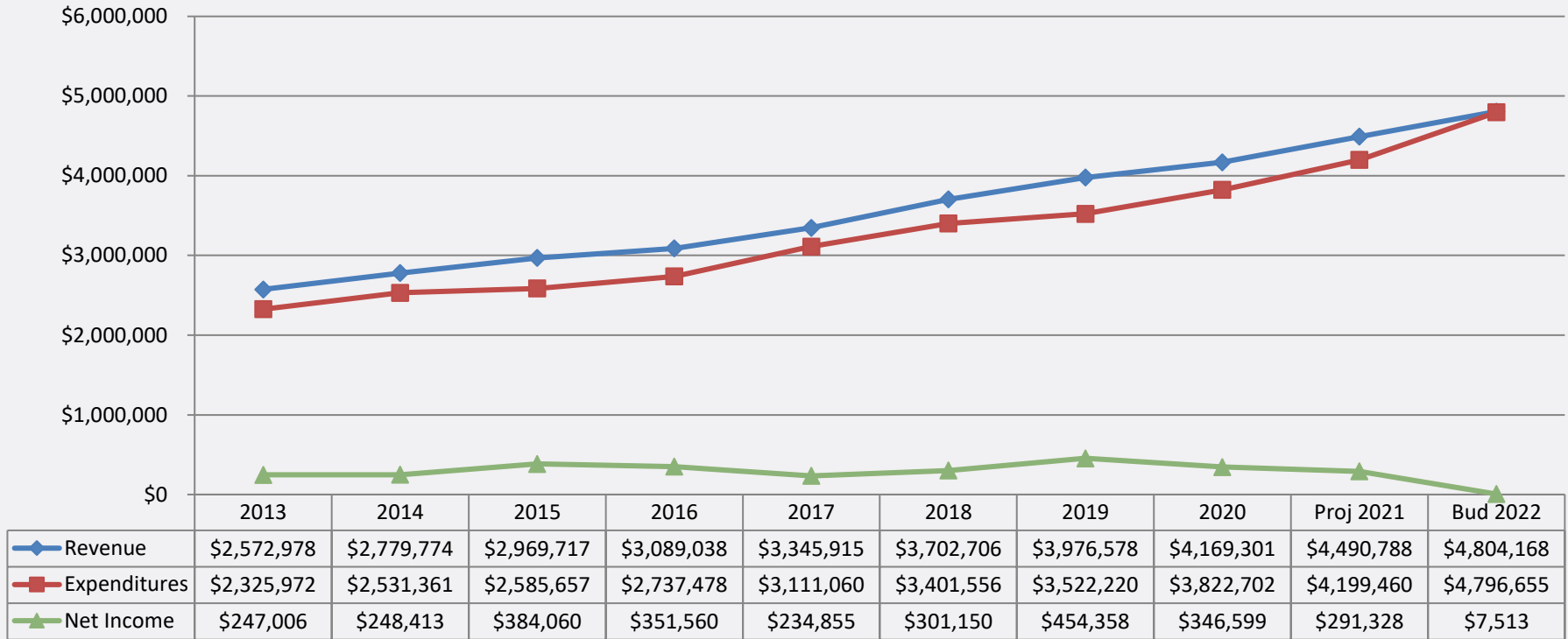




2022 Budget Report

Operating Net Income Trend



Port Operating Revenues

\$4,804,169

Airport \$747,819

Hangar Leases/AP-1 79.6%

Residential Leases 7.7%

Immelman Hangars
Land Lease 3.7%

Other Misc Revenue 6.1%

Net Fuel Revenue 2.9%

15%
of budgeted
operating revenue

Marina \$1,204,790

Moorage Leases 76.1%

Bldg Leases 9.3%

Launch Ramp Tickets 4.7%

Other Misc Revenue 7.1%

Net Fuel Revenue 2.8%

25%
of budgeted
operating revenue

Real Estate \$2,820,010

Bldg Leases 80.3%

Land Leases 17.9%

Spur Track Leases 0.3%

Other Misc Revenue 1.5%

59%
of budgeted
operating revenue

Parks & G&A \$31,550

Parks Revenue 23.8%

G&A Revenue 76.2%

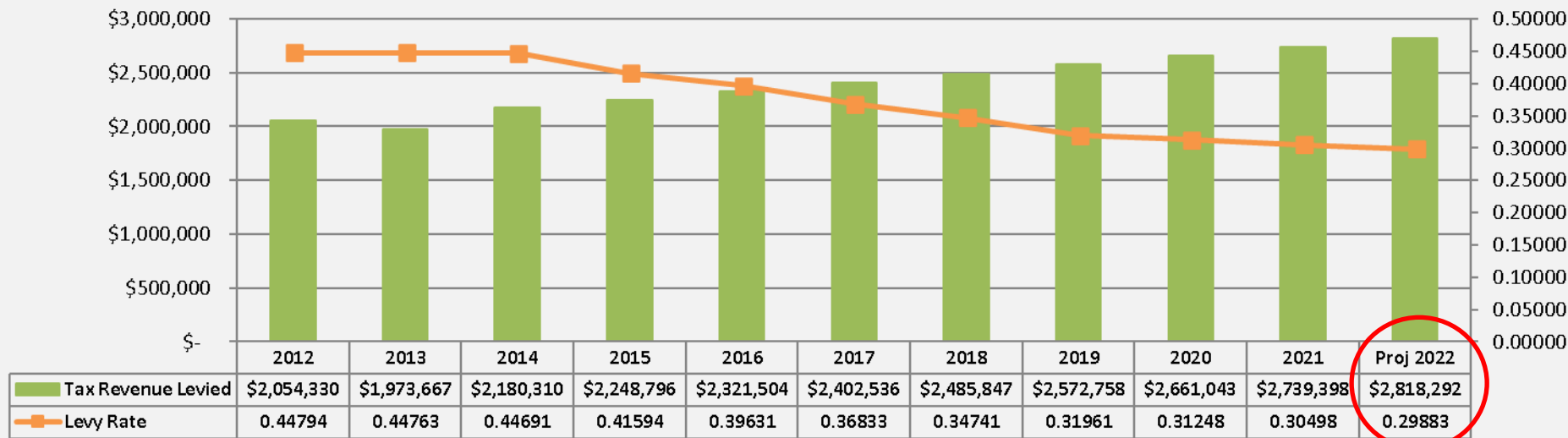
1%
of budgeted
operating revenue



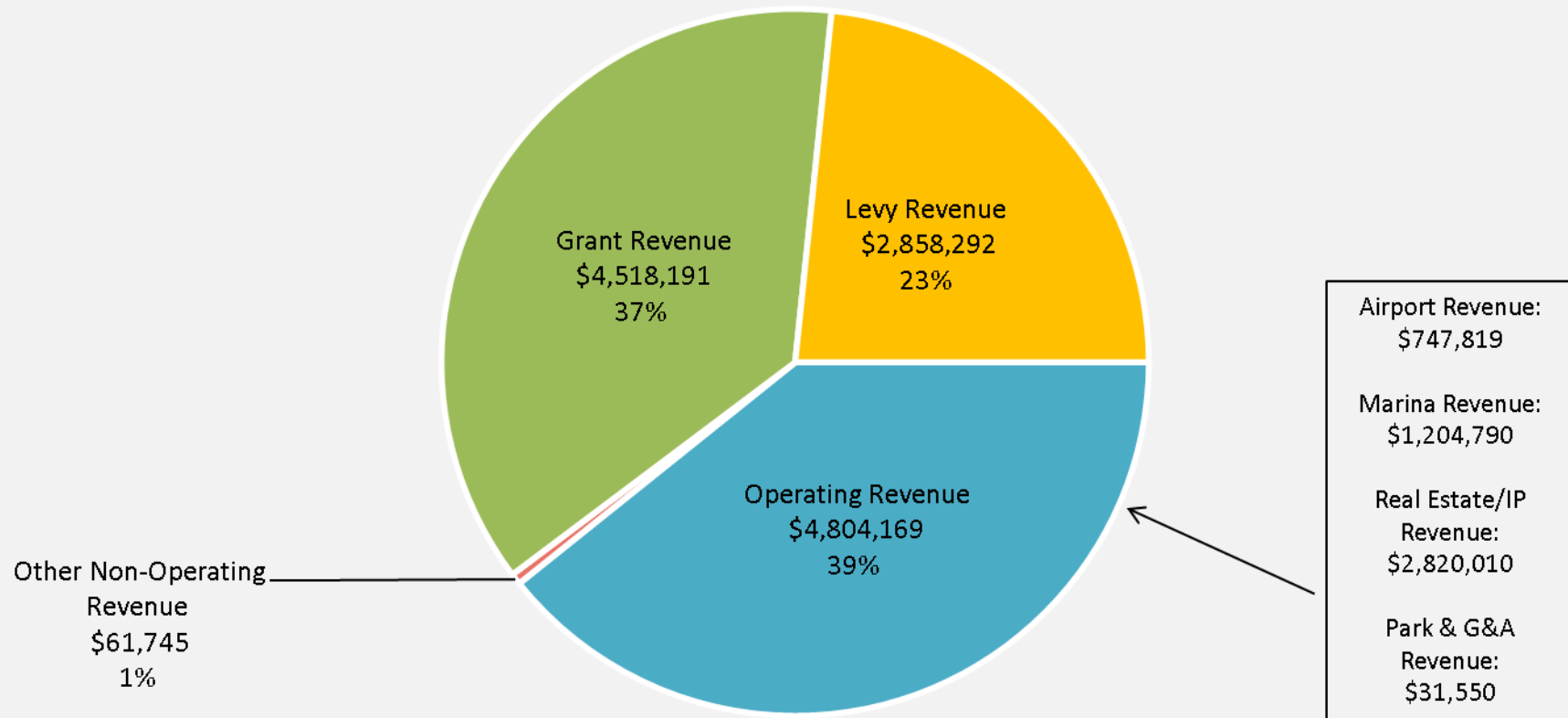
Non-Operating Revenues

- Levy Revenue:
 - General Tax Levy: \$1,429,189
 - Debt Service Tax Levy: \$1,389,103
- Misc Tax Revenue: \$40,000
- Grant Revenue: \$4,518,191
- Investment Income: \$26,000
- Lands Sales Revenue: \$35,745

Levy Amount and Levy Rate Trend



2022 Total Budgeted Revenues
\$12,242,397



Port Operating Expenditures

\$4,796,697



14%

of budgeted expenses
\$683,890

Payroll 65.2%

Insurance 15.5%

M&R 7%

Utilities 5.5%

Other Misc Expenses 6.8%



20%

of budgeted expenses
\$939,303

Payroll 67.5%

Insurance 15.1%

M&R 5.7%

Utilities 6%

Other Misc Expenses 5.7%



27%

of budgeted expenses
\$1,278,505

Payroll 64.7%

Insurance 14%

M&R 11.7%

Utilities 3.6%

Other Misc Expenses 6%



39%

of budgeted expenses
\$1,894,999

G&A 88.2%

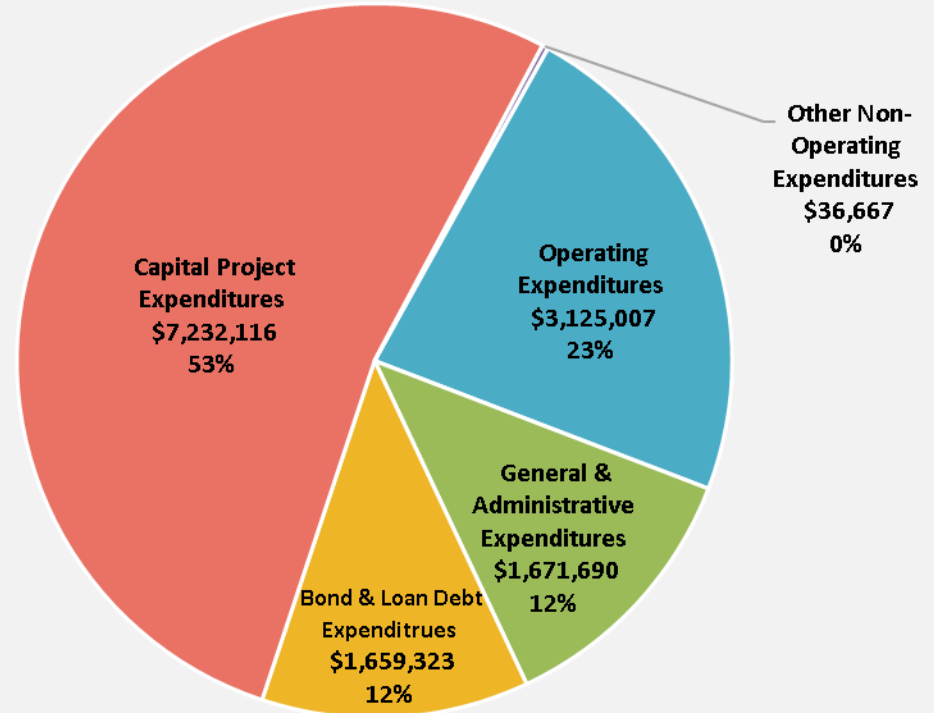
Parks 11.8%



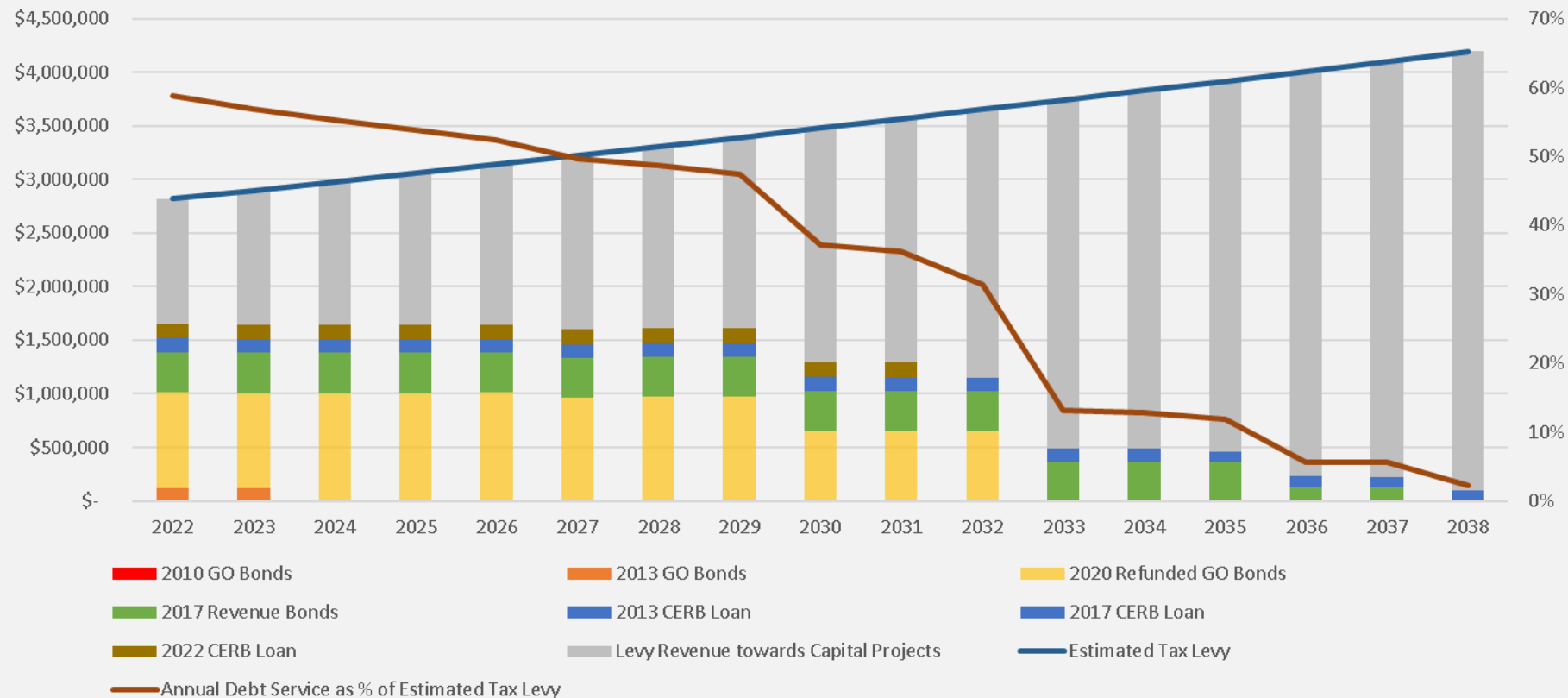
Non-Operating Expenses

- Bond Expense:
 - 2013 GO Bond Debt \$116,200
 - 2017 Rev Bond Debt \$379,200
 - 2020 GO Bond Debt \$893,703
- CERB Loan: \$267,820
- Capital Improvement Projects: \$7,232,116
- Luse Property Purchase: \$36,667

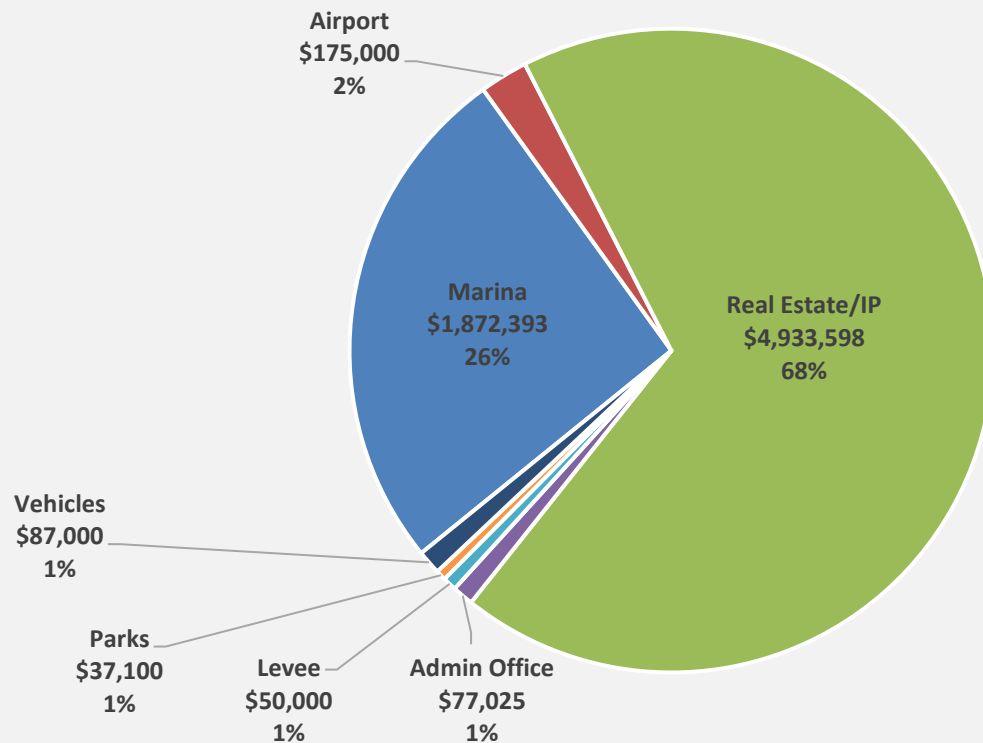
2022 Total Budgeted Expenditures \$13,724,803



Debt Profile and Estimated Tax Levy



Allocation of Capital Projects to Operations \$7,232,116



It's Our Nature to Soar

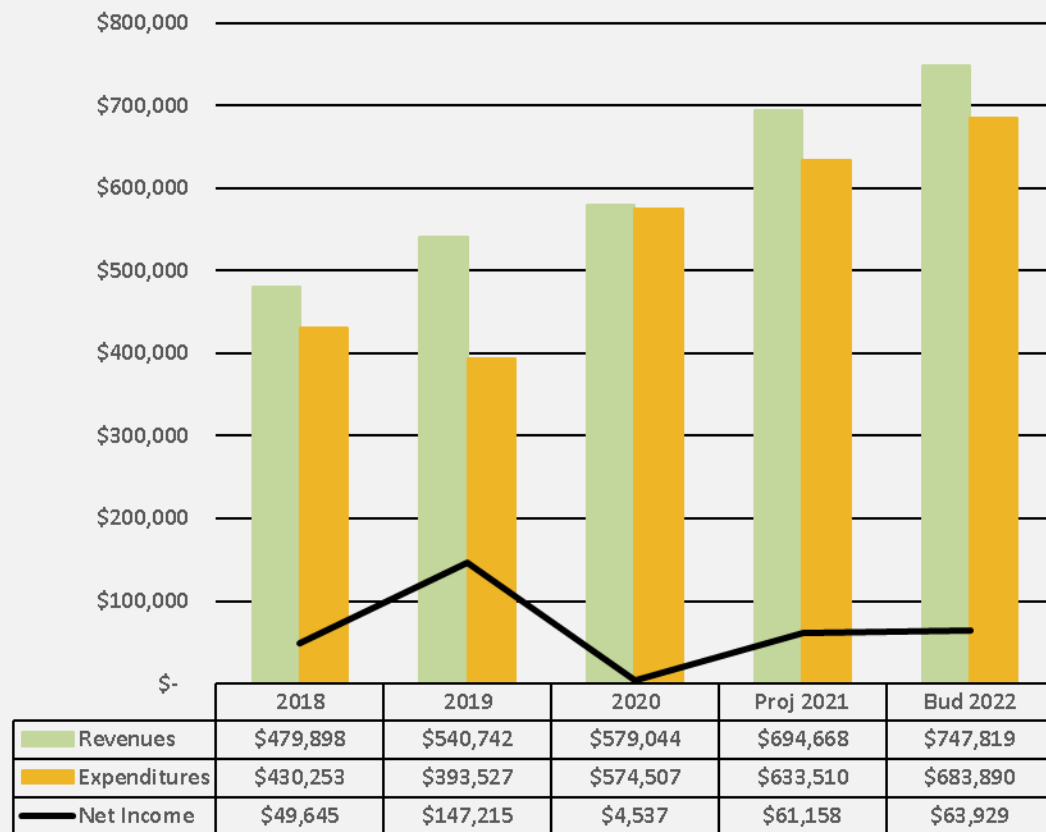




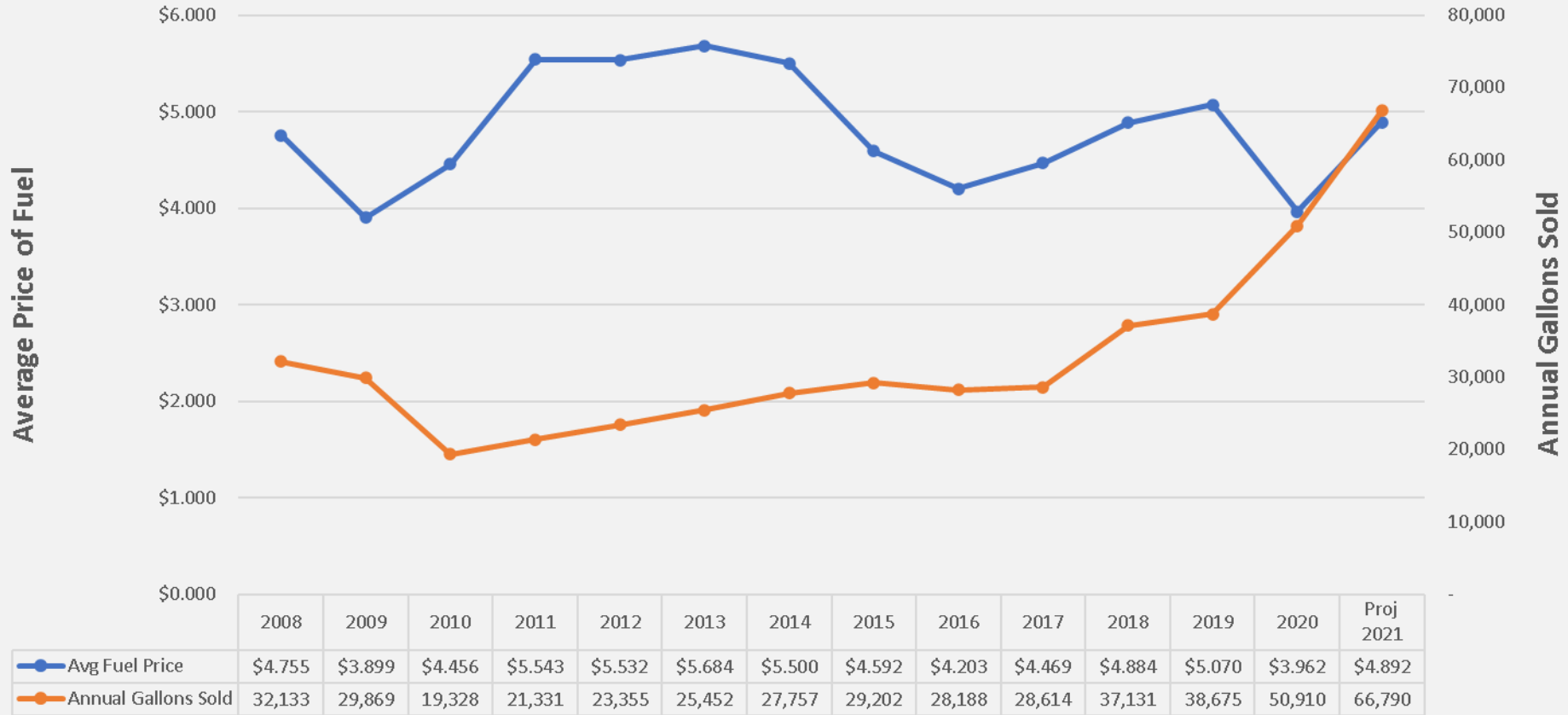
Grove Field Operations

- ✈ Hangar & Tiedown Rental Rates increasing 10%
- ✈ Fuel Sold Increasing: 44% higher compared to Jan-Aug 2020 and an 135% increase over the last 5 years
- ✈ Student Pilot Training increasing nationwide: 12.6% increase
- ✈ Grove Field Development Plan underway

Airport 5 Year Revenue & Expenditures Trend

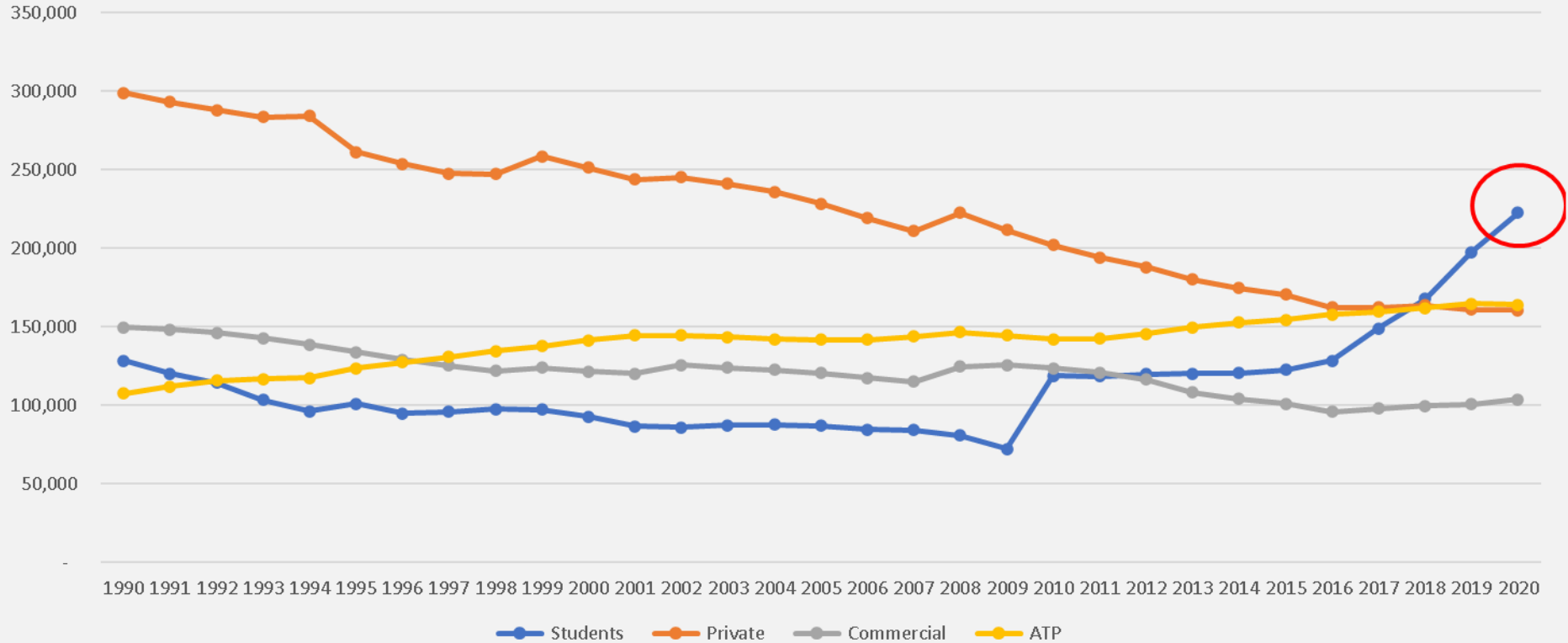


Fuel Pricing and Annual Gallons of Fuel Sold Trend



31-Year Pilot Trend

Source: GAMA 2020 Annual Report



An aerial photograph of a large marina complex situated on the edge of a vast, deep blue lake. The marina features several long, parallel docks with numerous boat slips, many of which are covered by white or light-colored roofs. Several boats are moored at the docks. In the foreground, there are several buildings, including a large, modern-looking structure with a dark roof and a smaller, more traditional building. There are also parking lots with several cars parked. The background shows a dense forest of green trees and rolling hills under a clear blue sky. The text "It's Our Nature to Explore" is overlaid in the center of the image.

