

Q1 2019 Budget vs Actual

Operating Revenue:

	2019 Budget	Actual	25.0%
Hangar Rentals	\$ 247,200	\$ 63,136	25.5%
Tiedown Rentals	\$ 1,872	\$ 315	16.8%
AP-1 Rental	\$ 16,833	\$ 5,850	34.8%
Immelman Hangars Land Lease	\$ 14,196	\$ 14,196	100.0%
AP-5 and AP-6 residential rentals	\$ 22,771	\$ 4,175	18.3%
Electrical Fees	\$ 12,012	\$ 2,969	24.7%
All other AP operating revenue	\$ 3,000	\$ 3,184	106.1%
Fuel revenue	\$ 125,000	\$ 28,375	
Total Airport Revenues	\$ 442,884	\$ 122,200	27.6%
Moorage fees	\$ 590,000	\$ 140,495	23.8%
Waverunner fees	\$ 18,000	\$ 3,498	19.4%
Set up fees	\$ 8,000	\$ 2,900	36.3%
LR tickets	\$ 25,000	\$ 606	2.4%
LR permits	\$ 22,000	\$ 3,700	16.8%
Electricity revenue	\$ 19,800	\$ 5,856	29.6%
Property Resources (Puffin Café)	\$ 4,535	\$ 1,134	25.0%
Dolphin Yacht Club	\$ 4,410	\$ 1,095	24.8%
Riverside Marine	\$ 65,340	\$ 16,335	25.0%
OHSU Lease	\$ 1,063	\$ 266	25.0%
RLA Ice	\$ 250	\$ -	0.0%
All other MA operating revenue	\$ 29,608	\$ 6,092	20.6%
Fuel revenue	\$ 180,000	\$ 6,907	
Total Marina Revenues	\$ 968,006	\$ 188,884	19.5%
IP Ground leases	\$ 431,624	\$ 116,356	27.0%
IP spur track leases	\$ 13,000	\$ 3,029	23.3%
Bldg 3 - Kemira	\$ 110,617	\$ 27,823	25.2%
Bldg 4 - Pump Dynamics	\$ 70,596	\$ 17,649	25.0%
Bldg 5 - MJ Glass Productions	\$ 43,020	\$ 10,755	25.0%
Bldg 6 - Kemira	\$ 168,064	\$ 41,293	24.6%
Bldg 7 - Calvert	\$ 132,153	\$ 32,076	24.3%
Bldg 8 - Corrosion, No Limit Engineering	\$ 79,423	\$ 19,454	24.5%
Bldg 9 - Intech	\$ 101,479	\$ 24,998	24.6%
Bldg 10 - Washougal River Cartridge	\$ 39,608	\$ 9,804	24.8%
Bldg 11 - Ponder Burner	\$ 115,320	\$ 28,830	25.0%
Bldg 12 - Precision Saw/Etec/Plastic Forming Svcs	\$ 87,716	\$ 21,785	24.8%
Bldg 14 - 54-40/Fastenal	\$ 94,035	\$ 23,182	24.7%
Bldg 15 - Foods In Season	\$ 121,308	\$ 30,327	25.0%
Bldg 16 - DS Fabrication	\$ 83,394	\$ 20,440	24.5%
Bldg 17 - Foods In Season/Lumino/MJ Glass Prod.	\$ 146,252	\$ 36,375	24.9%
Bldg 18	\$ 298,169	\$ 73,800	24.8%
City of Camas	\$ 44,004	\$ 11,001	25.0%
Westlie Ford	\$ 155,052	\$ 38,763	25.0%
Tenant Security Deposits	\$ -	\$ -	
Utility revenue from tenants	\$ 16,000	\$ 2,953	18.5%
All other IP operating revenue	\$ 10,500	\$ 3,956	37.7%
Infrastructure Fee	\$ 3,075	\$ 1,439	46.8%
Total Real Estate/IP Revenues	\$ 2,364,409	\$ 596,088	25.2%
Park Revenues	\$ 5,000	\$ 3,650	73.0%
General & Administrative Revenues	\$ 20,150	\$ 7,070	35.1%
TOTAL OPERATING REVENUE	\$ 3,800,449	\$ 917,892	24.2%

Non-operating revenue

	2019 Budget	Actual	25.0%
Taxes levied for:			
General purposes	\$ 1,112,913	\$ 81,662	7.3%
Debt service requirements	\$ 1,460,000	\$ 105,131	7.2%
Investment income	\$ 108,000	\$ 37,601	34.8%
Lands sales contracts:			
Calvert	\$ 53,617	\$ 13,404	25.0%
City of Washougal	\$ 88,163	\$ 44,081	50.0%
GAH Properties		\$ 5,909	
Misc tax revenue	\$ 30,000	\$ 767	2.6%
State Grant: WA State Parks & Rec	\$ 1,200	\$ -	
Local Grant: Parks Foundation Clark County	\$ 7,000	\$ -	
Disposal of Capital Assets	\$ -	\$ 152,832	
Insurance recovery		\$ -	
TOTAL NON-OPERATING REVENUE	\$ 2,860,893	\$ 441,388	15.4%

