

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

	<u>July</u>	<u>August</u>	<u>September</u>	<u>TOTAL</u>
OPERATING REVENUE				
General Operations				
Airport (1)	53,191	51,786	47,195	\$ 152,173
Marina (2)	131,749	123,539	97,931	\$ 353,219
Real Estate/IP	189,808	209,236	204,823	\$ 603,868
Parks	7,405	3,300	150	\$ 10,855
General and Administrative	930	2,635	-	\$ 3,565
Total Operating Revenue	<u>383,084</u>	<u>390,496</u>	<u>350,100</u>	<u>1,123,680</u>
OPERATING EXPENSE				
General Operations				
Airport (3)	17,970	41,913	73,265	133,148
Marina (4)	56,404	82,550	127,622	266,576
Real Estate/IP (5)	41,622	49,355	161,939	252,915
Parks	20,928	6,847	10,798	38,574
General and Administrative	150,145	174,541	141,068	465,754
Total Operating Expense	<u>287,068</u>	<u>355,206</u>	<u>514,692</u>	<u>1,156,967</u>
Operating Income (Loss)	<u>96,015</u>	<u>35,290</u>	<u>(164,592)</u>	<u>(33,287)</u>
NONOPERATING REVENUE (EXPENSE)				
Taxes levied for:				
General purposes	4,239	5,779	22,079	32,098
Debt service requirements	5,158	7,226	28,715	41,100
Interest Income (6)	21,966	16,908	7,000	45,874
Interest Proceeds -Radial Contract	769	1,482	-	2,251
Interest Proceeds -Breuning Contract	-	-	-	-
Interest Proceeds - City of Washougal Contract (7)	14,995	-	-	14,995
Timber and Other Taxes	1,477	-	7,510	8,987
Sale of surplus property	-	-	-	-
Disposal of capital assets	32,785	7,454	-	40,240
Purchase of capital assets (8)	(2,027,858)	(128,291)	(59,123)	(2,215,272)
Long-term debt proceeds	-	-	-	-
Principal paid on long-term debt	-	-	-	-
Interest paid on long-term debt	-	-	-	-
Capital Contribution - State Grant revenue	-	-	-	-
Capital Contribution - Federal Grant revenue	-	-	-	-
Extraordinary/Special items - Insurance Proceeds	-	-	-	-
Election expense	-	-	-	-
Other Misc Revenue	-	-	-	-
Other Misc Expenses	-	-	-	-
Total Nonoperating Revenue	<u>(1,946,468)</u>	<u>(89,442)</u>	<u>6,182</u>	<u>(2,029,728)</u>
NET INCOME	<u>(1,850,452)</u>	<u>(54,152)</u>	<u>(158,411)</u>	<u>\$ (2,063,015)</u>

- (1) Fuel sales lowered in Aug & Sept
- (2) Fuel sales & LR permit revenue lowered in September
- (3) Fuel purchase and Insurance in August
- (4) Fuel purchase and Insurance in September
- (5) Insurance in September

- (6) Reduction in investment revenue with Bldg 19 purchase
- (7) Semi Annual Payment
- (8) Bldg 19 Ferguson Bldg Purchase July

Port of Camas-Washougal

Airport Operations

Third Quarter 2019

	July	August	September	TOTAL
AIRPORT REVENUE				
Hangar rentals	21,920	21,099	21,261	64,280
Tiedown Rentals	240	222	333	795
AP-1 Leases (1)	2,100	1,694	2,100	5,894
Immelman Land Lease	-	-	-	-
Access agreement	78	78	78	234
Setup fees	200	200	150	550
Late charges	100	100	50	250
Home rental AP-5	1,000	1,000	1,000	3,000
Storage shed AP-5	-	-	-	-
Home rental AP-6	1,595	1,595	1,595	4,786
Electric revenue	1,012	993	1,001	3,006
Miscellaneous income	50	150	260	460
Tenant Security Deposit	-	-	-	-
Fuel sales	24,896	24,656	19,367	68,918
Total Airport Revenue	53,191	51,786	47,195	152,173
AIRPORT EXPENSES				
Payroll (2)	9,133	11,256	4,462	24,852
Insurance (3)	-	760	35,567	36,327
M&R (grounds, structure, equipment)	2,338	1,213	1,023	4,574
Supplies	1,456	349	356	2,161
Utilities	939	1,695	877	3,511
Internet	88	88	80	257
Fire System Monitoring	965	619	-	1,584
Advertising	-	-	-	-
Clean Water Tax (Stormwater)	-	-	-	-
Miscellaneous expense (4)	27	1,072	93	1,192
Outside services	488	1,555	-	2,042
Janitorial Expenses	-	-	-	-
Legal fees	-	-	-	-
Fuel costs (5)	1,705	22,497	30,169	54,371
Fuel credit card discounts & Fees	831	811	637	2,278
Total Airport Expenses	17,970	41,913	73,265	133,148
Net Income (Loss)	35,221	9,873	(26,070)	19,025

