

Port of Camas-Washougal
Comparative Statement of Revenue and Expense
 First Quarter 2018

	<u>January</u>	<u>February</u>	<u>March</u>	<u>TOTAL</u>
OPERATING REVENUE				
Airport (1)	26,686	29,987	48,003	104,676
Marina (2)	63,925	57,772	69,229	190,927
Real Estate/IP (3)	176,990	164,507	213,636	555,133
Parks	700	645	575	1,920
General and Administrative	40	560	1,400	2,000
Total Operating Revenue	<u>268,341</u>	<u>253,472</u>	<u>332,843</u>	<u>854,656</u>
OPERATING EXPENSE				
General Operations				
Airport (4)	43,344	8,809	11,787	63,940
Marina (5)	25,848	23,437	49,704	98,989
Real Estate/IP (6)	38,722	39,241	47,214	125,177
Parks	1,903	7,677	4,368	13,947
General and administrative	164,587	144,699	139,352	448,638
Total Operating Expense	<u>274,404</u>	<u>223,862</u>	<u>252,425</u>	<u>750,691</u>
Operating Income (Loss)	<u>(6,062)</u>	<u>29,610</u>	<u>80,418</u>	<u>103,965</u>
NONOPERATING REVENUE (EXPENSE)				
Taxes levied for:				
General purposes	4,511	5,167	78,501	88,179
Debt service requirements	3,563	4,914	85,541	94,018
Interest income (7)	12,253	6,821	7,031	26,106
Interest Proceeds -Radial Contract	1,086	1,070	1,053	3,209
Interest Proceeds -Breuning Contract	27	-	-	27
Interest Proceeds -City of Washougal Contract	18,488	-	-	18,488
Timber and Other Taxes	2,574	-	21,917	24,491
Sale of surplus property	-	-	-	-
Disposal of capital assets	31,431	3,399	3,434	38,263
Purchase of capital assets	(969,087)	(865,005)	(154,576)	(1,988,668)
Long-term debt proceeds	-	-	-	-
Principal paid on long-term debt (8)	(26,263)	-	-	(26,263)
Interest paid on long-term debt (8)	(11,162)	-	-	(11,162)
Capital Contributions - State Grant revenue	-	439,279	308,213	747,493
Capital Contributions - Federal Grant revenue	-	439,279	308,213	747,493
Extraordinary/Special items - Insurance Proceeds	-	-	234,263	234,263
Election Expense	(12,024)	-	-	(12,024)
Other Misc Revenue	3,000	-	-	3,000
Other Misc Expenses	-	-	-	-
Total Nonoperating Revenue	<u>(941,603)</u>	<u>34,924</u>	<u>893,591</u>	<u>(13,088)</u>
NET INCOME	<u>(947,666)</u>	<u>64,534</u>	<u>974,009</u>	<u>90,877</u>

- (1) March Immelman
- (2) Annual moorage payment Jan-(3), Feb-(1), Mar-(2)
- (3) March - Annual Tonnage Revenue from Columbia Resources
- (4) January - fuel purchase

- (5) March - fuel purchase
- (6) March - payroll expense
- (7) January - semiannual \$5,500 investment interest revenue
- (8) January - CERB Loan payment

Port of Camas-Washougal
Airport Operations
 First Quarter 2018

	<u>January</u>	<u>February</u>	<u>March</u>	<u>TOTAL</u>
AIRPORT REVENUE				
Hangar Rentals	17,736	19,058	20,187	56,981
Tiedown Rentals	94	94	94	281
Immelman Land Lease (1)	-	-	14,196	14,196
Access agreement	76	76	76	227
Setup fees	-	500	150	650
Late charges	100	125	150	375
Home rental AP-5	1,000	1,000	1,000	3,000
Storage shed AP-5	100	100	100	300
Home rental AP-6	798	798	798	2,393
Electric revenue	884	943	991	2,818
Miscellaneous income	50	100	150	300
Fuel sales	5,849	7,194	10,112	23,155
Total Airport Revenue	<u>26,686</u>	<u>29,987</u>	<u>48,003</u>	<u>104,676</u>
AIRPORT EXPENSES				
Payroll	2,141	3,802	2,731	8,675
Insurance	-	-	-	-
M&R (grounds, structure, equipment)	1,781	366	751	2,897
Supplies	695	1,279	44	2,017
Utilities	1,227	1,292	1,354	3,873
Internet	118	106	162	385
Fire System Monitoring	-	358	-	358
Advertising	-	-	-	-
Clean Water Tax (Stormwater) (2)	-	-	4,976	4,976
Miscellaneous expense	14	17	29	60
Outside services	7,371	450	848	8,669
Janitorial Expenses	-	511	-	511
Legal fees	-	-	-	-
Fuel costs	29,811	397	563	30,771
Credit card discounts & fees	187	230	329	746
Total Airport Expenses	<u>43,344</u>	<u>8,809</u>	<u>11,787</u>	<u>63,940</u>
Net Income (Loss)	<u>(16,658)</u>	<u>21,178</u>	<u>36,216</u>	<u>40,736</u>

