

2025 Port of Skamania County

2024

Assessed Value	Rate / \$1,000 AV*	Levy Amount
\$ 910,069,026	\$ 0.366669	\$ 358,833
State Assessment		\$ -
New Construction		\$ 6,018
Total Tax Levy		\$ 364,851

2025 Projection at 2024 Levy

Assessed Value	Rate / \$1,000 AV*	Levy Amount
\$ 919,169,716	\$ 0.396935	\$ 364,851
State Assessment		\$ -
New Construction		\$ 6,018
Total Tax Levy		\$ 370,869

2025 Projection - 1% over 2024 Levy

Assessed Value <small>(1.0% Growth)</small>	Rate / \$1,000 AV*	Levy Amount
\$ 919,169,716	\$ 0.400905	\$ 368,500
State Assessment		-
New Construction		-
Total Tax Levy		368,500

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

	Amount	Impact
Current Rate = .363039 X 100,000	\$ 39.69	
New Rate = .366669 X 100,000	\$ 40.09	\$ 0.40

A district may raise revenue by levy of an annual tax not to exceed forty-five cents per thousand dollars of assessed value against the assessed valuation of the taxable property in such port district for general port purposes, including the establishment of a capital improvement fund for future capital improvements, except that any levy for the payment of the principal and interest of the general bonded indebtedness of the port district shall be in excess of any levy made by the port district under the forty-five cents per thousand dollars of assessed value limitation. The levy shall be made and taxes collected in the manner provided for the levy and collection of taxes in school districts of the first class.

Port of Skamania County
Fiscal Year 2024
General Fund Budget Summary - Non-Operating Detail

Revenues (Non-Operating)	Funding Source		Total
	Grant	Other	
Property Taxes		368,500	368,500
Investment Interest		25,000	25,000
Other Taxes		19,000	19,000
Projects:			
MCEDD Stevenson Landing - conceptual expansion	-	-	-
	-	-	-
		-	-
North Bonneville:			
Cascades Business Park - State Appropriations	970,000		970,000
Cascades Business Park - Federal Appropriations	959,752		959,752
Cascades Business Park - Ecology Cleanup Grant	110,000		110,000
Cascades Business Park - .09	183,000		183,000
Total Project Revenues	2,222,752		2,635,252

Expenses	Funding		Total
	Grant	Port Cash	
Capital Assets			44,000
Tractor/Lawn Mower		35,000	
Shipping Containers		9,000	
Stevenson:			80,000
Landing Bathroom refresh		15,000	
HVAC Improvements		10,000	
Port Office basement & refresh		5,000	
Boat Launch Dock		10,000	
Tichenor Building Facelift		40,000	
North Bonneville			2,457,752
Teitzel Skylight repair		40,000	
Evergreen / Army Corp Building		75,000	
BRGC Capital Improvements		45,000	
Cascades Business Park - Infrastructure upgrades	183,000	75,000	
Cascades Business Park - Federal Appropriation	959,752		
Cascades Business Park - State Appropriation	970,000		
Cascades Business Park - Ecology Cleanup	110,000		
Debt Service			71,050
Principal		67,667	
Interest		3,383	
Total Project Expenses	2,222,752	430,050	2,652,802

2024 Cash Flow	(17,550)
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Port of Skamania County
Operating Expenses - Salaries, Wages & Benefits
Year: 2025

<u>Position</u>	<u>2024 Budgeted Wages and Benefits</u>	<u>2024 Budgeted Wages and Benefits</u>	<u>2023 Budgeted Wages and Benefits</u>
Executive Director			
Salary	\$ 117,801	\$ 113,819	\$ 109,964
Taxes	9,694	9,387	9,033
PERS	11,256	11,399	11,761
VEBA	2,520	2,400	2,328
Health Ins.	13,729	11,938	11,785
	<u>\$ 155,000</u>	<u>\$ 148,942</u>	<u>\$ 144,871</u>
Facilities Manager			
Wages	\$ 93,582	\$ 90,418	\$ 87,360
Overtime	8,774	8,477	7,800
Taxes	11,803	11,534	10,958
PERS	9,716	9,839	10,113
VEBA	2,520	2,400	2,328
Health Ins.	33,959	29,530	29,098
	<u>\$ 160,354</u>	<u>\$ 152,198</u>	<u>\$ 147,657</u>
Facilities Specialist - #1			
Wages	\$ 66,844	\$ 64,584	\$ 62,400
Taxes	8,836	8,657	8,227
PERS	6,387	6,468	6,674
VEBA	2,520	2,400	2,328
Health Ins.	25,289	21,990	21,678
	<u>\$ 109,877</u>	<u>\$ 104,100</u>	<u>\$ 101,307</u>
Facilities Specialist - #2			
Wages	\$ 43,680	\$ 43,680	\$ 47,840
Taxes	7,002	7,002	7,080
PERS	4,174	4,375	5,116
VEBA	2,520	2,400	2,328
Health Ins.	13,729	11,938	11,785
	<u>\$ 71,104</u>	<u>\$ 74,149</u>	<u>\$ 74,149</u>
Commissioners			
Wages	\$ 25,518	\$ 25,182	\$ 20,244
Taxes	2,058	2,032	1,631
Health Ins.	6,504	5,656	5,676
	<u>\$ 34,080</u>	<u>\$ 32,869</u>	<u>\$ 27,551</u>
Total	<u>\$ 530,414</u>	<u>\$ 507,503</u>	<u>\$ 495,537</u>