TOTAL REVENUE	\$ 6,661,342	\$ 1,359,280	20.4%
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Q1 2019 Budget vs Actual

Operating Expenditures

	2019 Budget	Actual	25.0%
Payroll	\$ 85,136	\$ 67,180	78.9%
Advertising	\$ 4,000	\$ -	0.0%
Outside services	\$ 6,000	\$ 896	14.9%
Legal	\$ 2,000	\$ -	0.0%
Supplies (Airport)	\$ 5,000	\$ 973	19.5%
Janitorial	\$ 700	\$ 575	82.2%
Fire System Monitoring	\$ 3,000	\$ 571	19.0%
Insurance	\$ 32,500	\$ -	0.0%
Utilities	\$ 17,000	\$ 4,939	29.1%
Internet	\$ 1,050	\$ 265	25.2%
Clean Water Tax (Stormwater)	\$ 5,000	\$ -	0.0%
Maintenance (grounds)	\$ 4,500	\$ 81	1.8%
Maintenance (structures)	\$ 5,000	\$ 509	10.2%
Maintenance (equipment)	\$ 3,000	\$ 347	11.6%
Misc Expenses	\$ 1,000	\$ 66	6.6%
Fuel Expense	\$ 110,000	\$ 27,359	24.9%
Fuel Credit Card Expense	\$ 4,125	\$ 951	23.1%
Total Airport Expenditures	\$ 289,011	\$ 104,712	36.2%

Payroll	\$ 205,517	\$ 41,670	20.3%
Maintenance (Equipment)	\$ 8,000	\$ 2,173	27.2%
Maintenance (Structures)	\$ 8,000	\$ 2,307	28.8%
Advertising	\$ 4,000	\$ 801	20.0%
Outside services	\$ 20,000	\$ 203	1.0%
Legal	\$ 2,000	\$ 352	17.6%
Supplies	\$ 11,000	\$ 3,077	28.0%
Janitorial Supplies	\$ 2,000	\$ 575	28.8%
Equipment Fuel	\$ 1,200	\$ 200	16.7%
Security	\$ 3,000	\$ -	0.0%
Insurance	\$ 57,000	\$ -	0.0%
Utilities	\$ 38,930	\$ 10,881	28.0%
Misc Expenses	\$ 11,000	\$ 439	4.0%
Maintenance (Docks)	\$ 7,000	\$ -	0.0%
Maintenance (Grounds)	\$ 2,000	\$ -	0.0%
Fuel Expense	\$ 165,000	\$ 428	0.3%
Fuel Credit Card Expense	\$ 4,500	\$ 141	3.1%
Total Marina Expenditures	\$ 550,147	\$ 63,248	11.5%

Payroll	\$ 369,971	\$ 44,283	12.0%
Advertising	\$ 3,500	\$ 1,036	29.6%
Outside Services	\$ 28,000	\$ 106	0.4%
Legal fees	\$ 15,000	\$ 4,554	30.4%
Real Estate Commission Expense	\$ 15,000	\$ -	0.0%
Supplies	\$ 7,000	\$ 2,861	40.9%
Fire System Monitoring	\$ 11,750	\$ 2,474	21.1%
Insurance	\$ 100,000	\$ 229	0.2%
Utilities	\$ 32,500	\$ 6,658	20.5%
Stormwater	\$ 7,300	\$ 6,870	94.1%
Internet	\$ 1,400	\$ 355	25.4%
Maintenance (Grounds)	\$ 18,000	\$ 1,466	8.1%
Maintenance (Levee)	\$ 50,000	\$ 6,101	12.2%
Misc Expenses	\$ 1,000	\$ -	0.0%
Maintenance (Structures)	\$ 30,000	\$ 6,140	20.5%
Maintenance (Pumps)	\$ 3,000	\$ 225	7.5%

Maintenance (Equipment)	\$ 5,000	\$ 1,312	26.2%
Maintenance (Rail)	\$ 5,000	\$ -	0.0%
Tenant Security Deposit Released	\$ -	\$ -	
Total Real Estate/IP Expenditures	\$ 703,421	\$ 84,670	12.0%
Park Expenditures	\$ 128,279	\$ 12,931	10.1%
General & Administrative Expenditures	\$ 1,886,522	\$ 456,236	24.2%
TOTAL OPERATING EXPENSE	\$ 3,557,380	\$ 721,797	20.3%

