

PORT OF SKAMANIA COUNTY

July 2024 FINANCIAL REPORTS

Cindy Bradley
Finance Manager
August 20, 2024

Summary:

Our year-to-date operating income continues to show steady growth with \$760,522.47 in operating income which surpasses operating expenses of \$576,182.87, resulting in a positive operating performance of \$184,339.60 which is better than budgeted. This is the first time in recent memory that the Port has shown a positive net operating income in July.

The Port financial continue to show positive growth that is expected to continue.

Budget and Grants:

\$300,000 Ecology Integrative Planning Grant – \$300,000 has been billed to date. The grant close out is in process. The final payment of 39,896.50 will be paid upon the approved grant completion

\$47,000 Ecology IAA - \$49,992.15 been paid to date. This grant is now closed.

Notable income July

\$ 3,961.25	◇	Property tax received
		◇ The 2024 budgeted property tax revenue in \$364,851.
\$ 12,923.76	◇	LGIP interest income
\$ 6,575.68	◇	Ecology - IPG
\$ 1,853.75	◇	Ecology - IAA
\$ 1,691.00	◇	Iron Ranger - overnight parking

Notable expenses July

\$ 878.75	◇	Maul Foster, Alongi - Ecology IAA Grant
\$ 18,522.50	◇	Maul Foster, Alongi - Ecology IPG Grant
\$ 32,485.13	◇	Q2 Leasehold Tax
\$ 2,626.37	◇	Q2 Labor & Industries Tax
\$ 487.11	◇	Q2 WA Cares Tax
\$ 443.93	◇	Q2 WA Paid Family Medical Leave Tax
\$ 213.66	◇	Q2 WA Unemployment Tax
\$ 187.38	◇	Q2 Sales and Use Tax

Delinquent Account Aging as of 08/07/2024:

	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	\$ 4,322.84			\$ 630.31		\$ 4,953.15

Skunk Bros will be making their final installment 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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*July - Statement of Revenue & Expenditures
5-year trend*

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*July
– Detailed Statement of Revenue & Expenditures*

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Month end Actual vs. Budget Fiscal year end Detail