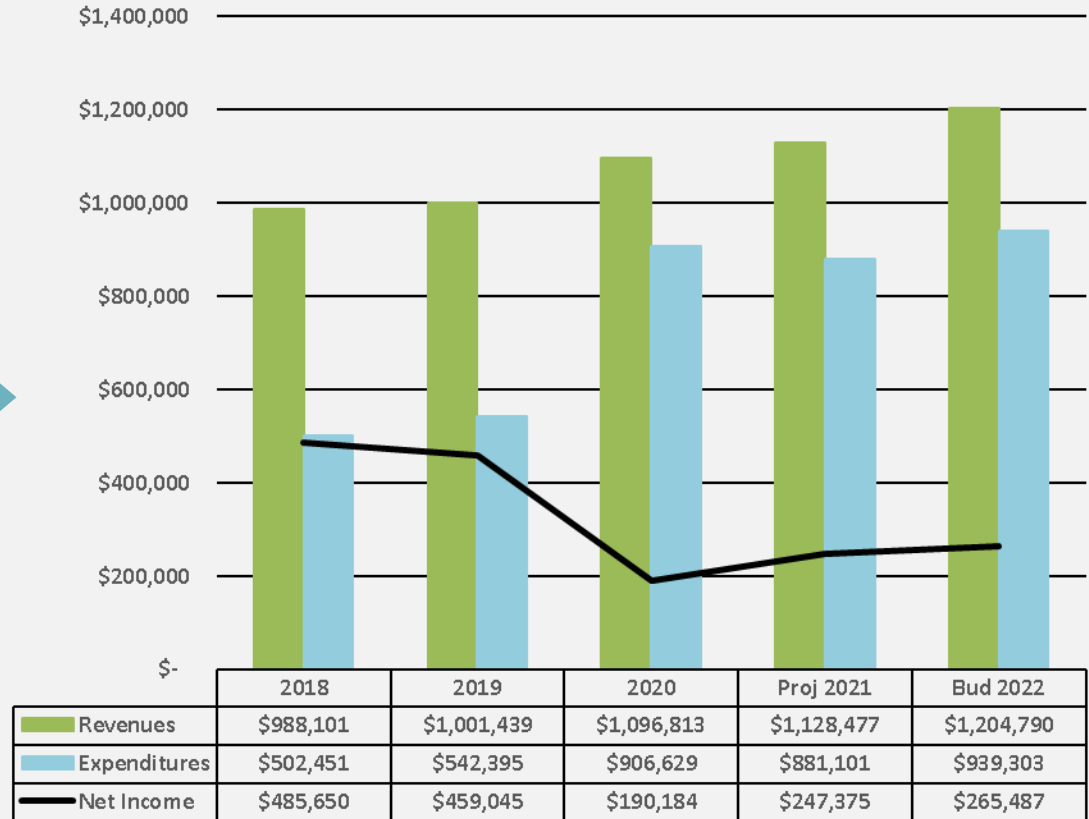
It's Our Nature to Explore

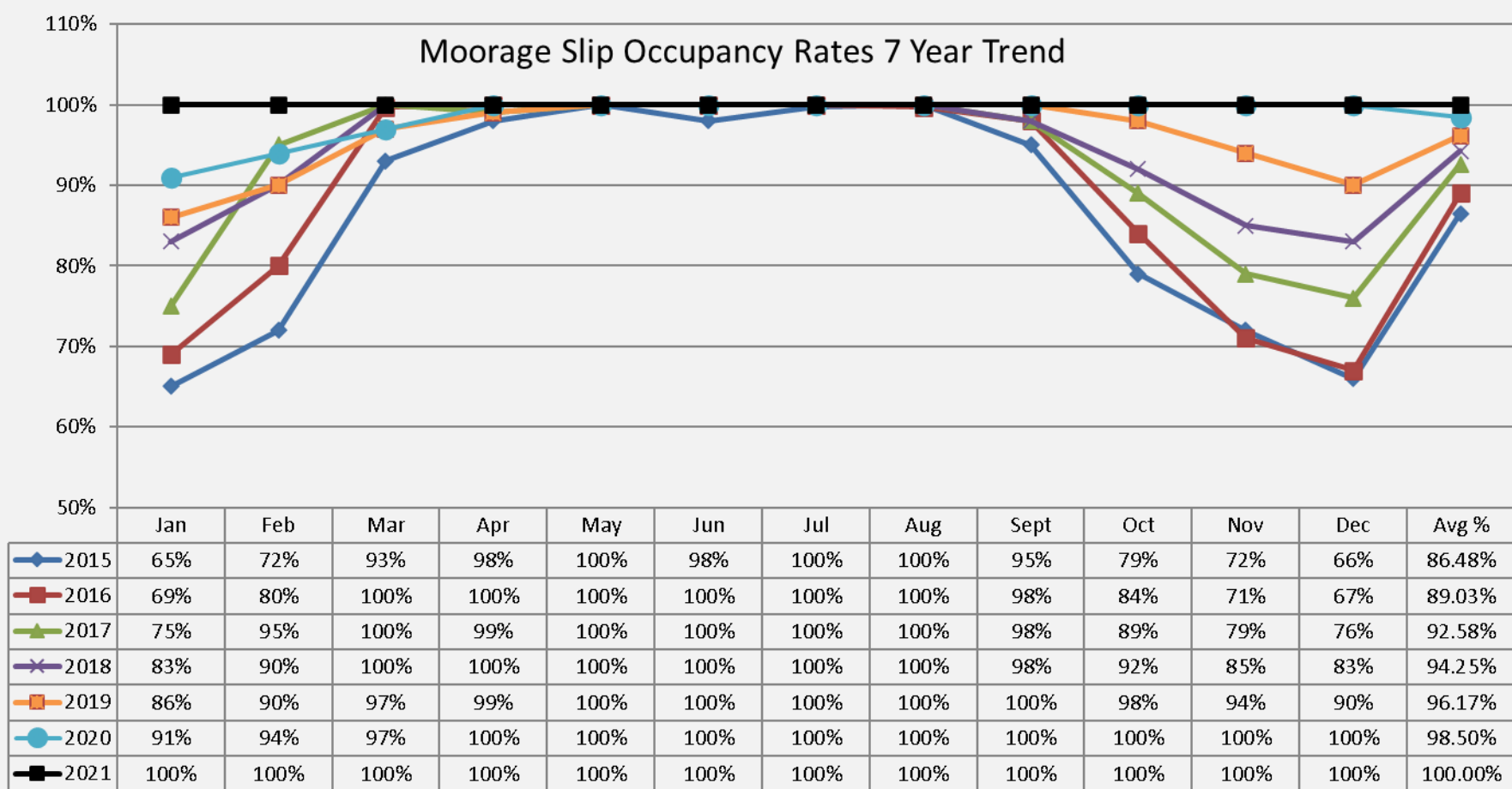


Parker's Landing Marina Operations

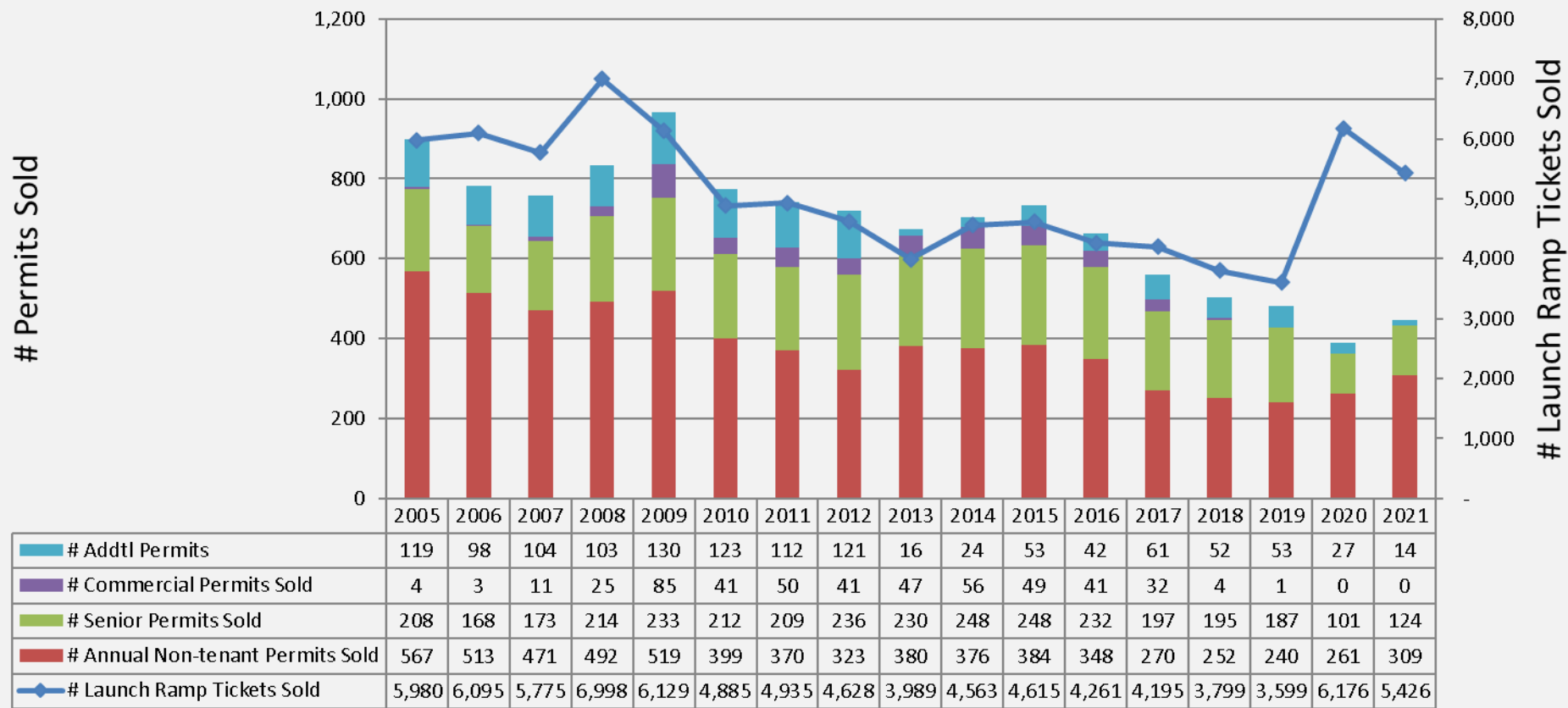
- 🚣 Proj. 2021 Average Annual Occupancy **100%**
- 🚣 Launch Ramp revenues project to be at pre-COVID amounts
- 🚣 Overnight Moorage continues to increase based on Pre-COVID amounts
- 🚣 Tourism: Portland Spirit Gorge Tours and American Empress

Marina 5 Year Revenue & Expenditure Trend

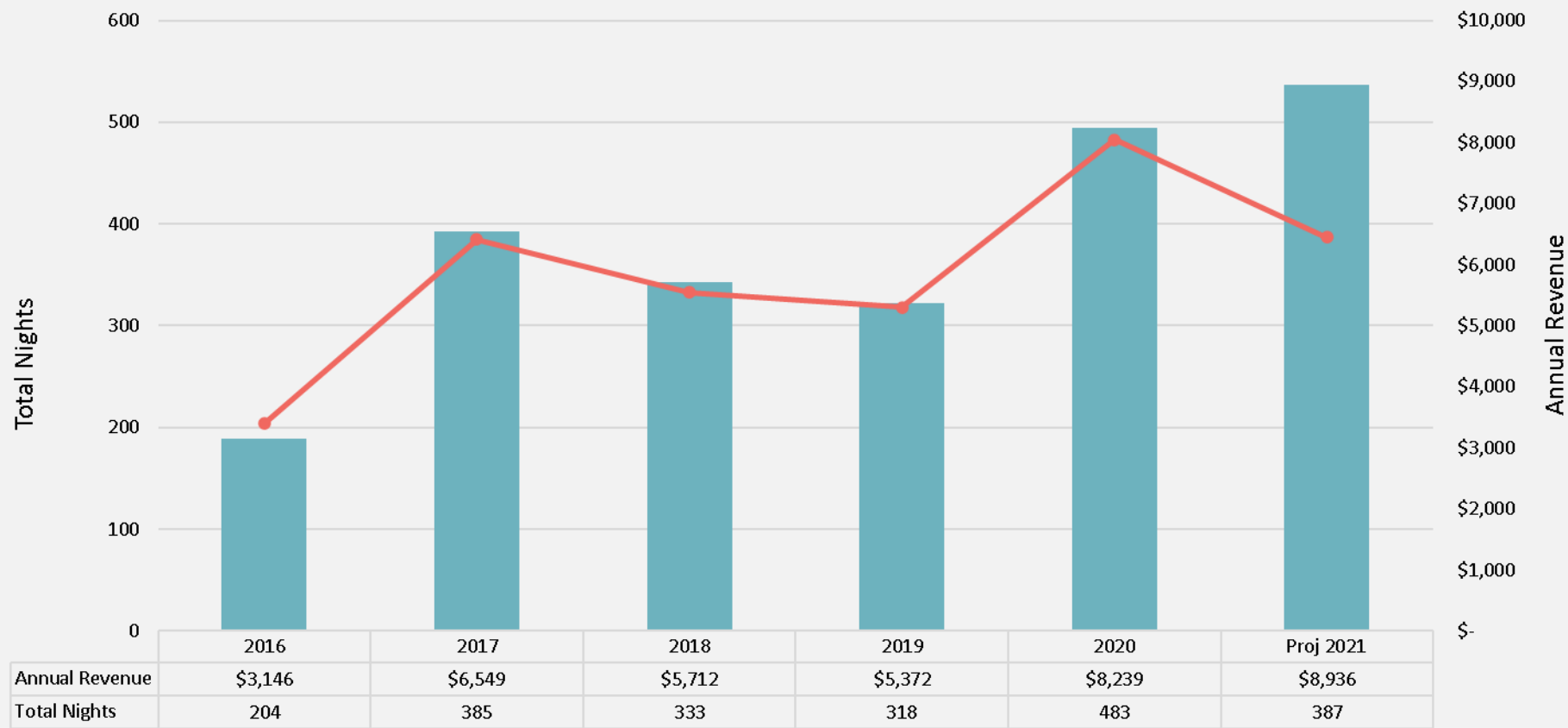




Launch Ramp Tickets & Permits Sold



Overnight Moorage Trend







It's Our Nature to Thrive

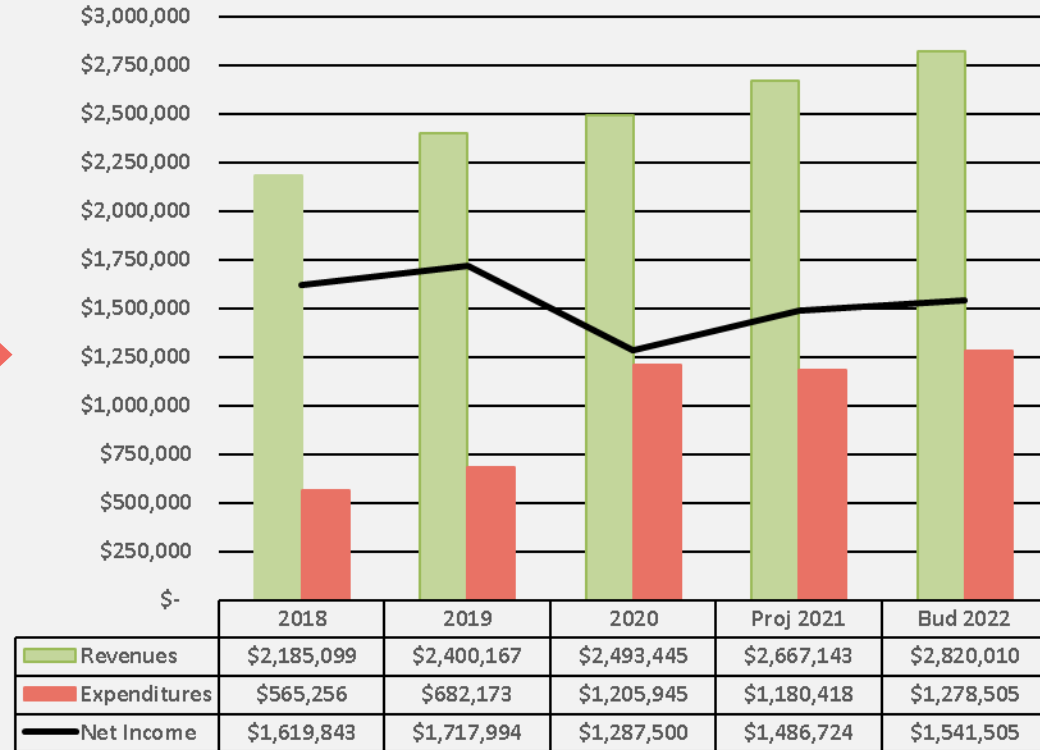




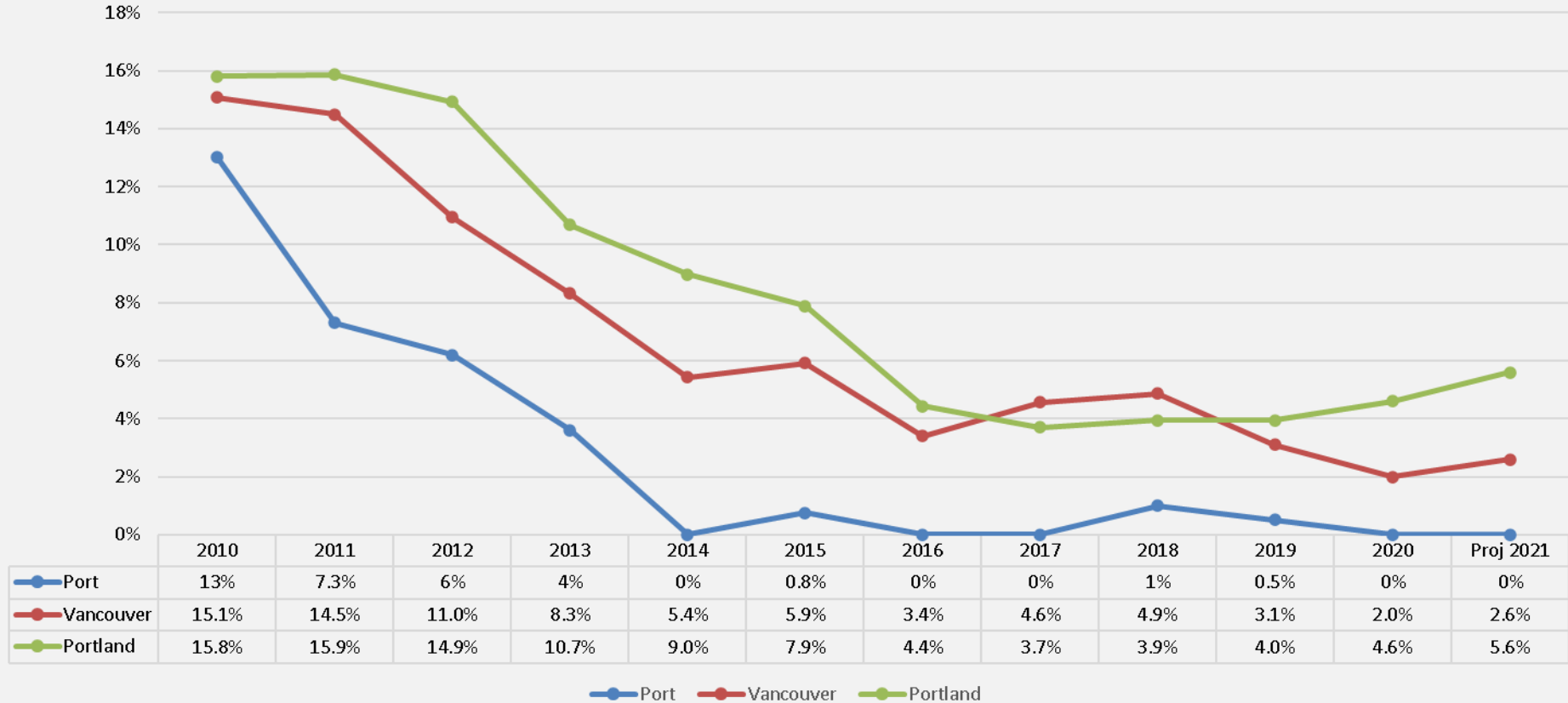
Real Estate/IP Operations

-  100% Occupancy
-  19 Buildings/350,000 sq ft bldg. space
-  60 Businesses of which 29 have a Port lease
-  Bldg 20: Construction to be completed by September 2022, occupancy in October

IP/Real Estate 5 Year Revenue & Expenditures Trend



Industrial Park Vacancy Rate Trend




It's Our Nature to Preserve







Parks & Trails

 National Trails Day Event – June 2022

 Ninebark Park Completed – 2022

 Increased event activity with Washougal connector trail complete

 Expand School Field Trip Program – Collaboration with LCEP

2022 PARKS BUDGET

Revenues

Park & Trail Fees	\$	5,000
Adopt-a-bench	\$	2,500
Total Park Revenues	\$	7,500

Expenditures

Payroll	\$	157,132
Marketing	\$	2,750
Outside Services	\$	2,000
Supplies	\$	2,500
Janitorial	\$	1,750
Insurance	\$	5,150
Utilities	\$	12,026
Misc Expenses	\$	500
Maintenance & Repair (Equipment)	\$	5,500
Maintenance & Repair (Structures)	\$	3,000
Maintenance & Repair (Grounds)	\$	31,000
Total Park Expenditures	\$	223,309

Net Income	\$	(215,809)
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WHAT'S NEXT IN 2022

- RKm Development
Construction Begins Fall 2022
- Ninebark Development
Leasing Summer 2022
- RFQ Westside Waterfront
Development Spring 2022

PORT OF CAMAS-WASHOUGAL

PRELIMINARY 2022 BUDGET

SOURCES OF CASH

Beginning Cash Balance - January 1, 2022 \$ 6,598,247

Operating Revenues:

Airport Revenues	\$ 747,819
Marina Revenues	\$ 1,204,790
Real Estate/IP Revenues	\$ 2,820,010
Park Revenues	\$ 7,500
General & Administrative Revenues	\$ 24,050
Total Operating Revenues:	<u>\$ 4,804,169</u>

Non-Operating Revenues

General Tax Levy	\$ 1,429,189
Debt Service Tax Levy	\$ 1,389,103
Investment income	\$ 26,000
Lands sales contract revenue	\$ 35,745
Misc tax revenue	\$ 40,000
Federal Grant: EDA	\$ 2,597,198
Federal Grant: BIG	\$ 52,437
Federal Grant: CVA	\$ 76,741
Federal Grant: CARES	\$ 32,000
State Grant/Loan: CERB	\$ 758,615
State Grant: BFP	\$ 1,000,000
State Grant: WA State Parks & Rec	\$ 1,200
Total Non-operating Revenues:	<u>\$ 7,438,228</u>

TOTAL SOURCES OF CASH \$ 18,840,644

USES OF CASH

Operating Expenses:

Airport Expenses	\$ 683,890
Marina Expenses	\$ 939,303
Real Estate/IP Expenses	\$ 1,278,505
Park Expenses	\$ 223,309
General & Administrative Expenses	\$ 1,671,690
Total Operating Expenses:	<u>\$ 4,796,697</u>

Non-Operating Expenses

Bond Interest expense	\$ 369,103
Bond Principal expense	\$ 1,020,000
Bond Administrative expense	\$ 2,400
CERB Loan	\$ 267,820
Contracts Payable - Luse	\$ 36,667
Total Non-Operating Expenses:	<u>\$ 1,695,990</u>

2021 Capital Improvement Projects \$ 7,232,116

Ending Cash Balance - December 31, 2021 \$ 5,115,841

PORT OF CAMAS-WASHOUGAL

PRELIMINARY

OPERATING REVENUES:

Airport Revenues	\$ 747,819
Marina Revenues	\$ 1,204,790
Real Estate/IP Revenues	\$ 2,820,010
Park Revenues	\$ 7,500
General & Administrative Revenues	\$ 24,050
Total Operating Revenues:	\$ 4,804,169

OPERATING EXPENDITURES:

Airport Expenses	\$ 683,890
Marina Expenses	\$ 939,303
Real Estate/IP Expenses	\$ 1,278,505
Park Expenses	\$ 223,309
General & Administrative Expenses	\$ 1,671,690
Total Operating Expenses:	\$ 4,796,697

NET OPERATING INCOME

\$ 7,472

NON-OPERATING REVENUES:

Debt Service Tax Levy	\$ 1,389,103
Investment income	\$ 26,000
Land Sales contract revenue	\$ 35,745
Misc tax revenue	\$ 40,000
Federal Grant: EDA	\$ 2,597,198
Federal Grant: BIG	\$ 52,437
Federal Grant: CVA	\$ 76,741
Federal Grant: CARES	\$ 32,000
State Grant/Loan: CERB	\$ 758,615
State Grant: BFP	\$ 1,000,000
State Grant: WA State Parks & Rec	\$ 1,200
Total Non-Operating Revenues:	\$ 6,009,039

NON-OPERATING EXPENDITURES:

Bond Principal & Interest expense	\$ 1,389,103
CERB Loan	\$ 267,820
Bond Administrative expense	\$ 2,400
Contracts Payable - Luse	\$ 36,667
Total Non-Operating Expenses:	\$ 1,695,990

NET INCOME BEFORE CAPITAL PROJECTS:

\$ 4,320,521

REVENUE NEEDED FROM TAX LEVY TO FUND

NON-OPERATING EXPENDITURES

\$ -

General Fund Tax Levy	\$ 1,429,189
-----------------------	--------------

REVENUE AVAILABLE FOR CAPITAL PROJECTS

\$ 5,749,710

Capital Improvement Projects	\$ 7,232,116
------------------------------	--------------

REVENUE NEEDED FROM CASH RESERVES TO FUND

CAPITAL IMPROVEMENT PROJECTS

\$ 1,482,406

2022 BUDGETED REVENUES

PRELIMINARY

Hangar Rentals	\$	293,902	(A1)
AP-1 Leases	\$	26,670	(A2)
Immelman Hangars Land Lease	\$	14,719	(A3)
AP-5 and AP-6 Residential Rentals	\$	31,200	(A4)
Electrical Fees	\$	20,328	(A5)
Fuel revenue	\$	357,000	(A6)
All other AP operating revenue	\$	4,000	(A7)
Total Airport Revenues	\$	747,819	

Moorage Fees	\$	707,700	(M1)
Waverunner Fees	\$	26,400	(M2)
Setup Fees	\$	4,000	(M3)
Launch Ramp Ticket Fees	\$	45,000	(M4)
Launch Ramp Permit Fees	\$	-	(M5)
Electrical Fees	\$	23,533	(M6)
Other Marina Operating Revenue	\$	40,924	(M7)
Property Resources (Puffin Café)	\$	5,849	(M8)
Dolphin Yacht Club	\$	4,560	(M9)
Riverside Marine	\$	77,760	(M10)
OHSU Breakwater	\$	1,063	(M11)
Fuel Revenue	\$	268,000	(M12)
Total Marina Revenues	\$	1,204,790	

IP Ground leases	\$	504,786	(R1)
IP spur track leases	\$	7,380	(R2)
Bldg 3 - Kemira	\$	118,749	(R3)
Bldg 4 - Pump Dynamics	\$	74,832	(R4)
Bldg 5 - MJ Glass Production	\$	44,316	(R5)
Bldg 6 - Kemira	\$	184,771	(R6)
Bldg 7 - Calvert	\$	136,116	(R7)
Bldg 8 - Corrosion/Corrosion Shield	\$	105,755	(R8)
Bldg 9 - Intech	\$	111,149	(R9)
Bldg 10 - Phase 5	\$	42,680	(R10)
Bldg 11 - Ponder Burner	\$	123,261	(R11)
Bldg 12 - Etec/Precision Saw/Plastic Forming	\$	106,430	(R12)
Bldg 14 - 54-40 Brewing	\$	104,492	(R13)
Bldg 15 - Foods In Season	\$	126,156	(R14)
Bldg 16 - DS Fabrication	\$	91,127	(R15)
Bldg 17 - MJ Glass/FIS/Lumino	\$	158,113	(R16)
Bldg 18	\$	350,684	(R17)
Bldg 19 - Ferguson	\$	112,010	(R18)
Bldg 20	\$	60,192	(R19)
Courthouse - City of Camas	\$	48,084	(R20)
Westlie Ford	\$	164,496	(R21)
Tenant Security Deposits	\$	21,286	(R22)
Utility Rev from Tenants	\$	14,000	(R23)
All other IP operating revenue	\$	5,000	(R24)
Infrastructure Fee	\$	4,145	(R25)

Total Real Estate/Industrial Property Revenues	\$ 2,820,010
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Park Revenues	\$ 7,500	(P1/P2)
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General & Administrative Revenues	\$ 24,050	(G1)
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Total Operating Revenue	\$ 4,804,169
--------------------------------	---------------------

Non-Operating Revenue:

Taxes levied for:		
General tax levy	\$ 1,429,189	(NO1)
Debt service tax levy	\$ 1,389,103	(NO2)
Investment income	\$ 26,000	(NO3)
Lands sales contracts:		(NO4)
Calvert	\$ 35,745	
Misc tax revenue	\$ 40,000	(NO5)
Federal Grant: EDA	\$ 2,597,198	(NO6)
Federal Grant: BIG	\$ 52,437	
Federal Grant: CVA	\$ 76,741	
Federal Grant: CARES	\$ 32,000	
State Grant/Loan: CERB	\$ 758,615	
State Grant: BFP	\$ 1,000,000	
State Grant: WA State Parks & Rec	\$ 1,200	
Total Non-Operating Revenue	\$ 7,438,228	

TOTAL REVENUE	\$ 12,242,397
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Port of Camas-Washougal
2022
Non-Operating Budget Notes

The Non-Operating budget includes revenues and expenditures that are derived from other sources than the port's three operating areas or general and administrative.