NET OPERATING INCOME	\$ 243,069	\$ 196,095	81%
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Non-Operating Expense

	2019 Budget	Actual	25.0%
CERB Loan	\$ 132,212	\$ 132,520	100.2%
GO & Revenue Bond Interest Expense	\$ 552,858		0.0%
GO & Revenue Bond Principal Expense	\$ 1,000,000		0.0%
Bond Administrative Expense	\$ 2,400		0.0%
Misc Non-Expense			
Purchase of Capital Assets	\$ 1,594,888	\$ 348,212	21.8%
TOTAL NON-OPERATING EXPENSE	\$ 3,282,358	\$ 480,732	15%

TOTAL EXPENSE	\$ 6,839,738	\$ 1,202,528	18%
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NET INCOME	\$ (178,396)	\$ 156,752	-88%
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Payroll

	2019 Budget	Actual	25.0%
G&A Permanent EE Salary	\$ 876,182	\$ 212,435	24.2%
G&A Standby	\$ 9,580	\$ 2,380	24.8%
G&A Permanent EE Overtime	\$ 9,500	\$ 1,562	16.4%
G&A Benefits & Taxes	\$ 413,448	\$ 107,926	26.1%
Airport Payroll	\$ 85,136	\$ 67,180	78.9%
Marina Payroll	\$ 205,517	\$ 41,670	20.3%
IP Payroll	\$ 369,971	\$ 44,283	12.0%
Park Payroll	\$ 51,979	\$ 6,962	13.4%
Commissioner Payroll	\$ 97,942	\$ 24,263	24.8%
Total Payroll Cost	\$ 2,119,255	\$ 508,662	24.0%

Q1 2019 Budget vs Actual

General & Administrative Revenues	2019 Budget	Actual	25.0%
Sponsorship Revenues	\$ 18,550	\$ 7,070	
Meeting Room Fees	\$ 1,600	\$ -	
Total General & Administrative Revenues	\$ 20,150	\$ 7,070	35.1%

General & Administrative Expenses	2019 Budget	Actual	25.0%
Salaries and wages	\$ 876,182	212,435	24%
Standby	\$ 9,580	\$ 2,380	25%
Commissioner's compensation and benefits	\$ 97,942	\$ 24,263	25%
Overtime - Permanent EE's	\$ 9,500	\$ 1,562	16%
Employee benefits & payroll taxes	\$ 413,448	\$ 107,926	26%
Employee Uniforms	\$ 4,000	\$ 773	19%
Legal fees	\$ 35,000	\$ 7,969	23%
Insurance	\$ 5,100		0%
Outside services	\$ 125,000	\$ 1,210	1%
State audit	\$ 20,600		0%
Miscellaneous expense	\$ 25,000	\$ 7,143	29%
Telephone & communication	\$ 22,000	\$ 5,062	23%
Office supplies	\$ 10,000	\$ 2,028	20%
Copier	\$ 4,600	\$ 792	17%
Memberships & dues	\$ 30,000	\$ 26,526	88%
Advertising	\$ 17,000	\$ 3,811	22%
Marketing	\$ 40,000	\$ 20,452	51%
IT Supplies & Services	\$ 40,000	\$ 11,470	29%
Concerts in the park	\$ 14,500	\$ 2,250	16%
Wheels & Wings	\$ 5,000		0%
Fuel expense	\$ 13,000	\$ 2,300	18%
Maintenance & Supplies (Janitorial)	\$ 1,200	\$ 722	60%
Maintenance (Office)	\$ 3,000	\$ 2,393	80%
Maintenance (Grounds & Equip)	\$ 500		0%
Utilities	\$ 16,000	\$ 4,092	26%
Postage	\$ 1,700	\$ 273	16%
Registration fees	\$ 8,000	\$ 3,466	43%
Promotional Hosting	\$ 2,000		0%
Travel	\$ 15,500	\$ 3,959	26%
Meeting Room Deposit Return	\$ 1,000		0
Taxes	\$ 50		0%
Publications	\$ 120	\$ 59	49%
Printing and binding	\$ 4,000		0%
Continuing education	\$ 10,000	\$ 273	3%
Wellness benefits	\$ 6,000	\$ 649	11%
Total General & Administrative Expenses	\$ 1,886,522	\$ 456,236	24.2%

Total G&A Expenses	\$ 1,886,372	\$ 449,166
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Q1 2019 Budget vs Actual

Airport Revenues:

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Janitorial	\$ 700	\$ 575	82.2%
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Maintenance (equipment)	\$ 3,000	\$ 347	11.6%
Misc Expenses	\$ 1,000	\$ 66	6.6%
Fuel Expense	\$ 110,000	\$ 27,359	
Fuel Credit Card Expense	\$ 4,125	\$ 951	
Total Airport Expenditures	\$ 289,011	\$ 104,712	36.2%