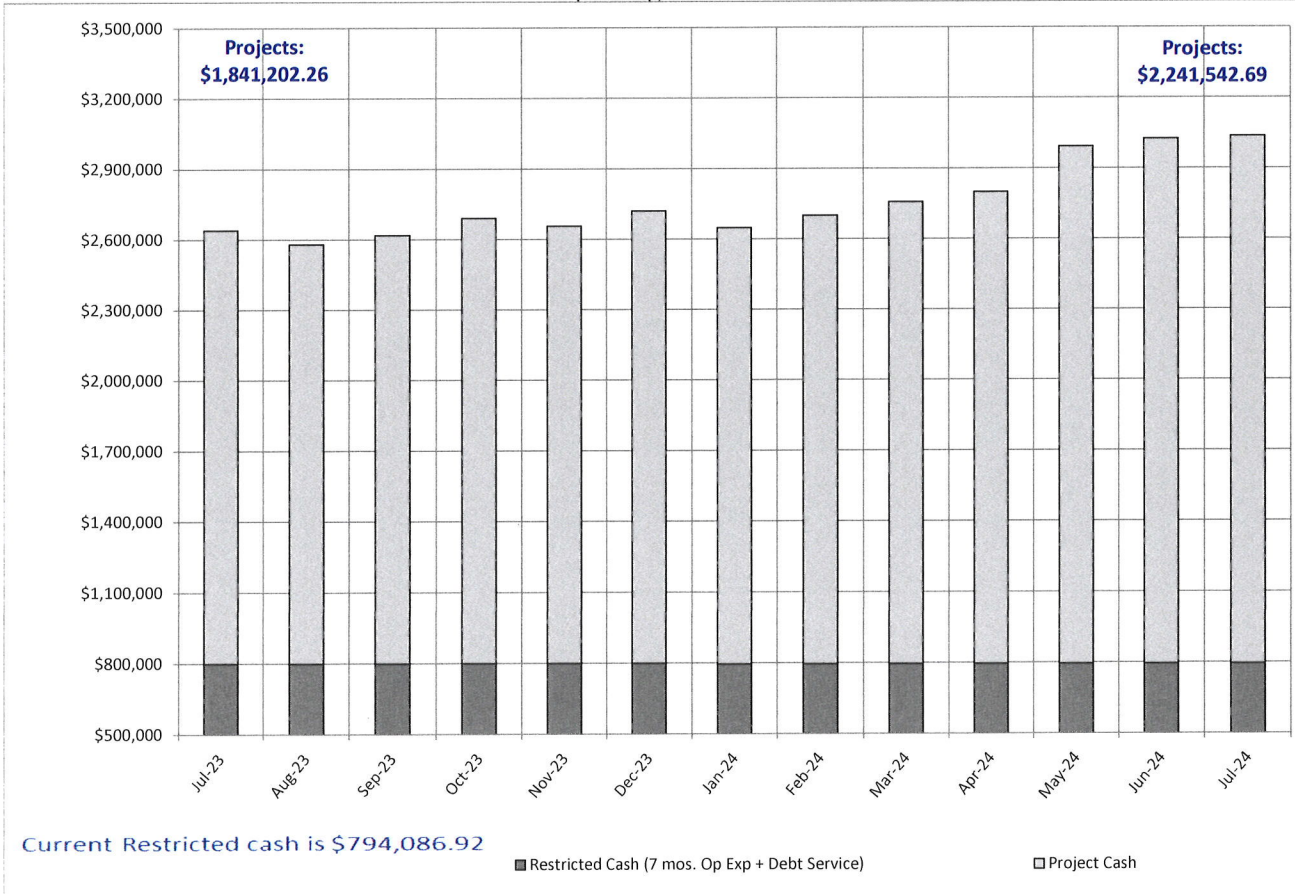
Port of Skamania County

Statement of Assets & Liabilities

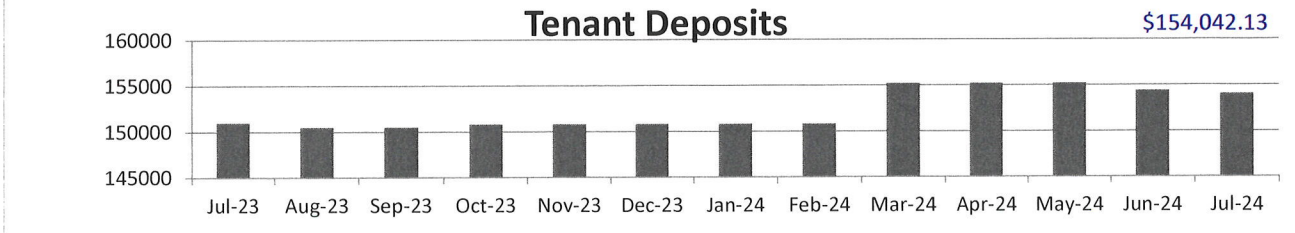
As of: July 31, 2024

Assets		
Current Assets		
General Checking - Umpqua Bank	339,123.85	
Money Market - Umpqua Bank	28,222.62	
LGIP Investment	2,668,283.14	
TOTAL Operating Revenue		<u>3,035,629.61</u>
Tenant Deposits-Money Market	154,042.13	
TOTAL Tenant Deposits		<u>154,042.13</u>
TOTAL Assets		<u>3,189,671.74</u>
 Liabilities		
Current Liabilities		
WA CARES PAYABLE	161.14	
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	320,028.09	
TOTAL Fund Balance		<u>3,189,510.60</u>
TOTAL Liabilities & Fund Balance		<u>3,189,671.74</u>

Operating Revenue



Tenant Deposits



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

	<i>7 Month Ended July 31, 2024</i>	<i>7 Month Ended July 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>
Revenue			
MARINE TERMINAL REVENUES	14,206.12	37,260.00	(23,053.88)
CAPITAL CONTRIBUTIONS (Grants)	41,584.43	636,000.00	(594,415.57)
PROPERTY REVENUES	670,195.28	494,837.12	175,358.16
OTHER MISC RENTAL/LEASE REV	76,121.07	56,555.31	19,565.76
NONREVENUE (Loans,other)	6,187.67	0.00	6,187.67
NON-OPERATING REVENUES	322,327.33	248,152.65	74,174.68
TOTAL Revenue	<u>1,130,621.90</u>	<u>1,472,805.08</u>	<u>(342,183.18)</u>
Expenditures			
MARINE TERMINAL EXPENSES	6,194.56	8,907.94	2,713.38
PROPERTY EXPENSES	384,358.65	397,378.27	13,019.62
NONEXPENSE (Loans,Proj,other)	223,801.08	940,906.00	717,104.92
GENERAL & ADMIN EXPENSES	171,046.97	215,125.21	44,078.24
COMMISSIONERS EXPENSES	14,582.69	19,112.31	4,529.62
NON-OPERATING EXPENSES	10,609.86	5,629.00	(4,980.86)
TOTAL Expenditures	<u>810,593.81</u>	<u>1,587,058.73</u>	<u>776,464.92</u>
Excess of Revenue over Expenditures	<u>320,028.09</u>	<u>(114,253.65)</u>	<u>434,281.74</u>

Port of Skamania County
July Statement of Revenue & Expenditures

	2024	2023	2022	2021	2020
Revenue					
MARINE TERMINAL REVENUES	0.00	4,816.25	10,657.04	0.00	0.00
CAPITAL CONTRIBUTIONS (Grants)	8,429.43	0.00	0.00	0.00	3,038.01
PROPERTY REVENUES	99,101.98	94,080.85	72,996.85	87,070.88	80,280.42
OTHER MISC RENTAL/LEASE REV	11,989.99	24,215.23	8,252.06	13,612.87	8,022.59
NONREVENUE (Loans,other)	805.28	0.00	0.00	3,700.00	300.00
NON-OPERATING REVENUES	16,925.25	13,676.13	7,907.72	2,518.67	3,745.44
TOTAL Revenue	137,251.93	136,788.46	99,813.67	106,902.42	95,386.46
Expenditures					
MARINE TERMINAL EXPENSES	2,504.87	2,392.18	6,557.54	2,582.31	405.74
PROPERTY EXPENSES	72,531.24	85,037.87	60,037.68	58,008.00	61,601.10
NONEXPENSE (Loans,Proj,other)	25,040.82	26,141.04	65,979.42	45,133.20	54,783.46
GENERAL & ADMIN EXPENSES	23,563.32	24,676.79	31,092.46	25,793.11	24,793.66
COMMISSIONERS EXPENSES	2,071.24	1,741.41	1,883.65	2,010.82	2,007.03
NON-OPERATING EXPENSES	178.16	730.10	554.72	1,269.56	4,287.32
TOTAL Expenditures	125,889.65	140,719.39	166,105.47	134,797.00	147,878.31
Excess of Revenue over Expenditures	11,362.28	(3,930.93)	(66,291.80)	(27,894.58)	(52,491.85)