Revenues:

- (NO1) General Tax Levy – projection based on Clark County Assessor's Office 2021 Assessed Valuation estimate with a 5% increase, along with statutory maximum rate increase of 1% from prior year's levy.

Tax money collected is used for capital purchases only and is not used to cover the port's three operating areas, parks or general and administrative expenses.

- (NO2) Debt Service Tax Levy – Tax money collected is used to pay for 2022 bond debt payment. The port has two outstanding GO Bonds and one outstanding Revenue Bond:

2013 GO Bond Series (\$225,000 outstanding owing)

2020 GO Bond Series (\$8,470,000 outstanding owing)

2017 Revenue Bond Series (\$3,975,000 outstanding owing)

- (NO3) Investment Income – projection based on 2021 projected reserves at the Clark County Treasurer Pool's current interest rate of .6%. The Port moved its reserves from the LGIP investment pool over to the CCT investment pool in October 2019. The State's Local Government Investment Pool is averaging .12% for 2021. Clark County Treasurer's Investment Pool is averaging .75%. The Port will continue to monitor both pools to make sure we have funds in the highest interest rate pool. The Port also has \$1M in funds invested in a longer term 3-year bond acquiring a 1.4% interest rate, that will expire 1-23-2023.

- (NO4) Land Sales Contracts – based on the amortization schedules of the one land sales contracts that the port currently receives revenue from. This contract will expire 8-30-2022.

- (NO5) Miscellaneous Tax Revenue - based on the last five years of revenue received. Some of the tax revenue the port receives is from DNR timber, Leasehold Tax, Health Center Tax, and TAV revenue.

- (NO6) Federal & State Grant Revenue -
Economic Development Administration (EDA) – federal grant through the Department of Commerce for the construction of Bldg 20.

Boating Infrastructure Grant (BIG) – federal grant awarded through the Recreation and Conservation Office for the fuel dock renovation project.

Clean Vessel Act Grant (CVA) – federal grant awarded through Washington State Parks Boating Program for the pump-out dock renovation project.

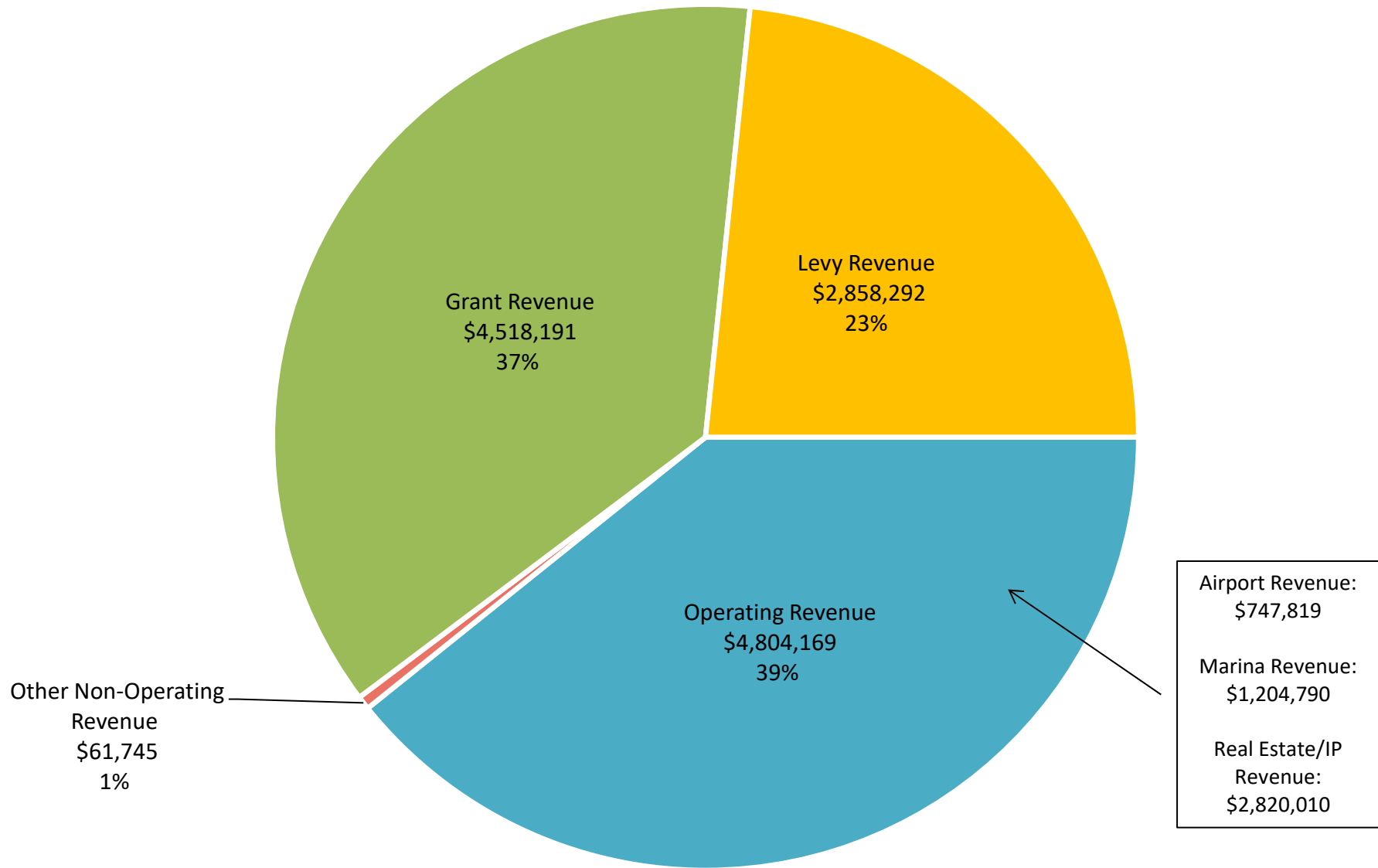
Coronavirus Aid, Relief, and Economic Security Act Grant (CARES) – federal grant provided for airport management expenses. The port used the funds for airport payroll expenses.

Community Economic Revitalization Board (CERB) – state grant and loan through Washington Department of Commerce for the construction of Bldg 20.

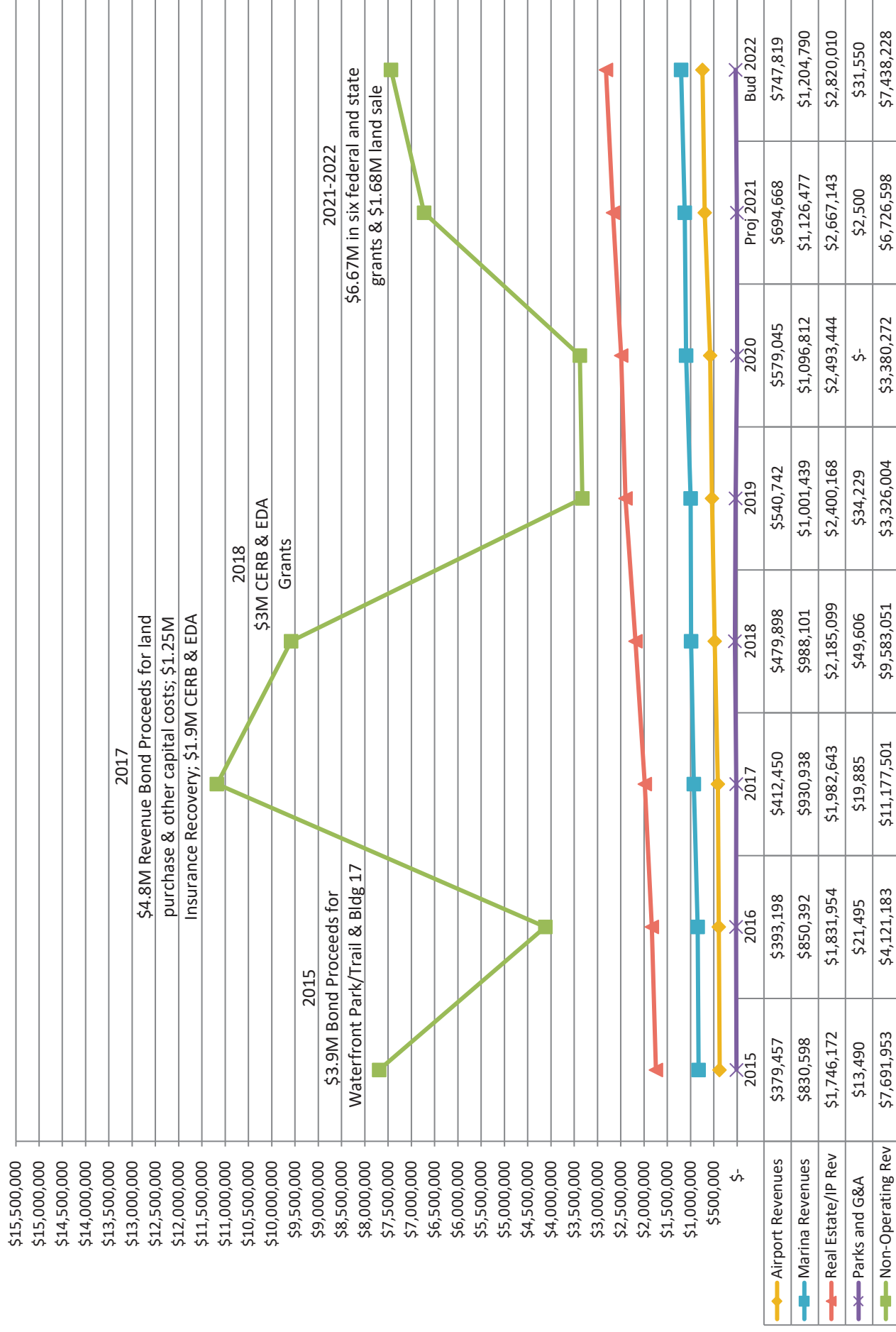
Boating Facility Program (BFP) – state grant through the Recreation and Conservation Office for the breakwater access renovation project.

WA State Parks & Rec – state grant for the reimbursement of pump-out dock maintenance costs.

2022 Total Budgeted Revenues
\$12,242,397

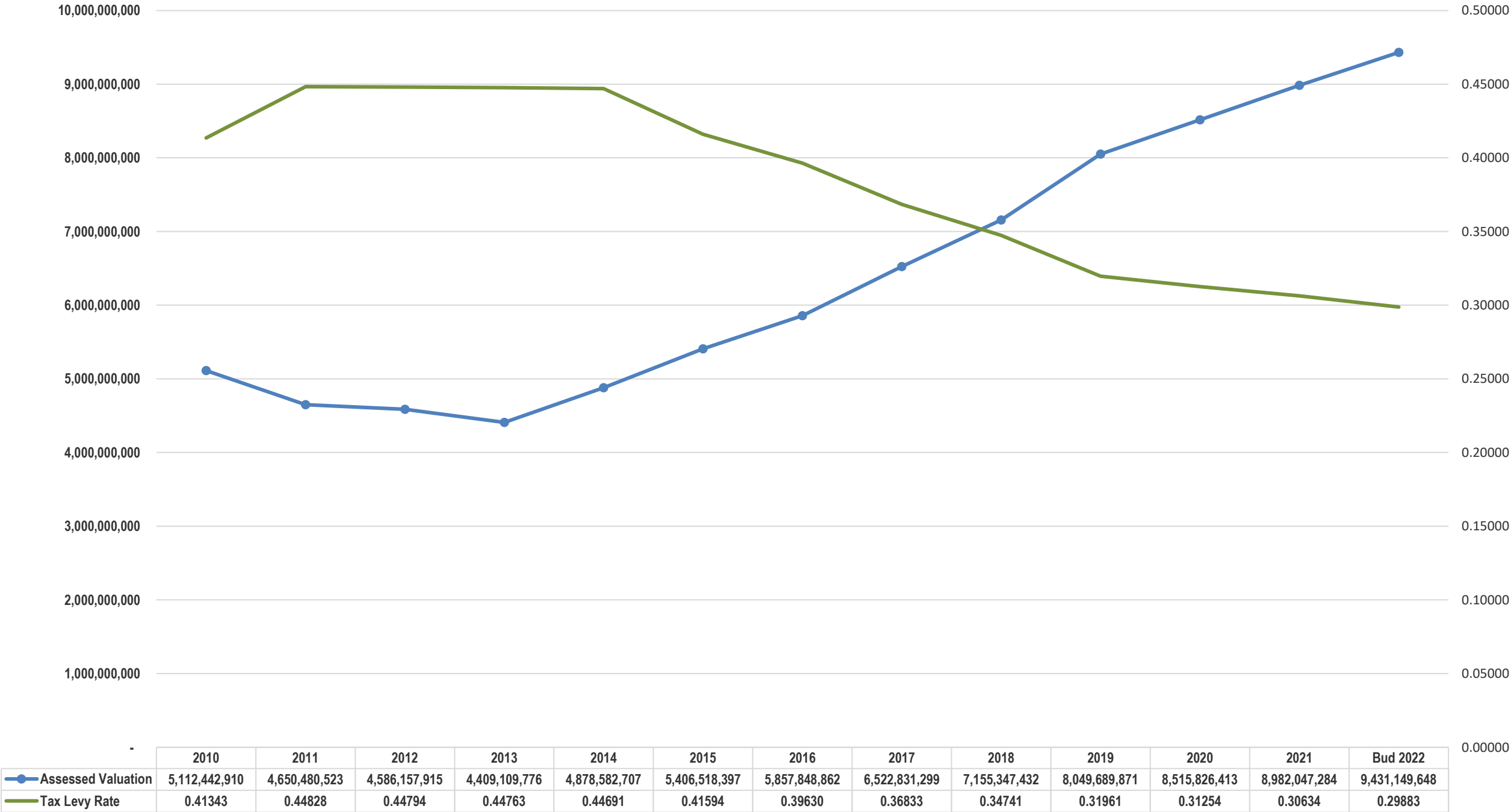


Operating & Non-Operating Revenue Trend

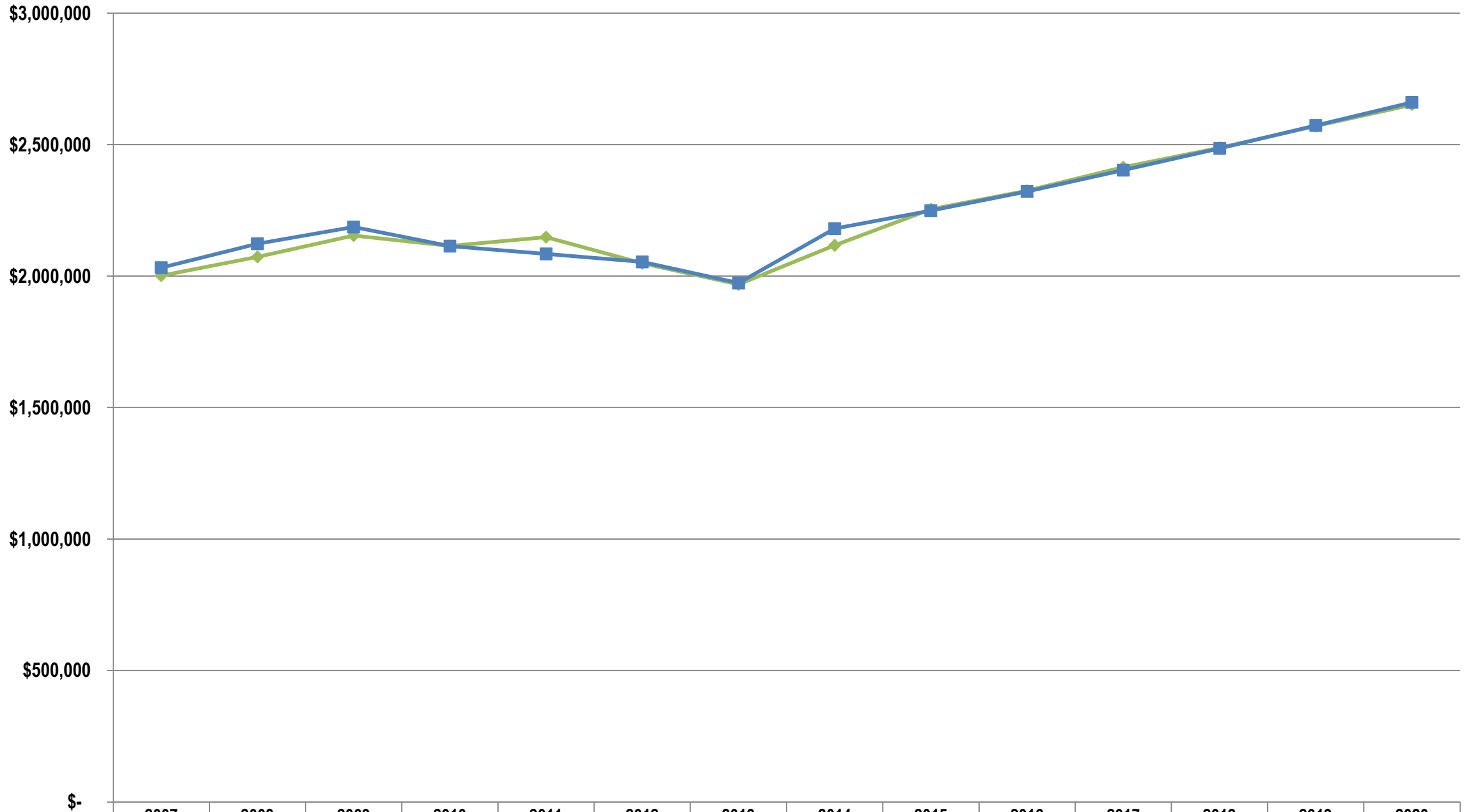


Port of Camas-Washougal 2022 Budget PRELIMINARY			
Levy 2014/Collect 2015	\$5,406,518,397		
General Fund	11%	\$0.27722	\$1,498,796
Bond Fund		\$0.13872	\$750,000
Total Tax Rate & Collections		\$0.41594	\$2,248,796
Levy 2015/Collect 2016	\$5,857,848,862		
General Fund	8%	\$0.19145	\$1,121,504
Bond Fund		\$0.20485	\$1,200,000
Total Tax Rate & Collections		\$0.39631	\$2,321,504
Levy 2016/Collect 2017	\$6,522,831,299		
General Fund	11.4%	\$0.19969	\$1,302,536
Bond Fund		\$0.16864	\$1,100,000
Total Tax Rate & Collections		\$0.36833	\$2,402,536
Levy 2017/Collect 2018	\$7,155,347,432		
General Fund	9.7%	\$0.16573	\$1,185,847
Bond Fund		\$0.18168	\$1,300,000
Total Tax Rate & Collections		\$0.34741	\$2,485,847
Levy 2018/Collect 2019	\$8,049,689,871		
General Fund	12.5%	\$0.13824	\$1,112,758
Bond Fund		\$0.18137	\$1,460,000
Total Tax Rate & Collections		\$0.31961	\$2,572,758
Levy 2019/Collect 2020	\$8,515,826,413		
General Fund	5.8%	\$0.14234	\$1,212,165
Bond Fund		\$0.17014	\$1,448,878
Total Tax Rate & Collections		\$0.31248	\$2,661,043
Levy 2020/Collect 2021	\$8,982,047,284		
General Fund	5.5%	\$0.15047	\$1,351,558
Bond Fund		\$0.15451	\$1,387,840
Total Tax Rate & Collections		\$0.30499	\$2,739,398
Levy 2021/Collect 2022	\$9,431,149,648		
General Fund	5.0%	\$0.15154	\$1,429,190
Bond Fund		\$0.14729	\$1,389,103
Total Tax Rate & Collections		\$0.29883	\$2,818,292

Assessed Valuation vs Tax Rate



Tax Revenue Received vs. Levied



	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
◆ Tax Revenue Received	\$2,001,380	\$2,073,246	\$2,154,365	\$2,114,670	\$2,148,399	\$2,048,347	\$1,968,451	\$2,116,990	\$2,254,291	\$2,325,049	\$2,414,102	\$2,487,726	\$2,570,275	\$2,652,112
■ Tax Revenue Levied	\$2,032,236	\$2,122,757	\$2,186,803	\$2,113,684	\$2,084,697	\$2,054,330	\$1,973,667	\$2,180,310	\$2,248,796	\$2,321,504	\$2,402,536	\$2,485,847	\$2,572,758	\$2,661,043

REVENUES
Operating Revenue:

	2019 Actual	2020 Actual	2021 Proj	2022 Budget	2023 Proj	2024 Proj	2025 Proj	2026 Proj
Hangar & Tiedown Rentals	\$ 256,085	\$ 265,704	\$ 268,151	\$ 293,902	\$ 311,536	\$ 330,229	\$ 350,042	\$ 371,045
AP-1 Leases	\$ 24,484	\$ 26,077	\$ 25,893	\$ 26,670	\$ 27,470	\$ 28,843	\$ 30,285	\$ 31,800
Immelman Hangars Land Lease	\$ 14,196	\$ 14,719	\$ 14,719	\$ 14,719	\$ 14,906	\$ 14,906	\$ 14,906	\$ 14,906
AP-5 and AP-6 Residential Rentals	\$ 26,276	\$ 32,168	\$ 31,200	\$ 31,200	\$ 31,200	\$ 31,200	\$ 31,200	\$ 31,200
Electrical Fees	\$ 11,845	\$ 15,609	\$ 15,705	\$ 20,328	\$ 21,252	\$ 22,176	\$ 23,100	\$ 24,024
All other AP operating revenue	\$ 6,685	\$ 5,709	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
Aviation Fuel revenue	\$ 201,171	\$ 219,058	\$ 335,000	\$ 357,000	\$ 357,000	\$ 357,000	\$ 357,000	\$ 357,000
Insurance Reimb. Hangar Rev. Loss	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Airport Revenues	\$ 540,742	\$ 579,045	\$ 694,668	\$ 747,819	\$ 767,364	\$ 788,354	\$ 810,534	\$ 833,974
	13.2%	6.0%	-0.1%	8.7%	5.0%	5.1%	5.1%	5.2%
Moorage Fees	\$ 601,889	\$ 630,908	\$ 644,000	\$ 707,700	\$ 750,162	\$ 795,172	\$ 842,882	\$ 893,455
Waverunner Fees	\$ 20,525	\$ 23,029	\$ 24,000	\$ 26,400	\$ 27,984	\$ 29,663	\$ 31,443	\$ 33,329
Setup Fees	\$ 6,600	\$ 5,900	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
Launch Ramp Ticket Fees	\$ 25,283	\$ 43,215	\$ 25,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
Launch Ramp Permit Fees	\$ 19,470	\$ 17,294	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Fees	\$ 21,080	\$ 21,824	\$ 22,633	\$ 23,533	\$ 24,710	\$ 25,945	\$ 27,242	\$ 28,605
Other Marina Operating Revenue	\$ 34,726	\$ 29,013	\$ 35,524	\$ 40,924	\$ 40,924	\$ 40,924	\$ 40,924	\$ 40,924
Property Resources (Puffin Café)	\$ 7,112	\$ 8,806	\$ 5,696	\$ 5,849	\$ 6,005	\$ 6,164	\$ 6,331	\$ 6,648
Dolphin Yacht Club	\$ 4,839	\$ 4,131	\$ 4,560	\$ 4,560	\$ 4,560	\$ 4,560	\$ 4,560	\$ 4,560
Riverside Marine	\$ 65,340	\$ 72,000	\$ 72,000	\$ 77,760	\$ 77,760	\$ 80,640	\$ 80,640	\$ 83,520
OHSU Breakwater	\$ 1,063	\$ 963	\$ 1,063	\$ 1,063	\$ 1,063	\$ 1,063	\$ 1,063	\$ 1,063
Fuel Revenue	\$ 193,512	\$ 239,730	\$ 268,000	\$ 268,000	\$ 268,000	\$ 268,000	\$ 268,000	\$ 268,000
Total Marina Revenues	\$ 1,001,439	\$ 1,096,812	\$ 1,126,477	\$ 1,204,790	\$ 1,250,168	\$ 1,301,131	\$ 1,352,085	\$ 1,409,103
	3.0%	6.1%	0.2%	9.1%	4.8%	5.2%	4.9%	5.3%