Net Income	\$ 153,873	\$ 17,488	11.4%
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Q1 2019 Budget vs Actual

Marina Revenues:

	2019 Budget	Actual	25.0%
Marina fees	\$ 590,000	\$ 140,495	23.8%
Waverunner fees	\$ 18,000	\$ 3,498	19.4%
Set up fees	\$ 8,000	\$ 2,900	36.3%
LR tickets	\$ 25,000	\$ 606	2.4%
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Legal	\$ 2,000	\$ 352	17.6%
Supplies	\$ 11,000	\$ 3,077	28.0%
Janitorial	\$ 2,000	\$ 575	28.8%
Equipment Fuel	\$ 1,200	\$ 200	16.7%
Security	\$ 3,000	\$ -	0.0%
Insurance	\$ 57,000	\$ -	0.0%
Utilities	\$ 38,930	\$ 10,881	28.0%
Misc Expenses	\$ 11,000	\$ 439	4.0%
Maintenance (Docks)	\$ 7,000	\$ -	0.0%
Maintenance (Grounds)	\$ 2,000	\$ -	0.0%
Fuel Expense	\$ 165,000	\$ 428	16.5%
Fuel Credit Card Expense	\$ 4,500	\$ 141	
Total Marina Expenditures	\$ 550,147	\$ 63,248	11.5%
Net Income	\$ 417,859	\$ 125,636	30.1%

Q1 2019 Budget vs Actual

Real Estate/IP Revenues:

	2019 Budget	Actual	25.0%
IP Ground leases	\$ 431,624	\$ 116,356	27.0%
IP spur track leases	\$ 13,000	\$ 3,029	23.3%
Bldg 3 - Kemira	\$ 110,617	\$ 27,823	25.2%
Bldg 4 - Pump Dynamics	\$ 70,596	\$ 17,649	25.0%
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Infrastructure Fee	\$ 3,075	\$ 1,439	46.8%
Total Real Estate/IP Revenues	\$ 2,364,409	\$ 596,088	25.2%

Real Estate/IP Expenditures:

	2019 Budget	Actual	25.0%
Payroll	\$ 369,971	\$ 44,283	12.0%
Advertising	\$ 3,500	\$ 1,036	29.6%
Outside Services	\$ 28,000	\$ 106	0.4%
Legal fees	\$ 15,000	\$ 4,554	30.4%
Real Estate Commission Expense	\$ 15,000	\$ -	0.0%
Supplies	\$ 7,000	\$ 2,861	40.9%
Fire System Monitoring	\$ 11,750	\$ 2,474	21.1%
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Stormwater	\$ 7,300	\$ 6,870	94.1%
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Maintenance (Grounds)	\$ 18,000	\$ 1,466	8.1%
Maintenance (Levee)	\$ 50,000	\$ 6,101	12.2%
Misc Expenses	\$ 1,000	\$ -	0.0%
Maintenance (Structures)	\$ 30,000	\$ 6,140	20.5%
Maintenance (Pumps)	\$ 3,000	\$ 225	7.5%
Maintenance (Equipment)	\$ 5,000	\$ 1,312	26.2%
Maintenance (Rail)	\$ 5,000	\$ -	0.0%
Tenant Security Deposit	\$ -	\$ -	
Total Real Estate/IP Expenditures	\$ 703,421	\$ 84,670	12.0%
Net Income	\$ 1,660,988	\$ 511,418	30.8%

Q1 2019 Budget vs Actual

Park Revenues:

	2019 Budget	Actual	25.0%
Park & Trail Use Fees	\$ 5,000	\$ 1,150	23.0%
Park Donation Program	\$ -	\$ 2,500	
Total Park Revenues	\$ 5,000	\$ 3,650	73.0%

Park Expenditures:

	2019 Budget	Actual	25.0%
Payroll	\$ 51,979	\$ 6,962	13%
Outside Services	\$ 37,500	\$ 336	1%
Marketing	\$ 2,000	\$ -	0%
Supplies	\$ 2,500	\$ 207	8%
Janitorial	\$ 2,000	\$ 575	29%
Utilities	\$ 13,800	\$ 3,957	29%
Insurance	\$ 3,000	\$ -	0%
Maintenance (grounds)	\$ 10,000	\$ 780	8%
Maintenance (equipment)	\$ 3,000	\$ 114	4%
Maintenance (structures)	\$ 2,000	\$ -	0%
Misc. Expense	\$ 500	\$ -	0%
Total Park Expenditures	\$ 128,279	\$ 12,931	10.1%
Net Income	\$ (123,279)	\$ (9,281)	7.5%