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

	2024	2023	2022	2021	2020
Revenue					
MARINE TERMINAL REVENUES	14,206.12	40,460.92	65,294.85	0.00	5,782.31
CAPITAL CONTRIBUTIONS (Grants)	41,584.43	48,202.25	107,436.59	64,998.12	413,028.86
PROPERTY REVENUES	670,195.28	660,548.38	551,101.17	545,577.55	468,054.57
OTHER MISC RENTAL/LEASE REV	76,121.07	135,934.12	67,520.33	73,064.13	92,286.70
NONREVENUE (Loans,other)	6,187.67	500.00	6,500.30	5,536.00	3,730.00
NON-OPERATING REVENUES	322,327.33	292,418.69	254,117.65	487,741.00	194,449.12
TOTAL Revenue	1,130,621.90	1,178,064.36	1,051,970.89	1,176,916.80	1,177,331.56
Expenditures					
MARINE TERMINAL EXPENSES	6,194.56	9,569.31	18,829.03	5,096.99	3,572.69
PROPERTY EXPENSES	384,358.65	401,096.09	307,386.45	301,426.73	285,684.73
NONEXPENSE (Loans,Proj,other)	223,801.08	338,511.26	305,767.60	238,052.15	322,046.62
GENERAL & ADMIN EXPENSES	171,046.97	169,380.16	189,644.37	164,587.97	156,346.23
COMMISSIONERS EXPENSES	14,582.69	12,603.26	13,047.74	13,800.17	14,567.30
NON-OPERATING EXPENSES	10,609.86	9,865.41	8,863.71	14,091.13	16,503.72
TOTAL Expenditures	810,593.81	941,025.49	843,538.90	737,055.14	798,721.29
Excess of Revenue over Expenditures	320,028.09	237,038.87	208,431.99	439,861.66	378,610.27

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

	<i>1 Month Ended July 31, 2024</i>		<i>7 Months Ended July 31, 2024</i>	
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	0.00	0.0 %	13,368.65	1.2 %
Other Docking Fees - 10% Admin	0.00	0.0 %	55.05	0.0 %
Dock Services Labor Reimb	0.00	0.0 %	232.00	0.0 %
Utility Reimbursement-Water	0.00	0.0 %	318.92	0.0 %
Utility Reimbursement-Refuse	0.00	0.0 %	231.50	0.0 %
TOTAL STEVENSON LANDING REVENUES	0.00	0.0 %	14,206.12	1.3 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	8,429.43	6.1 %	41,584.43	3.7 %
TOTAL PROJECT GRANT REVENUES	8,429.43	6.1 %	41,584.43	3.7 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	764.42	0.6 %	6,239.65	0.6 %
Rigging Loft-Elect Reimb	90.04	0.1 %	1,308.30	0.1 %
Tichenor Bldg-Sewer Reimb	1,833.48	1.3 %	14,141.41	1.3 %
Tichenor Bldg-Nat Gas Reimb	221.27	0.2 %	5,115.82	0.5 %
Beacon Rock-Prop Ins Reimb	378.51	0.3 %	1,892.55	0.2 %
Discovery 1-Prop Ins Reimb	796.83	0.6 %	5,577.81	0.5 %
Teitzel-Prop Ins Reimb	884.82	0.6 %	5,308.92	0.5 %
Evergreen Bldg-Prop Ins Reimb	377.58	0.3 %	2,643.06	0.2 %
Old Saloon-Prop Ins Reimb	95.50	0.1 %	668.50	0.1 %
Rigging Loft-Prop Ins Reimb	55.84	0.0 %	390.88	0.0 %
Skye Bldg-Prop Ins Reimb	95.50	0.1 %	859.50	0.1 %
Riverpoint Bldg-Prop Ins Reimb	1,709.51	1.2 %	11,966.57	1.1 %
Tichenor Bldg-Prop Ins Reimb	903.47	0.7 %	7,536.51	0.7 %
TOTAL PROPERTY LEASE USER CHARGES	8,206.77	6.0 %	63,649.48	5.6 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	5,290.35	3.9 %	26,451.75	2.3 %
Discovery I Building	14,359.42	10.5 %	99,987.68	8.8 %
Teitzel Building (Discovery 2)	12,241.02	8.9 %	78,741.02	7.0 %
Evergreen Building	4,406.15	3.2 %	30,843.05	2.7 %
212 SW Cascade Ave	100.00	0.1 %	700.00	0.1 %
Old Saloon Building	2,457.58	1.8 %	9,882.64	0.9 %
Rigging Loft (Red Barn)	840.27	0.6 %	5,881.89	0.5 %
Skye Bldg	1,599.16	1.2 %	12,056.57	1.1 %
Riverpoint Bldg (Stev Ind)	26,038.19	19.0 %	182,267.33	16.1 %
Cascades Business Park - Ground lease	2,185.45	1.6 %	15,043.55	1.3 %
Park Rentals	860.00	0.6 %	1,880.50	0.2 %
Wind River Business Park	0.00	0.0 %	5,676.11	0.5 %
TOTAL PROP LEASE REVENUE	70,377.59	51.3 %	469,412.09	41.5 %