Operating Revenue:

	2019 Actual	2020 Proj	2021 Proj	2022 Budget	2023 Proj	2024 Proj	2025 Proj	2026 Proj
IP Ground leases	\$ 414,454	\$ 452,235	\$ 492,737	\$ 504,786	\$ 518,278	\$ 531,542	\$ 546,721	\$ 563,129
IP spur track leases	\$ 9,997	\$ 6,883	\$ 7,305	\$ 7,380	\$ 7,380	\$ 7,380	\$ 7,380	\$ 7,380
Bldg 3	\$ 111,293	\$ 114,449	\$ 116,421	\$ 118,749	\$ 121,718	\$ 124,761	\$ 127,880	\$ 131,077
Bldg 4	\$ 70,596	\$ 72,714	\$ 74,832	\$ 74,832	\$ 77,077	\$ 79,389	\$ 81,771	\$ 84,224
Bldg 5	\$ 43,021	\$ 43,343	\$ 44,316	\$ 44,316	\$ 45,522	\$ 49,509	\$ 50,994	\$ 52,524
Bldg 6	\$ 168,671	\$ 174,164	\$ 179,389	\$ 184,771	\$ 190,314	\$ 196,024	\$ 201,904	\$ 207,961
Bldg 7	\$ 128,304	\$ 132,156	\$ 132,156	\$ 136,116	\$ 136,116	\$ 140,196	\$ 166,026	\$ 171,007
Bldg 8	\$ 81,469	\$ 77,671	\$ 88,750	\$ 105,755	\$ 110,892	\$ 114,218	\$ 117,645	\$ 121,174
Bldg 9	\$ 95,275	\$ 110,499	\$ 107,160	\$ 111,149	\$ 115,509	\$ 118,471	\$ 121,891	\$ 125,548
Bldg 10	\$ 37,367	\$ 30,321	\$ 41,438	\$ 42,680	\$ 43,958	\$ 45,282	\$ 46,634	\$ 49,405
Bldg 11	\$ 126,164	\$ 105,341	\$ 119,670	\$ 123,261	\$ 126,958	\$ 130,767	\$ 134,376	\$ 137,463
Bldg 12	\$ 87,714	\$ 91,896	\$ 97,827	\$ 106,430	\$ 112,726	\$ 115,706	\$ 119,876	\$ 123,472
Bldg 14	\$ 93,195	\$ 94,778	\$ 98,245	\$ 104,492	\$ 106,876	\$ 109,317	\$ 111,816	\$ 114,375
Bldg 15	\$ 121,308	\$ 126,156	\$ 126,156	\$ 126,156	\$ 131,196	\$ 131,196	\$ 131,196	\$ 136,440
Bldg 16	\$ 83,625	\$ 77,977	\$ 88,473	\$ 91,127	\$ 93,861	\$ 96,677	\$ 99,577	\$ 102,565
Bldg 17	\$ 146,247	\$ 151,410	\$ 153,537	\$ 158,113	\$ 163,889	\$ 166,285	\$ 168,755	\$ 175,220
Bldg 18	\$ 302,815	\$ 299,889	\$ 326,553	\$ 350,684	\$ 377,358	\$ 416,736	\$ 432,294	\$ 445,263
Bldg 19	\$ 42,860	\$ 105,581	\$ 108,748	\$ 112,010	\$ 115,371	\$ 118,832	\$ 122,397	\$ 126,069
Bldg 20	\$ -	\$ -	\$ -	\$ 60,192	\$ 451,440	\$ 464,983	\$ 478,933	\$ 493,301
Courthouse - City of Camas	\$ 44,004	\$ 45,324	\$ 46,680	\$ 48,084	\$ 49,527	\$ 51,012	\$ 52,543	\$ 54,119
Westlie Ford	\$ 155,052	\$ 159,708	\$ 164,496	\$ 164,496	\$ 169,440	\$ 169,440	\$ 174,528	\$ 174,528
Tenant Security Deposits	\$ 8,022	\$ -	\$ 31,759	\$ 21,286	\$ 20,000	\$ -	\$ -	\$ -
Utility Rev from Tenants	\$ 15,952	\$ 14,742	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000
All other IP operating revenue	\$ 9,026	\$ 2,249	\$ 2,500	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Infrastructure Fee	\$ 3,737	\$ 3,958	\$ 3,995	\$ 4,145	\$ 4,269	\$ 4,397	\$ 4,529	\$ 4,665
Waterfront Development 4/1/2024 COO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,481	\$ 263,910	\$ 267,341
Total Real Estate/Industrial Property Rev	\$ 2,400,168	\$ 2,493,444	\$ 2,667,143	\$ 2,820,010	\$ 3,308,675	\$ 3,465,601	\$ 3,782,576	\$ 3,887,250
	-1%	3%	6%	4%	3%	3%	4%	3%
	11%	5%	6%	6%	18%	3%	3%	3%
Bldg 18 & 19					Bldg 20			
Park & Trail Use Fees	\$ 4,109	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Adopt A Bench/Nature Play Area Donations	\$ 12,500	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ 2,500
Total Park Revenues	\$ 16,609	\$ -	\$ 2,500	\$ 7,500	\$ 5,000	\$ 7,500	\$ 5,000	\$ 7,500
Sponsorship Revenues	\$ 17,620	\$ -	\$ -	\$ 24,050	\$ 24,050	\$ 24,050	\$ 24,050	\$ 24,050
General & Administrative Revenues	\$ 17,620	\$ -	\$ -	\$ 24,050	\$ 24,050	\$ 24,050	\$ 24,050	\$ 24,050
Total Operating Revenue	\$ 3,976,578	\$ 4,169,301	\$ 4,490,788	\$ 4,804,169	\$ 5,355,257	\$ 5,586,636	\$ 5,974,245	\$ 6,161,878
	7%	5%	8%	7%	11%	4%	7%	3%

Non-operating revenue

	2019 Actual	2020 Actual	2021 Proj	2022 Budget	2023 Proj	2024 Proj	2025 Proj	2026 Proj
Taxes levied for:								
General tax levy	\$ 1,114,599	\$ 1,208,376	\$ 1,351,558	\$ 1,429,189	\$ 1,517,132	\$ 1,596,999	\$ 1,677,314	\$ 1,759,428
Debt service tax levy	\$ 1,455,676	\$ 1,443,736	\$ 1,387,840	\$ 1,389,103	\$ 1,380,843	\$ 1,381,455	\$ 1,382,425	\$ 1,382,408
Investment income	\$ 138,258	\$ 67,602	\$ 46,000	\$ 26,000	\$ 14,000	\$ 10,000	\$ 12,000	\$ 14,000
Land sales contracts:								
Calvert	\$ 57,976	\$ 49,149	\$ 53,617	\$ 35,745	\$ -	\$ -	\$ -	\$ -
City of Washougal	\$ 88,163	\$ 52,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GAH	\$ 11,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc tax revenue	\$ 25,778	\$ 66,834	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
Sale of surplus property	\$ 21,400	\$ 1,900	\$ 1,683,893	\$ -	\$ -	\$ -	\$ -	\$ -
General Obligation Debt Proceeds	\$ -	\$ 9,310,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Premium on Bonds Issued	\$ -	\$ 171,275						
Insurance Recovery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Proceeds	\$ 296,854	\$ 403,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State grant revenue:								
Dept of Commerce/CERB	\$ -	\$ -	\$ 682,258	\$ 758,615	\$ -	\$ -	\$ -	\$ -
WA State Parks & Rec	\$ 1,599	\$ 3,080	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
RCO - BFP	\$ 12,781	\$ 54,167	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
State Capital Appropriations	\$ 100,940	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Federal grant revenue:								
CARES	\$ -	\$ 30,000	\$ 13,000	\$ 32,000	\$ -	\$ -	\$ -	\$ -
RCO - BIG	\$ -		\$ 20,376	\$ 52,437	\$ -	\$ -	\$ -	\$ -
EDA	\$ -	\$ -	\$ 1,407,156	\$ 2,597,198	\$ -	\$ -	\$ -	\$ -
CVA	\$ -	\$ -	\$ 29,965	\$ 76,741	\$ -	\$ -	\$ -	\$ -
Donations	\$ -	\$ -	\$ 9,735	\$ -	\$ -	\$ -	\$ -	\$ -
Misc revenue	\$ -	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-operating revenue	\$ 3,326,004	\$ 12,861,547	\$ 6,726,598	\$ 7,438,228	\$ 2,953,175	\$ 3,029,654	\$ 3,112,939	\$ 3,197,036
TOTAL REVENUE	\$ 7,302,582	\$ 17,030,848	\$ 11,217,386	\$ 12,242,397	\$ 8,308,432	\$ 8,616,290	\$ 9,087,184	\$ 9,358,913

2022 BUDGETED EXPENDITURES

PRELIMINARY

Payroll	\$	220,766	(A8)
Advertising & Marketing	\$	4,000	(A9)
Outside services	\$	9,000	(A10)
Legal	\$	2,000	(A11)
Supplies	\$	6,500	(A12)
Janitorial	\$	1,200	(A13)
Fire System Monitoring	\$	3,500	(A14)
Insurance	\$	52,357	(A15)
Utilities	\$	17,699	(A16)
Internet	\$	1,018	(A17)
Clean Water Tax	\$	4,549	(A18)
Maintenance & Repair (Grounds)	\$	7,500	(A19)
Maintenance & Repair (Structures)	\$	5,000	(A20)
Maintenance & Repair (Equipment)	\$	3,500	(A21)
Aviation Fuel Expense	\$	319,000	(A22)
Aviation Fuel Credit Card	\$	11,300	(A23)
Misc Expenses	\$	15,000	(A24)
Total Airport Expenditures	\$	683,890	

Payroll	\$	471,277	(M13)
Advertising & Marketing	\$	3,000	(M14)
Outside services	\$	18,500	(M15)
Legal	\$	2,000	(M16)
Supplies	\$	11,000	(M17)
Janitorial Supplies	\$	1,750	(M18)
Equipment Fuel	\$	1,000	(M19)
Security	\$	4,000	(M20)
Insurance	\$	105,157	(M21)
Utilities	\$	42,019	(M22)
Misc Expenses	\$	12,000	(M23)
Maintenance & Repair (Equipment)	\$	7,500	(M24)
Maintenance & Repair (Structures)	\$	5,000	(M25)
Maintenance & Repairs (Docks)	\$	6,000	(M26)
Maintenance & Repair (Grounds)	\$	8,000	(M27)
Fuel Expense	\$	234,000	(M28)
Fuel Credit Card & Sales Tax Expense	\$	7,100	(M29)
Total Marina Expenditures	\$	939,303	

Payroll	\$	826,982	(R26)
Advertising & Marketing	\$	4,500	(R27)
Outside Services	\$	41,500	(R28)
Legal fees	\$	15,000	(R29)
Supplies	\$	10,000	(R30)
Fire System Monitoring	\$	15,300	(R31)

Insurance	\$	178,821	(R32)
Utilities	\$	42,253	(R33)
Internet	\$	1,074	(R34)
Stormwater	\$	2,575	(R35)
Misc Expenses	\$	1,000	(R36)
Maintenance & Repair (Dike)	\$	55,000	(R37)
Maintenance & Repair (Grounds)	\$	34,000	(R38)
Maintenance & Repair (Rail)	\$	5,000	(R39)
Maintenance & Repair (Pumps)	\$	3,000	(R40)
Maintenance & Repair (Equipment)	\$	6,500	(R41)
Maintenance & Repair (Structures)	\$	34,000	(R42)
Maintenance & Repair (Streets)	\$	2,000	(R43)
Total Real Estate/IP Expenditures	\$	1,278,505	

Payroll	\$	157,132	(P3)
Marketing	\$	2,750	(P4)
Outside Services	\$	2,000	(P5)
Supplies	\$	2,500	(P6)
Janitorial	\$	1,750	(P7)
Insurance	\$	5,150	(P8)
Utilities	\$	12,026	(P9)
Misc Expenses	\$	500	(P10)
Maintenance & Repair (Equipment)	\$	5,500	(P11)
Maintenance & Repair (Structures)	\$	3,000	(P12)
Maintenance & Repair (Grounds)	\$	31,000	(P13)
Total Park Expenditures	\$	223,309	

General & Administrative Expenditures	\$	1,671,690	
Total Operating Expense	\$	4,796,697	

NET OPERATING INCOME	\$	7,472	
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Non-Operating Expense

Bond Interest expense	\$	369,103	(NO7)
Bond Principal expense	\$	1,020,000	(NO8)
Bond Administrative expense	\$	2,400	(NO9)
CERB Loan	\$	267,820	(NO10)
Luse Contracts Payable	\$	36,667	(NO11)
Capital Improvement Projects	\$	7,232,116	(NO12)
Total Non-Operating Expense	\$	8,928,106	

TOTAL EXPENSE	\$	13,724,803	
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NET INCOME	\$	(1,482,406)	
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Port of Camas-Washougal
2022 Non-Operating Budget Notes

The Non-Operating budget includes revenues and expenditures that are derived from other sources than the port's three operating areas or general and administrative.

Expenditures:

- (NO7) Bond Interest Expense – based on amortization schedule for outstanding GO bonds. Payments are made in June and December.

- (NO8) Bond Principal Expense – based on amortization schedule for outstanding GO bonds. Payment is made in December. Bonds will be paid off in the following timeframe:
2013 Series – 2023 2017 Series – 2037 2020 Series - 2032

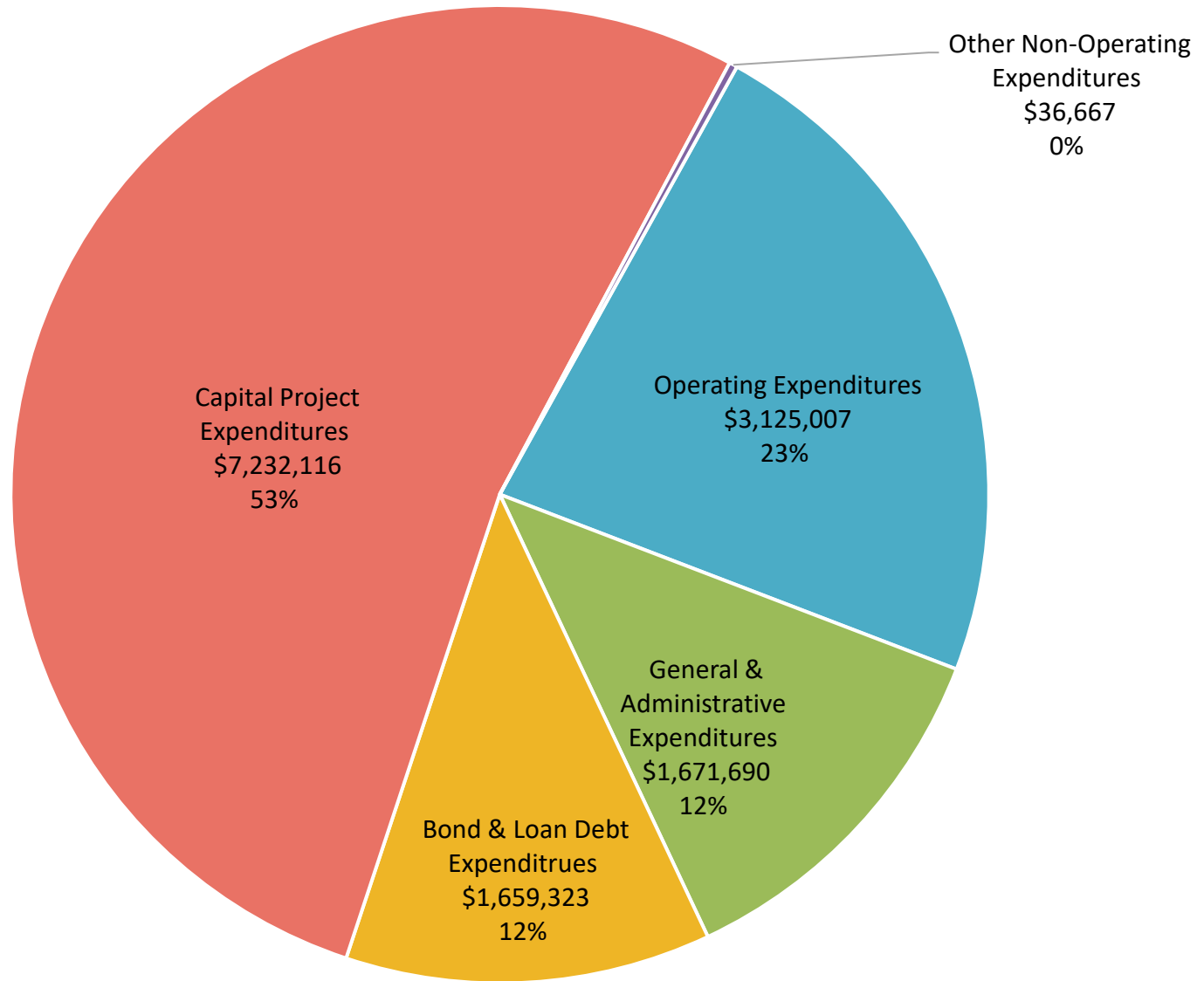
- (NO9) Bond Administrative Expense – based on fees charged by US Bank for managing bond funds.

- (NO10) CERB Loan – based on amortization schedule for three CERB loans acquired in 2013, 2016 and 2019. The 2013 Bldg 15 loan is a twenty-year loan at 2.5% interest rate. The loan will be paid off in 2034. The 2016 Bldg 18 loan is a twenty-year loan at 1.13% interest rate. The loan will be paid off in 2038. The 2019 Bldg 20 loan is a ten-year loan at 2% interest rate. The loan will be paid off in 2031. All loan payments are made in January.

- (NO11) Luse Contracts Payable – \$550,000 purchase price to be paid back in 15 years with no interest. Contract will be paid off in 2034.

- (NO12) Capital Improvement Projects – total expenditures for capital projects based on 5-year Capital Improvement Plan. See Capital Improvement Project list for detailed information on each project.

2022 Total Budgeted Expenditures
\$13,724,803



EXPENSES

Airport

	2019 Actual	2020 Actual	2021 Proj	2022 Budget	2023 Proj	2024 Proj	2025 Proj	2026 Proj
Payroll	\$ 129,498	\$ 275,002	\$ 193,810	\$ 220,766	\$ 229,597	\$ 238,781	\$ 248,332	\$ 258,265
Advertising & Marketing	\$ 1,981	\$ 2,334	\$ 1,780	\$ 4,000	\$ 4,080	\$ 4,162	\$ 4,245	\$ 4,330
Outside services	\$ 4,608	\$ 5,234	\$ 10,000	\$ 9,000	\$ 9,180	\$ 9,364	\$ 9,551	\$ 9,742
Legal	\$ -	\$ 282	\$ 500	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165
Supplies	\$ 6,703	\$ 7,189	\$ 6,200	\$ 6,500	\$ 6,630	\$ 6,763	\$ 6,898	\$ 7,036
Janitorial	\$ 920	\$ 1,747	\$ 1,000	\$ 1,200	\$ 1,224	\$ 1,248	\$ 1,273	\$ 1,299
Fire System Monitoring	\$ 3,393	\$ 3,623	\$ 3,500	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714	\$ 3,789
Insurance	\$ 37,764	\$ 43,401	\$ 47,598	\$ 52,357	\$ 57,593	\$ 63,353	\$ 69,688	\$ 76,657
Utilities	\$ 15,889	\$ 16,501	\$ 17,000	\$ 17,699	\$ 18,230	\$ 18,777	\$ 19,341	\$ 19,921
Internet	\$ 1,036	\$ 1,016	\$ 1,018	\$ 1,018	\$ 1,038	\$ 1,059	\$ 1,080	\$ 1,102
Clean Water Tax	\$ 4,423	\$ 4,461	\$ 4,504	\$ 4,549	\$ 4,640	\$ 4,733	\$ 4,828	\$ 4,924
Maintenance & Repair (Grounds)	\$ 4,635	\$ 7,873	\$ 8,300	\$ 7,500	\$ 7,650	\$ 7,803	\$ 7,959	\$ 8,118
Maintenance & Repair (Structure)	\$ 5,635	\$ 3,499	\$ 7,500	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412
Maintenance & Repair (Equipment)	\$ 1,409	\$ 5,663	\$ 4,200	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714	\$ 3,789
Misc. Expenses	\$ 1,553	\$ 9,192	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Aviation Fuel Expense	\$ 167,400	\$ 180,221	\$ 301,000	\$ 319,000	\$ 319,000	\$ 319,000	\$ 319,000	\$ 319,000
Aviation Fuel Credit Card Expense	\$ 6,680	\$ 7,270	\$ 10,600	\$ 11,300	\$ 11,300	\$ 11,300	\$ 11,300	\$ 11,300
Total Airport Expenditures	\$ 393,527	\$ 574,506	\$ 633,510	\$ 683,890	\$ 699,443	\$ 715,907	\$ 733,351	\$ 751,847
	-15%	76%	-17%	10%	4.4%	4.5%	4.5%	4.6%

Marina

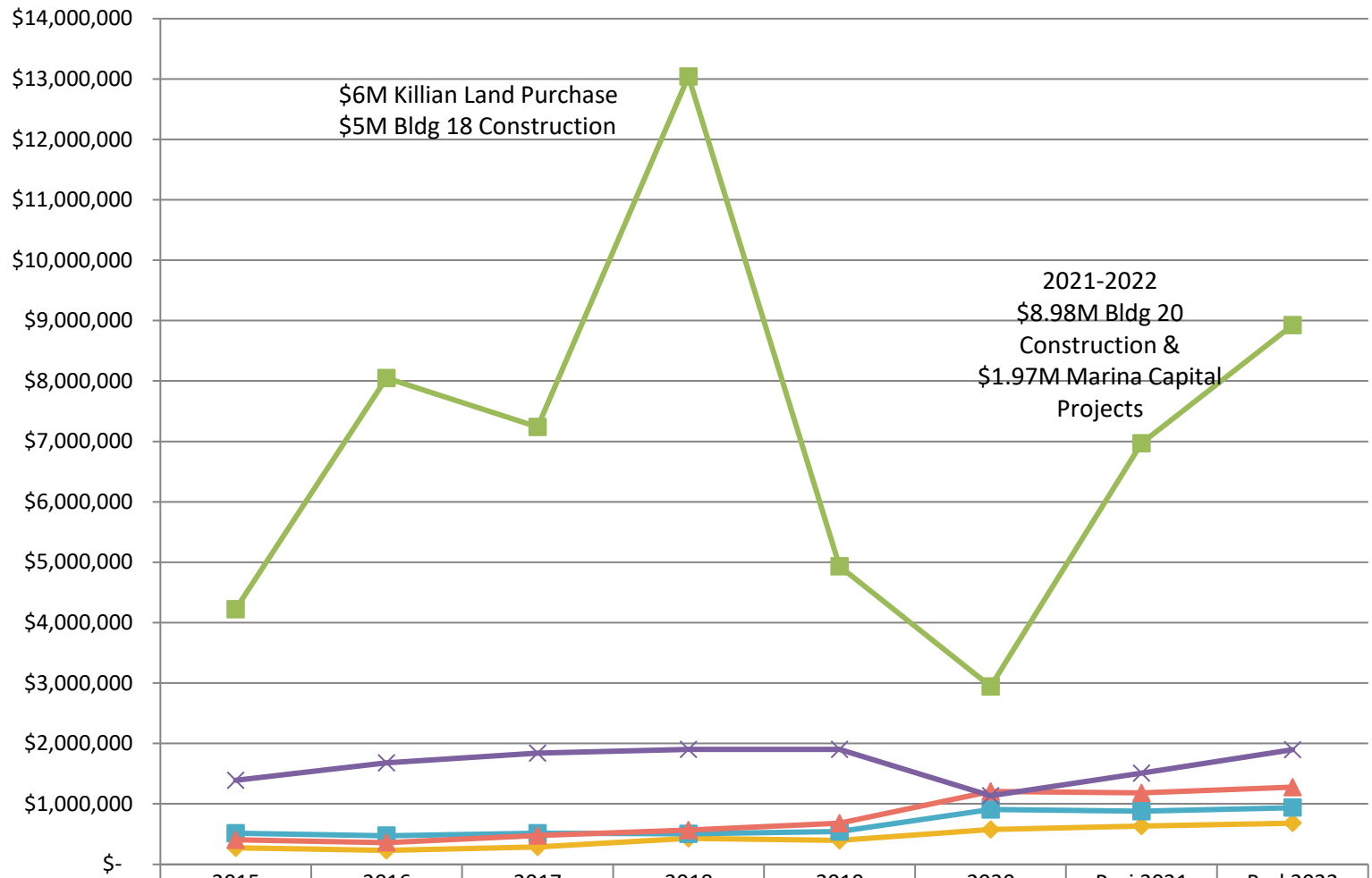
Payroll	\$ 188,651	\$ 505,139	\$ 419,359	\$ 471,277	\$ 490,128	\$ 509,733	\$ 530,122	\$ 551,327
Advertising	\$ 3,244	\$ 2,862	\$ 3,000	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247
Outside services	\$ 20,072	\$ 6,400	\$ 19,500	\$ 18,500	\$ 18,870	\$ 19,247	\$ 19,632	\$ 20,025
Legal	\$ 2,700	\$ 728	\$ 500	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165
Supplies	\$ 15,778	\$ 14,933	\$ 12,000	\$ 11,000	\$ 11,220	\$ 11,444	\$ 11,673	\$ 11,907
Janitorial	\$ 1,150	\$ 1,697	\$ 1,750	\$ 1,750	\$ 1,785	\$ 1,821	\$ 1,857	\$ 1,894
Equipment Fuel	\$ 924	\$ 800	\$ 1,000	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,082
Security	\$ -	\$ 4,638	\$ 4,500	\$ 4,000	\$ 4,080	\$ 4,162	\$ 4,245	\$ 4,330
Insurance	\$ 64,162	\$ 79,542	\$ 95,597	\$ 105,157	\$ 115,673	\$ 127,240	\$ 139,964	\$ 153,961
Utilities	\$ 35,910	\$ 37,326	\$ 40,795	\$ 42,019	\$ 43,279	\$ 44,578	\$ 45,915	\$ 47,293
Misc. Expenses	\$ 10,351	\$ 11,665	\$ 12,000	\$ 12,000	\$ 12,240	\$ 12,485	\$ 12,734	\$ 12,989
Maintenance (Equipment)	\$ 10,658	\$ 6,874	\$ 12,000	\$ 7,500	\$ 7,650	\$ 7,803	\$ 7,959	\$ 8,118
Maintenance (Structures)	\$ 3,147	\$ 4,356	\$ 4,000	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412
Maintenance (Docks)	\$ 4,245	\$ 9,563	\$ 3,000	\$ 6,000	\$ 6,120	\$ 6,242	\$ 6,367	\$ 6,495
Maintenance (Grounds)	\$ 5,634	\$ 2,032	\$ 11,000	\$ 8,000	\$ 8,160	\$ 8,323	\$ 8,490	\$ 8,659
Fuel Expense	\$ 171,835	\$ 212,917	\$ 234,000	\$ 234,000	\$ 234,000	\$ 234,000	\$ 234,000	\$ 234,000
Fuel Credit Card Expense	\$ 3,934	\$ 5,157	\$ 7,100	\$ 7,100	\$ 7,100	\$ 7,100	\$ 7,100	\$ 7,100
Total Marina Expenditures	\$ 542,395	\$ 906,629	\$ 881,101	\$ 939,303	\$ 971,525	\$ 1,005,623	\$ 1,041,733	\$ 1,080,004
	16%	88%	-7%	9%	4.6%	4.7%	4.7%	4.8%

