

Port of Camas-Washougal
Comparative Statement of Revenue and Expense
 First Quarter 2019

	<u>January</u>	<u>February</u>	<u>March</u>	<u>TOTAL</u>
OPERATING REVENUE				
Airport (1)	36,053	31,140	55,007	122,200
Marina (2)	66,237	55,543	67,104	188,884
Real Estate/IP (3)	207,430	195,096	193,562	596,088
Parks	2,850	425	375	3,650
General and Administrative	-	-	7,070	7,070
Total Operating Revenue	<u>312,570</u>	<u>282,204</u>	<u>323,118</u>	<u>917,892</u>
OPERATING EXPENSE				
General Operations				
Airport (4)	58,494	27,100	19,118	104,712
Marina	18,416	20,889	23,943	63,248
Real Estate/IP	24,934	30,454	29,282	84,670
Parks	4,663	4,364	3,905	12,931
General and administrative	163,845	138,015	154,377	456,236
Total Operating Expense	<u>270,351</u>	<u>220,821</u>	<u>230,625</u>	<u>721,797</u>
Operating Income (Loss)	<u>42,219</u>	<u>61,382</u>	<u>92,494</u>	<u>196,095</u>
NONOPERATING REVENUE (EXPENSE)				
Taxes levied for:				
General purposes	3,396	6,716	71,551	81,662
Debt service requirements	3,553	8,161	93,417	105,131
Interest income (5)	16,312	10,072	11,217	37,601
Interest Proceeds -Radial Contract	1,738	-	842	2,579
Interest Proceeds -GAH Contract	-	764	753	1,517
Interest Proceeds -City of Washougal Contract	16,798	-	-	16,798
Timber and Other Taxes	-	-	767	767
Sale of surplus property	-	-	-	-
Disposal of capital assets (6)	187,314	2,191	5,828	195,333
Purchase of capital assets	(108,181)	(23,825)	(216,206)	(348,212)
Long-term debt proceeds	-	-	-	-
Principal paid on long-term debt (7)	(97,269)	-	-	(97,269)
Interest paid on long-term debt (7)	(35,251)	-	-	(35,251)
Capital Contributions - State Grant revenue	-	-	-	-
Capital Contributions - Federal Grant revenue	-	-	-	-
Extraordinary/Special items - Insurance Proceeds	-	-	-	-
Election Expense	-	-	-	-
Other Misc Revenue	-	-	-	-
Other Misc Expenses	-	-	-	-
Total Nonoperating Revenue	<u>(11,590)</u>	<u>4,078</u>	<u>(31,831)</u>	<u>(39,343)</u>
NET INCOME	<u>30,629</u>	<u>65,460</u>	<u>60,662</u>	<u>156,751</u>

(1) Feb Fuel Sales down/ March Immelman pymt

(2) Annual moorage payment Jan-(3), Feb-(1), Mar-(2) / Jan Qtrly Elect

(3) March - Annual Tonnage Revenue from Columbia Resources

(4) January - fuel purchase / Payroll high due to remodel project

(5) January - semiannual \$5,500 investment interest revenue

(6) SCC Land Sale Lot 11

(7) January - CERB Loan payment

Port of Camas-Washougal
Airport Operations
 First Quarter 2019

	<u>January</u>	<u>February</u>	<u>March</u>	<u>TOTAL</u>
AIRPORT REVENUE				
Hangar Rentals	21,261	20,974	20,900	63,136
Tiedown Rentals	124	96	96	315
AP-1 Leases	1,650	2,100	2,100	5,850
Immelman Land Lease (1)	-	-	14,196	14,196
Access agreement	78	78	78	234
Setup fees	100	-	200	300
Late charges	200	50	100	350
Home rental AP-5	1,000	1,000	1,000	3,000
Storage shed AP-5	100	100	100	300
Home rental AP-6 (2)	-	-	875	875
Electric revenue	1,001	988	980	2,969
Miscellaneous income	75	100	75	250
Tenant Security Deposit (3)	1,050	-	1,000	2,050
Fuel sales (4)	9,415	5,653	13,307	28,375
Total Airport Revenue	<u>36,053</u>	<u>31,140</u>	<u>55,007</u>	<u>122,200</u>
AIRPORT EXPENSES				
Payroll (5)	29,574	22,947	14,659	67,180
Insurance	-	-	-	-
M&R (grounds, structure, equipment)	160	5	773	938
Supplies	420	25	528	973
Utilities	1,579	1,704	1,656	4,939
Internet	88	88	88	265
Fire System Monitoring	-	571	-	571
Advertising	-	-	-	-
Clean Water Tax (Stormwater)	-	-	-	-
Miscellaneous expense	21	45	-	66
Outside services	-	-	896	896
Janitorial Expenses	-	504	71	575
Legal fees	-	-	-	-
Fuel costs (6)	26,337	1,022	-	27,359
Credit card discounts & fees	316	189	447	951
Total Airport Expenses	<u>58,494</u>	<u>27,100</u>	<u>19,118</u>	<u>104,712</u>
Net Income (Loss)	<u>(22,441)</u>	<u>4,040</u>	<u>35,890</u>	<u>17,488</u>

