

2019 Budget vs Actual

Operating Revenue:

	2019 Budget	Actual	50.0%
Hangar Rentals	\$ 247,200	\$ 126,310	51.1%
Tiedown Rentals	\$ 1,872	\$ 704	37.6%
AP-1 Rental	\$ 16,833	\$ 12,150	72.2%
Immelman Hangars Land Lease	\$ 14,196	\$ 14,196	100.0%
AP-5 and AP-6 residential rentals	\$ 22,771	\$ 12,017	52.8%
Electrical Fees	\$ 12,012	\$ 5,980	49.8%
All other AP operating revenue	\$ 3,000	\$ 4,407	146.9%
Fuel revenue	\$ 125,000	\$ 85,832	
Total Airport Revenues	\$ 442,884	\$ 261,595	59.1%
Moorage fees	\$ 590,000	\$ 288,061	48.8%
Waverunner fees	\$ 18,000	\$ 8,782	48.8%
Set up fees	\$ 8,000	\$ 5,400	67.5%
LR tickets	\$ 25,000	\$ 6,626	26.5%
LR permits	\$ 22,000	\$ 13,320	60.5%
Electricity revenue	\$ 19,800	\$ 11,945	60.3%
Property Resources (Puffin Café)	\$ 4,535	\$ 2,267	50.0%
Dolphin Yacht Club	\$ 4,410	\$ 2,190	49.7%
Riverside Marine	\$ 65,340	\$ 32,670	50.0%
OHSU Lease	\$ 1,063	\$ 532	50.0%
RLA Ice	\$ 250	\$ -	0.0%
All other MA operating revenue	\$ 29,608	\$ 16,677	56.3%
Fuel revenue	\$ 180,000	\$ 50,755	
Total Marina Revenues	\$ 968,006	\$ 439,224	45.4%
IP Ground leases	\$ 431,624	\$ 219,379	50.8%
IP spur track leases	\$ 13,000	\$ 5,547	42.7%
Bldg 3 - Kemira	\$ 110,617	\$ 55,647	50.3%
Bldg 4 - Pump Dynamics	\$ 70,596	\$ 35,298	50.0%
Bldg 5 - MJ Glass Productions	\$ 43,020	\$ 21,510	50.0%
Bldg 6 - Kemira	\$ 168,064	\$ 83,086	49.4%
Bldg 7 - Calvert	\$ 132,153	\$ 64,152	48.5%
Bldg 8 - Corrosion, No Limit Engineering	\$ 79,423	\$ 39,350	49.5%
Bldg 9 - Intech	\$ 101,479	\$ 50,492	49.8%
Bldg 10 - Washougal River Cartridge	\$ 39,608	\$ 19,608	49.5%
Bldg 11 - Ponder Burner	\$ 115,320	\$ 57,660	50.0%
Bldg 12 - Precision Saw/Etec/Plastic Forming Svcs	\$ 87,716	\$ 43,622	49.7%
Bldg 14 - 54-40/Fastenal	\$ 94,035	\$ 46,364	49.3%
Bldg 15 - Foods In Season	\$ 121,308	\$ 60,654	50.0%
Bldg 16 - DS Fabrication	\$ 83,394	\$ 41,288	49.5%
Bldg 17 - Foods In Season/Lumino/MJ Glass Prod.	\$ 146,252	\$ 72,999	49.9%
Bldg 18	\$ 298,169	\$ 144,498	48.5%
City of Camas	\$ 44,004	\$ 22,002	50.0%
Westlie Ford	\$ 155,052	\$ 77,526	50.0%
Tenant Security Deposits	\$ -	\$ -	
Utility revenue from tenants	\$ 16,000	\$ 8,508	53.2%
All other IP operating revenue	\$ 10,500	\$ 3,828	36.5%
Infrastructure Fee	\$ 3,075	\$ 3,768	122.5%
Total Real Estate/IP Revenues	\$ 2,364,409	\$ 1,176,785	49.8%
Park Revenues	\$ 5,000	\$ 5,060	101.2%
General & Administrative Revenues	\$ 20,150	\$ 14,055	69.8%
TOTAL OPERATING REVENUE	\$ 3,800,449	\$ 1,896,719	49.9%