	2019	2020	2021	2022	2023	2024	2025	2026
<i>Real Estate/Industrial Property</i>	Actual	Actual	Proj	Budget	Proj	Proj	Proj	Proj
Payroll	\$ 318,293	\$ 824,125	\$ 729,022	\$ 826,982	\$ 860,061	\$ 894,464	\$ 930,242	\$ 967,452
Advertising & Marketing	\$ 4,037	\$ 3,832	\$ 3,500	\$ 4,500	\$ 4,590	\$ 4,682	\$ 4,775	\$ 4,871
Outside services	\$ 49,043	\$ 25,909	\$ 65,000	\$ 41,500	\$ 30,000	\$ 30,600	\$ 31,212	\$ 31,836
Legal fees	\$ 7,325	\$ 6,340	\$ 20,000	\$ 15,000	\$ 15,300	\$ 15,606	\$ 15,918	\$ 16,236
Supplies	\$ 11,618	\$ 12,512	\$ 10,000	\$ 10,000	\$ 10,200	\$ 10,404	\$ 10,612	\$ 10,824
Fire System Monitoring	\$ 14,702	\$ 14,459	\$ 15,300	\$ 15,300	\$ 15,606	\$ 15,918	\$ 16,236	\$ 16,561
Insurance	\$ 118,032	\$ 145,415	\$ 162,565	\$ 178,821	\$ 196,704	\$ 216,374	\$ 238,011	\$ 261,812
Utilities	\$ 45,540	\$ 37,339	\$ 29,036	\$ 42,253	\$ 43,520	\$ 44,826	\$ 46,171	\$ 47,556
Internet	\$ 1,141	\$ 1,018	\$ 1,043	\$ 1,074	\$ 1,095	\$ 1,117	\$ 1,140	\$ 1,162
Stormwater	\$ 9,086	\$ 2,336	\$ 2,453	\$ 2,575	\$ 2,627	\$ 2,679	\$ 2,733	\$ 2,788
Misc. Expenses	\$ 1,890	\$ 11	\$ 15,000	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,082
Maintenance & Repair (Dike)	\$ 35,288	\$ 54,606	\$ 45,000	\$ 55,000	\$ 56,100	\$ 57,222	\$ 58,366	\$ 59,534
Maintenance & Repair (Grounds)	\$ 26,940	\$ 32,615	\$ 31,000	\$ 34,000	\$ 34,680	\$ 35,374	\$ 36,081	\$ 36,803
Maintenance & Repair (Rail)	\$ 3,061	\$ 6,193	\$ 5,000	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412
Maintenance & Repair (Pumps)	\$ 2,393	\$ 3,468	\$ 3,000	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247
Maintenance & Repair (Equipment)	\$ 4,862	\$ 5,609	\$ 6,500	\$ 6,500	\$ 6,630	\$ 6,763	\$ 6,898	\$ 7,036
Maintenance & Repair (Structures)	\$ 28,921	\$ 30,158	\$ 37,000	\$ 34,000	\$ 34,680	\$ 35,374	\$ 36,081	\$ 36,803
Maintenance & Repair (Streets)	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165
Total Real Estate/IP Expenditures	\$ 682,172	\$ 1,205,945	\$ 1,180,418	\$ 1,278,505	\$ 1,323,013	\$ 1,382,846	\$ 1,446,151	\$ 1,513,181
	21%	77%	-2%	8%	3%	5%	5%	5%
<i>Parks</i>								
Payroll	\$ 65,453	\$ 115,242	\$ 134,677	\$ 157,132	\$ 163,418	\$ 169,954	\$ 176,752	\$ 183,823
Marketing	\$ -	\$ 1,069	\$ 2,400	\$ 2,750	\$ 2,805	\$ 2,861	\$ 2,918	\$ 2,977
Outside Services	\$ 2,584	\$ 1,861	\$ 2,000	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165
Supplies	\$ 5,615	\$ 434	\$ 2,500	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653	\$ 2,706
Janitorial	\$ 1,150	\$ 1,697	\$ 1,750	\$ 1,750	\$ 1,785	\$ 1,821	\$ 1,857	\$ 1,894
Insurance	\$ 3,509	\$ 4,538	\$ 4,682	\$ 5,150	\$ 5,665	\$ 6,232	\$ 6,855	\$ 7,540
Utilities	\$ 19,269	\$ 11,336	\$ 11,676	\$ 12,026	\$ 12,387	\$ 12,759	\$ 13,142	\$ 13,536
Misc Expenses	\$ 465	\$ -	\$ -	\$ 500	\$ 510	\$ 520	\$ 531	\$ 541
Maintenance & Repair (Equipment)	\$ 4,714	\$ 6,055	\$ 5,000	\$ 5,500	\$ 5,610	\$ 5,722	\$ 5,837	\$ 5,953
Maintenance & Repair (Structures)	\$ 2,843	\$ 113	\$ 3,000	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247
Maintenance & Repair (Grounds)	\$ 10,811	\$ 19,921	\$ 20,000	\$ 31,000	\$ 31,620	\$ 32,252	\$ 32,897	\$ 33,555
Total Parks Expenditures	\$ 116,413	\$ 162,265	\$ 187,685	\$ 223,309	\$ 231,450	\$ 239,924	\$ 248,748	\$ 257,938
	19%	39%	16%	19%	4%	4%	4%	4%

	2019 Actual	2020 Actual	2021 Proj	2022 Budget	2023 Proj	2024 Proj	2025 Proj	2026 Proj
General & Administrative								
Salaries and wages	\$ 855,975	\$ 337,581	\$ 518,248	\$ 673,007	\$ 699,928	\$ 727,925	\$ 757,042	\$ 787,323
Overtime - Permanent EE's	\$ 11,224	\$ 13,205	\$ 15,000	\$ 15,000	\$ 15,600	\$ 16,224	\$ 16,873	\$ 17,548
Standby/Hazard Pay	\$ 9,600	\$ 19,073	\$ 24,400	\$ 24,840	\$ 24,840	\$ 24,840	\$ 24,840	\$ 24,840
EE benefits & payroll taxes	\$ 428,757	\$ 172,071	\$ 279,056	\$ 362,389	\$ 376,884	\$ 391,959	\$ 407,638	\$ 423,943
Commissioner's comp and benefits	\$ 88,531	\$ 89,838	\$ 100,714	\$ 101,778	\$ 104,831	\$ 107,976	\$ 111,216	\$ 114,552
Employee Uniforms	\$ 3,797	\$ 7,254	\$ 6,817	\$ 7,425	\$ 7,574	\$ 7,725	\$ 7,879	\$ 8,037
Employee Relations		\$ -	\$ -	\$ 6,000	\$ 6,120	\$ 6,242	\$ 6,367	\$ 6,495
Training Program		\$ -	\$ -	\$ 42,600	\$ 43,452	\$ 44,321	\$ 45,207	\$ 46,112
Continuing education	\$ 7,513	\$ 4,846	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -
Wellness Benefit	\$ 3,849	\$ 3,485	\$ 6,500	\$ 10,500	\$ 10,710	\$ 10,924	\$ 11,143	\$ 11,366
Advertising	\$ 20,312	\$ 18,366	\$ 22,500	\$ 19,000	\$ 19,380	\$ 19,768	\$ 20,163	\$ 20,566
Outside services	\$ 16,088	\$ (12,652)	\$ 33,250	\$ 15,000	\$ 15,300	\$ 15,606	\$ 15,918	\$ 16,236
Legal fees	\$ 40,054	\$ 43,183	\$ 47,500	\$ 47,500	\$ 48,450	\$ 49,419	\$ 50,902	\$ 52,429
State audit	\$ 21,752	\$ 14,279	\$ -	\$ 31,500	\$ 32,130	\$ 32,773	\$ 33,428	\$ 34,097
Concerts in the park	\$ 15,971	\$ -	\$ -	\$ 20,500	\$ 20,910	\$ 21,328	\$ 21,755	\$ 22,190
IT Services	\$ 42,537	\$ 65,490	\$ 59,000	\$ 82,000	\$ 83,640	\$ 85,313	\$ 87,019	\$ 88,759
Office supplies	\$ 10,889	\$ 10,158	\$ 10,000	\$ 10,000	\$ 10,200	\$ 10,404	\$ 10,612	\$ 10,824
Copier	\$ 4,399	\$ 3,814	\$ 4,000	\$ 4,000	\$ 4,080	\$ 4,162	\$ 4,245	\$ 4,330
Printing and binding	\$ 4,000	\$ 4,038	\$ 4,500	\$ 4,500	\$ 4,590	\$ 4,682	\$ 4,775	\$ 4,871
Postage	\$ 1,341	\$ 1,685	\$ 1,400	\$ 1,500	\$ 1,530	\$ 1,561	\$ 1,592	\$ 1,624
Janitorial Maint and supplies	\$ 1,721	\$ 3,248	\$ 2,000	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165
Promotional Hosting	\$ 1,205	\$ 162	\$ 500	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247
Travel	\$ 17,530	\$ 6,099	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 5,214	\$ 6,411	\$ 6,998	\$ 7,698	\$ 8,468	\$ 9,314	\$ 10,246	\$ 11,270
Marketing	\$ 37,961	\$ 20,410	\$ 28,000	\$ 25,000	\$ 25,500	\$ 26,010	\$ 26,530	\$ 27,061
Memberships & dues	\$ 31,563	\$ 29,932	\$ 30,000	\$ 30,900	\$ 31,518	\$ 32,148	\$ 32,791	\$ 33,447
Wheels & Wings	\$ 5,303	\$ -	\$ -	\$ 7,000	\$ 7,140	\$ 7,283	\$ 7,428	\$ 7,577
Publications	\$ 779	\$ 195	\$ 200	\$ 200	\$ 204	\$ 208	\$ 212	\$ 216
Taxes (Use tax)	\$ 76	\$ -	\$ 100	\$ 100	\$ 102	\$ 104	\$ 106	\$ 108
Utilities	\$ 14,836	\$ 15,159	\$ 14,600	\$ 15,038	\$ 15,489	\$ 15,954	\$ 16,432	\$ 16,925
Telephone & communication	\$ 21,405	\$ 23,776	\$ 26,300	\$ 27,065	\$ 27,606	\$ 28,158	\$ 28,722	\$ 29,296
Miscellaneous expenses	\$ 29,929	\$ 36,327	\$ 38,500	\$ 40,500	\$ 41,310	\$ 42,136	\$ 42,979	\$ 43,839
Maintenance & Repair (Office)	\$ 10,308	\$ 11,316	\$ 3,500	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714	\$ 3,789
Maintenance (Grounds)	\$ 77	\$ 64	\$ 200	\$ 200	\$ 204	\$ 208	\$ 212	\$ 216
Fuel expense	\$ 13,146	\$ 14,041	\$ 15,000	\$ 15,450	\$ 15,759	\$ 16,074	\$ 16,396	\$ 16,724
Registration fees	\$ 10,071	\$ 1,992	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -
Election expense	\$ -	\$ 8,511	\$ -	\$ 15,000	\$ -	\$ -	\$ 9,000	\$ -
Total General & Administrative Expenditures	\$ 1,787,713	\$ 973,356	\$ 1,321,783	\$ 1,671,690	\$ 1,712,119	\$ 1,769,593	\$ 1,838,689	\$ 1,892,022
#	-1%	-84%	26%	21%	2%	3%	4%	3%

Total Operating Expense	\$ 3,522,220	\$ 3,822,702	\$ 4,204,498	\$ 4,796,697	\$ 4,937,550	\$ 5,113,894	\$ 5,308,672	\$ 5,494,993
	3%	8%	9%	12%	3%	4%	4%	4%
NET OPERATING INCOME	\$ 454,358	\$ 346,599	\$ 286,290	\$ 7,472	\$ 417,707	\$ 472,742	\$ 665,573	\$ 666,885
	2019 Actual	2020 Actual	2021 Proj	2022 Budget	2023 Proj	2024 Proj	2025 Proj	2026 Proj
Non-Operating Expense								
Non-operating expense:								
Bond Principal expense	\$ 900,000	\$ 1,030,000	\$ 995,000	\$ 1,020,000	\$ 1,035,000	\$ 1,060,000	\$ 1,085,000	\$ 1,110,000
Bond Interest expense	\$ 552,858	\$ 365,612	\$ 392,840	\$ 369,103	\$ 345,843	\$ 321,455	\$ 297,425	\$ 272,408
Bond issuance expense	\$ -	\$ 107,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond administration	\$ -	\$ 4,153	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400
Bond retirement costs	\$ -	\$ 9,368,908	\$ -	\$ -				
Contracts payable - Gustafson/Hunt/Lu	\$ -	\$ 36,667	\$ 36,667	\$ 36,667	\$ 36,667	\$ 36,667	\$ 36,667	\$ 36,667
CERB loan	\$ 132,520	\$ 131,863	\$ 131,206	\$ 267,820	\$ 267,164	\$ 266,507	\$ 265,850	\$ 265,194
Misc expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Improvement Projects	\$ 3,348,023	\$ 1,269,909	\$ 5,413,673	\$ 7,232,116	\$ 447,000	\$ 1,154,000	\$ 536,000	\$ 499,000
Total Non-Operating Expense	\$ 4,933,401	\$ 12,314,662	\$ 6,971,786	\$ 8,928,106	\$ 2,134,074	\$ 2,841,029	\$ 2,223,342	\$ 2,185,669
TOTAL EXPENSE	\$ 8,455,621	\$ 16,137,364	\$ 11,176,284	\$ 13,724,803	\$ 7,071,623	\$ 7,954,923	\$ 7,532,014	\$ 7,680,662
NET INCOME	\$ (1,153,039)	\$ 893,484	\$ 41,102	\$ (1,482,406)	\$ 1,236,808	\$ 661,367	\$ 1,555,170	\$ 1,678,252
Beginning Cash Bal	\$ 6,816,700	\$ 5,663,661	\$ 6,557,145	\$ 6,598,247	\$ 5,115,841	\$ 6,352,649	\$ 7,014,016	\$ 8,569,186
Ending Cash Bal	\$ 5,663,661	\$ 6,557,145	\$ 6,598,247	\$ 5,115,841	\$ 6,352,649	\$ 7,014,016	\$ 8,569,186	\$ 10,247,438

Operating & Non-Operating Expenditure Trend



	2015	2016	2017	2018	2019	2020	Proj 2021	Bud 2022
Airport Expenditures	\$274,694	\$230,431	\$286,150	\$430,253	\$393,527	\$574,506	\$633,510	\$683,890
Marina Expenditures	\$516,233	\$474,630	\$511,798	\$502,451	\$542,395	\$906,629	\$881,101	\$939,303
Real Estate/IP Exp	\$405,854	\$361,184	\$474,002	\$565,256	\$682,172	\$1,205,945	\$1,180,418	\$1,278,505
Parks and G&A	\$1,388,880	\$1,678,823	\$1,839,110	\$1,903,596	\$1,904,126	\$1,135,621	\$1,509,468	\$1,894,999
Non-Operating Exp	\$4,222,932	\$8,049,694	\$7,240,552	\$13,042,739	\$4,933,401	\$2,945,754	\$6,971,786	\$8,928,106

2022 AIRPORT BUDGET

Revenues

Hangar & Tiedown Rentals	\$ 293,902	(A1)
AP-1 Leases	\$ 26,670	(A2)
Immelman Hangars Land Lease	\$ 14,719	(A3)
AP-5 and AP-6 Residential Rentals	\$ 31,200	(A4)
Electrical Fees	\$ 20,328	(A5)
Other Airport Operating Revenue	\$ 4,000	(A6)
Aviation Fuel Revenue	\$ 357,000	(A7)
Total Airport Revenues	\$ 747,819	

Expenditures

Payroll	\$ 220,766	(A8)
Advertising & Marketing	\$ 4,000	(A9)
Outside Services	\$ 9,000	(A10)
Legal	\$ 2,000	(A11)
Supplies	\$ 6,500	(A12)
Janitorial	\$ 1,200	(A13)
Fire System Monitoring	\$ 3,500	(A14)
Insurance	\$ 52,357	(A15)
Utilities	\$ 17,699	(A16)
Internet	\$ 1,018	(A17)
Clean Water Tax	\$ 4,549	(A18)
Maintenance & Repair (Grounds)	\$ 7,500	(A19)
Maintenance & Repair (Structures)	\$ 5,000	(A20)
Maintenance & Repair (Equipment)	\$ 3,500	(A21)
Misc Expenses	\$ 15,000	(A22)
Aviation Fuel Expense	\$ 319,000	(A23)
Aviation Fuel Credit Card Expense	\$ 11,300	(A24)
Total Airport Expenditures	\$ 683,890	

Net Income	\$ 63,929
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Port of Camas-Washougal
GROVE FIELD AIRPORT
2022 Operating Budget Notes

The Airport budget includes the following operations: 77 hangar and 8 tie-down rentals, AP-1, Immelman Hangars land lease, two rental homes, utilities, and fuel products.

Revenues:

- (A1) Hangar & Tiedown Rentals – 10% rate increase for the 2022 fiscal year.
- (A2) AP-1 Leases – based on Rick Andersen's lease agreements.
- (A3) Immelman Hangars Land Lease – based on 50-year lease agreement.
- (A4) AP-5 and AP-6 Residential Rentals – based on individual lease agreements.
- (A5) Electrical Fees – \$5/mo rate increase for the 2022 fiscal year. These revenues cover the utility expenses of the airport.
- (A6) Other Airport Operating Revenue – Includes runway access fees, lease set up, relocation (fee will increase from \$50 to \$75), waitlist, guest tiedown, and late fees.
- (A7) Aviation Fuel Revenue – based on 2021 estimated revenue.

Expenditures:

- (A8) Payroll – includes salaries, wages and employee benefits. Salaries and wages will increase by an average of 10% for 2022 based on the 2021 salary survey; also three new employees will have a full annual salary charged in 2022. Employer benefits are based on PERS retirement, which will overall increase by 1.6% based on a 2.72% decrease in the rate in July 2021 (from 12.97% to 10.25%), along with an increase in employer contributions due to salary/wage increases; medical premium coverage that will increase on average 3% for Kaiser and 3.7% for Uniform Medical; L&I and unemployment rates are anticipated to increase; the new long term care tax will go into effect on January 1 and impact benefits by approx. \$9,000, and the family and medical leave premium will remain the same.
- (A9) Advertising/Marketing – based on 2021 projected expenditures and 5-year trend analysis that includes the following expenses: Airnav website listing, Annual Port Report, and CWAA Career Day fuel usage, membership dues, and budgeted miscellaneous. 2020 and 2021 didn't have CWAA Career Day fuel usage due to COVID; budgeted for 2022.
- (A10) Outside Services – based on 2021 projected expenditures and 5-year trend analysis that includes the following expenses: Fuel terminal (QT Tech) service agreement, Clark County fire inspection, annual fire extinguisher inspection, annual fire system testing, storm water analysis, DOE storm

water permit, NW Tank testing and budgeted miscellaneous. 2022 will include an every 5-year fire system test and a 20-year fuel tank test of approximately \$1,500 and \$2,300 respectively.

- (A11) Legal – based on 2021 projected expenditures and potential 2022 legal matters, which we don't foresee any matters other than standard business legal inquiries.
- (A12) Supplies – based on 2021 expenditures and 5-year trend analysis.
- (A13) Janitorial Supplies – based on 2021 expenditures and 5-year trend analysis. Supplies for restrooms. This budget has increased due to COVID restroom cleaning precautions along with increased use of airport by Flyit students.
- (A14) Fire System Monitoring – based on contract for quarterly fire system monitoring and competency testing. In 2018 this expense tripled with the addition of C-Row and AP-1, before only F-Row was monitored due to its foam system, newly constructed C-Row and AP-1 required fire monitoring per building code. Then in 2019 pricing increased by 16.5% with new 4-year lowest bid. These two factors increased budget by over \$2,500.
- (A15) Insurance – based on 2021-2022 expenditures with 10% increase. Between 2013-2017 insurance increased an average of 1.9%; between 2018-2020 rates increased from 17.1%, and in 2021 rates increased by 9.9%. A budgeted 10% increase is \$4,759.

Enduris increased the liability coverage limit to \$20 million from \$10 million effective 9/1/15. The Port also signed a 3-year locked in agreement (2019-2022) for the \$15M Excess liability coverage. There is also an additional \$1M for the above ground fuel storage tanks.

- (A16) Utilities – includes Clark PUD electricity, Waste Connection garbage, City of Camas water and Septic pump out expenses. Based on 2021 projected expenditures with 3% increase. Septic pump outs have increased by 50% from 4x/year to 6x/year (\$780 annual increase) due to increased traffic from flight school. Port doubled garbage container from a 2-yard to 4-yard dumpster in July 2021 to accommodate increase in trash (74% increase or \$1,200/year).
- (A17) Internet – Comcast internet service began in 2016, based on 2021 expenditures.
- (A18) Clean Water Tax – Clark County storm water fees for 2021.
- (A19) Maintenance & Repair (Grounds) – includes spray contract, fertilizer/pesticides, bark/mulch, flowers, purchase and repair of landscape equipment. Also includes any small maintenance to runway and taxiways. Based on 2021 expenditures along with 5-year trend analysis and asset management inspections. M&R Grounds has increased on average 26% annually over the last 5 years. This increase is due to increased pesticide spraying cost of \$300/year, DNR work crew began in 2019 to help maintain invasive plant species \$1,700, purchasing equipment to improve landscape maintenance efficiencies, and additional equipment requiring additional maintenance work.

- (A20) Maintenance & Repair (Structures) – service to repair and maintain port structures such as hangars, restroom structure, port building, and lighting system. Based on 2021 expenditures along with 5-year trend analysis and asset management inspections.
- (A21) Maintenance & Repair (Equipment) – service to repair and maintain port equipment along with fuel system. Based on 2021 expenditures along with 5-year trend analysis and asset management inspections.
- (A22) Miscellaneous Expenses – Flyit's fuel credit along with tax expenses based on 2021 expenditures.
- (A23) Aviation Fuel Expense – fuel purchasing costs which includes taxes. Based on 2021 fuel purchasing trend. Fuel sold from Jan-August 2021 has increased by 44% compared to this same time period in 2020. Fuel sold has increased by over 135% in the last 5 years. We believe this increase is due mostly to the flight school activity.
- (A24) Aviation Fuel Credit Card Expense – based on fuel purchasing credit card fees.

AIRPORT ANALYSIS

Revenues	2019 Actual	2020 Actual	2021 Proj	2022 Budget	2023 Proj	2024 Proj	2025 Proj	2026 Proj	
Hangar & Tiedown Rentals	\$ 256,085	\$ 265,704	\$ 268,151	\$ 293,902	\$ 311,536	\$ 330,229	\$ 350,042	\$ 371,045	(A1)
AP-1 Leases	\$ 24,484	\$ 26,077	\$ 25,893	\$ 26,670	\$ 27,470	\$ 28,843	\$ 30,285	\$ 31,800	(A2)
Immelman Hangars Land Lease	\$ 14,196	\$ 14,719	\$ 14,719	\$ 14,719	\$ 14,906	\$ 14,906	\$ 14,906	\$ 14,906	(A3)
AP-4 Mobile home rental			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
AP-5 and AP-6 Residential Rentals	\$ 26,276	\$ 32,168	\$ 31,200	\$ 31,200	\$ 31,200	\$ 31,200	\$ 31,200	\$ 31,200	(A4)
Electrical Fees	\$ 11,845	\$ 15,609	\$ 15,705	\$ 20,328	\$ 21,252	\$ 22,176	\$ 23,100	\$ 24,024	(A5)
Other Airport Operating Revenue	\$ 6,685	\$ 5,709	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	(A6)
Aviation Fuel Revenue	\$ 201,171	\$ 219,058	\$ 335,000	\$ 357,000	\$ 357,000	\$ 357,000	\$ 357,000	\$ 357,000	(A7)
Insurance Reimb. Hangar Revenue Loss	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Airport Revenues	\$ 540,742	\$ 579,044	\$ 694,668	\$ 747,819	\$ 767,364	\$ 788,354	\$ 810,534	\$ 833,974	
	13.30%	6.48%	-0.10%	9.23%	5.00%	5.11%	5.14%	5.17%	
Expenditures	2019 Actual	2020 Actual	2021 Proj	2022 Budget	2023 Proj	2024 Proj	2025 Proj	2026 Proj	
Payroll	\$ 129,498	\$ 275,002	\$ 193,810	\$ 220,766	\$ 229,597	\$ 238,781	\$ 248,332	\$ 258,265	(A8)
Advertising & Marketing	\$ 1,981	\$ 2,334	\$ 1,780	\$ 4,000	\$ 4,080	\$ 4,162	\$ 4,245	\$ 4,330	(A9)
Outside Services	\$ 4,608	\$ 5,234	\$ 10,000	\$ 9,000	\$ 9,180	\$ 9,364	\$ 9,551	\$ 9,742	(A10)
Legal	\$ -	\$ 282	\$ 500	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	(A11)
Supplies	\$ 6,703	\$ 6,568	\$ 6,200	\$ 6,500	\$ 6,630	\$ 6,763	\$ 6,898	\$ 7,036	(A12)
Janitorial	\$ 920	\$ 1,747	\$ 1,000	\$ 1,200	\$ 1,224	\$ 1,248	\$ 1,273	\$ 1,299	(A13)
Fire System Monitoring	\$ 3,393	\$ 3,623	\$ 3,500	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714	\$ 3,789	(A14)
Insurance	\$ 37,764	\$ 43,401	\$ 47,598	\$ 52,357	\$ 57,593	\$ 63,353	\$ 69,688	\$ 76,657	(A15)
Utilities	\$ 15,889	\$ 16,501	\$ 17,000	\$ 17,699	\$ 18,230	\$ 18,777	\$ 19,341	\$ 19,921	(A16)
Internet	\$ 1,036	\$ 1,016	\$ 1,018	\$ 1,018	\$ 1,038	\$ 1,059	\$ 1,080	\$ 1,102	(A17)
Clean Water Tax	\$ 4,423	\$ 4,461	\$ 4,504	\$ 4,549	\$ 4,640	\$ 4,733	\$ 4,828	\$ 4,924	(A18)
Maintenance & Repair (Grounds)	\$ 4,635	\$ 7,873	\$ 8,300	\$ 7,500	\$ 7,650	\$ 7,803	\$ 7,959	\$ 8,118	(A19)
Maintenance & Repair (Structure)	\$ 5,635	\$ 3,499	\$ 7,500	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412	(A20)
Maintenance & Repair (Equipment)	\$ 1,409	\$ 6,283	\$ 4,200	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714	\$ 3,789	(A21)
Miscellaneous Expenses	\$ 1,553	\$ 9,192	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	(A22)
Aviation Fuel Expense	\$ 167,400	\$ 180,221	\$ 301,000	\$ 319,000	\$ 319,000	\$ 319,000	\$ 319,000	\$ 319,000	(A23)
Aviation Fuel Credit Card Expense	\$ 6,680	\$ 7,270	\$ 10,600	\$ 11,300	\$ 11,300	\$ 11,300	\$ 11,300	\$ 11,300	(A24)
Total Airport Expenditures	\$ 393,527	\$ 574,507	\$ 633,510	\$ 683,890	\$ 699,443	\$ 715,907	\$ 733,351	\$ 751,847	
	-15.03%	76.36%	-16.82%	9.84%	4.40%	4.46%	4.52%	4.59%	
Net Income	\$ 147,215	\$ 4,537	\$ 61,158	\$ 63,929	\$ 67,921	\$ 72,446	\$ 77,183	\$ 82,127	

PROPERTY PORTFOLIO

GROVE FIELD

- NPIAS, Local General Aviation Airport
- One runway 2,710' long by 40' wide
- 110 Acres
- 77 hangars
- AP1 - 6,000 sq ft commercial building
- Immelman land lease; 17 box hangars (29 planes)
- Zoning: Airport Environs – Clark County
- Municipal Services:
 - Water – Well used for fire suppression
Water – City line used for restrooms/showers
 - Sewer – Septic System
 - Electricity – Clark PUD
 - Garbage – Waste Connections

Rate Increase History

1980's avg. 3.7%

1990's avg. 5.6%

2000's avg. 3%

2010's avg. 2.8%

2020's avg. 4.7%

STRENGTHS

- Steady income: At or near 100% occupancy even during Recession
- Revenue Diversification: Airport revenues are 15% of total Port operating revenues
- Hangar rates are competitive with other local airports
- High demand, currently 45 pilots on waitlist
- Certified Flight Training Available
- Forest Firefighting Base Camp
- Above 100 year flood plain (elevation 429')
- Active CWAA group
- Fuel Station
- CARL loan program

2022 Revenue/sq. ft.

A Row: \$0.21-\$0.22

B Row: \$0.24-\$0.26

C Row: \$0.38

D Row: \$0.26-\$0.29

E Row: \$0.32-\$0.35

F Row: \$0.37

G Row: \$0.37

H Row: \$0.37-\$0.38

AP1: \$0.37

CHALLENGES

- No outside grant funding unless FAA obligated
- Lack of sufficient water/sewer access
- Limited commercial business on site to help offset airport costs
- Lack of itinerant amenities (pilot flight planning center, restaurant, etc.)