- (1) Immelman annual lease payment
- (2) AP-6 remodel complete and new tenant in on March 15
- (3) Tenant security deposits for AP-1 and AP-6

- (4) February fuel sales down due to cold weather (snow/ice)
- (5) Payroll higher in Jan and Feb due to AP-6 remodel project
- (6) February fuel costs were reported on 2/28 rather than March

Port of Camas-Washougal
Marina Operations
First Quarter 2019

	January	February	March	TOTAL
MARINA REVENUE				
Moorage slip rentals (1)	47,996	43,709	48,789	140,495
Waverunner rentals	1,170	1,124	1,204	3,498
Set-up fees	600	700	1,600	2,900
Launch ramp tickets	102	84	420	606
Launch ramp permits	910	820	1,970	3,700
Electricity revenue (2)	4,783	276	798	5,856
Other	738	494	1,145	2,377
Late charges	145	395	195	735
Dock boxes	440	420	437	1,297
Concession revenue	12	-	12	24
Relocation fees	100	100	150	350
Boating Event revenue	-	-	-	-
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	5,445	5,445	5,445	16,335
OHSU Lease	89	89	89	266
Fuel sales (3)	2,529	708	3,670	6,907
Total Marina Revenue	66,237	55,543	67,104	188,884
MARINA EXPENSES				
Payroll	13,359	12,751	15,560	41,670
Insurance	-	-	-	-
M&R (equipment, docks, grounds, structures)	821	1,658	2,002	4,480
Utilities	2,750	3,684	4,498	10,931
Security	-	-	-	-
Outside services	98	53	53	203
Janitorial (4)	-	504	71	575
Supplies	1,005	1,341	731	3,077
Advertising	-	273	528	801
Legal fees	-	-	352	352
Equipment fuel	80	86	34	200
Miscellaneous expense	88	262	39	389
Fuel costs (5)	163	265	-	428
Credit card discounts & fees	52	13	76	141
Total Marina Expenses	18,416	20,889	23,943	63,248
Net Income (Loss)	47,821	34,654	43,161	125,636

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

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

(3) Fuel sales down due to cold weather (snow/ice)