*1 Month Ended
July 31, 2024*

*7 Months Ended
July 31, 2024*

TICHENOR LEASE REVENUE				
Tichenor Suite #40	2,835.00	2.1 %	10,544.03	0.9 %
Tichenor Suite #45	2,930.07	2.1 %	17,718.37	1.6 %
Fiber Lease Revenue	180.00	0.1 %	1,409.41	0.1 %
Tichenor Suite #50	2,129.60	1.6 %	14,220.57	1.3 %
Tichenor Suite #60	769.22	0.6 %	9,024.02	0.8 %
Tichenor Suite #65	2,142.45	1.6 %	14,997.15	1.3 %
Tichenor Suite #70	1,850.51	1.3 %	14,053.65	1.2 %
Tichenor Suite #85	2,317.31	1.7 %	16,221.17	1.4 %
Tichenor Suite #90	845.81	0.6 %	7,321.80	0.6 %
Tichenor Suite #105	2,317.31	1.7 %	16,221.17	1.4 %
Tichenor Suite #110	2,200.34	1.6 %	15,402.37	1.4 %
TOTAL TICHENOR LEASE REVENUE	20,517.62	14.9 %	137,133.71	12.1 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	10,986.56	8.0 %	74,887.32	6.6 %
Int on Past Due Balances	(30.32)	0.0 %	0.00	0.0 %
Misc Operating Revenue	1,033.75	0.8 %	1,233.75	0.1 %
TOTAL OTHER MISC LEASE REV	11,989.99	8.7 %	76,121.07	6.7 %
OTHER NONREVENUE				
Tenant Security Deposits	805.28	0.6 %	6,187.67	0.5 %
TOTAL OTHER NONREVENUE	805.28	0.6 %	6,187.67	0.5 %
NON-OPERATING REVENUES				
Investment Interest-MMA	12,924.00	9.4 %	82,151.00	7.3 %
Property Tax Revenues	3,961.25	2.9 %	220,474.98	19.5 %
PILT Fish & Wildlife Tax Rev	0.00	0.0 %	460.42	0.0 %
DNR PILT NAP/NRCA Rev	0.00	0.0 %	5,866.68	0.5 %
Private Timber Harvest Tax Rev	0.00	0.0 %	9,416.98	0.8 %
Leasehold Tax from State	0.00	0.0 %	2,078.52	0.2 %
Other Non-Operating Revenues	40.00	0.0 %	1,878.75	0.2 %
TOTAL NON-OPERATING REVENUES	16,925.25	12.3 %	322,327.33	28.5 %
TOTAL Revenue	137,251.93	100.0 %	1,130,621.90	100.0 %

	<i>1 Month Ended</i>		<i>7 Months Ended</i>	
	<i>July 31, 2024</i>		<i>July 31, 2024</i>	
Expenditures				
STEVE LANDING EXPENSES				
Stev Landing-Supplies	0.00	0.0 %	17.22	0.0 %
Stev Landing-Util-Electricity	155.98	0.1 %	1,098.77	0.1 %
Stev Landing-Util-Water Exp	667.69	0.5 %	2,436.32	0.2 %
Stev Landing-Util-Garbage Exp	1,681.20	1.2 %	2,642.25	0.2 %
TOTAL STEVE LANDING EXPENSES	2,504.87	1.8 %	6,193.56	0.5 %
PROP LEASE MAINT EXPENSES				
Salaries-Maint Exp	16,717.36	12.2 %	116,582.31	10.3 %
Payroll Tax-Maint Exp	1,278.86	0.9 %	9,265.35	0.8 %
Worker's Comp-Maint Exp	2,507.79	1.8 %	7,312.08	0.6 %
Unemployment-Maint Exp	136.84	0.1 %	317.52	0.0 %
PERS Retirement-Maint Exp	1,487.29	1.1 %	10,908.14	1.0 %
Health Ins-Maint Exp	5,288.19	3.9 %	38,957.53	3.4 %
VEBA-Maint Exp	600.00	0.4 %	4,200.00	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	171.01	0.1 %	2,531.06	0.2 %
Evergreen Bldg Sup-Maint Exp	494.35	0.4 %	955.86	0.1 %
212 Cascade Ave Sup-Maint Exp	20.45	0.0 %	2,360.78	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	151.72	0.1 %	3,838.77	0.3 %
Tichenor Supplies-Maint Exp	151.72	0.1 %	12,791.16	1.1 %
Park Grnds Supplies-Maint Exp	159.81	0.1 %	6,096.51	0.5 %
Shop Bldg Supplies-Maint Exp	405.92	0.3 %	1,906.97	0.2 %
Vacant Lands Sup-Maint Exp	0.00	0.0 %	47.00	0.0 %
WRBP Sup-Maint Exp	990.80	0.7 %	6,345.80	0.6 %
Cascades Bus Park Sup-Maint Exp	48.99	0.0 %	101.86	0.0 %
Boat Launch Supplies-Maint Exp	0.00	0.0 %	2,778.68	0.2 %
Tools-Maint Exp	0.00	0.0 %	313.83	0.0 %
Janitorial Supplies-Maint Exp	610.52	0.4 %	2,026.47	0.2 %
Fuel-Maint Exp	1,101.57	0.8 %	5,126.89	0.5 %
Automotive-Maint Exp	835.50	0.6 %	1,086.27	0.1 %
Machinery & Equipment-Maint Exp	197.94	0.1 %	4,252.05	0.4 %
Insurance Property-Maint Exp	93.00	0.1 %	1,255.00	0.1 %
TOTAL PROPERTY LEASE MAINT EXPENSES	33,449.63	24.4 %	241,607.21	21.4 %

*1 Month Ended
July 31, 2024*

*7 Months Ended
July 31, 2024*

PROPERTY UTILITY EXPENSES

212 Cascade Ave-Water Exp	39.98	0.0 %	271.47	0.0 %
Rigging Loft-Water Exp	39.63	0.0 %	271.12	0.0 %
Tichenor-Water Exp	782.29	0.6 %	5,718.92	0.5 %
Park-Water Exp	804.30	0.6 %	5,432.47	0.5 %
212 Cascade-Electricity Exp	178.80	0.1 %	1,749.65	0.2 %
Rigging Loft-Electricity Exp	200.09	0.1 %	2,907.34	0.3 %
Tichenor Bldg-Electricity Exp	980.23	0.7 %	6,633.69	0.6 %
Parks & Grounds-Electricity Exp	233.68	0.2 %	1,779.99	0.2 %
WRBP-Electricity Exp	156.62	0.1 %	1,160.70	0.1 %
212 Cascade Ave-Sewer Exp	128.57	0.1 %	868.09	0.1 %
Rigging Loft-Sewer Exp	128.11	0.1 %	867.63	0.1 %
Tichenor Bldg-Sewer Exp	1,868.85	1.4 %	12,623.17	1.1 %
Parks & Grounds-Sewer Exp	413.61	0.3 %	2,840.13	0.3 %
Parks & Grounds-Garbage Exp	197.65	0.1 %	1,234.10	0.1 %
Tichenor Bldg-Nat Gas Exp	444.07	0.3 %	3,740.88	0.3 %
TOTAL PROPERTY UTILITY EXPENSES	6,596.48	4.8 %	48,099.35	4.3 %