ECONOMIC DEVELOPMENT:

- Promote FlyIt's Flight Training School Operation; ideal niche for Grove Field with the aviation industries pilot demand.
- Promote FlyIt's Mechanic/Repair Shop Operation; meets an itinerant service demand by pilots.
- Competitive fuel prices are checked weekly to determine proper setting of Grove Field fuel prices.
- Area surrounding Grove Field has potential access to future industrial development opportunities.
- Strong demand for additional T-hangar space.
- Three areas for improvement at Grove Field: (1) Itinerant services (pilots lounge, car service, restaurant), (2) hangar availability, (3) increased runway length/width.
- Branding: safe airport, a promoter of learning and expansion of the aviation industry to future generations.
- Proposed Mission Statement from Airport Business Plan: *"It is the Mission of Grove Field Airport to meet the needs of the general aviation flying community, both locally and regionally, in an environmentally sound and financially responsible way. Grove Field Airport will strive to further the goals of the Port Commission and ensure the safety of pilots and passengers at the airfield."*

FUTURE STRATEGIC GOALS:

- Develop an Airport Development Plan for future aviation/industrial development at Grove Field.

- Pavement Maintenance Program (ongoing)

Managing all the taxiway and runway pavement areas is critical to extending the useful life of these pavement areas. A proper preventative maintenance program is a cost-effective approach to manage these pavement areas in a preventative maintenance manner and avoiding costly rehabilitation projects, which results if repairs are not performed in a timely manner. A pavement study is performed every 5 years by WSDOT Aviation to determine the condition of taxiway and runways around the state. The last inspection was performed in 2018, see the following link for Grove Field pavement conditions:

<https://idea.appliedpavement.com/hosting/washington/airport-details/airport-details.html>

- Staging Area (2022)

Create a staging area for fueling along with pull-off area for runway/taxiway congestion.

- Multi-use Facility (2023-2025)

Expanding amenities at Grove Field will bring more interest to Grove Field from the pilot community as well as the local community. Originally there were plans to install a flight planning center. Based on interest in expanding classroom space for the flight planning school and a desire by pilots to have a restaurant; the idea of expanding the flight planning center into

a multi-use facility was born. Port of Bremerton received a CARL loan for their multi-use facility.



➤ Annexation into City of Camas (2024)

In order to enhance utility infrastructure needs, Grove Field must be annexed into the City of Camas. To expand airport operations to include commercial businesses and additional hangar space, there needs to be ample water pressure and sewer capacity. Current water pressure capacity is maxed therefore installing fire suppression systems in future building construction is limited to foam systems.

2022 MARINA BUDGET

Revenues

Moorage Fees	\$	707,700	(M1)
Waverunner Fees	\$	26,400	(M2)
Setup Fees	\$	4,000	(M3)
Launch Ramp Ticket Fees	\$	45,000	(M4)
Launch Ramp Permit Fees	\$	-	(M5)
Electrical Fees	\$	23,533	(M6)
Other Marina Operating Revenue	\$	40,924	(M7)
Property Resources (Puffin Café)	\$	5,849	(M8)
Dolphin Yacht Club	\$	4,560	(M9)
Riverside Marine	\$	77,760	(M10)
OHSU Breakwater	\$	1,063	(M11)
Fuel Revenue	\$	268,000	(M12)
Total Marina Revenues	\$	1,204,790	

Expenditures

Payroll	\$	471,277	(M13)
Advertising & Marketing	\$	3,000	(M14)
Outside services	\$	18,500	(M15)
Legal	\$	2,000	(M16)
Supplies	\$	11,000	(M17)
Janitorial	\$	1,750	(M18)
Equipment Fuel	\$	1,000	(M19)
Security	\$	4,000	(M20)
Insurance	\$	105,157	(M21)
Utilities	\$	42,019	(M22)
Misc Expenses	\$	12,000	(M23)
Maintenance & Repair (Equipment)	\$	7,500	(M24)
Maintenance & Repair (Structures)	\$	5,000	(M25)
Maintenance & Repairs (Docks)	\$	6,000	(M26)
Maintenance & Repair (Grounds)	\$	8,000	(M27)
Fuel Expense	\$	234,000	(M28)
Fuel Credit Card Expense	\$	7,100	(M29)
Total Marina Expenditures	\$	939,303	

Net Income	\$	265,487
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Port of Camas-Washougal
PARKER'S LANDING MARINA
2022 Operating Budget Notes

The Marina budget includes the following operations: permanent moorage, guest moorage, wave runner moorage and kayak storage, launch ramp fees, electricity and fuel products, Puffin Café dock lease, Dolphin Yacht Club lease, and Riverside Marine lease. The marina houses 350 moorage slips, 30 wave runner stalls, a kayak shack, a four-lane launch ramp, security gate and camera system, fuel dock and pump-out, tenant restroom and showers, a floating restaurant, Dolphin Yacht Club, and a boat repair and dry storage company.

Revenues:

- (M1) Moorage Fees – 10% rate increase for the 2022 fiscal year.
- (M2) Waverunner Fees – 10% rate increase for the 2022 fiscal year.
- (M3) Setup Fees – based on 2021 projected revenue. There has been a decline in setup fees since 2018 (17% decrease) and carried into 2019 (21% projected decrease), 2020 (12% decrease) and 2021 is projected to decrease by 28%. This is the result of marina tenants staying year-round and not terminating their lease. The average annual occupancy rate for 2018 increased by 1.8% (94.3% occupancy), 2019 increased by 2% (96.2% occupancy), 2020 increased by 2.4% (98.5% occupancy), and 2021 is projected to increase by 1.5% (100% occupancy).
- (M4) Launch Ramp Ticket Fees – based on 2021 revenue plus launch ramp permit fees converted to 7 tickets each. There has been an average decline in launch ramp ticket purchases in the last 3 years of 5% (some reasons for this can be a decrease in open fishing seasons and weather); except for 2020 due to COVID-19 and limited activities for people to enjoy, boating was a popular activity.
- (M5) Launch Ramp Permit Fees – Permits will no longer be sold in 2022.
- (M6) Electrical Fees – based on 2021 projected revenues along with an increase in rates for prepaid electric slips from \$19/\$21 to \$25. These revenues cover the electrical expenses of the marina.
- (M7) Other Marina Operating Revenue – based on 2021 projected year end revenue plus changes listed below. Includes concession income, dock box fees, relocation fees (fee will increase from \$50 to \$75), waitlist, late fees, key card fees, RV dump fees, early termination fee (fee will increase from \$50 to \$100), boat lock fee, and new boating event revenue of \$5,000 for the Portland Spirit's summer Gorge tours.
- (M8) Property Resources (Puffin Café) – based on a 1-year lease agreement, and five one-year option renewals (expires 8/31/2026).
- (M9) Dolphin Yacht Club – based on a 5-year lease agreement (expires 10/31/21).

- (M10) Riverside Marine – based on a 5-year lease agreement, and five one-year option renewals (expires 12/31/2029)
- (M11) OHSU Breakwater – based on an annual lease agreement.
- (M12) Fuel Revenue – based on 2021 estimated revenue.

Expenditures:

- (M13) Payroll – includes salaries, wages and employee benefits. Salaries and wages will increase by an average of 10% for 2022 based on the 2021 salary survey; also three new employees will have a full annual salary charged in 2022. Employer benefits are based on PERS retirement, which will overall increase by 1.6% based on a 2.72% decrease in the rate in July 2021 (from 12.97% to 10.25%), along with an increase in employer contributions due to salary/wage increases; medical premium coverage that will increase on average 3% for Kaiser and 3.7% for Uniform Medical; L&I and unemployment rates are anticipated to increase; the new long term care tax will go into effect on January 1 and impact benefits by approx. \$9,000, and the family and medical leave premium will remain the same.
- (M14) Advertising & Marketing – based on 2021 projected expenditures and 5-year trend analysis that includes the following expenses: Portland Yacht Club and CRYA Cruise Guide ads, annual Port Report, and other potential advertising efforts.
- (M15) Outside Services - based on 2021 projected expenditures and 5-year trend analysis that includes the following expenses: Fuel terminal (QT Tech) service agreement, backflow testing, annual fire extinguisher inspection, USDA Wildlife Services, parking meter monthly service fees, PCC membership, summer launch ramp security service (no security service in 2020, performed by staff in 2021, will be contracted out in 2022), and other potential services. \$5,000 of the 2021 Economic Analysis Study was paid by the marina budget.
- (M16) Legal – based on 2021 projected expenditures and potential 2022 legal matters, which we don't foresee any matters other than standard business legal inquiries.
- (M17) Supplies – based on 2021 expenditures and 5-year trend analysis. Various supplies for marina, includes life rings, fire extinguisher cabinets, dock boxes, dock carts, tools, etc. \$2,000 for launch ramp permit stickers was removed from the 2022 budget.
- (M18) Janitorial Supplies - based on 2021 expenditures which increased due to COVID-19 precautionary cleaning measures. Supplies for tenant restrooms.
- (M19) Equipment Fuel – based on 2021 expenditures and 5-year trend analysis. Fuel for port barge and boat and other equipment such as pressure washer.
- (M20) Security Gates – based on 2021 expenditures and 5-year trend analysis. Supplies and services for security gate (includes gate key fobs) and camera system.

- (M21) Insurance – based on 2021-2022 expenditures with 10% increase. Between 2013-2017 insurance increased an average of -1.6%; between 2018-2020 rates increased an average of 17%. 2021 rates increased by 20%. A budgeted 10% increase is \$8,806.
- (M22) Utilities – includes Clark PUD electricity, Waste Connection garbage, City of Washougal water and sewer expenses. Based on 2021 projected expenditures with 3% increase.
- (M23) Miscellaneous Expenses – other expenses based on 2021 expenditures. Includes charges such as taxes to DOR and DNR, and LRTM credit card fees.
- (M24) Maintenance & Repair (Equipment) – service to repair and maintain port equipment such as fuel system, launch ramp ticket machine, port boat and barge. Based on 2021 expenditures along with 5-year trend analysis and asset management inspections.
- (M25) Maintenance & Repair (Structures) – service to repair and maintain port structures such as moorage slips, kayak shack, wave runner stalls, restroom structure, Puffin Café, Riverside Marine, and Dolphin Yacht Club. Based on 2021 expenditures along with 5-year trend analysis and asset management inspections.
- (M26) Maintenance & Repair (Docks) – service to repair and maintain all port docks. Based on 2021 expenditures along with 5-year trend analysis and asset management inspections.
- (M27) Maintenance & Repair (Grounds) –includes shore and parking lot spray contract, maintenance to gravel parking lot and launch ramp. Based on 2021 expenditures along with 5-year trend analysis and asset management inspections. \$5,000 increase due to adding DNR work crew cleanup of shore area; this contract began in 2019 but was deferred in 2020 and 2021 due to COVID and will resume again in 2022.
- (M28) Fuel Expense – fuel purchasing costs which includes taxes. Based on 2021 fuel purchasing trend.
- (M29) Fuel Credit Card Expense – based on fuel purchasing credit card fees.

MARINA ANALYSIS

Revenues	2017 Actual	2019 Actual	2020 Actual	2021 Proj	2022 Bud	2023 Proj	2024 Proj	2025 Proj	2026 Proj	
Moorage Fees	\$ 541,789	\$ 601,889	\$ 630,908	\$ 644,000	\$ 707,700	\$ 750,162	\$ 795,172	\$ 842,882	\$ 893,455	(M1)
Waverunner Fees	\$ 10,168	\$ 20,525	\$ 23,029	\$ 24,000	\$ 26,400	\$ 27,984	\$ 29,663	\$ 31,443	\$ 33,329	(M2)
Setup Fees	\$ 6,090	\$ 6,600	\$ 5,900	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	(M3)
Launch Ramp Ticket Fees	\$ 29,219	\$ 25,283	\$ 43,215	\$ 25,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	(M4)
Launch Ramp Permit Fees	\$ 26,245	\$ 19,470	\$ 17,294	\$ 22,000	\$ -	\$ -	\$ -	\$ -	\$ -	(M5)
Electrical Fees	\$ 22,208	\$ 21,080	\$ 21,824	\$ 22,633	\$ 23,533	\$ 24,710	\$ 25,945	\$ 27,242	\$ 28,605	(M6)
Other Marina Operating Revenue	\$ 32,851	\$ 34,726	\$ 34,511	\$ 35,524	\$ 40,924	\$ 40,924	\$ 40,924	\$ 40,924	\$ 40,924	(M7)
Property Resources (Puffin Café)	\$ 5,045	\$ 7,112	\$ 3,308	\$ 5,696	\$ 5,849	\$ 6,005	\$ 6,164	\$ 6,331	\$ 6,648	(M8)
Dolphin Yacht Club	\$ 4,230	\$ 4,839	\$ 4,131	\$ 4,560	\$ 4,560	\$ 4,560	\$ 4,560	\$ 4,560	\$ 4,560	(M9)
Riverside Marine	\$ 61,596	\$ 65,340	\$ 72,000	\$ 72,000	\$ 77,760	\$ 77,760	\$ 80,640	\$ 80,640	\$ 83,520	(M10)
OHSU Breakwater	\$ 1,163	\$ 1,063	\$ 963	\$ 1,063	\$ 1,063	\$ 1,063	\$ 1,063	\$ 1,063	\$ 1,063	(M11)
Fuel Revenue	\$ 190,166	\$ 193,512	\$ 239,730	\$ 268,000	\$ 268,000	\$ 268,000	\$ 268,000	\$ 268,000	\$ 268,000	(M12)
Total Marina Revenues	\$ 930,938	\$ 1,001,439	\$ 1,096,813	\$ 1,128,477	\$ 1,204,790	\$ 1,250,168	\$ 1,301,131	\$ 1,352,085	\$ 1,409,103	
	10.7%	3.0%	6.1%	0.4%	8.9%	4.8%	5.2%	4.9%	5.3%	
Expenditures	2017 Actual	2019 Actual	2020 Actual	2021 Proj	2022 Bud	2023 Proj	2024 Proj	2025 Proj	2026 Proj	
Payroll	\$ 177,879	\$ 188,651	\$ 505,139	\$ 419,359	\$ 471,277	\$ 490,128	\$ 509,733	\$ 530,122	\$ 551,327	(M13)
Advertising & Marketing	\$ 2,100	\$ 3,244	\$ 2,862	\$ 3,000	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247	(M14)
Outside services	\$ 7,755	\$ 20,072	\$ 6,400	\$ 19,500	\$ 18,500	\$ 18,870	\$ 19,247	\$ 19,632	\$ 20,025	(M15)
Legal	\$ 1,049	\$ 2,700	\$ 728	\$ 500	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	(M16)
Supplies	\$ 9,366	\$ 15,778	\$ 14,933	\$ 12,000	\$ 11,000	\$ 11,220	\$ 11,444	\$ 11,673	\$ 11,907	(M17)
Janitorial	\$ 1,470	\$ 1,150	\$ 1,697	\$ 1,750	\$ 1,750	\$ 1,785	\$ 1,821	\$ 1,857	\$ 1,894	(M18)
Equipment Fuel	\$ 1,142	\$ 924	\$ 800	\$ 1,000	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,082	(M19)
Security	\$ 1,664	\$ -	\$ 4,638	\$ 4,500	\$ 4,000	\$ 4,080	\$ 4,162	\$ 4,245	\$ 4,330	(M20)
Insurance	\$ 49,752	\$ 64,162	\$ 79,542	\$ 95,597	\$ 105,157	\$ 115,673	\$ 127,240	\$ 139,964	\$ 153,961	(M21)
Utilities	\$ 39,188	\$ 35,910	\$ 37,326	\$ 40,795	\$ 42,019	\$ 43,279	\$ 44,578	\$ 45,915	\$ 47,293	(M22)
Misc. Expenses	\$ 22,858	\$ 10,351	\$ 11,665	\$ 12,000	\$ 12,000	\$ 12,240	\$ 12,485	\$ 12,734	\$ 12,989	(M23)
Maintenance & Repair (Equipment)	\$ 11,730	\$ 10,658	\$ 6,874	\$ 12,000	\$ 7,500	\$ 7,650	\$ 7,803	\$ 7,959	\$ 8,118	(M24)
Maintenance & Repair (Structures)	\$ 12,114	\$ 3,147	\$ 4,356	\$ 4,000	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412	(M25)
Maintenance & Repairs (Docks)	\$ 5,209	\$ 4,245	\$ 9,563	\$ 3,000	\$ 6,000	\$ 6,120	\$ 6,242	\$ 6,367	\$ 6,495	(M26)
Maintenance & Repair (Grounds)	\$ 2,390	\$ 5,634	\$ 2,032	\$ 11,000	\$ 8,000	\$ 8,160	\$ 8,323	\$ 8,490	\$ 8,659	(M27)
Fuel Expense	\$ 161,118	\$ 171,835	\$ 212,917	\$ 234,000	\$ 234,000	\$ 234,000	\$ 234,000	\$ 234,000	\$ 234,000	(M28)
Fuel Credit Card Expense	\$ 5,014	\$ 3,934	\$ 5,157	\$ 7,100	\$ 7,100	\$ 7,100	\$ 7,100	\$ 7,100	\$ 7,100	(M29)
Total Marina Expenditures	\$ 511,798	\$ 542,395	\$ 906,629	\$ 881,101	\$ 939,303	\$ 971,525	\$ 1,005,623	\$ 1,041,733	\$ 1,080,004	
	14.5%	15.8%	87.8%	-7.1%	9.1%	4.6%	4.7%	4.7%	4.8%	
Net Income	\$ 419,140	\$ 459,045	\$ 190,184	\$ 247,375	\$ 265,487	\$ 278,643	\$ 295,508	\$ 310,352	\$ 329,099	

PARKER'S LANDING MARINA

- 350 slips: 20'-40' covered (263) and uncovered (87)
- 30 Waverunner stalls
- Kayak shack
- Transient moorage dock (1,073' x 13.5') with electricity and water
- Fishing Dock (233' x 13.5')
- Fueling Station (89 Octane and Diesel)
- Boat Pumpout Facility
- 4 lane launch ramp
- Showers/restrooms for tenants
- RV Dump
- Municipal Services: Water, Sewer, Electricity, Natural Gas

STRENGTHS

- Highest occupancy in history of marina 100%
- Revenue Diversification: Marina revenues are 25% of total Port operating revenues
- Marina rates are competitive with other local marinas, they are lower in cost and have more covered slips that are in high demand.
- Tourism aspect by bringing in cruise ships (Portland Spirit and American Empress)
- Puffin Cafe
- Hospitality Amenity – Best Western
- Black Pearl Event Center
- Riverside Marine boat repair and dry storage
- Active Dolphin Yacht Club
- Upcoming Parker's Landing Waterfront Development
- Community events with 4th of July Concert and Christmas Ships
- Nearby Children's Natural Play Area, Marina Park, Parkers Landing Historical Park and Washougal Waterfront Park & Trail

CHALLENGES

- Locked in, no available expansion on water
- Parking

ECONOMIC DEVELOPMENT:

- Ongoing efforts since post-recession 2015 to get moorage to 100% occupancy. From 2015 (86.72% occupancy) to 2020 (98.42% occupancy) occupancy has increased between 1%-3% each year. This has been done through extending minimum stay requirements from 3 months to 6 months then changed to 9 months in 2019. One-month free offers were provided for 9 and 12-month leases, but demand allowed for 9-month with one month free to be removed in 2019 and one month free for 12 month leases is being proposed to be removed in 2023. The upcoming waterfront development and the lack of parking has also encouraged tenants to keep their leases rather than trailering their boat.
- Promote Puffin Café Restaurant through port website advertising.
- Promote Riverside dry storage and boat mechanic shop through port website advertising.
- Area surrounding marina is being developed with additional attractions for visiting boaters, this will increase transitory moorage revenues.
- Expanding our revenue generating efforts with tourism dollars through the Portland Spirit Gorge Tours and potentially the American Empress.
- Expand events at marina from Boater Safety Day and Christmas Ships to a Boat Show like Tidewater Cove.

FUTURE STRATEGIC GOALS:

➤ Breakwater Access Ramp Improvements (2021-2022)

Remove current ramps and install ADA friendly ramps that are sloped appropriately and wider. Install benches for sightseeing at each of the three concrete platforms. Lighting along ramps for seeing at night. Install additional electrical pedestals and include water feature to new and existing pedestals along with lights for viewing at night. Move electrical lines down to breakwater dock.

➤ Fuel Dock Upgrade (2021-2022)

Remove and demolish existing fuel dock and replace with new dock and fuel station structure.

➤ Launch Ramp Upgrade (2022-2023)

Remove and demolish existing launch ramp docks and replace with new launch ramp docks. Reduce number of lanes from 4 to 3.

➤ East Dock Upgrade (2022-2023)

Remove east dock and replace with docks/floats from launch ramp.

➤ Improvements to Breakwater Dock (2022)

Enhance the breakwater dock to be more of a floating boardwalk. Install benches, hanging baskets and splash guards on breakwater dock.

➤ ADA Launch Ramp (2023)

Install concrete ADA ramp. Get grant from BFP, tie to parking lot reconfiguration.

➤ Dredging (2023-2024)

Hydrographic survey of marina to determine when to dredge. Dredge marina.

2022 REAL ESTATE/INDUSTRIAL PROPERTY BUDGET

Revenues

IP Ground leases	\$ 504,786	(R1)
IP spur track leases	\$ 7,380	(R2)
Bldg 3 - Kemira	\$ 118,749	(R3)
Bldg 4 - Pump Dynamics	\$ 74,832	(R4)
Bldg 5 - MJ's Glass Production	\$ 44,316	(R5)
Bldg 6 - Kemira	\$ 184,771	(R6)
Bldg 7 - Calvert	\$ 136,116	(R7)
Bldg 8 - Corrosion/Corrosion Shield	\$ 105,755	(R8)
Bldg 9 - Intech	\$ 111,149	(R9)
Bldg 10 - Phase 5	\$ 42,680	(R10)
Bldg 11 - Ponder Burner	\$ 123,261	(R11)
Bldg 12 - Etec/Precision Saw/Plastic Forming	\$ 106,430	(R12)
Bldg 14 - 54-40 Brewing	\$ 104,492	(R13)
Bldg 15 - Foods In Season	\$ 126,156	(R14)
Bldg 16 - DS Fabrication	\$ 91,127	(R15)
Bldg 17 - MJ Glass/FIS/Lumino	\$ 158,113	(R16)
Bldg 18	\$ 350,684	(R17)
Bldg 19 - Wolseley	\$ 112,010	(R18)
Bldg 20	\$ 60,192	(R19)
Courthouse - City of Camas	\$ 48,084	(R20)
Westlie Ford	\$ 164,496	(R21)
Tenant Security Deposits	\$ 21,286	(R22)
Utility Rev from Tenants	\$ 14,000	(R23)
Other IP Operating Revenue	\$ 5,000	(R24)
Infrastructure Fee	\$ 4,145	(R25)
Total Real Estate/IP Revenues	\$ 2,820,010	

Expenditures

Payroll	\$ 826,982	(R26)
Advertising & Marketing	\$ 4,500	(R27)
Outside Services	\$ 41,500	(R28)
Legal fees	\$ 15,000	(R29)
Supplies	\$ 10,000	(R30)
Fire System Monitoring	\$ 15,300	(R31)
Insurance	\$ 178,821	(R32)
Utilities	\$ 42,253	(R33)
Internet	\$ 1,074	(R34)
Stormwater	\$ 2,575	(R35)
Misc Expenses	\$ 1,000	(R36)
Maintenance & Repair (Dike)	\$ 55,000	(R37)
Maintenance & Repair (Grounds)	\$ 34,000	(R38)
Maintenance & Repair (Rail)	\$ 5,000	(R39)
Maintenance & Repair (Pumps)	\$ 3,000	(R40)
Maintenance & Repair (Equipment)	\$ 6,500	(R41)
Maintenance & Repair (Structures)	\$ 34,000	(R42)
Maintenance & Repair (Streets)	\$ 2,000	(R43)
Total Real Estate/IP Expenditures	\$ 1,278,505	

Net Income	\$ 1,541,505
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Port of Camas-Washougal
IP/REAL ESTATE
2022 Operating Budget Notes

The IP/Real Estate budget includes the following operations: all industrial buildings, land and rail spurs owned by the port in the industrial park and Steigerwald Commerce Center; along with real estate outside the industrial park area: Courthouse, Westlie Ford, and Washougal Waterfront.

Revenues:

- (R1) IP Ground Leases – based on lease agreement. The port has 9 land lease agreements with the following tenants: Advanced Drainage Systems, American Energy Propane, Columbia Resource Company, Ferguson Enterprises, Fitesa, Norwesco, Kiva, Metro Landscape, and West Columbia Gorge Humane Society.
- (R2) IP Spur Track Leases – based on lease agreement. The port has 3 spur track lease agreements with the following tenants: Fitesa, Norwesco, and Kiva.
- (R3) Bldg 3, Kemira – based on a 50-year lease agreement (expires 12-31-38).
- (R4) Bldg 4, Pump Dynamics – based on a 5-year lease agreement (expires 6-30-20 and has one, 2-year option term they exercised that extends the lease to 6-30-22).
- (R5) Bldg 5, Mary Janes' Glass Productions – based on a 5-year lease agreement (expires 9-30-23).
- (R6) Bldg 6, Kemira – based on a 40 year lease agreement (expires 5-31-38 but has one, ten year option term that if exercised would extend the lease to 5-31-48).
- (R7) Bldg 7, Calvert – based on a 3-year lease agreement and two, 3-year option terms. (The first option term has been exercised and is currently in effect until 12-31-21; if second option is exercised this would extend the lease to 12-31-24).
- (R8) Bldg 8, Corrosion Companies and Corrosion Shield –
Corrosion is based on a 4-year lease agreement (expires 6-30-24 and has two, 1-year option terms if exercised will extend the lease to 6-30-26).
Corrosion Shield is based on a 3-year lease agreement (expires 4-30-24 and has one, 3-year option term if exercised will extend the lease to 4-30-27).
- (R9) Bldg 9, Intech – based on a 1-year lease agreement which expires 2-28-22; and has one 3-year option if exercised will extend the lease to 2-28-24.
- (R10) Bldg 10 – currently looking for a potential tenant. Phase 5 is locked into their lease until 2-28-23, however we are trying to fill as soon as possible.
- (R11) Bldg 11, Ponder Burner – Ponder Burner has exercised their one, five-year option renewal that extends the lease to 9-30-25.