- (1) Annual Lease Payment from Immelman
- (2) Annual Clark County Stormwater fee
- (3) January - WH Pacific contract
- (4) January - Fuel purchase

Port of Camas-Washougal
Marina Operations
 First Quarter 2018

	January	February	March	TOTAL
MARINA REVENUE				
Moorage slip rentals (1)	44,920	42,523	48,766	136,208
Waverunner rentals	1,138	1,241	1,282	3,661
Set-up fees	1,610	1,400	1,650	4,660
Launch ramp tickets	217	56	476	749
Launch ramp permits	1,210	1,850	3,000	6,060
Electricity revenue (2)	5,203	441	1,099	6,744
Other	727	1,000	840	2,567
Late charges	400	45	250	695
Dock boxes	424	444	460	1,328
Concession revenue	12	-	12	24
Relocation fees	150	200	50	400
RV and camping fees	60	-	-	60
Boating Event revenue	-	-	630	630
DNR - Property Resources	436	436	436	1,309
Property Resources (Puffin Café)	378	378	378	1,134
Dolphin Yacht Club	365	365	365	1,095
Riverside Marine	5,287	5,287	5,287	15,861
OHSU Lease	89	89	89	266
RLA Ice	3	1	1	4
Fuel sales	1,297	2,017	4,158	7,472
Total Marina Revenue	63,925	57,772	69,229	190,927
MARINA EXPENSES				
Payroll	17,509	14,306	14,994	46,809
Insurance	-	-	-	-
M&R (equipment, docks, grounds, structures)	70	350	534	954
Utilities	2,465	4,668	3,354	10,487
Security	-	-	-	-
Outside services (3)	5,098	53	53	5,203
Janitorial (4)	-	1,033	-	1,033
Supplies	194	2,486	1,870	4,550
Advertising	273	93	93	459
Legal fees	-	-	-	-
Equipment fuel	18	83	165	266
Miscellaneous expense	101	242	227	571
Fuel costs (5)	101	91	28,362	28,554
Credit card discounts & fees	19	32	52	103
Total Marina Expenses	25,848	23,437	49,704	98,989
Net Income (Loss)	38,078	34,336	19,525	91,938