Non-operating revenue

	2019 Budget	Actual	50.0%
Taxes levied for:			
General purposes	\$ 1,112,913	\$ 613,560	55.1%
Debt service requirements	\$ 1,460,000	\$ 801,512	54.9%
Investment income	\$ 108,000	\$ 70,545	65.3%
Lands sales contracts:			
Calvert	\$ 53,617	\$ 26,808	50.0%
City of Washougal	\$ 88,163	\$ 44,081	50.0%
GAH Properties		\$ 11,890	
Misc tax revenue	\$ 30,000	\$ 3,769	12.6%
State Grant: WA State Parks & Rec	\$ 1,200	\$ -	0.0%
Local Grant: Parks Foundation Clark County	\$ 7,000	\$ -	0.0%
Disposal of Capital Assets	\$ -	\$ 296,835	
TOTAL NON-OPERATING REVENUE	\$ 2,860,893	\$ 1,869,000	65.3%

TOTAL REVENUE	\$ 6,661,342	\$ 3,765,720	56.5%
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2019 Budget vs Actual

Operating Expenditures

	2019 Budget	Actual	50.0%
Payroll	\$ 85,136	\$ 94,487	111.0%
Advertising	\$ 4,000	\$ 1,536	38.4%
Outside services	\$ 6,000	\$ 1,265	21.1%
Legal	\$ 2,000	\$ -	0.0%
Supplies (Airport)	\$ 5,000	\$ 2,954	59.1%
Janitorial	\$ 700	\$ 575	82.2%
Fire System Monitoring	\$ 3,000	\$ 1,190	39.7%
Insurance	\$ 32,500	\$ -	0.0%
Utilities	\$ 17,000	\$ 8,408	49.5%
Internet	\$ 1,050	\$ 529	50.4%
Clean Water Tax (Stormwater)	\$ 5,000	\$ 4,423	88.5%
Maintenance (grounds)	\$ 4,500	\$ 1,486	33.0%
Maintenance (structures)	\$ 5,000	\$ 3,541	70.8%
Maintenance (equipment)	\$ 3,000	\$ 946	31.5%
Misc Expenses	\$ 1,000	\$ 146	14.6%
Fuel Expense	\$ 110,000	\$ 90,647	82.4%
Fuel Credit Card Expense	\$ 4,125	\$ 2,856	69.2%
Total Airport Expenditures	\$ 289,011	\$ 214,990	74.4%

Payroll	\$ 205,517	\$ 93,502	45.5%
Maintenance (Equipment)	\$ 8,000	\$ 3,384	42.3%
Maintenance (Structures)	\$ 8,000	\$ 1,788	22.3%
Advertising	\$ 4,000	\$ 2,682	67.1%
Outside services	\$ 20,000	\$ 885	4.4%
Legal	\$ 2,000	\$ 1,104	55.2%
Supplies	\$ 11,000	\$ 4,827	43.9%
Janitorial Supplies	\$ 2,000	\$ 805	40.3%
Equipment Fuel	\$ 1,200	\$ 519	43.3%
Security	\$ 3,000	\$ -	0.0%
Insurance	\$ 57,000	\$ 35	0.1%
Utilities	\$ 38,930	\$ 18,664	47.9%
Misc Expenses	\$ 11,000	\$ 1,593	14.5%
Maintenance (Docks)	\$ 7,000	\$ 2,894	41.3%
Maintenance (Grounds)	\$ 2,000	\$ 2,386	119.3%
Fuel Expense	\$ 165,000	\$ 35,757	21.7%
Fuel Credit Card Expense	\$ 4,500	\$ 1,091	24.2%
Total Marina Expenditures	\$ 550,147	\$ 171,915	31.2%

Payroll	\$ 369,971	\$ 114,715	31.0%
Advertising	\$ 3,500	\$ 3,900	111.4%
Outside Services	\$ 28,000	\$ 20,831	74.4%
Legal fees	\$ 15,000	\$ 4,554	30.4%
Real Estate Commission Expense	\$ 15,000	\$ -	0.0%
Supplies	\$ 7,000	\$ 3,654	52.2%
Fire System Monitoring	\$ 11,750	\$ 5,155	43.9%
Insurance	\$ 100,000	\$ 229	0.2%
Utilities	\$ 32,500	\$ 21,496	66.1%
Stormwater	\$ 7,300	\$ 6,870	94.1%
Internet	\$ 1,400	\$ 592	42.3%
Maintenance (Grounds)	\$ 18,000	\$ 10,979	61.0%
Maintenance (Levee)	\$ 50,000	\$ 14,172	28.3%
Misc Expenses	\$ 1,000	\$ -	0.0%
Maintenance (Structures)	\$ 30,000	\$ 11,650	38.8%
Maintenance (Pumps)	\$ 3,000	\$ 2,393	79.8%
Maintenance (Equipment)	\$ 5,000	\$ 3,578	71.6%