(4) Annual janitorial supply order

(5) February fuel costs were reported on 2/28 rather than March

Port of Camas-Washougal
Real Estate/IP Revenue
First Quarter 2019

REAL ESTATE/IP REVENUE	January	February	March	TOTAL
Utility Rev from Tenants (1)	212	2,169	572	2,953
Infrastructure Fee (2)	858	582	-	1,440
Ground Lease - ADS 2 5ac parcels	11,708	11,708	11,708	35,123
Ground Lease - BBA Nonwovens	4,528	4,528	4,528	13,585
Ground Lease - Ferguson Ent	285	285	285	855
Ground Lease - Norwesco	6,236	6,236	6,236	18,707
Ground Lease - Plains Mktg	744	744	744	2,231
Ground Lease - American Propane	1,275	1,275	1,275	3,825
Ground Lease - Metro Landscape	125	125	125	375
Columbia Resources (3)	20,676	6,392	6,392	33,460
Spur Track - National Pipe (4)	244	226	-	470
Spur Track - BBA Nonwovens	240	240	240	720
Spur Track - Calvert	331	226	232	789
Spur Track - Norwesco	175	175	175	525
Spur Track - Plains Mktg	175	175	175	525
ADS Additional Storage	2,732	2,732	2,732	8,197
Bldg 3 - Kemira Chemicals	9,274	9,274	9,274	27,823
Bldg 4 - Pump Dynamics	5,883	5,883	5,883	17,649
Bldg 5 - MJ Glass Productions	3,585	3,585	3,585	10,755
Bldg 6 - Kemira Chemicals	13,764	13,764	13,764	41,293
Bldg 7 - Calvert Co.	10,692	10,692	10,692	32,076
Bldg 8, Bay 1 - No Limit Engineering	1,813	1,813	1,813	5,438
Bldg 8, Bay 2, 3 & 4 - Corrosion	4,672	4,672	4,672	14,016
Bldg 9 - Intech Enterprises	8,250	8,250	8,498	24,998
Bldg 10 - Washougal River Cartridge	3,268	3,268	3,268	9,804
Bldg 11 - Ponder Burner	9,610	9,610	9,610	28,830
Bldg 12, Bay 1 - Precision Saw	1,793	1,793	1,793	5,379
Bldg 12 Bay 3 & 4 - Etec	3,759	3,759	3,759	11,276
Bldg 12, Bay 2 - Plastic Forming	1,710	1,710	1,710	5,130
Bldg 14 Bays 1, 2 & 4 - 54-40 Brewing Co.	5,852	5,852	5,852	17,557
Bldg 14, Bay 3 - Fastenal	1,875	1,875	1,875	5,625
Bldg 15 - Foods In Season	10,109	10,109	10,109	30,327
Bldg 16 - DS Fabrication	6,813	6,813	6,813	20,440
Bldg 17, Bay 1 - Foods In Season	6,480	6,480	6,480	19,440
Bldg 17, Bay 2 - Lumino	2,781	2,864	2,864	8,509
Bldg 17, Bay 3 - MJ Glass Productions	2,781	2,781	2,864	8,426
Bldg 18, Bays 9-11 - iFillCup	4,950	4,950	4,950	14,850
Bldg 18, Bays 1-4 - Panther RV	6,600	6,600	6,600	19,800
Bldg 18, Bays 12-15 TheraSigma	6,600	6,600	6,600	19,800
Bldg 18, Bay 6 - Swift Mach	1,650	1,650	1,650	4,950
Bldg 18, Bay 5 - Logsdon Farm	1,650	1,650	1,650	4,950
Bldg 18, Bays 7 & 8 - Feed Me	3,150	3,150	3,150	9,450
Bldg M6 - City of Camas	3,667	3,667	3,667	11,001
Bldg M7 Bay 1&2 - Westlie Ford	12,921	12,921	12,921	38,763
Late Fees	861	1,243	1,777	3,881
Misc Income	75	-	-	75
Total Real Estate/IP Revenue	207,432	195,096	193,562	596,090

Port of Camas-Washougal
Real Estate/IP Operations
 First Quarter 2019

	<u>January</u>	<u>February</u>	<u>March</u>	<u>TOTAL</u>
Real Estate/IP Revenue	207,432	195,096	193,562	596,090
REAL ESTATE/IP EXPENSES				
Payroll	11,272	13,287	19,724	44,283
Insurance	229	-	-	229
Utilities (5)	1,373	3,969	1,315	6,658
Stormwater Expense	6,870	-	-	6,870
Internet	118	118	118	355
Outside services	-	106	-	106
Fire System Monitoring (6)	-	2,474	-	2,474
Marketing	41	995	-	1,036
Maintenance (Grounds)	-	50	1,416	1,466
Maintenance (Levee) (7)	2,449	3,457	194	6,101
Maintenance (Structures)	1,230	2,589	2,322	6,140
Maintenance (Pumps)	-	-	225	225
Maintenance (Equipment)	509	20	782	1,312
Maintenance (Rail)	-	-	-	-
Miscellaneous expense	-	-	-	-
Legal fees	821	2,747	986	4,554
Tenant Security Deposit Release	-	-	-	-
Commission expense	-	-	-	-
Supplies	21	640	2,199	2,861
Total Real Estate/IP Expenses	<u>24,934</u>	<u>30,454</u>	<u>29,282</u>	<u>84,670</u>
Net Income (Loss)	<u>182,498</u>	<u>164,643</u>	<u>164,280</u>	<u>511,421</u>

