4 %
Skye Bldg	2,138.57	0.9 %	18,623.02	0.7 %
Riverpoint Bldg (Stev Ind)	26,038.19	11.1 %	312,458.28	11.6 %
Cascades Business Park - Ground lease	2,185.45	0.9 %	25,970.80	1.0 %
Park Rentals	0.00	0.0 %	4,281.50	0.2 %
Wind River Business Park	3,066.80	1.3 %	17,227.98	0.6 %
TOTAL PROP LEASE REVENUE	64,374.74	27.4 %	794,715.06	29.4 %

*1 Month Ended
December 31, 2024*

*12 Months Ended
December 31, 2024*

TICHENOR LEASE REVENUE

Tichenor Suite #40	2,386.32	1.0 %	22,913.44	0.8 %
Tichenor Suite #45	2,100.31	0.9 %	27,756.91	1.0 %
Fiber Lease Revenue	180.00	0.1 %	2,340.00	0.1 %
Tichenor Suite #50	1,971.90	0.8 %	23,703.15	0.9 %
Tichenor Suite #60	1,264.74	0.5 %	14,711.55	0.5 %
Tichenor Suite #65	2,142.45	0.9 %	25,709.40	1.0 %
Tichenor Suite #70	1,994.82	0.9 %	24,676.23	0.9 %
Tichenor Suite #85	2,317.31	1.0 %	27,807.71	1.0 %
Tichenor Suite #90	1,468.43	0.6 %	12,510.98	0.5 %
Tichenor Suite #105	2,317.31	1.0 %	27,807.72	1.0 %
Tichenor Suite #110	2,200.34	0.9 %	26,404.07	1.0 %
TOTAL TICHENOR LEASE REVENUE	20,343.93	8.7 %	236,341.16	8.8 %

OTHER MISC LEASE REVENUE

Leasehold Taxes from Tenants	10,494.14	4.5 %	126,105.17	4.7 %
Lease Late Fees	0.00	0.0 %	(402.64)	0.0 %
Misc Operating Revenue	23,506.50	10.0 %	23,859.25	0.9 %
TOTAL OTHER MISC LEASE REV	34,000.64	14.5 %	149,561.78	5.5 %

OTHER NONREVENUE

Tenant Security Deposits	8,463.00	3.6 %	16,637.52	0.6 %
TOTAL OTHER NONREVENUE	8,463.00	3.6 %	16,637.52	0.6 %

NON-OPERATING REVENUES

Investment Interest-MMA	14,168.77	6.0 %	144,907.82	5.4 %
Property Tax Revenues	74,330.58	31.7 %	360,780.43	13.4 %
PILT Fish & Wildlife Tax Rev	0.00	0.0 %	460.42	0.0 %
DNR PILT NAP/NRCA Rev	74.42	0.0 %	6,331.10	0.2 %
Private Timber Harvest Tax Rev	5,478.67	2.3 %	19,744.98	0.7 %
Leasehold Tax from State	0.00	0.0 %	2,472.05	0.1 %
Gain (Loss) on Disposal of Assets	0.00	0.0 %	746,890.46	27.7 %
Other Non-Operating Revenues	185.38	0.1 %	2,204.59	0.1 %
TOTAL NON-OPERATING REVENUES	94,237.82	40.2 %	1,283,791.85	47.6 %

TOTAL Revenue

234,521.99	100.0 %	2,699,455.93	100.0 %
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*1 Month Ended
December 31, 2024*

*12 Months Ended
December 31, 2024*

Expenditures

STEV LANDING EXPENSES

Outside Serv/Maint-Stev Land	0.00	0.0 %	400.00	0.0 %
Stev Landing-Supplies	0.00	0.0 %	152.64	0.0 %
Stev Landing-Util-Electricity	159.46	0.1 %	2,027.85	0.1 %
Stev Landing-Util-Water Exp	439.19	0.2 %	5,899.92	0.2 %
Stev Landing-Util-Garbage Exp	159.85	0.1 %	3,982.10	0.1 %
TOTAL STEV LANDING EXPENSES	758.50	0.3 %	12,462.51	0.5 %