Maintenance (Rail)	\$ 5,000	\$ 3,061	61.2%
Tenant Security Deposit Released	\$ -	\$ -	
Total Real Estate/IP Expenditures	\$ 703,421	\$ 227,831	32.4%
Park Expenditures	\$ 128,279	\$ 51,130	39.9%
General & Administrative Expenditures	\$ 1,886,522	\$ 892,731	47.3%
TOTAL OPERATING EXPENSE	\$ 3,557,380	\$ 1,558,596	43.8%

NET OPERATING INCOME	\$ 243,069	\$ 338,123	139%
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Non-Operating Expense

	2019 Budget	Actual	50.0%
CERB Loan	\$ 132,212	\$ 132,520	100.2%
GO & Revenue Bond Interest Expense	\$ 552,858	\$ 276,429	50.0%
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	\$ 827,031	51.9%
TOTAL NON-OPERATING EXPENSE	\$ 3,282,358	\$ 1,235,979	38%

TOTAL EXPENSE	\$ 6,839,738	\$ 2,794,575	41%
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NET INCOME	\$ (178,396)	\$ 971,144	-544%
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Payroll

	2019 Budget	Actual	50.0%
G&A Permanent EE Salary	\$ 876,182	\$ 425,926	48.6%
G&A Standby	\$ 9,580	\$ 4,740	49.5%
G&A Permanent EE Overtime	\$ 9,500	\$ 6,175	65.0%
G&A Benefits & Taxes	\$ 413,448	\$ 218,066	52.7%
Airport Payroll	\$ 85,136	\$ 94,487	111.0%
Marina Payroll	\$ 205,517	\$ 93,502	45.5%
IP Payroll	\$ 369,971	\$ 114,715	31.0%
Park Payroll	\$ 51,979	\$ 33,486	64.4%
Commissioner Payroll	\$ 97,942	\$ 49,258	50.3%
Total Payroll Cost	\$ 2,119,255	\$ 1,040,355	49.1%

2019 Budget vs Actual

General & Administrative Revenues	2019 Budget	Actual	50.0%
Sponsorship Revenues	\$ 18,550	\$ 14,055	
Meeting Room Fees	\$ 1,600	\$ -	
Total General & Administrative Revenues	\$ 20,150	\$ 14,055	69.8%

General & Administrative Expenses	2019 Budget	Actual	50.0%
Salaries and wages	\$ 876,182	425,926	49%
Standby	\$ 9,580	\$ 4,740	49%
Commissioner's compensation and benefits	\$ 97,942	\$ 49,258	50%
Overtime - Permanent EE's	\$ 9,500	\$ 6,175	65%
Employee benefits & payroll taxes	\$ 413,448	\$ 218,066	53%
Employee Uniforms	\$ 4,000	\$ 1,274	32%
Legal fees	\$ 35,000	\$ 20,370	58%
Insurance	\$ 5,100	\$ -	0%
Outside services	\$ 125,000	\$ 1,494	1%
State audit	\$ 20,600	\$ -	0%
Miscellaneous expense	\$ 25,000	\$ 14,891	60%
Telephone & communication	\$ 22,000	\$ 10,447	47%
Office supplies	\$ 10,000	\$ 3,735	37%
Copier	\$ 4,600	\$ 1,955	42%
Memberships & dues	\$ 30,000	\$ 29,988	100%
Advertising	\$ 17,000	\$ 9,472	56%
Marketing	\$ 40,000	\$ 33,369	83%
IT Supplies & Services	\$ 40,000	\$ 17,057	43%
Concerts in the park	\$ 14,500	\$ 4,450	31%
Wheels & Wings	\$ 5,000		0%
Fuel expense	\$ 13,000	\$ 6,179	48%
Maintenance & Supplies (Janitorial)	\$ 1,200	\$ 1,030	86%
Maintenance (Office)	\$ 3,000	\$ 4,257	142%
Maintenance (Grounds & Equip)	\$ 500	\$ 77	15%
Utilities	\$ 16,000	\$ 7,025	44%
Postage	\$ 1,700	\$ 567	33%
Registration fees	\$ 8,000	\$ 5,616	70%
Promotional Hosting	\$ 2,000	\$ 534	27%
Travel	\$ 15,500	\$ 8,027	52%
Meeting Room Deposit Return	\$ 1,000	\$ -	0
Taxes	\$ 50	\$ 69	137%
Publications	\$ 120	\$ 59	49%
Printing and binding	\$ 4,000	\$ 4,000	100%
Continuing education	\$ 10,000	\$ 1,255	13%
Wellness benefits	\$ 6,000	\$ 1,369	23%
Total General & Administrative Expenses	\$ 1,886,522	\$ 892,731	47.3%