(1) Fly Camas left in August, Fly It moved in, in September

(2) Staff preparing airport for Wheels & Wings event

(3) Annual insurance payment September

(4) Security deposit release for Fly Camas

(5) Fuel purchase in August and September

Port of Camas-Washougal

Marina Operations

Third Quarter 2019

	July	August	September	TOTAL
MARINA REVENUE				
Moorage slip rentals (1)	54,888	52,138	50,559	157,585
Waverunner rentals	1,967	1,967	1,967	5,902
Set-up fees	200	100	200	500
Launch ramp tickets	5,600	6,343	4,593	16,536
Launch ramp permits	4,190	1,380	245	5,815
Electricity revenue (2)	3,914	407	351	4,672
Other	2,550	1,850	1,691	6,091
Late charges	700	400	500	1,600
Dock boxes	610	637	887	2,134
Concession revenue	28	-	-	28
Relocation fees	50	-	200	250
Boating Event revenue	-	-	-	-
DNR - Property Resources	436	436	436	1,308
Property Resources (Puffin Café)	378	378	458	1,214
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	50,339	51,603	29,945	131,888
Total Marina Revenue	<u>131,749</u>	<u>123,538</u>	<u>97,931</u>	<u>353,219</u>
MARINA EXPENSES				
Payroll	17,186	14,682	14,383	46,251
Insurance (3)	-	760	63,367	64,127
M&R (equipment, docks, grounds, structures)	68	1,795	3,206	5,069
Utilities	3,359	2,370	3,352	9,080
Security	-	-	-	-
Outside services (4)	1,051	4,639	9,083	14,773
Janitorial	-	-	-	-
Supplies	858	1,115	529	2,502
Advertising	-	193	93	286
Legal fees	117	141	-	258
Equipment fuel	91	118	46	255
Miscellaneous expense	693	830	691	2,215
Fuel costs (5)	32,106	54,802	32,239	119,147
Fuel credit card discounts & fees	874	1,105	635	2,614
Total Marina Expenses	<u>56,404</u>	<u>82,550</u>	<u>127,622</u>	<u>266,576</u>
Net Income (Loss)	<u>75,346</u>	<u>40,988</u>	<u>(29,691)</u>	<u>86,643</u>

(1) Four Annual Lease Pymts for July; only one for Aug and Sept

(2) 2nd Qtr Metered Electric (July)