- (R12) Bldg 12, Etec, Precision Saw, and Plastic Forming –
Etec is based on a 3-year lease agreement that expires on 12-31-22;
Precision Saw is based on a one-year lease agreement that will expire on 8-31-22;
Plastic Forming is based on a 2-year lease agreement (expires 5-31-22 with two, one-year option terms that if exercised would extend the lease to 5-31-24).
- (R13) Bldg 14, 54-40 Brewing – they have two leases, one is based on a 10-year lease agreement (expires 10-31-25 but has two, five-year option terms that if exercised would extend the lease to 10-31-35); the second one is based on a new lease for Fastenal's bay that will begin 10-1-21 and will line up with their first lease on options and lease expiration.
- (R14) Bldg 15, Foods In Season – based on a 15 year lease agreement (expires 12-31-28).
- (R15) Bldg 16, DS Fabrication – based on a five-year lease agreement and one, five-year option term that has been exercised and is currently in effect until to 4-30-24.
- (R16) Bldg 17, MJ House of Glass, Foods In Season, and Lumino Wellness –
MJ House of Glass lease is currently in the one, 5-year option that extends the lease to 2-28-26;
Foods In Season is based on a 13-year lease agreement (expires 12-31-28); and
Lumino Wellness is based on a 3-year lease agreement and one, 3-year option term that has been exercised and will extend the lease to 1-31-22.
- (R17) Bldg 18, Panther RV, Swift Mfg, Feed Me Fight Me, iFill Cup, and QPC–
Panther RV has two leases, the first one is based on a 5-year lease agreement (expires 7-31-26 but has one, 5-year option that if exercised would extend the lease to 7-31-31); the second lease is also based on a 5-year agreement (expires 7-31-26 but has one, 5-year option that if exercised would extend the lease to 7-31-31);
Feed Me Fight Me is based on a 3-year lease agreement and one, 3-year option term that has been exercised and is currently in effect until 7-31-24.
iFill Cup is based on a 10-year lease agreement (expires 7-31-28 but has two, 5-year options that if exercised would extend the lease to 7-31-38).
QPC is based on a 3-year lease agreement (expires 3-31-24 but has one, 2-year option that if exercised would extend the lease to 3-31-26).
- (R18) Bldg 19, Ferguson – based on a 3-year lease agreement and has two, 3-year options with the first option being exercised that extends the lease to 11-30-24, if second option is exercised it will extend the lease to 11-30-27.
- (R19) Bldg 20 – construction complete and occupancy permit approved by July 2022. Projecting a conservative 50% of building to be pre-leased for July 2022 occupancy.
- (R20) Courthouse City of Camas – based on a 5-year lease agreement (expires 12-31-22).
- (R21) Westlie Ford – based on a 5-year lease agreement and has two, 5-year options with the first option being exercised that extends the lease to 12-31-25, if second option is exercised it will extend the lease to 12-31-30.

- (R22) Tenant Security Deposits – potential security deposits could be received in 2022 for pre-leasing of Bldg 20 space.
- (R23) Utility Revenue from Tenants – based on 2021 billings. These are utilities (water/sewer) that are billed to the port and then the port passes on to the tenant. Buildings 12 and 17 do not have separate metering for water.
- (R24) Other IP Operating Revenue – based on 2021 projected revenue which includes late fees and temporary lease agreements.
- (R25) Infrastructure Fee – fee charged to customers that purchase land in SCC and are then obligated to SCC Infrastructure Agreement, which charges a fee to those land owners to assist in costs for future infrastructure needs in SCC. There are currently four companies that are tied to the SCC Infrastructure Agreement: Alpha Ready Mix; Maddix Properties/Eric Reimer; McDonald Excavating; and GAH/Grant Hedblum.

Expenditures:

- (R26) Payroll – includes salaries, wages and employee benefits. Salaries and wages will increase by an average of 10% for 2022 based on the 2021 salary survey; also three new employees will have a full annual salary charged in 2022. Employer benefits are based on PERS retirement, which will overall increase by 1.6% based on a 2.72% decrease in the rate in July 2021 (from 12.97% to 10.25%), along with an increase in employer contributions due to salary/wage increases; medical premium coverage that will increase on average 3% for Kaiser and 3.7% for Uniform Medical; L&I and unemployment rates are anticipated to increase; the new long term care tax will go into effect on January 1 and impact benefits by approx. \$9,000, and the family and medical leave premium will remain the same.
- (R27) Advertising & Marketing – based on 2021 projected expenditures and 5-year trend analysis that includes the Port Report.
- (R28) Outside Services - based on 2021 projected expenditures and 5-year trend analysis that includes the following expenses: annual backflow testing, annual fire extinguisher inspection, annual fire sprinkler inspection, MFA ground water monitoring at waterfront, ELS mitigation monitoring contracts at SCC, WEDA membership dues, and other potential services. An every 5-year fire system testing is budgeted for \$20,000.
- (R29) Legal – will not be based on 2021 projected expenditures due to several tenant issues that we don't foresee in 2022, however, budget will be increased more than the trend average from the prior years.
- (R30) Supplies – based on 2021 expenditures and 5-year trend analysis. Various supplies for staff to make repairs.
- (R31) Fire System Monitoring – based on contract with Express Fire Systems to monitor and inspect IP building fire systems.

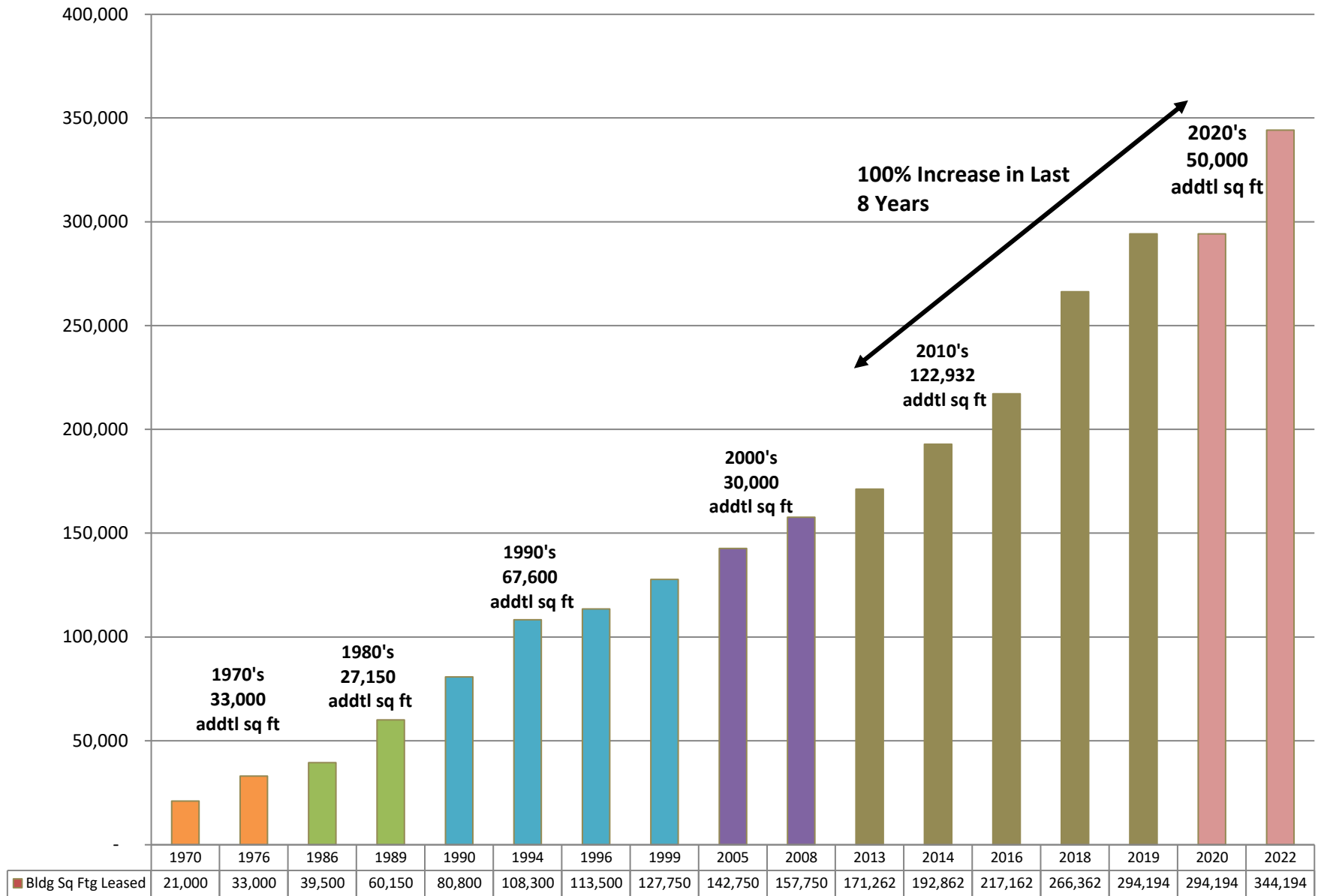
- (R32) Insurance – based on 2021-2022 expenditures with 10% increase. Between 2013-2017 insurance increased an average of 1.8%; between 2018-2021 rates increased from 14%-23%. 2021 rates went down with an 11% increase. A budgeted 10% increase is \$16,256.
- (R33) Utilities – includes Clark PUD electricity, NWNG, Waste Connection garbage, and City of Washougal water and sewer expenses. Based on 2021 expenditures with 3% increase, except for waterfront stormwater will be based on a 17% based on prior year trend.
- (R34) Internet – based on 2021 projected expenditures plus 3% increase.
- (R35) Stormwater – based on 2021 annual fees from Department of Ecology for Stormwater Construction Permit for Waterfront Development plus DOE's average 5% annual increase.
- (R36) Miscellaneous Expenses – other expenses based on 5-year trend analysis.
- (R37) Maintenance & Repair (Dike) – Based on 2021 expenditures along with 5-year trend analysis. Service to repair and maintain the dike, includes spray contract, DNR contract, and electricity costs to maintain appropriate water level behind dike. DNR contract was not utilized in 2021 but will be budgeted for 2022.
- (R38) Maintenance & Repair (Grounds) – Based on 2021 expenditures along with 5-year trend analysis and asset management inspection. Service to repair and maintain port grounds includes spraying contract, landscaping, parking lots and road maintenance projects. Increasing expenditure in 2021 to include irrigation project at courthouse, increased landscape equipment requires increased maintenance expense, and mitigation plants that will die and need to be replaced.
- (R39) Maintenance & Repair (Rail) – Based on 2021 expenditures along with 5-year trend analysis and asset management inspection. Service to repair and maintain rail system.
- (R40) Maintenance & Repair (Pumps) – Based on 2021 expenditures along with 5-year trend analysis and asset management inspection. Service to repair and maintain dike pump system.
- (R41) Maintenance & Repair (Equipment) – Based on 2021 expenditures along with 5-year trend analysis and asset management inspection. Service to repair and maintain port equipment.
- (R42) Maintenance & Repair (Structures) – Based on 2021 expenditures along with 5-year trend analysis and asset management inspections. Service to repair and maintain port buildings and IP shop structures.
- (R43) Maintenance & Repair (Streets) – New expense line, transferring costs of minor street repair to this line item from the grounds expense line item. Minor maintenance of potholes, striping, and crackfill of streets and parking lots.

REAL ESTATE/INDUSTRIAL PARK ANALYSIS

Revenues	2019 Actual	2020 Actual	2021 Proj	2022 Budget	2023 Proj	2024 Proj	2025 Proj	2026 Proj	
IP Ground leases	\$ 414,454	\$ 452,235	\$ 492,737	\$ 504,786	\$ 518,278	\$ 531,542	\$ 546,721	\$ 563,129	(R1)
IP spur track leases	\$ 9,997	\$ 6,883	\$ 7,305	\$ 7,380	\$ 7,380	\$ 7,380	\$ 7,380	\$ 7,380	(R2)
Bldg 3 - Kemira	\$ 111,293	\$ 114,449	\$ 116,421	\$ 118,749	\$ 121,718	\$ 124,761	\$ 127,880	\$ 131,077	(R3)
Bldg 4 - Pump Dynamics	\$ 70,596	\$ 72,714	\$ 74,832	\$ 74,832	\$ 77,077	\$ 79,389	\$ 81,771	\$ 84,224	(R4)
Bldg 5 - MJ's Glass Productions	\$ 43,020	\$ 43,344	\$ 44,316	\$ 44,316	\$ 45,522	\$ 49,509	\$ 50,994	\$ 52,524	(R5)
Bldg 6 - Kemira	\$ 168,671	\$ 174,164	\$ 179,389	\$ 184,771	\$ 190,314	\$ 196,024	\$ 201,904	\$ 207,961	(R6)
Bldg 7 - Calvert	\$ 128,304	\$ 132,156	\$ 132,156	\$ 136,116	\$ 136,116	\$ 140,196	\$ 166,026	\$ 171,007	(R7)
Bldg 8 - Corrosion/Corrosion Shield	\$ 81,469	\$ 77,671	\$ 88,750	\$ 105,755	\$ 110,892	\$ 114,218	\$ 117,645	\$ 121,174	(R8)
Bldg 9 - Intech	\$ 95,275	\$ 110,499	\$ 107,160	\$ 111,149	\$ 115,509	\$ 118,471	\$ 121,891	\$ 125,548	(R9)
Bldg 10 - Phase 5	\$ 37,367	\$ 30,321	\$ 41,438	\$ 42,680	\$ 43,958	\$ 45,282	\$ 46,634	\$ 49,405	(R10)
Bldg 11 - Ponder Burner	\$ 126,164	\$ 105,341	\$ 119,670	\$ 123,261	\$ 126,958	\$ 130,767	\$ 134,376	\$ 137,463	(R11)
Bldg 12 - Etec/Precision Saw/Plastic Forming	\$ 87,714	\$ 91,896	\$ 97,827	\$ 106,430	\$ 112,726	\$ 115,706	\$ 119,876	\$ 123,472	(R12)
Bldg 14 -54-40 Brewing	\$ 93,195	\$ 94,778	\$ 98,245	\$ 104,492	\$ 106,876	\$ 109,317	\$ 111,816	\$ 114,375	(R13)
Bldg 15 - Foods In Season	\$ 121,308	\$ 126,156	\$ 126,156	\$ 126,156	\$ 131,196	\$ 131,196	\$ 131,196	\$ 136,440	(R14)
Bldg 16 - DS Fabrication	\$ 83,625	\$ 77,977	\$ 88,473	\$ 91,127	\$ 93,861	\$ 96,677	\$ 99,577	\$ 102,565	(R15)
Bldg 17 - MJ House Glass/FIS/Lumino	\$ 146,247	\$ 151,410	\$ 153,537	\$ 158,113	\$ 163,889	\$ 166,285	\$ 168,755	\$ 175,220	(R16)
Bldg 18	\$ 302,815	\$ 299,889	\$ 326,553	\$ 350,684	\$ 377,358	\$ 416,736	\$ 432,294	\$ 445,263	(R17)
Bldg 19 - Ferguson	\$ 42,860	\$ 105,581	\$ 108,748	\$ 112,010	\$ 115,371	\$ 118,832	\$ 122,397	\$ 126,069	(R18)
Bldg 20	\$ -	\$ -	\$ -	\$ 60,192	\$ 451,440	\$ 464,983	\$ 478,933	\$ 493,301	(R19)
Courthouse - City of Camas	\$ 44,004	\$ 45,324	\$ 46,680	\$ 48,084	\$ 49,527	\$ 51,012	\$ 52,543	\$ 54,119	(R20)
Westlie Ford	\$ 155,052	\$ 159,708	\$ 164,496	\$ 164,496	\$ 169,440	\$ 169,440	\$ 174,528	\$ 174,528	(R21)
Tenant Security Deposits	\$ 8,022	\$ -	\$ 31,759	\$ 21,286	\$ 20,000	\$ -	\$ -	\$ -	(R22)
Utility Rev from Tenants	\$ 15,952	\$ 14,742	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	(R23)
Other IP Operating Revenue	\$ 9,026	\$ 2,249	\$ 2,500	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	(R24)
Infrastructure Fee	\$ 3,737	\$ 3,958	\$ 3,995	\$ 4,145	\$ 4,269	\$ 4,397	\$ 4,529	\$ 4,665	(R25)
Total Real Estate/IP Revenues	\$ 2,400,167	\$ 2,493,445	\$ 2,667,143	\$ 2,820,010	\$ 3,308,675	\$ 3,401,121	\$ 3,518,665	\$ 3,619,909	
	9.8%	3.9%	7.0%	5.7%	17.3%	2.8%	3.5%	2.9%	

Expenditures	2019 Actual	2020 Actual	2021 Proj	2022 Budget	2023 Proj	2024 Proj	2025 Proj	2026 Proj	
Payroll	\$ 318,293	\$ 824,125	\$ 729,022	\$ 826,982	\$ 860,061	\$ 894,464	\$ 930,242	\$ 967,452	(R26)
Advertising & Marketing	\$ 4,037	\$ 3,832	\$ 3,500	\$ 4,500	\$ 4,590	\$ 4,682	\$ 4,775	\$ 4,871	(R27)
Outside Services	\$ 49,043	\$ 25,909	\$ 65,000	\$ 41,500	\$ 30,000	\$ 30,600	\$ 31,212	\$ 31,836	(R28)
Legal fees	\$ 7,325	\$ 6,340	\$ 20,000	\$ 15,000	\$ 15,300	\$ 15,606	\$ 15,918	\$ 16,236	(R29)
Supplies	\$ 7,905	\$ 12,512	\$ 10,000	\$ 10,000	\$ 10,200	\$ 10,404	\$ 10,612	\$ 10,824	(R30)
Fire System Monitoring	\$ 14,702	\$ 14,459	\$ 15,300	\$ 15,300	\$ 15,606	\$ 15,918	\$ 16,236	\$ 16,561	(R31)
Insurance	\$ 118,032	\$ 145,415	\$ 162,565	\$ 178,821	\$ 196,704	\$ 216,374	\$ 238,011	\$ 261,812	(R32)
Utilities	\$ 45,540	\$ 37,339	\$ 29,036	\$ 42,253	\$ 43,520	\$ 44,826	\$ 46,171	\$ 47,556	(R33)
Internet	\$ 1,141	\$ 1,018	\$ 1,043	\$ 1,074	\$ 1,095	\$ 1,117	\$ 1,140	\$ 1,162	(R34)
Stormwater	\$ 9,086	\$ 2,336	\$ 2,453	\$ 2,575	\$ 2,627	\$ 2,679	\$ 2,733	\$ 2,788	(R35)
Misc. Expenses	\$ 1,890	\$ 11	\$ 15,000	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,082	(R36)
Maintenance & Repair (Dike)	\$ 35,288	\$ 54,606	\$ 45,000	\$ 55,000	\$ 56,100	\$ 57,222	\$ 58,366	\$ 59,534	(R37)
Maintenance & Repair (Grounds)	\$ 26,940	\$ 32,615	\$ 31,000	\$ 34,000	\$ 34,680	\$ 35,374	\$ 36,081	\$ 36,803	(R38)
Maintenance & Repair (Rail)	\$ 3,061	\$ 6,193	\$ 5,000	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412	(R39)
Maintenance & Repair (Pumps)	\$ 2,393	\$ 3,468	\$ 3,000	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247	(R40)
Maintenance & Repair (Equipment)	\$ 4,862	\$ 5,609	\$ 6,500	\$ 6,500	\$ 6,630	\$ 6,763	\$ 6,898	\$ 7,036	(R41)
Maintenance & Repair (Structures)	\$ 32,635	\$ 30,158	\$ 37,000	\$ 34,000	\$ 34,680	\$ 35,374	\$ 36,081	\$ 36,803	(R42)
Maintenance & Repair (Streets)	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	(R43)
Total Real Estate/IP Expenditures	\$ 682,173	\$ 1,205,945	\$ 1,180,418	\$ 1,278,505	\$ 1,323,013	\$ 1,382,846	\$ 1,446,151	\$ 1,513,181	
	20.7%	76.8%	-2.1%	8.3%	3.5%	4.5%	4.6%	4.6%	
Net Income	\$ 1,717,994	\$ 1,287,500	\$ 1,486,724	\$ 1,541,505	\$ 1,985,661	\$ 2,018,274	\$ 2,072,515	\$ 2,106,728	

History of IP Square Footage



PROPERTY PORTFOLIO

STEIGERWALD COMMERCE CENTER

PHASE I

- 22.769 Acres, consisting of 9 parcels, pad ready
- **Available parcels: Parcel 5, 7, and 21 a total of 9.657 acres**
- Lincoln Street Completed in July 2013
- Parcel 4 (2.607 acres) Sold in July 2015 - \$568,000
- Building 15 (Lot 10) Completed in October 2015
- Building 17 (Parcel 3) Completed in February 2016
- Adjusted Parcel 1 (1.715 acres) Sold in 2018 - \$360,596
- Adjusted Parcel 9 (2.435 acres) Sold in 2018 - \$633,898
- Adjusted Parcel 11 (1.22 acres) Sold in 2019 - \$305,664

PHASE II & III

- 37.077 Acres, consisting of 11 parcels, pad ready
- **Available parcels are: 8, 10, 15, 16, 17, 18, a total of 17.046 acres**
- Grant Street completed in 2016
- Parcel 2 (2 acres) Sold in 2017 - \$522,720
- Building 18 (Tax Lot 14) Completed in May 2018
- Building 20 (Parcel 12) Begin in 2021
- Parcels 13 & 14 sold in 2021 - pending
- 41st Street design begin in 2022



STRENGTHS

- Next to SR 14 Transportation Corridor
- Close Proximity to I-205 Corridor, 10 miles
- Close Proximity to I-5 Corridor , 18 miles
- 15 miles from Portland International Airport
- Pad Ready sites, municipal utilities

CHALLENGES

- Lack of building space to accommodate requests.
- Marketing property for lease or sale (case by case basis)
- Having available financing to keep up with demand for building space.

PROPOSED PROJECT IDEAS:

- Continue Marketing Steigerwald Commerce Center
- Continue pursuing Capital Funds for 41st St
- Engineering/Construction 41st St in 2022-2023
- Nature Trail from Levee through SCC

2022 PARKS BUDGET

Revenues

Park & Trail Fees	\$	5,000	(P1)
Adopt-a-bench	\$	2,500	(P2)
Total Park Revenues	\$	7,500	

Expenditures

Payroll	\$	157,132	(P3)
Marketing	\$	2,750	(P4)
Outside Services	\$	2,000	(P5)
Supplies	\$	2,500	(P6)
Janitorial	\$	1,750	(P7)
Insurance	\$	5,150	(P8)
Utilities	\$	12,026	(P9)
Misc Expenses	\$	500	(P10)
Maintenance & Repair (Equipment)	\$	5,500	(P11)
Maintenance & Repair (Structures)	\$	3,000	(P12)
Maintenance & Repair (Grounds)	\$	31,000	(P13)
Total Park Expenditures	\$	223,309	

Net Income	\$	(215,809)
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Port of Camas-Washougal
PARKS
2022 Operating Budget Notes

The Parks budget includes revenues and expenditures to maintain the following Port parks and trails: Washougal Waterfront Park & Trail, Children's Natural Play Area, Captain William Clark Park, Lewis & Clark Heritage Trail (levee), Marina Park, and Parkers Landing Historical Park.

Revenues:

- (P1) Park & Trail Use Fees – based on 2019 and prior revenues. Will begin charging for the picnic shelter, Rose Arbor and marina park and trail event rentals beginning January 1, 2022.
- (P2) Adopt-a-bench – based on available spaces left and prior year adoptions. A person spends \$2,500 to adopt a bench or \$3,000 to adopt a picnic table. \$310 goes towards the cost of the plaque and the remaining funds goes towards the arts reserves for next art project. Currently \$22,100 in reserves.

Expenditures:

- (P3) Payroll – includes salaries, wages and employee benefits. Salaries and wages will increase by an average of 10% for 2022 based on the 2021 salary survey; also three new employees will have a full annual salary charged in 2022. Employer benefits are based on PERS retirement, which will overall increase by 1.6% based on a 2.72% decrease in the rate in July 2021 (from 12.97% to 10.25%), along with an increase in employer contributions due to salary/wage increases; medical premium coverage that will increase on average 3% for Kaiser and 3.7% for Uniform Medical; L&I and unemployment rates are anticipated to increase; the new long term care tax will go into effect on January 1 and impact benefits by approx. \$9,000, and the family and medical leave premium will remain the same.
- (P4) Marketing – based on 2021 projected expenditures and 5-year trend analysis that includes the Port Report.
- (P5) Outside Services – based on 2021 projected expenditures and 5-year trend analysis that includes Backflow testing, and annual fee to WSDOT for 2 freeway park signs.
- (P6) Supplies – based on 2021 projected expenditures and 5-year trend analysis.
- (P7) Janitorial – based on 2021 projected expenditures and 5-year trend analysis; increased expenditures for COVID-19 PPE.
- (P8) Insurance – based on 2021-2022 expenditures with 10% increase. Between 2018-2012 insurance increased an average of 19.1%. 2021 rates had a 3.2% increase. A budgeted 10% increase is \$468.

- (P9) Utilities – based on 2021 projected expenditures; includes Clark PUD electricity and City of Washougal water, sewer and stormwater expenses, and Clark PUD Clip Rebate for solar paneled restroom structure. Based on 2021 expenditures with 3% increase.
- (P10) Misc. Expenses – other expenses based on 2021 expenditures.
- (P11) Maintenance & Repair (Equipment) – based on 2021 projected expenditures; includes service to repair and maintain port equipment.
- (P12) Maintenance & Repair (Structures) – based on 2021 projected expenditures; includes service to repair and maintain port structures such as restroom, picnic shelter, rose arbor, and lighting system.
- (P13) Maintenance & Repair (Grounds) – based on 2021 projected expenditures; includes repair of landscape equipment, irrigation repairs, grass seed, fertilizer/pesticides, bark/mulch, spray contract, and DNR crew maintenance of invasive species.