OTHER PROPERTY EXPENSES

Returned Tenant Deposits	0.00	0.0 %	800.00	0.1 %
Leasehold Taxes Expense	32,485.13	23.7 %	93,852.09	8.3 %
TOTAL OTHER PROPERTY EXPENSES	32,485.13	23.7 %	94,652.09	8.4 %

DEBT REDEMPTION-PRINCIPAL

Prin-CTED-126 Cascade Ave	5,476.09	4.0 %	10,896.07	1.0 %
Prin-WIB-Teitzel(Disc 2)	0.00	0.0 %	9,559.42	0.8 %
Prin-CERB-Teitzel (Disc 2)	0.00	0.0 %	67,666.66	6.0 %
TOTAL DEBT REDEMPTION-PRINCIPAL	5,476.09	4.0 %	88,122.15	7.8 %

GENERAL PROJECTS EXPENSES

BEACON ROCK GOLF COURSE	0.00	0.0 %	49,882.61	4.4 %
NB PARCEL Cascades Bus Park	19,564.73	14.3 %	74,153.23	6.6 %
Wind River Business Park - Waterline Prj	0.00	0.0 %	3,990.90	0.4 %
TOTAL GENERAL PROJECTS EXPENSES	19,564.73	14.3 %	128,026.74	11.3 %

EQUIPMENT PURCHASES

Office Equipment Purchases	0.00	0.0 %	652.19	0.1 %
Equipment Purchase	0.00	0.0 %	7,000.00	0.6 %
TOTAL EQUIPMENT PURCHASES	0.00	0.0 %	7,652.19	0.7 %

SALARIES & BENEFITS-ADMIN

Salaries-Administrative Exp	9,484.88	6.9 %	66,233.56	5.9 %
Payroll Tax-Administrative Exp	808.21	0.6 %	5,743.62	0.5 %
Worker's Comp-Admin Exp	118.58	0.1 %	349.12	0.0 %
Unemployment-Admin Exp	76.82	0.1 %	182.70	0.0 %
PERS Retirement-Admin Exp	880.19	0.6 %	6,288.29	0.6 %
Health Insur-Admin Exp	994.82	0.7 %	6,963.74	0.6 %
VEBA-Admin Exp	200.00	0.1 %	1,400.00	0.1 %
Paid Family Medical Leave Exp	443.93	0.3 %	1,341.79	0.1 %
TOTAL SALARIES & BENEFITS-ADMIN	13,007.43	9.5 %	88,502.82	7.8 %

*1 Month Ended
July 31, 2024*

*7 Months Ended
July 31, 2024*

OUTSIDE SERVICES-GEN & ADMIN				
Auditing-Gen & Admin	200.00	0.1 %	5,722.70	0.5 %
Professional Serv-Gen Admin	8,711.16	6.3 %	58,878.12	5.2 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	<u>8,911.16</u>	<u>6.5 %</u>	<u>64,600.82</u>	<u>5.7 %</u>
G & A EXPENSES				
Legal Fees-G&A Exp	160.00	0.1 %	1,067.00	0.1 %
Office Supplies-G&A Exp	0.00	0.0 %	1,395.59	0.1 %
Promotional Hosting-G&A Exp	0.00	0.0 %	1,200.16	0.1 %
Admin Travel-G&A Exp	0.00	0.0 %	580.42	0.1 %
Professional Develop-G&A Exp	575.00	0.4 %	715.00	0.1 %
Legal Advertising-G&A Exp	0.00	0.0 %	38.10	0.0 %
Marketing Advertising-G&A Exp	72.50	0.1 %	930.50	0.1 %
Membership/Dues-G&A Exp	0.00	0.0 %	5,618.75	0.5 %
Administrative-G&A Exp	239.51	0.2 %	2,340.04	0.2 %
Bank Fees-G&A Exp	182.60	0.1 %	622.83	0.1 %
Marketing & Eco Dev-G&A Exp	0.00	0.0 %	100.00	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	187.38	0.1 %	547.56	0.0 %
Telecommunications-G&A Exp	227.74	0.2 %	2,205.79	0.2 %
IT- G&A Exp	0.00	0.0 %	138.93	0.0 %
TOTAL G & A EXPENSES	<u>1,644.73</u>	<u>1.2 %</u>	<u>17,943.33</u>	<u>1.6 %</u>
COMMISSIONER'S EXPENSES				
Commissioners Mtg Comp	483.00	0.4 %	3,668.00	0.3 %
Commissioners Salaries	1,080.00	0.8 %	7,335.00	0.6 %
Payroll Taxes-Commissioners	36.94	0.0 %	280.59	0.0 %
Health Ins-Commissioners	471.30	0.3 %	3,299.10	0.3 %
TOTAL COMMISSIONERS EXPENSES	<u>2,071.24</u>	<u>1.5 %</u>	<u>14,582.69</u>	<u>1.3 %</u>
NON-OPERATING EXPENSES				
Interest-WIB-Teitzel (Disc 2)	0.00	0.0 %	1,205.58	0.1 %
Interest-CTED-126 Cascade Ave	178.16	0.1 %	412.43	0.0 %
Interest-CERB-Teitzel (Disc 2)	0.00	0.0 %	4,060.00	0.4 %
State Audit	0.00	0.0 %	4,931.85	0.4 %
TOTAL NON-OPERATING EXPENSES	<u>178.16</u>	<u>0.1 %</u>	<u>10,609.86</u>	<u>0.9 %</u>
TOTAL Expenditures	<u>125,889.65</u>	<u>91.7 %</u>	<u>810,593.81</u>	<u>71.7 %</u>
Excess of Revenue over Expenditures	<u>11,362.28</u>	<u>8.3 %</u>	<u>320,028.09</u>	<u>28.3 %</u>