OTHER PROPERTY LEASE OPS

Cascade Business Park Easement Exp	0.00	0.0 %	817.76	0.0 %
BRGC/BNSF Property Agreement Exp	1,304.78	0.6 %	1,304.78	0.0 %
TOTAL OTHER PROPERTY LEASE OPS	1,304.78	0.6 %	2,122.54	0.1 %

PROP LEASE MAINT EXPENSES

Salaries-Maint Exp	15,551.21	6.6 %	201,725.30	7.5 %
Payroll Tax-Maint Exp	826.27	0.4 %	15,427.42	0.6 %
Worker's Comp-Maint Exp	0.00	0.0 %	9,777.12	0.4 %
Unemployment-Maint Exp	0.00	0.0 %	456.98	0.0 %
PERS Retirement-Maint Exp	1,416.72	0.6 %	18,500.84	0.7 %
Health Ins-Maint Exp	5,288.19	2.3 %	65,398.48	2.4 %
VEBA-Maint Exp	600.00	0.3 %	7,200.00	0.3 %
BRGC Supplies-Maint Exp	0.00	0.0 %	198.46	0.0 %
Discovery I Sup-Maint Exp	0.00	0.0 %	76.00	0.0 %
Teitzel Sup-Maint Exp	175.27	0.1 %	3,425.08	0.1 %
Evergreen Bldg Sup-Maint Exp	0.00	0.0 %	3,414.56	0.1 %
212 Cascade Ave Sup-Maint Exp	1,045.84	0.4 %	6,577.12	0.2 %
Rigging Loft Sup-Maint Exp	0.00	0.0 %	51.65	0.0 %
Cascade Business Park-Maint Exp	0.00	0.0 %	580.10	0.0 %
Skye Bldg Supplies-Maint Exp	0.00	0.0 %	32.93	0.0 %
Riverpoint Bldg Sup-Maint Exp	153.54	0.1 %	5,483.57	0.2 %
Tichenor Supplies-Maint Exp	1,282.12	0.5 %	15,312.06	0.6 %
Park Grnds Supplies-Maint Exp	477.67	0.2 %	20,232.82	0.7 %
Shop Bldg Supplies-Maint Exp	270.35	0.1 %	3,227.24	0.1 %
Vacant Lands Sup-Maint Exp	0.00	0.0 %	47.00	0.0 %
WRBP Sup-Maint Exp	1,033.10	0.4 %	12,018.90	0.4 %
Cascades Bus Park Sup-Maint Exp	0.00	0.0 %	133.08	0.0 %
Boat Launch Supplies-Maint Exp	0.00	0.0 %	2,889.28	0.1 %
Tools-Maint Exp	0.00	0.0 %	1,369.28	0.1 %
Janitorial Supplies-Maint Exp	317.62	0.1 %	4,437.80	0.2 %
Fuel-Maint Exp	960.01	0.4 %	9,463.13	0.4 %
Automotive-Maint Exp	222.38	0.1 %	4,667.16	0.2 %
Uniforms-Maint Exp	0.00	0.0 %	84.01	0.0 %
Machinery & Equipment-Maint Exp	30.40	0.0 %	4,389.44	0.2 %
Insurance Property-Maint Exp	0.00	0.0 %	126,035.00	4.7 %
TOTAL PROPERTY LEASE MAINT EXPENSES	29,650.69	12.6 %	542,631.81	20.1 %

*1 Month Ended
December 31, 2024*

*12 Months Ended
December 31, 2024*

PROPERTY UTILITY EXPENSES

212 Cascade Ave-Water Exp	39.63	0.0 %	519.37	0.0 %
Rigging Loft-Water Exp	39.63	0.0 %	469.27	0.0 %
Tichenor-Water Exp	764.79	0.3 %	10,819.87	0.4 %
Park-Water Exp	820.95	0.4 %	11,241.82	0.4 %
212 Cascade-Electricity Exp	210.49	0.1 %	2,779.18	0.1 %
Rigging Loft-Electricity Exp	259.99	0.1 %	4,156.82	0.2 %
Tichenor Bldg-Electricity Exp	943.41	0.4 %	12,792.83	0.5 %
Parks & Grounds-Electricity Exp	271.20	0.1 %	3,263.11	0.1 %
Coyote Ridge Street Lights	105.83	0.0 %	138.15	0.0 %
WRBP-Electricity Exp	159.93	0.1 %	2,096.91	0.1 %
212 Cascade Ave-Sewer Exp	128.11	0.1 %	1,573.33	0.1 %
Rigging Loft-Sewer Exp	128.11	0.1 %	1,508.18	0.1 %
Tichenor Bldg-Sewer Exp	1,822.54	0.8 %	25,114.84	0.9 %
Parks & Grounds-Sewer Exp	435.26	0.2 %	5,029.55	0.2 %
Parks & Grounds-Garbage Exp	193.95	0.1 %	2,532.55	0.1 %
Tichenor Bldg-Nat Gas Exp	628.80	0.3 %	5,328.44	0.2 %
TOTAL PROPERTY UTILITY EXPENSES	6,952.62	3.0 %	89,364.22	3.3 %