(1) Jan - 3 annual pymts; Feb - 1 annual payment; Mar - 2 annual pymts

(2) Jan - Quarterly metered elec./ Mar - Annual prepaid electric

(3) January - USDA \$5,000 annual contract pymt

(4) Annual janitorial supply order

(5) March - Fuel Purchase

Port of Camas-Washougal
Real Estate/IP Revenue
First Quarter 2018

REAL ESTATE/IP REVENUE	January	February	March	TOTAL
Utility Rev from Tenants (1)	207	2,310	303	2,821
Infrastructure Fee (2)	1,000	-	-	1,000
Ground Lease - ADS 2 5ac parcels	11,242	11,242	11,242	33,725
Ground Lease - BBA Nonwovens	4,370	4,370	4,370	13,109
Ground Lease - Ferguson Ent	275	275	275	825
Ground Lease - Norwesco	6,236	6,236	6,236	18,707
Ground Lease - Plains Mktg	722	722	722	2,166
Ground Lease - American Propane	1,275	1,275	1,275	3,825
Ground Lease - Fern Prairie	-	-	-	-
Ground Lease - Metro Landscape	125	125	125	375
Columbia Resources (3)	6,241	6,241	47,830	60,312
Spur Track - National Pipe (4)	285	221	226	732
Spur Track - BBA Nonwovens	240	240	240	720
Spur Track - Calvert (4)	269	221	226	716
Spur Track - Norwesco	175	175	175	525
Spur Track - Plains Mktg	175	175	175	525
ADS Additional Storage	2,622	2,622	2,622	7,866
Bldg 3 - Kemira Chemicals	8,950	8,950	8,950	26,849
Bldg 4 - Pump Dynamics	5,550	5,550	5,550	16,650
Bldg 5 - MJ Glass Productions	3,585	3,585	3,585	10,755
Bldg 6 - Kemira Chemicals	13,210	13,210	13,210	39,629
Bldg 7 - Calvert Co.	10,692	10,692	10,692	32,076
Bldg 8, Bay 1 - No Limit Engineering (5)	0	0	994	994
Bldg 8 Bay 1 - Big River Distributors (6)	1,669	1,669	-	3,338
Bldg 8, Bay 2, 3 & 4 - Corrosion	4,536	4,536	4,536	13,608
Bldg 9 - Intech Enterprises	8,010	8,010	8,010	24,030
Bldg 10 - Washougal River Cartridge	3,172	3,172	3,172	9,516
Bldg 11 Bay 2, 3 & Office - A&M Mfg	4,445	4,445	4,445	13,335
Bldg 11, Bay 1 - Ponder Burner	4,380	4,380	4,380	13,140
Bldg 12, Bay 1 - Precision Saw	1,688	1,688	1,688	5,064
Bldg 12 Bay 3 & 4 - Etec	3,649	3,649	3,649	10,948
Bldg 12, Bay 2 - Plastic Forming	1,660	1,660	1,660	4,980
Bldg 14 Bay 1 & 2 - 54-40 Brewing Co.	3,825	3,825	3,825	11,475
Bldg 14, Bay 3 - Fastenal	1,638	1,638	1,638	4,913
Bldg 14, Bay 4 - Panther RV	1,931	1,931	1,931	5,793
Bldg 15 - Foods In Season	10,109	10,109	10,109	30,327
Bldg 16 - DS Fabrication	6,615	6,615	6,615	19,844
Bldg 17, Bay 1 - Foods In Season	6,480	6,480	6,480	19,440
Bldg 17, Bay 2 - Lumino	2,700	2,781	2,781	8,262
Bldg 17, Bay 3 - MJ Glass Productions	2,700	2,700	2,781	8,181
Bldg 18, Bays 9-11 - iFillCup (7)	4,950	-	-	4,950
Bldg M6 - City of Camas	3,560	3,560	3,560	10,680
Bldg M7 Bay 1&2 - Westlie Ford	12,921	12,921	12,921	38,763
Tenant Security Deposits (8)	6,790	-	9,574	16,363
Late Fees	2,118	304	859	3,281
Misc Income	-	-	-	-
Total Real Estate/IP Revenue	176,990	164,507	213,636	555,133

Port of Camas-Washougal
Real Estate/IP Operations
First Quarter 2018

	<u>January</u>	<u>February</u>	<u>March</u>	<u>TOTAL</u>
Real Estate/IP Revenue	176,990	164,507	213,636	555,133
REAL ESTATE/IP EXPENSES				
Payroll	20,598	17,846	32,244	70,687
Insurance	-	-	-	-
Utilities (9)	994	3,469	865	5,328
Stormwater Expense	-	-	-	-
Internet	116	232	116	465
Outside services	-	-	-	-
Fire System Monitoring (10)	-	2,124	-	2,124
Marketing	-	1,313	413	1,725
Maintenance (Grounds)	376	1,279	1,931	3,585
Maintenance (Levee) (11)	193	6,261	5,321	11,775
Maintenance (Structures)	242	543	404	1,189
Maintenance (Pumps)	-	55	-	55
Maintenance (Equipment)	132	761	910	1,802
Maintenance (Rail)	36	134	-	170
Miscellaneous expense	-	-	-	-
Legal fees	912	3,101	3,010	7,022
Tenant Security Deposit Release (12)	-	-	1,776	1,776
Commission expense	14,850	-	-	14,850
Supplies	273	2,124	226	2,623
Total Real Estate/IP Expenses	<u>38,722</u>	<u>39,241</u>	<u>47,214</u>	<u>125,177</u>
Net Income (Loss)	<u>138,268</u>	<u>125,266</u>	<u>166,422</u>	<u>429,956</u>