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

	<i>7 Months Ended July 31, 2024</i>	<i>7 Months Ended July 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Revenue				
STEVENSON LANDING REVENUES				
Other Docking Fees	13,368.65	26,857.00	(13,488.35)	-50.2 %
Other Docking Fees - 10% Admin	55.05	946.00	(890.95)	-94.2 %
Dock Services Labor Reimb	232.00	2,568.00	(2,336.00)	-91.0 %
Utility Reimbursement-Water	318.92	2,755.00	(2,436.08)	-88.4 %
Utility Reimbursement-Refuse	231.50	4,134.00	(3,902.50)	-94.4 %
TOTAL STEVENSON LANDING REVENUES	14,206.12	37,260.00	(23,053.88)	-61.9 %
PROJECT GRANT REVENUES				
Project - Grant Revenues	41,584.43	636,000.00	(594,415.57)	-93.5 %
TOTAL PROJECT GRANT REVENUES	41,584.43	636,000.00	(594,415.57)	-93.5 %
PROP LEASE/RENTAL-USER CHARGES				
Tichenor Bldg-Water Reimb	6,239.65	7,625.00	(1,385.35)	-18.2 %
Rigging Loft-Elect Reimb	1,308.30	1,079.00	229.30	21.3 %
Tichenor Bldg-Sewer Reimb	14,141.41	14,829.00	(687.59)	-4.6 %
Tichenor Bldg-Nat Gas Reimb	5,115.82	4,084.00	1,031.82	25.3 %
Beacon Rock-Prop Ins Reimb	1,892.55	1,895.00	(2.45)	-0.1 %
Discovery 1-Prop Ins Reimb	5,577.81	4,462.50	1,115.31	25.0 %
Teitzel-Prop Ins Reimb	5,308.92	4,951.31	357.61	7.2 %
Evergreen Bldg-Prop Ins Reimb	2,643.06	1,890.56	752.50	39.8 %
Old Saloon-Prop Ins Reimb	668.50	668.50	0.00	
Rigging Loft-Prop Ins Reimb	390.88	390.81	0.07	0.0 %
Skye Bldg-Prop Ins Reimb	859.50	593.81	265.69	44.7 %
Riverpoint Bldg-Prop Ins Reimb	11,966.57	8,975.19	2,991.38	33.3 %
Tichenor Bldg-Prop Ins Reimb	7,536.51	5,059.25	2,477.26	49.0 %
TOTAL PROPERTY LEASE USER CHARGES	63,649.48	56,503.93	7,145.55	12.6 %
PROPERTY LEASE REVENUE				
Beacon Rock Golf Course	26,451.75	19,055.00	7,396.75	38.8 %
Discovery I Building	99,987.68	44,394.00	55,593.68	125.2 %
Teitzel Building (Discovery 2)	78,741.02	65,488.50	13,252.52	20.2 %
Evergreen Building	30,843.05	27,410.25	3,432.80	12.5 %
212 SW Cascade Ave	700.00	700.00	0.00	
Old Saloon Building	9,882.64	9,511.00	371.64	3.9 %
Rigging Loft (Red Barn)	5,881.89	5,227.25	654.64	12.5 %
Skye Bldg	12,056.57	9,576.00	2,480.57	25.9 %
Riverpoint Bldg (Stev Ind)	182,267.33	135,555.00	46,712.33	34.5 %
Cascades Business Park - Ground lease	15,043.55	14,420.00	623.55	4.3 %
Park Rentals	1,880.50	0.00	1,880.50	
Wind River Business Park	5,676.11	0.00	5,676.11	
TOTAL PROP LEASE REVENUE	469,411.09	331,336.00	138,074.09	41.7 %

	<i>7 Months Ended July 31, 2024</i>	<i>7 Months Ended July 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
TICHENOR LEASE REVENUE				
Tichenor Suite #40	10,544.03	7,985.81	2,558.22	32.0 %
Tichenor Suite #45	17,718.37	9,583.00	8,135.37	84.9 %
Fiber Lease Revenue	1,409.41	0.00	1,409.41	
Tichenor Suite #50	14,220.57	12,266.94	1,953.63	15.9 %
Tichenor Suite #60	9,024.02	6,671.56	2,352.46	35.3 %
Tichenor Suite #65	14,997.15	13,328.00	1,669.15	12.5 %
Tichenor Suite #70	14,053.65	8,713.25	5,340.40	61.3 %
Tichenor Suite #85	16,221.17	14,415.94	1,805.23	12.5 %
Tichenor Suite #90	7,321.80	5,927.81	1,393.99	23.5 %
Tichenor Suite #105	16,221.17	14,415.94	1,805.23	12.5 %
Tichenor Suite #110	15,402.37	13,687.94	1,714.43	12.5 %
TOTAL TICHENOR LEASE REVENUE	137,133.71	106,996.19	30,137.52	28.2 %
OTHER MISC LEASE REVENUE				
Leasehold Taxes from Tenants	74,887.32	50,722.00	24,165.32	47.6 %
Misc Operating Revenue	1,233.75	5,833.31	(4,599.56)	-78.8 %
TOTAL OTHER MISC LEASE REV	76,121.07	56,555.31	19,565.76	34.6 %
OTHER NONREVENUE				
Tenant Security Deposits	6,187.67	0.00	6,187.67	
TOTAL OTHER NONREVENUE	6,187.67	0.00	6,187.67	
NON-OPERATING REVENUES				
Investment Interest-MMA	82,151.00	14,583.31	67,567.69	463.3 %
Property Tax Revenues	220,474.98	220,736.00	(261.02)	-0.1 %
PILT Fish & Wildlife Tax Rev	460.42	0.00	460.42	
DNR PILT NAP/NRCA Rev	5,866.68	750.00	5,116.68	682.2 %
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	1,878.75	0.00	1,878.75	
TOTAL NON-OPERATING REVENUES	322,327.33	248,152.65	74,174.68	29.9 %
TOTAL Revenue	1,130,621.90	1,472,805.08	(342,183.18)	-23.2 %