OTHER PROPERTY EXPENSES

Returned Tenant Deposits	0.00	0.0 %	2,073.10	0.1 %
Leasehold Taxes Expense	0.00	0.0 %	122,904.02	4.6 %
TOTAL OTHER PROPERTY EXPENSES	0.00	0.0 %	124,977.12	4.6 %

DEBT REDEMPTION-PRINCIPAL

Prin-CTED-126 Cascade Ave	0.00	0.0 %	23,235.76	0.9 %
Prin-WIB-Teitzel(Disc 2)	0.00	0.0 %	120,890.15	4.5 %
Prin-CERB-Teitzel (Disc 2)	0.00	0.0 %	67,666.66	2.5 %
TOTAL DEBT REDEMPTION-PRINCIPAL	0.00	0.0 %	211,792.57	7.8 %

GENERAL PROJECTS EXPENSES

BEACON ROCK GOLF COURSE	0.00	0.0 %	49,882.61	1.8 %
NB PARCEL Cascades Bus Park	1,517.36	0.6 %	106,058.62	3.9 %
Wind River Business Park - Waterline Prj	723.50	0.3 %	4,714.40	0.2 %
TOTAL GENERAL PROJECTS EXPENSES	2,240.86	1.0 %	160,655.63	6.0 %

BOAT LAUNCH EXPENSES

Boat Launch Proj Exp	21,971.93	9.4 %	21,971.93	0.8 %
TOTAL BOAT LAUNCH EXPENSES	21,971.93	9.4 %	21,971.93	0.8 %

EQUIPMENT PURCHASES

Office Equipment Purchases	0.00	0.0 %	652.19	0.0 %
Equipment Purchase	28,035.39	12.0 %	35,035.39	1.3 %
TOTAL EQUIPMENT PURCHASES	28,035.39	12.0 %	35,687.58	1.3 %

***1 Month Ended
December 31, 2024***

***12 Months Ended
December 31, 2024***

SALARIES & BENEFITS-ADMIN

Salaries-Administrative Exp	9,484.88	4.0 %	113,657.96	4.2 %
Payroll Tax-Administrative Exp	687.08	0.3 %	9,663.55	0.4 %
Worker's Comp-Admin Exp	0.00	0.0 %	467.70	0.0 %
Unemployment-Admin Exp	0.00	0.0 %	214.43	0.0 %
PERS Retirement-Admin Exp	864.08	0.4 %	10,597.29	0.4 %
Health Insur-Admin Exp	994.82	0.4 %	11,937.84	0.4 %
VEBA-Admin Exp	200.00	0.1 %	2,400.00	0.1 %
Paid Family Medical Leave Exp	0.00	0.0 %	1,790.01	0.1 %
TOTAL SALARIES & BENEFITS-ADMIN	12,230.86	5.2 %	150,728.78	5.6 %

OUTSIDE SERVICES-GEN & ADMIN

Auditing-Gen & Admin	500.00	0.2 %	4,462.50	0.2 %
Professional Serv-Gen Admin	8,361.16	3.6 %	100,683.92	3.7 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	8,861.16	3.8 %	105,146.42	3.9 %