- (1) February - City utility bills received every other month
- (2) Annual infrastructure pymt from SCC Parcel 2 owner
- (3) March - Annual Tonnage Revenue \$41,589
- (4) January - 4th Qtr Car Pymt
- (5) March - New tenant 1st partial lease pymt
- (6) March - Tenant left Industrial Park
- (7) New tenant, lease pymts begin August 1
- (8) Security deposits for new tenants in Bldg 18 and Bldg 8

- (9) February - City utility bills received every other month
- (10) Quarterly monitoring bill
- (11) Feb & Mar - Jan and Feb were high pump months
- (12) Big River left IP, security deposit released
- (13) Bldg 18 iFillCup tenant had a broker

Port of Camas-Washougal
Park Operations
 First Quarter 2018

	<u>January</u>	<u>February</u>	<u>March</u>	<u>TOTAL</u>
PARK REVENUE				
Park & Trail Use Fees	700	645	575	1,920
Total Park Revenues	<u>700</u>	<u>645</u>	<u>575</u>	<u>1,920</u>
 PARK EXPENDITURES				
Payroll	928	1,825	2,054	4,807
M&R Grounds (1)	49	2,238	435	2,721
M&R Equipment	116	103	824	1,042
M&R Structures	-	120	-	120
Misc Expense	-	-	-	-
Supplies	-	254	-	254
Utilities	811	665	643	2,119
Outside Services	-	-	-	-
Janitorial (2)	-	1,934	-	1,934
Advertising/Marketing	-	538	413	950
Insurance	-	-	-	-
Total Park Expenses	<u>1,903</u>	<u>7,677</u>	<u>4,368</u>	<u>13,947</u>
 Net Income (Loss)	<u>(1,203)</u>	<u>(7,032)</u>	<u>(3,793)</u>	<u>(12,027)</u>

- (1) February - grass seed purchase
- (2) Annual janitorial supply purchase

Port of Camas-Washougal
General & Administrative
First Quarter 2018

	<u>January</u>	<u>February</u>	<u>March</u>	<u>TOTAL</u>
GENERAL AND ADMINISTRATIVE REVENUES				
Sponsorship Revenues	-	-	1,000	1,000
Meeting Room Fees	40	560	400	1,000
Total G&A Revenues	40	560	1,400	2,000
GENERAL AND ADMINISTRATIVE EXPENSES				
Salaries and wages	74,587	74,256	73,979	222,822
Standby wages	760	740	800	2,300
Seasonal/temporary wages	1,794	4,185	2,885	8,864
Commissioner's compensation	4,926	3,900	4,128	12,954
Overtime - Permanent EE's	1,013	606	531	2,150
Employee benefits & payroll taxes	33,294	34,600	34,653	102,548
Commissioner's benefits	3,385	3,304	3,322	10,011
Legal fees	2,260	2,399	2,490	7,149
Insurance	-	50	-	50
Outside services (1)	155	2,836	1,889	4,879
Miscellaneous expense	1,463	2,043	2,063	5,569
Telephone & communication	1,529	1,935	1,530	4,995
Office supplies	1,452	548	638	2,638
Copier	186	272	300	758
Memberships & dues (2)	25,316	635	250	26,201
Advertising	449	40	1,000	1,489
Marketing (3)	7,684	242	-	7,927
IT Supplies & Services (4)	788	5,609	450	6,848
Concerts in the park	-	2,300	885	3,185
Fuel expense	564	729	784	2,078
Janitorial maintenance and supplies	190	50	-	240
Maintenance (Office)	189	623	40	853
Maintenance (Grounds)	-	-	668	668
Utilities	1,566	1,087	1,248	3,901
Postage	203	12	163	378
Registration fees	-	1,385	628	2,013
Travel	360	106	842	1,308
Publications	231	-	-	231
Continuing education	-	-	2,796	2,796
Meeting Room Deposit Return (5)	100	100	240	440
Wellness Benefits	140	105	140	385
Taxes	4	1	8	13
Total G&A Expenses	164,587	144,699	139,352	448,638
Net G&A Expenses	(164,547)	(144,139)	(137,952)	(446,638)

- (1) February - Emergency Response Table Top Exercise
- (2) January - majority of membership dues are paid in January
- (3) January - full page ad in Columbia Gorge magazine, annual swag, and rack cards
- (4) February - Docuware license renewal
- (5) Project management certification classes at PSU