- (1) February - City utility bills received every other month
- (2) Annual infrastructure pymt from SCC
- (3) March - Annual Tonnage Revenue
- (4) March - Terminated lease

- (5) February - City utility bills received every other month
- (6) Quarterly monitoring bill
- (7) Mar - Feb was low pump

Port of Camas-Washougal
Park Operations
 First Quarter 2019

	<u>January</u>	<u>February</u>	<u>March</u>	<u>TOTAL</u>
PARK REVENUE				
Park & Trail Use Fees	350	425	375	1,150
Adopt a Bench Program	2,500	-	-	2,500
Total Park Revenues	<u>2,850</u>	<u>425</u>	<u>375</u>	<u>3,650</u>
 PARK EXPENDITURES				
Payroll	2,121	2,294	2,548	6,962
M&R Grounds	-	750	30	780
M&R Equipment	-	-	114	114
M&R Structures	-	-	-	-
Misc Expense	-	-	-	-
Supplies	-	207	-	207
Utilities (1)	2,542	609	806	3,957
Outside Services	-	-	336	336
Janitorial (2)	-	504	71	575
Advertising/Marketing	-	-	-	-
Insurance	-	-	-	-
Total Park Expenses	<u>4,663</u>	<u>4,364</u>	<u>3,905</u>	<u>12,931</u>
 Net Income (Loss)	<u>(1,813)</u>	<u>(3,939)</u>	<u>(3,530)</u>	<u>(9,281)</u>

(1) January - water bill for Sept-Nov billed late by City

(2) Annual janitorial supply purchase

Port of Camas-Washougal
General & Administrative
First Quarter 2019

	<u>January</u>	<u>February</u>	<u>March</u>	<u>TOTAL</u>
GENERAL AND ADMINISTRATIVE REVENUES				
Sponsorship Revenues	-	-	7,070	7,070
Total G&A Revenues	-	-	7,070	7,070
GENERAL AND ADMINISTRATIVE EXPENSES				
Salaries and wages	71,224	70,345	70,865	212,435
Standby wages	820	740	820	2,380
Seasonal/temporary wages	-	-	-	-
Commissioner's compensation	4,762	4,378	5,146	14,286
Overtime - Permanent EE's	1,006	491	65	1,562
Employee benefits & payroll taxes	32,547	40,172	35,980	108,699
Commissioner's benefits	3,327	3,299	3,352	9,977
Legal fees	2,303	1,761	3,905	7,969
Insurance	-	-	-	-
Election expense	-	-	-	-
Outside services	250	-	960	1,210
State audit	-	-	-	-
Miscellaneous expense	2,447	2,362	2,334	7,143
Telephone & communication	1,579	1,935	1,547	5,062
Office supplies	610	277	1,141	2,028
Copier	158	271	363	792
Memberships & dues (1)	25,887	639	-	26,526
Advertising	436	1,125	2,250	3,811
Marketing (2)	6,307	868	13,277	20,452
Wheels & Wings	-	-	-	-
IT Supplies & Services (3)	3,069	2,595	5,806	11,470
Concerts in the park	-	1,500	750	2,250
Fuel expense	616	1,095	589	2,300
Janitorial maintenance and supplies	52	530	140	722
Maintenance (Office)	658	1,571	164	2,393
Maintenance (Grounds)	-	-	-	-
Utilities	1,337	1,141	1,614	4,092
Postage	-	250	23	273
Registration fees	1,440	213	1,813	3,466
Promotional Hosting	-	-	-	-
Travel (4)	2,576	386	997	3,959
Publications	59	-	-	59
Printing and binding	-	-	-	-
Continuing education	34	-	239	273
Wellness Benefits	343	70	236	649
Taxes	-	-	-	-
Total G&A Expenses	163,845	138,015	154,377	456,236
Net G&A Expenses	(163,845)	(138,015)	(147,307)	(449,166)

(1) February - Emergency Response Table Top Exercise

(2) Jan & Mar - contract pymt to Dstudio 21 for Marketing Campaign

(3) Various system license renewals

(4) January - WPPA Annual mtg in December