G & A EXPENSES

Legal Fees-G&A Exp	3,682.00	1.6 %	7,859.00	0.3 %
Office Supplies-G&A Exp	2,622.39	1.1 %	4,186.89	0.2 %
Equipment-G&A Exp	1,077.00	0.5 %	1,434.36	0.1 %
Promotional Hosting-G&A Exp	0.00	0.0 %	1,600.16	0.1 %
Admin Travel-G&A Exp	1,205.43	0.5 %	2,552.71	0.1 %
Professional Develop-G&A Exp	0.00	0.0 %	2,345.00	0.1 %
Legal Advertising-G&A Exp	0.00	0.0 %	735.73	0.0 %
Marketing Advertising-G&A Exp	54.60	0.0 %	1,943.10	0.1 %
Membership/Dues-G&A Exp	135.00	0.1 %	10,323.77	0.4 %
Administrative-G&A Exp	174.33	0.1 %	3,617.75	0.1 %
Bank Fees-G&A Exp	16.70	0.0 %	935.99	0.0 %
Marketing & Eco Dev-G&A Exp	0.00	0.0 %	150.00	0.0 %
Publications-G&A Exp	0.00	0.0 %	30.00	0.0 %
Postage-G&A Exp	0.00	0.0 %	578.00	0.0 %
Safety Program-G&A Exp	50.35	0.0 %	361.01	0.0 %
State Use Tax-G&A Exp	0.00	0.0 %	594.31	0.0 %
Telecommunications-G&A Exp	203.04	0.1 %	3,785.57	0.1 %
IT- G&A Exp	123.86	0.1 %	628.97	0.0 %
TOTAL G & A EXPENSES	9,344.70	4.0 %	43,662.32	1.6 %

COMMISSIONER'S EXPENSES

Commissioners Mtg Comp	483.00	0.2 %	6,244.00	0.2 %
Commissioners Salaries	1,080.00	0.5 %	12,735.00	0.5 %
Payroll Taxes-Commissioners	36.94	0.0 %	477.66	0.0 %
Health Ins-Commissioners	471.30	0.2 %	5,655.60	0.2 %
TOTAL COMMISSIONERS EXPENSES	2,071.24	0.9 %	25,112.26	0.9 %

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	0.2 %
State Audit	0.00	0.0 %	7,992.05	0.3 %
TOTAL NON-OPERATING EXPENSES	0.00	0.0 %	14,359.99	0.5 %

TOTAL Expenditures

123,422.73 52.6 % 1,540,675.68 57.1 %

Excess of Revenue over Expenditures

111,099.26 47.4 % 1,158,780.25 42.9 %

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

	<i>12 Months Ended December 31, 2024</i>	<i>12 Months Ended December 31, 2024</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
		<i>Budget</i>		
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	17,814.65	26,857.00	(9,042.35)	-33.7 %
Other Docking Fees - 10% Admin	732.55	2,282.00	(1,549.45)	-67.9 %
Dock Services Labor Reimb	3,596.00	6,195.00	(2,599.00)	-42.0 %
Utility Reimbursement-Water	3,449.07	6,650.00	(3,200.93)	-48.1 %
Utility Reimbursement-Refuse	3,876.30	9,975.00	(6,098.70)	-61.1 %
TOTAL STEVENSON LANDING REVENUES	29,468.57	51,959.00	(22,490.43)	-43.3 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	81,480.93	1,200,000.00	(1,118,519.07)	-93.2 %
TOTAL PROJECT GRANT REVENUES	81,480.93	1,200,000.00	(1,118,519.07)	-93.2 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	10,971.25	14,000.00	(3,028.75)	-21.6 %
Rigging Loft-Elect Reimb	1,661.84	1,980.00	(318.16)	-16.1 %
Tichenor Bldg-Sewer Reimb	25,862.64	27,220.00	(1,357.36)	-5.0 %
Tichenor Bldg-Nat Gas Reimb	5,987.32	7,500.00	(1,512.68)	-20.2 %
Beacon Rock-Prop Ins Reimb	2,832.23	3,028.00	(195.77)	-6.5 %
Discovery 1-Prop Ins Reimb	9,788.96	7,650.00	2,138.96	28.0 %
Teitzel-Prop Ins Reimb	9,984.82	8,488.00	1,496.82	17.6 %
Evergreen Bldg-Prop Ins Reimb	3,829.48	3,241.00	588.48	18.2 %
Old Saloon-Prop Ins Reimb	1,368.09	1,146.00	222.09	19.4 %
Rigging Loft-Prop Ins Reimb	685.96	670.00	15.96	2.4 %
Skye Bldg-Prop Ins Reimb	1,364.00	1,018.00	346.00	34.0 %
Riverpoint Bldg-Prop Ins Reimb	21,000.76	15,386.00	5,614.76	36.5 %
Tichenor Bldg-Prop Ins Reimb	12,121.71	8,673.00	3,448.71	39.8 %
TOTAL PROPERTY LEASE USER CHARGES	107,459.06	100,000.00	7,459.06	7.5 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	38,795.90	30,492.00	8,303.90	27.2 %
Discovery I Building	171,259.26	76,104.00	95,155.26	125.0 %
Teitzel Building (Discovery 2)	132,540.59	112,266.00	20,274.59	18.1 %
Evergreen Building	44,061.50	46,989.00	(2,927.50)	-6.2 %
212 SW Cascade Ave	1,200.00	1,200.00	0.00	
Old Saloon Building	18,212.99	17,815.00	397.99	2.2 %
Rigging Loft (Red Barn)	10,083.24	8,961.00	1,122.24	12.5 %
Skye Bldg	18,623.02	16,416.00	2,207.02	13.4 %
Riverpoint Bldg (Stev Ind)	312,458.28	232,380.00	80,078.28	34.5 %
Cascades Business Park - Ground lease	25,970.80	24,720.00	1,250.80	5.1 %
Park Rentals	4,281.50	0.00	4,281.50	
Wind River Business Park	17,227.98	0.00	17,227.98	
TOTAL PROP LEASE REVENUE	794,715.06	567,343.00	227,372.06	40.1 %