(3) Annual Insurance payment September

(4) Launch ramp security summer months

(5) Two fuel purchases in August

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

REAL ESTATE/IP REVENUE	July	August	September	TOTAL
Utility Rev from Tenants	18	2,258	-	2,276
Ground Lease - ADS 2 5ac parcels	11,708	11,708	16,950	40,365
Ground Lease - BBA Nonwovens	4,528	4,528	4,528	13,585
Ground Lease - Ferguson Ent	285	285	285	855
Ground Lease - Norwesco	6,423	6,423	6,423	19,268
Ground Lease - Plains Mktg	766	766	766	2,298
Ground Lease - American Propane	1,275	1,275	1,275	3,825
Ground Lease - Metro Landscape	125	125	125	375
Columbia Resources	6,624	6,624	6,624	19,872
Spur Track - BBA Nonwovens	240	240	240	720
Spur Track - Calvert	232	232	249	713
Spur Track - Norwesco	175	175	175	525
Spur Track - Plains Mktg	175	175	175	525
ADS Additional Storage	2,732	2,732	-	5,464
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	14,264	14,264	14,264	42,792
Bldg 7 - Calvert Co.	10,692	10,692	10,692	32,076
Bldg 8 Bay 1 - No Limit Engineering	1,867	1,867	1,867	5,601
Bldg 8, Bay 2, 3 & 4 - Corrosion	4,812	4,812	4,812	14,436
Bldg 9 - Intech Enterprises	8,498	8,498	8,498	25,493
Bldg 10 - Washougal River Cartridge	3,268	3,268	3,366	9,902
Bldg 11 - Ponder Burner	9,610	9,610	9,610	28,830
Bldg 12 Bay 1 - Precision Saw	1,793	1,793	1,847	5,433
Bldg 12 Bay 3 & 4 - Etec	3,759	3,759	3,759	11,276
Bldg 12 Bay 2 - Plastic Forming Services	1,761	1,761	1,761	5,283
Bldg 14 Bay 1, 2 & 4- 54-40 Brewing Co.	5,852	5,852	5,969	17,674
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	7,018	7,018	7,018	21,053
Bldg 17, Bay 1 - Foods In Season	6,480	6,480	6,480	19,440
Bldg 17, Bay 2 - Lumino	2,864	2,864	2,864	8,592
Bldg 17, Bay 3 - MJ Glass Productions	2,864	2,864	2,864	8,592
Bldg 18, Bays 9-11 - iFillCup	4,950	4,950	4,950	14,850
Bldg 18, Bays 1-4 - Panther RV	6,600	6,798	6,798	20,196
Bldg 18, Bays 12-15 TheraSigma (1)	3,366	3,366	3,366	10,098
Bldg 18, Bay 6 - Swift Mach	1,650	1,650	1,700	5,000
Bldg 18, Bay 5 - Logsdon Farm	1,650	1,700	1,700	5,050
Bldg 18, Bays 7 & 8 - Feed Me	3,150	3,245	3,245	9,639
Bldg 18, Bays 14 & 15 - Printforia (2)	-	3,432	3,432	6,864
Bldg 19 - Ferguson (3)	-	8,521	8,521	17,042
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
Tenant Security Deposits (4)	-	3,989	-	3,989
Late Fees	421	1,324	212	1,957
Misc Income	-	-	100	100
Total Real Estate/IP Revenue	189,808	209,236	204,823	603,868

(1) Therasigma reduced lease from 4 bays to 2 bays in Bldg 18 July

(3) Purchased Ferguson Bldg lease pymts began Aug 1

(2) Printforia moved in to the 2 bays in Bldg 18 that Therasigma vacated Aug

(4) Prinforia security deposit

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

	<u>July</u>	<u>August</u>	<u>September</u>	<u>TOTAL</u>
Total Real Estate/IP Revenue	189,808	209,236	204,823	603,868
REAL ESTATE/IP EXPENSES				
Payroll	21,249	27,928	40,271	89,448
Insurance (1)	-	-	117,803	117,803
Utilities (2)	2,231	6,054	2,236	10,521
Stormwater Expense (3)	-	-	2,216	2,216
Internet	118	118	146	383
Outside services	8,133	476	-	8,609
Fire System Monitoring (4)	4,184	2,682	-	6,865
Advertising/Marketing	-	-	-	-
Maintenance (Grounds)	1,742	239	87	2,068
Maintenance (Levee) (5)	2,789	5,967	117	8,872
Maintenance (Structures)	329	951	(1,180)	100
Maintenance (Pumps)	-	-	-	-
Maintenance (Equipment)	17	10	53	80
Maintenance (Rail)	-	-	-	-
Miscellaneous expense	-	-	-	-
Legal fees	-	-	-	-
Tenant Security Deposit Release	-	-	-	-
Commission expense	-	-	-	-
Supplies (6)	829	4,931	190	5,950
Total Real Estate/IP Expenses	<u>41,622</u>	<u>49,355</u>	<u>161,939</u>	<u>252,915</u>
Net Income (Loss)	<u>148,186</u>	<u>159,881</u>	<u>42,885</u>	<u>350,953</u>

- (1) Annual Insurance payment
- (2) City bi-monthly billing
- (3) Semi annual stormwater fee with DOE
- (4) Quarterly fire system monitoring payment
- (5) Spray levee in August
- (6) Blinking street sign for ADS, they reimbursed us half of cost August