	<i>7 Months Ended July 31, 2024</i>	<i>7 Months Ended July 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
Expenditures				
STEVE LANDING EXPENSES				
Stev Landing-Supplies	17.22	0.00	(17.22)	
Stev Landing-Util-Electricity	1,098.77	1,015.00	(83.77)	-8.3 %
Stev Landing-Util-Water Exp	2,436.32	3,508.94	1,072.62	30.6 %
Stev Landing-Util-Garbage Exp	2,642.25	4,384.00	1,741.75	39.7 %
TOTAL STEVE LANDING EXPENSES	6,194.56	8,907.94	2,713.38	30.5 %
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	116,582.31	115,897.81	(684.50)	-0.6 %
Overtime-Maint Exp	0.00	4,944.94	4,944.94	100.0 %
Payroll Tax-Maint Exp	9,265.35	9,244.69	(20.66)	-0.2 %
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	10,908.14	12,064.50	1,156.36	9.6 %
Health Ins-Maint Exp	38,957.53	37,017.19	(1,940.34)	-5.2 %
VEBA-Maint Exp	4,200.00	4,200.00	0.00	
Outside Services-Maint Exp	0.00	291.69	291.69	100.0 %
BRGC Supplies-Maint Exp	88.74	583.31	494.57	84.8 %
Discovery I Sup-Maint Exp	76.00	1,166.69	1,090.69	93.5 %
Teitzel Sup-Maint Exp	2,531.06	8,166.69	5,635.63	69.0 %
Evergreen Bldg Sup-Maint Exp	955.86	8,166.69	7,210.83	88.3 %
212 Cascade Ave Sup-Maint Exp	2,360.78	2,450.00	89.22	3.6 %
Old Saloon Supplies-Maint Exp	0.00	583.31	583.31	100.0 %
Rigging Loft Sup-Maint Exp	51.65	875.00	823.35	94.1 %
Skye Bldg Supplies-Maint Exp	32.93	2,916.69	2,883.76	98.9 %
Riverpoint Bldg Sup-Maint Exp	3,838.77	3,791.69	(47.08)	-1.2 %
Tichenor Supplies-Maint Exp	12,791.16	8,750.00	(4,041.16)	-46.2 %
Park Grnds Supplies-Maint Exp	6,096.51	14,500.00	8,403.49	58.0 %
21 Cascade Supplies-Maint Exp	0.00	116.69	116.69	100.0 %
Shop Bldg Supplies-Maint Exp	1,906.97	2,041.69	134.72	6.6 %
Vacant Lands Sup-Maint Exp	47.00	116.69	69.69	59.7 %
WRBP Sup-Maint Exp	6,345.80	4,666.69	(1,679.11)	-36.0 %
Cascades Bus Park Sup-Maint Exp	101.86	583.31	481.45	82.5 %
Boat Launch Supplies-Maint Exp	2,778.68	583.31	(2,195.37)	-376.4 %
Tools-Maint Exp	313.83	2,625.00	2,311.17	88.0 %
Janitorial Supplies-Maint Exp	2,026.47	2,333.31	306.84	13.2 %
Fuel-Maint Exp	5,126.89	5,250.00	123.11	2.3 %
Automotive-Maint Exp	1,086.27	1,516.69	430.42	28.4 %
Uniforms-Maint Exp	0.00	583.31	583.31	100.0 %
Machinery & Equipment-Maint Exp	4,252.05	2,041.69	(2,210.36)	-108.3 %
Equip Rentals-Maint Exp	0.00	583.31	583.31	100.0 %
Insurance Property-Maint Exp	1,255.00	4.00	(1,251.00)	-31275.0 %
TOTAL PROPERTY LEASE MAINT EXPENSES	241,607.21	267,164.58	25,557.37	9.6 %