	<i>12 Months Ended December 31, 2024</i>	<i>12 Months Ended December 31, 2024</i>	<i>Variance</i>	
		<i>Budget</i>	<i>Fav.</i>	<i>% Var</i>
TICHENOR LEASE REVENUE				
Tichenor Suite #40	22,913.44	13,690.00	9,223.44	67.4 %
Tichenor Suite #45	27,756.91	16,428.00	11,328.91	69.0 %
Fiber Lease Revenue	2,340.00	0.00	2,340.00	
Tichenor Suite #50	23,703.15	21,029.00	2,674.15	12.7 %
Tichenor Suite #60	14,711.55	11,437.00	3,274.55	28.6 %
Tichenor Suite #65	25,709.40	22,848.00	2,861.40	12.5 %
Tichenor Suite #70	24,676.23	14,937.00	9,739.23	65.2 %
Tichenor Suite #85	27,807.71	24,713.00	3,094.71	12.5 %
Tichenor Suite #90	12,510.98	10,162.00	2,348.98	23.1 %
Tichenor Suite #105	27,807.72	24,713.00	3,094.72	12.5 %
Tichenor Suite #110	26,404.07	23,465.00	2,939.07	12.5 %
TOTAL TICHENOR LEASE REVENUE	236,341.16	183,422.00	52,919.16	28.9 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	126,105.17	86,758.00	39,347.17	45.4 %
Lease Late Fees	(402.64)	0.00	(402.64)	
Misc Operating Revenue	23,859.25	10,000.00	13,859.25	138.6 %
TOTAL OTHER MISC LEASE REV	149,561.78	96,758.00	52,803.78	54.6 %
OTHER NONREVENUE				
Tenant Security Deposits	16,637.52	0.00	16,637.52	
TOTAL OTHER NONREVENUE	16,637.52	0.00	16,637.52	
NON-OPERATING REVENUES				
Investment Interest-MMA	144,907.82	25,000.00	119,907.82	479.6 %
Property Tax Revenues	360,780.43	364,851.00	(4,070.57)	-1.1 %
PILT Fish & Wildlife Tax Rev	460.42	0.00	460.42	
DNR PILT NAP/NRCA Rev	6,331.10	1,000.00	5,331.10	533.1 %
Private Timber Harvest Tax Rev	19,744.98	17,000.00	2,744.98	16.1 %
Leasehold Tax from State	2,472.05	1,000.00	1,472.05	147.2 %
Gain (Loss) on Disposal of Assets	746,890.46	0.00	746,890.46	
Other Non-Operating Revenues	2,204.59	0.00	2,204.59	
TOTAL NON-OPERATING REVENUES	1,283,791.85	408,851.00	874,940.85	214.0 %
TOTAL Revenue	2,699,455.93	2,608,333.00	91,122.93	3.5 %