Benefits stay the same

Commissioner's wage set by state and subject to change

**Port of Skamania County
Operating Revenues - Property Revenues
Budget Year: 2025**

<u>Lease Revenues</u>		Scheduled	Monthly 2024 Full Lease	Annual 2024 Full Lease	2025 Estimated	2025 Budget	Fiscal Allowance
<u>Stevenson Properties</u>							
212 Cascade	EDC		100.00	1,200.00	100	\$ 1,200	100%
			100.00	1,200.00	100	1,200	
Old Saloon	Kellogg Group		1,245.19	14,942.25	1,245	14,942	100%
	Kellogg Group		-	-	-	-	
	Kellogg Group - Ground Lease		297.34	3,568.08	297	3,568	100%
Red Barn (Rigging Loft)	Sawtooth		840.27	10,083.24	840	10,083	100%
			840.27	10,083.24	840	10,083	
River Point - Industrial Building	Silverstar		9,046.30	108,555.60	9,046	108,556	100%
River Point - Industrial Building	LDB		16,991.89	203,902.68	13,594	163,122	80%
			26,038.19	312,458.28	22,640	\$ 271,678	
Tichenor Building - Suite 40	EDC - SBDC		225.00	2,700.00	225	\$ 2,700	100%
Tichenor Building - Suite 40	Melinda Hartley		350.00	4,200.00	280	\$ 3,360	80%
Tichenor Building - Suite 40	Recovery Café		250.00	3,000.00	200	\$ 2,400	80%
Tichenor Building - Suite 40	Country Financial		300.00	3,600.00	240	\$ 2,880	80%
Tichenor Building - Suite 40	Recovery Café		200.00	2,400.00	160	\$ 1,920	80%
Tichenor Building - Suite 40	Great River Acupuncture		1,060.00	12,720.00	848	\$ 10,176	80%
Tichenor Building - Suite 45	Skunk Bros		2,369.99	28,439.88	1,777	21,330	75%
Tichenor Building - Suite 50	Sawtooth		1,971.90	23,662.80	1,972	23,663	100%
Tichenor Building - Suite 60	People for People - Suite 60		769.22	9,230.64	769	9,231	100%
Tichenor Building - Suite 70	People for People - Suite 70		485.26	5,823.12	485	5,823	100%
Tichenor Building - Suite 60c	People for People		398.80	4,785.60	399	4,786	100%
Tichenor Building - Suite 65	Phloem Studio		2,142.45	25,709.40	2,142	25,709	100%
Tichenor Building - Suite 70D	Phloem Studio		131.67	1,580.04	132	1,580	100%
Tichenor Building - Suite 70E	Phloem Studio		151.65	1,819.80	152	1,820	100%
Tichenor Building - Suite 70	Multiple		1,263.90	15,166.80	1,011	12,133	80%
Tichenor Building - Suite 85	Backwoods		2,317.31	27,807.72	2,317	27,808	100%
Tichenor Building - Suite 90	Multiple		694.79	8,337.48	556	6,670	80%
Tichenor Building - Suite 90D	Walkingman		373.05	4,476.60	187	2,238	50%
Tichenor Building - Suite 105	Backwoods		2,317.31	27,807.72	2,317	27,808	100%
Tichenor Building - Suite 110	Sk Co DVSA		2,200.34	26,404.08	2,200	26,404	100%
Fiber Lease			180.00	2,160.00	180	2,160	100%
			20,152.64	241,831.68	18,550	\$ 222,599	
Stevenson Property Totals			48,673.63	584,083.53	43,672.49	524,069.87	
<u>NB Properties</u>							
Beacon Rock Golf Course	BRGC		-	-	-	\$ -	75%
			-	-	-	\$ -	
Discovery Building 1	High One		14,272.50	171,270.00	12,845	154,143	90%
			14,272.50	171,270.00	12,845	154,143	
Skye Building	Knuckle Busters		1,539.32	18,471.84	1,231	14,777	80%
Skye Ground Lease			-	-	-	-	0%
Evergreen Building	Silver Star Cabinets		-	-	-	-	100%
Cascades Business Park - Ground	Tower Co		2,164.23	25,970.80	2,164	25,971	100%
Discovery II - Suites A&B	Four Peaks		994.80	11,937.60	995	11,938	100%
Discovery II - Multiple Tenants	Multiple		1,602.25	19,227.00	1,282	15,382	80%
Discovery II - Suites C, D, E & F	Slingshot		8,201.48	98,417.76	8,201	98,418	100%
			10,798.53	129,582.36	10,478	\$ 125,737	
			28,774.58	345,295.00	26,719	\$ 320,628	
NB Property Totals							
Lease Revenues			\$ 77,448.21	\$ 929,378.53	70,392	\$ 844,698	

<u>Other Property Revenues</u>		2024	
Expense Reimbursement (~45% of utility and insurance expenses)	\$	110,000	\$ 100,000
Leasehold Taxes (12.84% of Lease Revenue)	\$	9,643.35	\$ 115,720.21
			9,038
			\$ 97,613
			\$ 108,459
Total Property Revenues			\$ 1,042,311