	<i>7 Months Ended July 31, 2024</i>	<i>7 Months Ended July 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
PROPERTY UTILITY EXPENSES				
212 Cascade Ave-Water Exp	271.47	328.00	56.53	17.2 %
Rigging Loft-Water Exp	271.12	315.00	43.88	13.9 %
Tichenor-Water Exp	5,718.92	7,625.00	1,906.08	25.0 %
Park-Water Exp	5,432.47	8,169.00	2,736.53	33.5 %
212 Cascade-Electricity Exp	1,749.65	2,179.00	429.35	19.7 %
Rigging Loft-Electricity Exp	2,907.34	2,397.00	(510.34)	-21.3 %
Tichenor Bldg-Electricity Exp	6,633.69	6,535.00	(98.69)	-1.5 %
Parks & Grounds-Electricity Exp	1,779.99	1,907.00	127.01	6.7 %
WRBP-Electricity Exp	1,160.70	1,750.00	589.30	33.7 %
212 Cascade Ave-Sewer Exp	868.09	1,090.00	221.91	20.4 %
Rigging Loft-Sewer Exp	867.63	1,166.69	299.06	25.6 %
Tichenor Bldg-Sewer Exp	12,623.17	14,826.00	2,202.83	14.9 %
Parks & Grounds-Sewer Exp	2,840.13	2,723.00	(117.13)	-4.3 %
Parks & Grounds-Garbage Exp	1,234.10	1,361.00	126.90	9.3 %
Tichenor Bldg-Nat Gas Exp	3,740.88	4,085.00	344.12	8.4 %
TOTAL PROPERTY UTILITY EXPENSES	48,099.35	56,456.69	8,357.34	14.8 %
OTHER PROPERTY EXPENSES				
Returned Tenant Deposits	800.00	0.00	(800.00)	
Leasehold Taxes Expense	93,852.09	72,957.00	(20,895.09)	-28.6 %
TOTAL OTHER PROPERTY EXPENSES	94,652.09	72,957.00	(21,695.09)	-29.7 %
DEBT REDEMPTION-PRINCIPAL				
Prin-CTED-126 Cascade Ave	10,896.07	11,501.00	604.93	5.3 %
Prin-WIB-Teitzel(Disc 2)	9,559.42	9,604.00	44.58	0.5 %
Prin-CERB-Teitzel (Disc 2)	67,666.66	67,667.00	0.34	0.0 %
TOTAL DEBT REDEMPTION-PRINCIPAL	88,122.15	88,772.00	649.85	0.7 %
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	74,153.23	694,477.00	620,323.77	89.3 %
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	128,026.74	836,477.00	708,450.26	84.7 %
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	66,233.56	66,394.44	160.88	0.2 %
Payroll Tax-Administrative Exp	5,743.62	5,079.06	(664.56)	-13.1 %
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	6,288.29	6,649.44	361.15	5.4 %
Health Insur-Admin Exp	6,963.74	6,963.81	0.07	0.0 %
VEBA-Admin Exp	1,400.00	1,400.00	0.00	
Paid Family Medical Leave Exp	1,341.79	1,500.00	158.21	10.5 %
TOTAL SALARIES & BENEFITS-ADMIN	88,502.82	88,575.50	72.68	0.1 %

	<i>7 Months Ended July 31, 2024</i>	<i>7 Months Ended July 31, 2024 Budget</i>	<i>Variance Fav/<Unf></i>	<i>% Var</i>
OUTSIDE SERVICES-GEN & ADMIN				
Auditing-Gen & Admin	5,722.70	3,500.00	(2,222.70)	-63.5 %
Professional Serv-Gen Admin	58,878.12	58,551.50	(326.62)	-0.6 %
TOTAL OUTSIDE SERVICES-GEN & ADMIN	64,600.82	62,051.50	(2,549.32)	-4.1 %
G & A EXPENSES				
Legal Fees-G&A Exp	1,067.00	8,750.00	7,683.00	87.8 %
Office Supplies-G&A Exp	1,395.59	3,150.00	1,754.41	55.7 %
Equipment-G&A Exp	0.00	583.31	583.31	100.0 %
Promotional Hosting-G&A Exp	1,200.16	2,000.00	799.84	40.0 %
Admin Travel-G&A Exp	580.42	8,000.00	7,419.58	92.7 %
Professional Develop-G&A Exp	715.00	2,915.00	2,200.00	75.5 %
Legal Advertising-G&A Exp	38.10	700.00	661.90	94.6 %
Marketing Advertising-G&A Exp	930.50	4,499.99	3,569.49	79.3 %
Membership/Dues-G&A Exp	5,618.75	20,000.00	14,381.25	71.9 %
Administrative-G&A Exp	2,340.04	2,349.98	9.94	0.4 %
Bank Fees-G&A Exp	622.83	583.31	(39.52)	-6.8 %
Marketing & Eco Dev-G&A Exp	100.00	58.31	(41.69)	-71.5 %
Postage-G&A Exp	132.00	375.00	243.00	64.8 %
Safety Program-G&A Exp	310.66	775.00	464.34	59.9 %
State Use Tax-G&A Exp	547.56	3,750.00	3,202.44	85.4 %
Miscellaneous-G&A Exp	0.00	58.31	58.31	100.0 %
Telecommunications-G&A Exp	2,205.79	3,500.00	1,294.21	37.0 %
IT- G&A Exp	138.93	2,450.00	2,311.07	94.3 %
TOTAL G & A EXPENSES	17,943.33	64,498.21	46,554.88	72.2 %
COMMISSIONER'S EXPENSES				
Commissioners Mtg Comp	3,668.00	7,129.50	3,461.50	48.6 %
Commissioners Salaries	7,335.00	7,560.00	225.00	3.0 %
Payroll Taxes-Commissioners	280.59	1,123.50	842.91	75.0 %
Health Ins-Commissioners	3,299.10	3,299.31	0.21	0.0 %
TOTAL COMMISSIONERS EXPENSES	14,582.69	19,112.31	4,529.62	23.7 %
NON-OPERATING EXPENSES				
Interest-WIB-Teitzel (Disc 2)	1,205.58	1,161.00	(44.58)	-3.8 %
Interest-CTED-126 Cascade Ave	412.43	408.00	(4.43)	-1.1 %
Interest-CERB-Teitzel (Disc 2)	4,060.00	4,060.00	0.00	
State Audit	4,931.85	0.00	(4,931.85)	
TOTAL NON-OPERATING EXPENSES	10,609.86	5,629.00	(4,980.86)	-88.5 %
TOTAL Expenditures	810,593.81	1,587,058.73	776,464.92	48.9 %
Excess of Revenue over Expenditures	320,028.09	(114,253.65)	434,281.74	380.1 %