Expenditures	<i>12 Months Ended</i>	<i>12 Months Ended</i>	<i>Variance</i>	
	<i>December 31, 2024</i>	<i>December 31, 2024</i>	<i>Budget</i>	<i>Fav. % Var</i>
STEVE LANDING EXPENSES				
Outside Serv/Maint-Stev Land	400.00	0.00	(400.00)	
Stev Landing-Supplies	152.64	0.00	(152.64)	
Stev Landing-Util-Electricity	2,027.85	1,740.00	(287.85)	-16.5 %
Stev Landing-Util-Water Exp	5,899.92	6,650.00	750.08	11.3 %
Stev Landing-Util-Garbage Exp	3,982.10	9,975.00	5,992.90	60.1 %
TOTAL STEVE LANDING EXPENSES	12,462.51	18,365.00	5,902.49	32.1 %
OTHER PROPERTY LEASE OPS				
Cascade Business Park Easement Exp	817.76	800.00	(17.76)	-2.2 %
BRGC/BNSF Property Agreement Exp	1,304.78	1,200.00	(104.78)	-8.7 %
TOTAL OTHER PROPERTY LEASE OPS	2,122.54	2,000.00	(122.54)	-6.1 %
PROP LEASE MAINT EXPENSES				
Salaries-Maint Exp	201,725.30	198,682.00	(3,043.30)	-1.5 %
Overtime-Maint Exp	0.00	8,477.00	8,477.00	100.0 %
Payroll Tax-Maint Exp	15,427.42	15,848.00	420.58	2.7 %
Worker's Comp-Maint Exp	9,777.12	10,848.00	1,070.88	9.9 %
Unemployment-Maint Exp	456.98	496.00	39.02	7.9 %
PERS Retirement-Maint Exp	18,500.84	20,682.00	2,181.16	10.5 %
Health Ins-Maint Exp	65,398.48	63,458.00	(1,940.48)	-3.1 %
VEBA-Maint Exp	7,200.00	7,200.00	0.00	
Outside Services-Maint Exp	0.00	500.00	500.00	100.0 %
BRGC Supplies-Maint Exp	198.46	1,000.00	801.54	80.2 %
Discovery I Sup-Maint Exp	76.00	2,000.00	1,924.00	96.2 %
Teitzel Sup-Maint Exp	3,425.08	14,000.00	10,574.92	75.5 %
Evergreen Bldg Sup-Maint Exp	3,414.56	14,000.00	10,585.44	75.6 %
212 Cascade Ave Sup-Maint Exp	6,577.12	4,200.00	(2,377.12)	-56.6 %
Old Saloon Supplies-Maint Exp	0.00	1,000.00	1,000.00	100.0 %
Rigging Loft Sup-Maint Exp	51.65	1,500.00	1,448.35	96.6 %
Cascade Business Park-Maint Exp	580.10	0.00	(580.10)	
Skye Bldg Supplies-Maint Exp	32.93	5,000.00	4,967.07	99.3 %
Riverpoint Bldg Sup-Maint Exp	5,483.57	6,500.00	1,016.43	15.6 %
Tichenor Supplies-Maint Exp	15,312.06	15,000.00	(312.06)	-2.1 %
Park Grnds Supplies-Maint Exp	20,232.82	24,000.00	3,767.18	15.7 %
21 Cascade Supplies-Maint Exp	0.00	200.00	200.00	100.0 %
Shop Bldg Supplies-Maint Exp	3,227.24	3,500.00	272.76	7.8 %
Vacant Lands Sup-Maint Exp	47.00	200.00	153.00	76.5 %
WRBP Sup-Maint Exp	12,018.90	8,000.00	(4,018.90)	-50.2 %
Cascades Bus Park Sup-Maint Exp	133.08	1,000.00	866.92	86.7 %
Boat Launch Supplies-Maint Exp	2,889.28	1,000.00	(1,889.28)	-188.9 %
Tools-Maint Exp	1,369.28	4,500.00	3,130.72	69.6 %
Janitorial Supplies-Maint Exp	4,437.80	4,000.00	(437.80)	-10.9 %
Fuel-Maint Exp	9,463.13	9,000.00	(463.13)	-5.1 %
Automotive-Maint Exp	4,667.16	2,600.00	(2,067.16)	-79.5 %
Uniforms-Maint Exp	84.01	1,000.00	915.99	91.6 %
Machinery & Equipment-Maint Exp	4,389.44	3,500.00	(889.44)	-25.4 %
Equip Rentals-Maint Exp	0.00	1,000.00	1,000.00	100.0 %
Insurance Property-Maint Exp	126,035.00	122,686.00	(3,349.00)	-2.7 %
TOTAL PROPERTY LEASE MAINT EXPENSES	542,631.81	576,577.00	33,945.19	5.9 %