Port of Camas-Washougal

Park Operations

Third Quarter 2019

	<u>July</u>	<u>August</u>	<u>September</u>	<u>TOTAL</u>
PARK REVENUE				
Park & Trail Use Fees	405	300	150	855
Adopt a Bench/Donation Program (1)	7,000	3,000	-	10,000
Total Park Revenues	<u>7,405</u>	<u>3,300</u>	<u>150</u>	<u>10,855</u>
PARK EXPENDITURES				
Payroll (2)	11,723	5,063	2,573	19,360
M&R Grounds (3)	3,038	440	701	4,179
M&R Equipment	294	48	46	388
M&R Structures	12	-	-	12
Misc Expense	100	100	100	300
Supplies	2,784	768	-	3,552
Utilities (4)	2,978	429	3,868	7,275
Outside Services	-	-	-	-
Janitorial	-	-	-	-
Advertising/Marketing	-	-	-	-
Insurance (5)	-	-	3,509	3,509
Total Park Expenses	<u>20,928</u>	<u>6,847</u>	<u>10,798</u>	<u>38,574</u>
Net Income (Loss)	<u>(13,523)</u>	<u>(3,547)</u>	<u>(10,648)</u>	<u>(27,719)</u>

(1) Parks Foundation of Clark County Natural Play Area donation and Adopt a bench

(2) Preparing for 4th of July event

(3) Annual barkdusting

(4) City bi-monthly billing

(5) Annual Insurance payment

Port of Camas-Washougal
General & Administrative
 Third Quarter 2019

	<u>July</u>	<u>August</u>	<u>September</u>	<u>TOTAL</u>
GENERAL AND ADMINISTRATIVE REVENUES				
Sponsorship Revenues	930	2,635	-	3,565
Total G&A Revenues	<u>930</u>	<u>2,635</u>	<u>-</u>	<u>3,565</u>
GENERAL AND ADMINISTRATIVE EXPENSES				
Salaries and wages	70,097	67,651	72,798	210,546
Standby wages	800	800	800	2,400
Seasonal/temporary wages	-	-	-	-
Commissioner's compensation	4,762	3,866	3,354	11,982
Overtime - Permanent EE's	1,218	636	948	2,801
Employee benefits & payroll taxes	37,023	34,036	33,831	104,889
Commissioner's benefits	3,315	3,198	3,350	9,863
Legal fees	1,996	5,142	2,700	9,838
Insurance (1)	-	-	5,214	5,214
Election expense	-	-	-	-
Outside services (2)	2,220	5,537	277	8,035
State audit	-	21,752	-	21,752
Miscellaneous expense	2,406	2,455	2,404	7,265
Telephone & communication (3)	1,491	2,472	1,711	5,674
Office supplies	1,093	581	1,201	2,875
Copier	317	367	545	1,229
Memberships & dues	760	-	75	835
Advertising	976	1,403	2,011	4,390
Marketing	822	658	555	2,035
Wheels & Wings	-	2,887	1,119	4,006
IT Supplies & Services (4)	1,438	11,810	820	14,069
Concerts in the park	9,705	1,816	-	11,521
Fuel expense	992	1,231	1,413	3,636
Janitorial maintenance and supplies	34	143	91	268
Maintenance (Office) (5)	4,949	708	-	5,656
Maintenance (Grounds)	-	-	-	-
Utilities	1,469	1,069	1,803	4,340
Postage	297	7	227	530
Registration fees	-	1,065	1,110	2,175
Promotional Hosting	-	-	132	132
Travel	663	687	792	2,141
Publications	-	-	364	364
Printing and binding	-	-	-	-
Continuing education	1,089	2,215	1,002	4,306
Wellness Benefits	210	350	420	980
Taxes	7	-	-	7
Total G&A Expenses	<u>150,145</u>	<u>174,541</u>	<u>141,068</u>	<u>465,754</u>
Net G&A Expenses	<u>149,215</u>	<u>171,906</u>	<u>141,068</u>	<u>462,189</u>

(1) Annual Insurance payment

(2) HR Answers and Identity Clark County

(3) Qtrly After Hours Service and Phone Line Service to add Derek's line - August

(4) FMX subscription (asset management/work order system)

(5) Rearranging admin office space to accommodate new hire