Total G&A Expenses	\$ 1,866,372	\$ 878,676
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Total Airport Expenditures	\$ 289,011	\$ 214,990	74.4%

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Net Income	\$ 153,873	\$ 46,605	30.3%
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2019 Budget vs Actual

Marina Revenues:

	2019 Budget	Actual	50.0%
Marina fees	\$ 590,000	\$ 288,061	48.8%
Waverunner fees	\$ 18,000	\$ 8,782	48.8%
Set up fees	\$ 8,000	\$ 5,400	67.5%
LR tickets	\$ 25,000	\$ 6,626	26.5%
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Marina Expenditures:

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Maintenance (Equipment)	\$ 8,000	\$ 3,384	42.3%
Maintenance (Structures)	\$ 8,000	\$ 1,788	22.3%
Advertising	\$ 4,000	\$ 2,682	67.1%
Outside services	\$ 20,000	\$ 885	4.4%
Legal	\$ 2,000	\$ 1,104	55.2%
Supplies	\$ 11,000	\$ 4,827	43.9%
Janitorial	\$ 2,000	\$ 805	40.3%
Equipment Fuel	\$ 1,200	\$ 519	43.3%
Security	\$ 3,000	\$ -	0.0%
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Utilities	\$ 38,930	\$ 18,664	47.9%
Misc Expenses	\$ 11,000	\$ 1,593	14.5%
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Maintenance (Grounds)	\$ 2,000	\$ 2,386	119.3%
Fuel Expense	\$ 165,000	\$ 35,757	
Fuel Credit Card Expense	\$ 4,500	\$ 1,091	
Total Marina Expenditures	\$ 550,147	\$ 171,915	31.2%

35.5%

Net Income	\$ 417,859	\$ 267,309	64.0%
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2019 Budget vs Actual

Real Estate/IP Revenues:

	2019 Budget	Actual	50.0%
IP Ground leases	\$ 431,624	\$ 219,379	50.8%
IP spur track leases	\$ 13,000	\$ 5,547	42.7%
Bldg 3 - Kemira	\$ 110,617	\$ 55,647	50.3%
Bldg 4 - Pump Dynamics	\$ 70,596	\$ 35,298	50.0%
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Real Estate/IP Expenditures:

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Insurance	\$ 100,000	\$ 229	0.2%
Utilities	\$ 32,500	\$ 21,496	66.1%
Stormwater	\$ 7,300	\$ 6,870	94.1%
Internet	\$ 1,400	\$ 592	42.3%
Maintenance (Grounds)	\$ 18,000	\$ 10,979	61.0%
Maintenance (Levee)	\$ 50,000	\$ 14,172	28.3%
Misc Expenses	\$ 1,000	\$ -	0.0%
Maintenance (Structures)	\$ 30,000	\$ 11,650	38.8%
Maintenance (Pumps)	\$ 3,000	\$ 2,393	79.8%
Maintenance (Equipment)	\$ 5,000	\$ 3,578	71.6%
Maintenance (Rail)	\$ 5,000	\$ 3,061	61.2%
Tenant Security Deposit	\$ -	\$ -	
Total Real Estate/IP Expenditures	\$ 703,421	\$ 227,831	32.4%
Net Income	\$ 1,660,988	\$ 948,954	57.1%

2019 Budget vs Actual

Park Revenues:

	2019 Budget	Actual	50.0%
Park & Trail Use Fees	\$ 5,000	\$ 2,560	51.2%
Park Donation Program	\$ -	\$ 2,500	
Total Park Revenues	\$ 5,000	\$ 5,060	101.2%

Park Expenditures:

	2019 Budget	Actual	50.0%
Payroll	\$ 51,979	\$ 33,486	64%
Outside Services	\$ 37,500	\$ 882	2%
Marketing	\$ 2,000	\$ 652	33%
Supplies	\$ 2,500	\$ 644	26%
Janitorial	\$ 2,000	\$ 805	40%
Utilities	\$ 13,800	\$ 8,663	63%
Insurance	\$ 3,000	\$ -	0%
Maintenance (grounds)	\$ 10,000	\$ 2,011	20%
Maintenance (equipment)	\$ 3,000	\$ 2,095	70%
Maintenance (structures)	\$ 2,000	\$ 1,827	91%
Misc. Expense	\$ 500	\$ 65	13%
Total Park Expenditures	\$ 128,279	\$ 51,130	39.9%
Net Income	\$ (123,279)	\$ (46,070)	37.4%