	<i>12 Months Ended December 31, 2024</i>	<i>12 Months Ended December 31, 2024</i>	<i>Variance</i>	
		<i>Budget</i>	<i>Fav.</i>	<i>% Var</i>
PROPERTY UTILITY EXPENSES				
212 Cascade Ave-Water Exp	519.37	600.00	80.63	13.4 %
Rigging Loft-Water Exp	469.27	540.00	70.73	13.1 %
Tichenor-Water Exp	10,819.87	14,000.00	3,180.13	22.7 %
Park-Water Exp	11,241.82	15,000.00	3,758.18	25.1 %
212 Cascade-Electricity Exp	2,779.18	4,000.00	1,220.82	30.5 %
Rigging Loft-Electricity Exp	4,156.82	4,400.00	243.18	5.5 %
Tichenor Bldg-Electricity Exp	12,792.83	12,000.00	(792.83)	-6.6 %
Parks & Grounds-Electricity Exp	3,263.11	3,500.00	236.89	6.8 %
Coyote Ridge Street Lights	138.15	0.00	(138.15)	
WRBP-Electricity Exp	2,096.91	3,000.00	903.09	30.1 %
212 Cascade Ave-Sewer Exp	1,573.33	2,000.00	426.67	21.3 %
Rigging Loft-Sewer Exp	1,508.18	2,000.00	491.82	24.6 %
Tichenor Bldg-Sewer Exp	25,114.84	27,220.00	2,105.16	7.7 %
Parks & Grounds-Sewer Exp	5,029.55	5,000.00	(29.55)	-0.6 %
Parks & Grounds-Garbage Exp	2,532.55	2,500.00	(32.55)	-1.3 %
Tichenor Bldg-Nat Gas Exp	5,328.44	7,500.00	2,171.56	29.0 %
TOTAL PROPERTY UTILITY EXPENSES	89,364.22	103,260.00	13,895.78	13.5 %
OTHER PROPERTY EXPENSES				
Returned Tenant Deposits	2,073.10	0.00	(2,073.10)	
Leasehold Taxes Expense	122,904.02	96,398.00	(26,506.02)	-27.5 %
TOTAL OTHER PROPERTY EXPENSES	124,977.12	96,398.00	(28,579.12)	-29.6 %
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	19,208.00	(101,682.15)	-529.4 %
Prin-CERB-Teitzel (Disc 2)	67,666.66	67,667.00	0.34	0.0 %
TOTAL DEBT REDEMPTION-PRINCIPAL	211,792.57	98,376.00	(113,416.57)	-115.3 %
GENERAL PROJECTS EXPENSES				
212 Cascade Ave - Capital Repair	0.00	15,000.00	15,000.00	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	106,058.62	1,200,000.00	1,093,941.38	91.2 %
Maintenance-Capital Repairs	0.00	14,500.00	14,500.00	100.0 %
Wind River Business Park - Waterline Prj	4,714.40	0.00	(4,714.40)	
TOTAL GENERAL PROJECTS EXPENSES	160,655.63	1,349,500.00	1,188,844.37	88.1 %
BOAT LAUNCH EXPENSES				
Boat Launch Proj Exp	21,971.93	60,000.00	38,028.07	63.4 %
TOTAL BOAT LAUNCH EXPENSES	21,971.93	60,000.00	38,028.07	63.4 %
EQUIPMENT PURCHASES				
Office Equipment Purchases	652.19	657.00	4.81	0.7 %
Equipment Purchase	35,035.39	15,000.00	(20,035.39)	-133.6 %
TOTAL EQUIPMENT PURCHASES	35,687.58	15,657.00	(20,030.58)	-127.9 %

	<i>12 Months Ended December 31, 2024</i>	<i>12 Months Ended December 31, 2024</i>	<i>Variance</i>	
	<i>Budget</i>		<i>Fav.</i>	<i>% Var</i>
SALARIES & BENEFITS-ADMIN				
Salaries-Administrative Exp	113,657.96	113,819.00	161.04	0.1 %
Payroll Tax-Administrative Exp	9,663.55	8,707.00	(956.55)	-11.0 %
Worker's Comp-Admin Exp	467.70	534.00	66.30	12.4 %
Unemployment-Admin Exp	214.43	251.00	36.57	14.6 %
PERS Retirement-Admin Exp	10,597.29	11,399.00	801.71	7.0 %
Health Insur-Admin Exp	11,937.84	11,938.00	0.16	0.0 %
VEBA-Admin Exp	2,400.00	2,400.00	0.00	
Paid Family Medical Leave Exp	1,790.01	2,000.00	209.99	10.5 %
TOTAL SALARIES & BENEFITS-ADMIN	150,728.78	151,048.00	319.22	0.2 %
OUTSIDE SERVICES-GEN & ADMIN				
Auditing-Gen & Admin	4,462.50	6,000.00	1,537.50	25.6 %
Professional Serv-Gen Admin	100,683.92	100,374.00	(309.92)	-0.3 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	105,146.42	106,374.00	1,227.58	1.2 %
G & A EXPENSES				
Legal Fees-G&A Exp	7,859.00	15,000.00	7,141.00	47.6 %
Office Supplies-G&A Exp	4,186.89	5,400.00	1,213.11	22.5 %
Equipment-G&A Exp	1,434.36	1,000.00	(434.36)	-43.4 %
Promotional Hosting-G&A Exp	1,600.16	3,000.00	1,399.84	46.7 %
Admin Travel-G&A Exp	2,552.71	10,000.00	7,447.29	74.5 %
Professional Develop-G&A Exp	2,345.00	5,830.00	3,485.00	59.8 %
Legal Advertising-G&A Exp	735.73	1,200.00	464.27	38.7 %
Marketing Advertising-G&A Exp	1,943.10	7,000.00	5,056.90	72.2 %
Membership/Dues-G&A Exp	10,323.77	22,790.00	12,466.23	54.7 %
Administrative-G&A Exp	3,617.75	4,000.00	382.25	9.6 %
Bank Fees-G&A Exp	935.99	1,000.00	64.01	6.4 %
Marketing & Eco Dev-G&A Exp	150.00	100.00	(50.00)	-50.0 %
Publications-G&A Exp	30.00	50.00	20.00	40.0 %
Postage-G&A Exp	578.00	500.00	(78.00)	-15.6 %
Safety Program-G&A Exp	361.01	1,400.00	1,038.99	74.2 %
State Use Tax-G&A Exp	594.31	5,000.00	4,405.69	88.1 %
Miscellaneous-G&A Exp	0.00	100.00	100.00	100.0 %
Telecommunications-G&A Exp	3,785.57	6,000.00	2,214.43	36.9 %
IT- G&A Exp	628.97	4,200.00	3,571.03	85.0 %
TOTAL G & A EXPENSES	43,662.32	93,570.00	49,907.68	53.3 %
COMMISSIONER'S EXPENSES				
Commissioners Mtg Comp	6,244.00	12,222.00	5,978.00	48.9 %
Commissioners Salaries	12,735.00	12,960.00	225.00	1.7 %
Payroll Taxes-Commissioners	477.66	1,926.00	1,448.34	75.2 %
Health Ins-Commissioners	5,655.60	5,656.00	0.40	0.0 %
TOTAL COMMISSIONERS EXPENSES	25,112.26	32,764.00	7,651.74	23.4 %
NON-OPERATING EXPENSES				
Interest-WIB-Teitzel (Disc 2)	1,864.41	2,322.00	457.59	19.7 %
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	6,790.00	(7,569.99)	-111.5 %
TOTAL Expenditures	1,540,675.68	2,710,679.00	1,170,003.32	43.2 %
Excess of Revenue over Expenditures	1,158,780.25	(102,346.00)	1,261,126.25	1232.2 %