PARKS ANALYSIS

Revenues	2019 Actual	2020 Actual	2021 Proj	2022 Budget	2023 Proj	2024 Proj	2025 Proj	2026 Proj	
Park/Trail Fees	\$ 3,415	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	(P1)
Adopt A Bench/Nature Play Area Donations	\$ 12,500	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ 2,500	(P2)
Total Parks Revenues	\$ 15,915	\$ -	\$ 2,500	\$ 7,500	\$ 5,000	\$ 7,500	\$ 5,000	\$ 7,500	
	-49.45%	-100.00%		200.00%	-33.33%	50.00%	-33.33%	50.00%	
Expenditures	2019 Actual	2020 Actual	2021 Proj	2022 Budget	2023 Proj	2024 Proj	2025 Proj	2026 Proj	
Payroll	\$ 65,453	\$ 115,242	\$ 134,677	\$ 157,132	\$ 163,418	\$ 169,954	\$ 176,752	\$ 183,823	(P3)
Marketing	\$ -	\$ 1,069	\$ 2,400	\$ 2,750	\$ 2,805	\$ 2,861	\$ 2,918	\$ 2,977	(P4)
Outside Services	\$ 2,584	\$ 1,861	\$ 2,000	\$ 2,000	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	(P5)
Supplies	\$ 5,615	\$ 434	\$ 2,500	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653	\$ 2,706	(P6)
Janitorial	\$ 1,150	\$ 1,697	\$ 1,750	\$ 1,750	\$ 1,785	\$ 1,821	\$ 1,857	\$ 1,894	(P7)
Insurance	\$ 3,509	\$ 4,538	\$ 4,682	\$ 5,150	\$ 5,665	\$ 6,232	\$ 6,855	\$ 7,540	(P8)
Utilities	\$ 18,575	\$ 11,336	\$ 11,676	\$ 12,026	\$ 12,387	\$ 12,759	\$ 13,142	\$ 13,536	(P9)
Misc Expenses	\$ 465	\$ -	\$ -	\$ 500	\$ 510	\$ 520	\$ 531	\$ 541	(P10)
Maintenance & Repair (Equipment)	\$ 4,714	\$ 6,055	\$ 5,000	\$ 5,500	\$ 5,610	\$ 5,722	\$ 5,837	\$ 5,953	(P11)
Maintenance & Repair (Structures)	\$ 2,843	\$ 113	\$ 3,000	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247	(P12)
Maintenance & Repair (Grounds)	\$ 10,811	\$ 19,921	\$ 20,000	\$ 31,000	\$ 31,620	\$ 32,252	\$ 32,897	\$ 33,555	(P13)
Total Parks Expenditures	\$ 115,719	\$ 162,266	\$ 187,685	\$ 223,309	\$ 231,450	\$ 239,924	\$ 248,748	\$ 257,938	
	18.31%	40.22%	15.66%	18.98%	3.65%	3.66%	3.68%	3.69%	
Net Income	\$ (99,804)	\$ (162,266)	\$ (185,185)	\$ (215,809)	\$ (226,450)	\$ (232,424)	\$ (243,748)	\$ (250,438)	

2021 BUDGETED GENERAL & ADMINISTRATIVE

	2021 Proj	2022 Budget	% Change	
General & Administrative Revenues:				
Sponsorship Revenues	\$ -	\$ 24,050		(G1)
Total General & Administrative Revenues	\$ -	\$ 24,050		
General & Administrative Expenditures:				
Salaries and wages	\$ 518,248	\$ 673,007	29.9%	(G2)
Overtime - Permanent EE's	\$ 15,000	\$ 15,000	0.0%	(G3)
Standby/Hazard Pay	\$ 24,400	\$ 24,840	1.8%	(G4)
Employee benefits & payroll taxes	\$ 279,056	\$ 362,389	29.9%	(G5)
Commissioner's comp and benefits	\$ 100,714	\$ 101,778	1.1%	(G6)
Employee Uniforms	\$ 6,817	\$ 7,425	8.9%	(G7)
Employee Relations	\$ -	\$ 6,000		(G8)
Training Program	\$ -	\$ 42,600		(G9)
Continuing education	\$ 8,000	\$ -	-100.0%	
Wellness benefit	\$ 6,500	\$ 10,500	61.5%	(G10)
Advertising	\$ 22,500	\$ 19,000	-15.6%	(G11)
Outside services	\$ 33,250	\$ 15,000	-54.9%	(G12)
Legal fees	\$ 47,500	\$ 47,500	0.0%	(G13)
State audit	\$ -	\$ 31,500		(G14)
Concerts in the park	\$ -	\$ 20,500		(G15)
IT Services	\$ 59,000	\$ 82,000	39.0%	(G16)
Office supplies	\$ 10,000	\$ 10,000	0.0%	(G17)
Copier	\$ 4,000	\$ 4,000	0.0%	(G18)
Printing and binding	\$ 4,500	\$ 4,500	0.0%	(G19)
Postage	\$ 1,400	\$ 1,500	7.1%	(G20)
Janitorial Maint	\$ 2,000	\$ 2,000	0.0%	(G21)
Promotional Hosting	\$ 500	\$ 3,000	500.0%	(G22)
Travel	\$ 8,000	\$ -	-100.0%	
Insurance	\$ 6,998	\$ 7,698	10.0%	(G23)
Marketing	\$ 28,000	\$ 25,000	-10.7%	(G24)
Memberships & dues	\$ 30,000	\$ 30,900	3.0%	(G25)
Wheels & Wings	\$ -	\$ 7,000		(G26)
Publications	\$ 200	\$ 200	0.0%	(G27)
Taxes (Use tax)	\$ 100	\$ 100	0.0%	(G28)
Utilities	\$ 14,600	\$ 15,038	3.0%	(G29)
Telephone & communication	\$ 26,300	\$ 27,065	2.9%	(G30)
Miscellaneous expenses	\$ 38,500	\$ 40,500	5.2%	(G31)
Maintenance & Repair (Office)	\$ 3,500	\$ 3,500	0.0%	(G32)
Maintenance & Repair (Grounds)	\$ 200	\$ 200	0.0%	(G33)
Fuel expense	\$ 15,000	\$ 15,450	3.0%	(G34)
Registration fees	\$ 7,000	\$ -	-100.0%	
Election expense	\$ -	\$ 15,000		(G35)
Total General & Administrative Expenditures	\$ 1,321,783	\$ 1,671,690	26.5%	

Port of Camas-Washougal
GENERAL & ADMINISTRATIVE
2022 Operating Budget Notes

The General & Administrative budget includes revenues and expenditures that cannot specifically be allocated to any one cost center. For example: commissioner costs, attorney fees to attend commission meetings, computer maintenance, etc.

Revenues:

- (G1) Sponsorship Revenue – based on 2019 revenues. These revenues include sponsorship for the 4th of July concert and the Wheels & Wings event as well as breakwater mooring revenue during 4th of July event. No revenues received in 2020 and 2021 due to events being cancelled from COVID-19 effects.

Expenditures:

- (G2) Payroll – includes salaries and wages. Salaries and wages will increase by an average of 17% for 2022 based on the 2021 salary survey; three new employees will have a full annual salary charged in 2022, and one new position begins January 1.
- (G3) Overtime – based on 2021 projected expenditures.
- (G4) Standby/Hazard Pay – standby pay based on number of work days and weekends for the calendar year. One maintenance staff will be paid \$30 on weekdays (Mon-Thurs) and \$60 on weekends (Fri-Sun) and holidays to be on-call for port emergency calls. This amount was increased from \$20 on weekdays and \$40 on weekends for 2019 to the new rates in 2020. Hazard pay was a new benefit for staff in 2020 due to COVID-19. Staff receive \$15/hr additional pay when cleaning restrooms and picking up garbage.
- (G5) Employee benefits & payroll taxes. Employer benefits are based on PERS retirement, which will overall increase by 1.6% based on a 2.72% decrease in the rate in July 2021 (from 12.97% to 10.25%), along with an increase in employer contributions due to salary/wage increases; medical premium coverage that will increase on average 3% for Kaiser and 3.7% for Uniform Medical; L&I and unemployment rates are anticipated to increase; the new long term care tax will go into effect on January 1 and impact benefits by approx. \$9,000, and the family and medical leave premium will remain the same.
- (G6) Commissioner's Comp & Benefits – wages are based on RCW allowable meetings of 96 for each commissioner along with current meeting rate of \$128; plus a \$350 monthly salary. Benefits are based on 2021 Kaiser's subscriber only rate of \$934 for VEBA account; along with dental and payroll tax costs.
- (G7) Employee Uniforms – based on port resolution that maintenance staff will receive an annual amount of \$600 for port uniforms. An additional amount was budgeted for other port administrative staff uniform needs. This amount was increased from \$400 to \$600 for 2020.

- (G8) Employee Relations – this is a new account that includes costs that were previously placed in the travel account. These costs include meals and mileage not associated with training, employee service awards and miscellaneous expenses.
- (G9) Training Program – this is a new account that includes costs that were previously placed in the travel, registration and continuing education accounts. With the new port training program, there is more emphasis that all staff be taking training classes, so the budget amount is higher than in prior years.
- (G10) Wellness Benefit – based on port resolution that all port staff may receive a \$35 monthly reimbursement for wellness activities. In 2021 the resolution was modified to place all port staff's monthly \$35 into a VEBA account so that all staff can receive a wellness benefit rather than completing a reimbursement form.
- (G11) Advertising - based on 2021 expenditures and 5-year trend analysis that includes the following expenses: Jung le Han website maintenance and Gravitare Design Studio for website analytics and miscellaneous ads.
- (G12) Outside Services - based on fixed annual expenses such as, Emergency Response Drill, Salary Survey by HR Answers, and a miscellaneous outside services amount.
- (G13) Legal – based on 2021 projected expenditures for attorney work relating to board meetings.
- (G14) State Audit – Port didn't receive an audit in 2021 so there was no exit audit meeting to provide an audit estimate for the upcoming year's audit. Reached out to SAO and requested a cost estimate for two years' worth of audit (2020 and 2021) along with a federal grant single audit for our EDA grant.
- (G15) Concerts in the park – based on 2019 expenditures for port 4th of July event along with increased port-a-potty costs. There was no concert in 2020 and 2021 due to COVID-19.
- (G16) IT Services – based on 2021 expenditures and 5-year trend analysis, reviewing our computer inventory needs, and a new \$23,000 annual Caselle financial software cost.
- (G17) Office supplies - based on 2021 expenditures and 5-year trend analysis that includes supplies for the administrative office.
- (G18) Copier – based on 2021 expenditures; includes the cost of a copier lease.
- (G19) Printing & Binding – based on 2021 expenditures for annual report.
- (G20) Postage – based on 2021 expenditures plus a 6.9% increase for postage rate increase on 8/29/21. Most correspondence is done electronically but we do have tenants who like a mailed statement, vendor payments, and other misc. mailings.
- (G21) Janitorial Maintenance – based on 2021 expenditures for janitorial supplies for administration building.

- (G22) Promotional Hosting – only expense account that must be budgeted before it can be used, per RCW 53.36.120. We have begun spending a little more through this account from the IP Forum to potential lease/sale clients, and potential waterfront interest; therefore, I allocated \$3,000.
- (G23) Insurance – based on 2021-2022 expenditures with 10% increase. Between 2013-2021 insurance increased an average of 11.1%. 2021 rates increased by 7.6%. A budgeted 10% increase is \$700.
- (G24) Marketing – based on 2021 expenditures and 5-year trend analysis along with any new marketing strategies. This includes the design and postage of the port report, port SWAG, sponsorship to Ducky Derby, CRYC, and Chamber baskets, Earth Day marketing, Lunch with Dave, ad in Columbia Gorge Magazine, and National Trails Day event.
- (G25) Memberships & Dues – based on 2021 expenditures and 5-year trend analysis that include membership to the following organizations: WPPA, Rotary, Chamber, CREDC, PNWW, RTC, WFOA, GFOA, Downtown Associations, SHRM, etc.
- (G26) Wheels & Wings – based on 2019 expenditures. There was no event in 2020 and 2021 due to COVID-19.
- (G27) Publications – based on 2021 expenditures and 5-year trend analysis for expenditures that include electronic Columbian and Post Record subscription and DJC.
- (G28) Taxes - based on 2021 expenditures.
- (G29) Utilities – based on 2021 expenditures with 3% increase that includes Clark PUD electricity, NWNG, Waste Connection garbage, City of Washougal water and sewer expenses.
- (G30) Telephone & Communication/Security - based on 2021 expenditures that includes Frontier (internet services), Mitel and Valley Tel for VOP, Stanley Security (after hours messaging service and port office security system), staff cell phone reimbursement (maintenance staff and Dave), plus any miscellaneous phone costs.
- (G31) Miscellaneous Expenses – based on 2021 expenditures, primarily credit card fees from front counter EMV terminal and ADP payroll processing.
- (G32) Maintenance & Repair (Office) – based on 2021 expenditures along with 5-year trend analysis and asset management inspections. Service to repair and maintain administration office.
- (G33) Maintenance & Repair (Grounds) – based on 2021 expenditures along with 5-year trend analysis. Service to repair and maintain port grounds around the port administration office.
- (G34) Fuel Expense – based on 2021 expenditures along with 5-year trend analysis for fuel for port vehicles.
- (G35) Election Expense – based on 5-year trend analysis and how many commissioners are up for election. The 2019 election for District 2 was billed in 2020. No expense for 2021, 2021 elections for District 1 & 3, won't be billed until 2022.

Port of Camas-Washougal 5 Year Future Capital Improvement Plan <i>Adopted: April 5, 2011; Revised: November 15, 2011; November 20, 2012; November 18, 2013; November 18, 2014; November 16, 2015; November 14, 2016; November 21, 2017; November 19, 2018; November 18, 2019; November 18, 2020</i>							
	Strategic Plan	2021	2022	2023	2024	2025	2026
MARINA (Strategic Investments):	Goal 4						
Breakwater Access (construction) \$1,501,897 grant max \$1M with 25% match			\$ 1,501,897				
Marina Breakwater Construction support			\$ 44,496				
MARINA (Operational Capital Projects):							
Gate 3 FDC Extension - Construction		\$ 81,292					
Fuel Dock Construction \$374,891 BIG grant \$72,813, CVA grant \$106,706		\$ 119,858	\$ 300,000				
Marina Fuel Dock (design) carryover		\$ 12,379					
Launch Ramp Floats Design			\$ 20,000				
Dredging Hydrographic Survey			\$ 6,000				
Riverside Overhead Door Replacement				\$ 15,000			
Uncovered A Row Rehab				\$ 90,000			
Dredge Permitting				\$ 52,000			
Dredging					\$ 750,000		
East and West Marina access lanes slurry						\$ 30,000	
Seal & Paint Riverside Siding						\$ 30,000	
	Strategic Plan	2021	2022	2023	2024	2025	2026
PARKS (Strategic Investments):	Strategy 4.5						
PARKS (Operational Capital Projects):							
Waterfront Cover Bank Stabilization			\$ 10,000				
Art Fund			\$ 27,100	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Waterfront Parking lots (east and west)							\$ 15,000
	Strategic Plan	2021	2022	2023	2024	2025	2026
AIRPORT (Strategic Investments):	Goal 5						
Flight Planning Center -Feasibility Study		\$ 5,300					
Grove Field Development Plan		\$ 36,700					
AIRPORT (Operational Capital Projects):							
Seal & Paint Exterior B Row		\$ 19,350					
Taxiway C Slurry Seal		\$ 12,633					
Taxiway E Slurry Seal			\$ 30,000				
Fuel & Pre-Flight Staging Area			\$ 110,000				
Seal & Paint Exterior D Row			\$ 35,000				
Taxiway A Widening				\$ 40,000			
Taxiway D Slurry Seal				\$ 15,000			
G Row Restroom Septic Tank				\$ 15,000			
E row Roof Seal						\$ 28,000	
Taxiway G Slurry seal						\$ 50,000	
AP-5 Siding and Paint (<i>In house</i>)						\$ 15,000	
AP-6 Windows (<i>In house</i>)						\$ 10,000	
Hangar F Roof Seal & Paint							\$ 63,000
Taxiway F Slurry Seal							\$ 15,000
AP-6 Paint Exterior							\$ 6,000

REAL ESTATE/INDUSTRIAL PARK (Strategic Investments):		2021	2022	2023	2024	2025	2026
Waterfront Development (Leland) DA and MLA <i>(carryover)</i>		\$ 15,755					
Waterfront Outfall Permitting and Construction Design (DOWL) <i>(carryover)</i>		\$ 20,341					
Waterfront DA (YBA) <i>(carryover)</i>		\$ 8,715					
Waterfront Marketing (YBA) <i>(carryover)</i>		\$ 14,200					
Waterfront Outfall Construction		\$ 31,231					
Waterfront Development (Leland)		\$ 40,000					
Waterfront Design Standard Review Consultant		\$ 7,425					
Bldg 20 (design/engineering) - 50,000 sq ft							
CIDA		\$ 200,000	\$ 138,346				
Earth Engineers		\$ 32,495					
Bldg 20 Cultural Resources Discovery Plan - AINW		\$ 1,467					
Bldg 20 (construction) - 50,000 sq ft \$6.6M EDA grant \$3M, CERB grant/loan \$1,440,873		\$ 4,007,456	\$ 3,820,000				
Bldg 20 Demising Walls (8)			\$ 781,252				
UPC Land Sale		\$ 11,498					
REAL ESTATE/INDUSTRIAL PARK (Operational Capital Projects):							
Seal & Paint Exterior - Bldg 12		\$ 19,404					
Seal & Paint Exterior - Bldg 14		\$ 19,404					
Westlie Ford Parking Area		\$ 35,000					
Rail Repair		\$ 15,000					
HVAC Units		\$ 50,000					
Seal & Coat Parking Lot - Bldg 4 & 5			\$ 10,000				
Seal & Coat Parking Lot - Bldg 10			\$ 24,000				
Seal & Paint Exterior - Bldg 8			\$ 30,000				
Seal & Coat Parking Lot - Courthouse			\$ 25,000				
Repair Exterior Brick - Courthouse			\$ 40,000				
Courthouse HVAC (Furnace & AC for office)			\$ 15,000				
HVAC Units			\$ 35,000				
Rail Repair			\$ 15,000				
Seal & Coat Parking Lot - Bldg 8				\$ 15,000			
Seal & Coat Parking Lot - Bldg 9				\$ 18,000			
Seal & Coat Parking Lot - Bldg 15				\$ 18,000			
Seal & Paint Exterior & Bldg Sign - Bldg 4				\$ 29,000			
Bldg 10 RTU's (5)				\$ 20,000			
Rail Repair				\$ 15,000			
HVAC Units				\$ 30,000			
Seal & Coat Parking Lot - Bldg 11					\$ 20,000		
Bldg 4 - Windows & Doors					\$ 15,000		
Seal & Paint Exterior & Bldg Sign - Bldg 5					\$ 24,000		
Bldg 5 - Windows					\$ 10,000		
Seal & Paint Exterior - Bldg 15					\$ 40,000		
Rail Repair - Various Code 2					\$ 15,000		
Rail Crossing 28th & Index					\$ 100,000		
HVAC					\$ 50,000		

Rail- Switch 6113 rebuild						\$ 7,000	
Courthouse Windows						\$ 60,000	
Seal & Paint Exterior - Bldg 19						\$ 35,000	
Bldg 6- Slurry seal parking lot						\$ 15,000	
Bldg 7- Slurry seal parking lot						\$ 25,000	
Bldg 14- Slurry seal parking lot						\$ 12,000	
Bldg 16- Slurry seal parking lot						\$ 12,000	
Lincoln St.- Slurry seal						\$ 35,000	
HVAC Units						\$ 50,000	
Rail							\$ 115,000
Streets							\$ 15,000
Seal & Paint Exterior - Bldg 16							\$ 25,000
Bldg 17 - Slurry seal parking lot							\$ 30,000
Bldg 19 - Slurry seal parking lot							\$ 20,000
HVAC Units							\$ 50,000
	Strategic Plan	2021	2022	2023	2024	2025	2026
LEVEE (Operational Capital Projects):							
Levee Bank Restoration		\$ -	\$ 10,000	\$ 10,000	\$ 25,000	\$ 25,000	\$ 25,000
Lawton Creek Assessment		\$ 25,464					
Steigerwald Lake Levee Restoration		\$ 1,137					
Lawton Creek Design			\$ 40,000				
Lawton Creek Permitting				\$ 40,000			
Lawton Creek Construction					\$ 100,000		
	Strategic Plan	2021	2022	2023	2024	2025	2026
VEHICLES (Operational Capital Projects):							
Extra Cab Truck		\$ 50,741					
Enclosed Cab Excavator/Flail Arm Mower		\$ 39,623					
Scissor Lift			\$ 12,000				
3 yard Dump Truck			\$ 75,000				
Gravely Mowers (2)				\$ 20,000			
Backhoe						\$ 80,000	
New Utility Vehicle Marina						\$ 12,000	
Extra Cab Truck							\$ 55,000
Replace Ford Explorer							\$ 40,000
	Strategic Plan	2021	2022	2023	2024	2025	2026
ADMINISTRATION OFFICE (Other Capital Projects):							
Replace Roof			\$ 50,000				
Emergency Response Generators		\$ 150,000					
Pave Main Parking Lot							\$ 20,000
TOTAL CAPITAL IMPROVEMENT PROJECTS COSTS		\$ 5,083,867	\$ 7,205,091	\$ 447,000	\$ 1,154,000	\$ 536,000	\$ 499,000

	\$	346,597	2021	2022	2023	2024	2025	2026
CONTINGENCY CAPITAL PROJ W/ 2019 NET OPERATING & NON-OPERATING INCOME								
Gravelly Mower			\$ 10,957					
Asphalt Sealing Machine			\$ 9,377					
Westlie Ford Door Openers			\$ 8,767					
Bldg 18 Office Remodel			\$ 6,824					
Cloud based Financial Systems Implementation Cost \$29,810 plus travel for training			\$ 12,975	\$ 27,025				
Waterfront Legal Fees (Goodstein)			\$ 64,464					
Videoing Pumpstation Culvert			\$ 5,474					
Waterfront Soils Evaluation (MFA)			\$ 7,500					
TIF- Cultural Resource			\$ 9,979					
TIF - Geotechnical			\$ 6,695					
Tax Increment Financing - PGAV Planners, CIDA, Leland, KC Dev			\$ 107,900					
TOTAL CONTINGENCY CAPITAL IMPROVEMENT PROJECTS COSTS			\$ 250,912	\$ 27,025				

	2021	2022	2023	2024	2025	2026
Cash Reserve Projected Beginning Balance 1/1/21	\$ 6,210,541					
2020 Operating Net Income for 2021 Contingency Projects	\$ 346,597					
2021 Levy Revenue	\$ 2,739,398					
Radial Contract Receivable - Land Sale	\$ 53,617					
Investment Income/Misc Tax Revenue	\$ 86,000					
UPC Land Sale	\$ 1,683,893					
EDA Grant	\$ 1,407,156					
CERB Grant/Loan	\$ 682,258					
BIG Grant	\$ 20,376					
CVA Grant	\$ 29,965					
CARES Grant	\$ 13,000					
Luse Property	\$ (36,667)					
2021 Debt Payment	\$ (1,387,840)					
Total Capital Improvement Project Costs	\$ (5,083,867)					
Total Contingency Capital Project Costs	\$ (250,912)					
CERB Loan Pymts (2)	\$ (131,206)					
Required Reserve per Finance Policy	\$ (2,000,000)					
Net Cash Available Balance 12/31/21	Debt Capacity Avail = \$12,970,118	\$ 4,382,307				

	2021	2022	2023	2024	2025	2026
Cash Reserve Projected Beginning Balance 1/1/22		\$ 6,382,307				
Projected 2021 Operating Net Income for 2022 Contingency Projects		\$ 291,028				
2022 Levy Revenue		\$ 2,818,292				
Radial Contract Receivable - Land Sale		\$ 35,745				
Investment Income/Misc Tax Revenue		\$ 66,000				
EDA Grant		\$ 1,592,844				
CERB Grant/Loan		\$ 758,615				
BIG Grant		\$ 52,437				
CVA Grant		\$ 76,741				
BFP Grant		\$ 1,000,000				
CARES Grant		\$ 32,000				
Luse Property		\$ (36,667)				
2022 Debt Payment		\$ (1,389,103)				
Total Capital Improvement Project Costs		\$ (7,205,091)				
Total Contingency Capital Project Costs		\$ (27,025)				
CERB Loan Pymts (3)		\$ (267,820)				
Required Reserve per Finance Policy		\$ (2,200,000)				
Cash Reserve Projected Ending Balance 12/31/22	Debt Capacity Avail = \$14,882,874	\$ 1,980,303				

Cash Reserve Projected Beginning Balance 1/1/23	\$ 4,180,303
Projected 2022 Operating Net Income for 2023 Contingency Projects	\$ -
2023 Levy Revenue	\$ 2,897,975
Investment Income/Misc Tax Revenue	\$ 54,000
Luse Property	\$ (36,667)
2023 Debt Payment	\$ (1,380,843)
Total Capital Improvement Project Costs	\$ (447,000)
Total Contingency Capital Project Costs	\$ -
CERB Loan Pymts (3)	\$ (267,164)
Required Reserve per Finance Policy	\$ (2,300,000)
Cash Reserve Projected Ending Balance 12/31/23	Debt Capacity Avail = \$16,400,210 \$ 2,700,605

Cash Reserve Projected Beginning Balance 1/1/24	\$ 5,000,605
Projected 2023 Operating Net Income for 2024 Contingency Projects and Cash Reserves	\$ 406,478
2022 Levy Revenue	\$ 2,978,454
Investment Income/Misc Tax Revenue	\$ 50,000
Luse Property	\$ (36,667)
2024 Debt Payment	\$ (1,381,455)
Total Capital Improvement Project Costs	\$ (1,154,000)
Total Contingency Capital Project Costs	\$ (300,000)
CERB Loan Pymts (3)	\$ (266,507)
Required Reserve per Finance Policy	\$ (2,400,000)
Cash Reserve Projected Ending Balance 12/31/24	Debt Capacity Avail = \$17,948,767 \$ 2,896,908

	2021	2022	2023	2024	2025	2026
Cash Reserve Projected Beginning Balance 1/1/25					\$ 5,296,908	
Projected 2024 Opertaing Net Income for 2025 Contingency Projects and Cash Reserves					\$ 461,423	
2025 Levy Revenue					\$ 3,059,739	
Investment Income/Misc Tax Revenue					\$ 52,000	
Luse Property					\$ (36,667)	
2025 Debt Payment					\$ (1,382,425)	
Total Capital Improvement Project Costs					\$ (536,000)	
Total Contingency Capital Project Costs					\$ (300,000)	
CERB Loan Pymts (3)					\$ (265,850)	
Required Reserve per Finance Policy					\$ (2,500,000)	
Cash Reserve Projected Ending Balance 12/31/25		Debt Capacity Avail = \$19,534,180			\$ 3,849,127	

Cash Reserve Projected Beginning Balance 1/1/26						\$ 6,349,127
Projected 2025 Operating Net Income for 2026 Contingency Projects and Cash Reserves						\$ 654,163
2026 Levy Revenue						\$ 3,141,836
Investment Income/Misc Tax Revenue						\$ 54,000
Luse Property						\$ (36,667)
2026 Debt Payment						\$ (1,382,408)
Total Capital Improvement Project Costs						\$ (499,000)
Total Contingency Capital Project Costs						\$ (300,000)
CERB Loan Pymts (3)						\$ (265,194)
Required Reserve per Finance Policy						\$ (2,500,000)
Cash Reserve Projected Ending Balance 12/31/26		Debt Capacity Avail = \$20,389,180				\$ 5,215,858

** Per the Port's Cash Reserve Policy the port should maintain approximately 50% of total annual operating expenses.*

2022 Capital Projects

Operating Area: Parkers Landing Marina

Launch Ramp Float Design	\$20,000
Dredging Hydrographic Survey	\$6,000



Operating Area: Grove Field

Seal & Paint Exterior D Row	\$35,000
Fuel and Pre-flight Staging Area	\$110,000
Taxiway E Slurry Seal	\$30,000



Operating Area: Real Estate/ Industrial Park

Bldg 4 & 5 Seal & Coat Parking Lot	\$10,000
Bldg 10 Seal & Coat Parking Lot	\$24,000
Bldg 8 Seal & Paint Exterior	\$30,000
Courthouse Seal & Coat Parking Lot	\$25,000
Courthouse Exterior Brick Repair	\$40,000
Courthouse Office Area HVAC	\$15,000
Rail repair	\$15,000
HVAC	\$35,000



Operating Area: Levee

Levee Bank Restoration	\$10,000
Lawton Creek Design	\$40,000



Operating Area: Vehicles

Scissor Lift	\$12,000
3 Yard Dump Truck	\$75,000



Operating Area: Parks & Trails

Waterfront Cove Bank Stabilization	\$10,000
Art Fund	\$5,000



Total 2022 Capital Projects \$547,000

2021 Capital Projects Carryover

Operating Area: Parkers Landing Marina

Breakwater Access Construction	\$1,501,897
Breakwater Access Design	\$44,496
Fuel Dock Construction	\$300,000



Operating Area: Real Estate/ Industrial Park

Bldg 20 Design	\$138,346
Bldg 20 Construction	\$4,601,252



Operating Area: Administrative Office

Roof replacement	\$50,000
Caselle Financial Software Implementation	\$27,025



Operating Area: Parks & Trails

Art Fund	\$22,100
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Total 2021 Capital Projects Carryover \$6,685,116

2022 Capital Projects

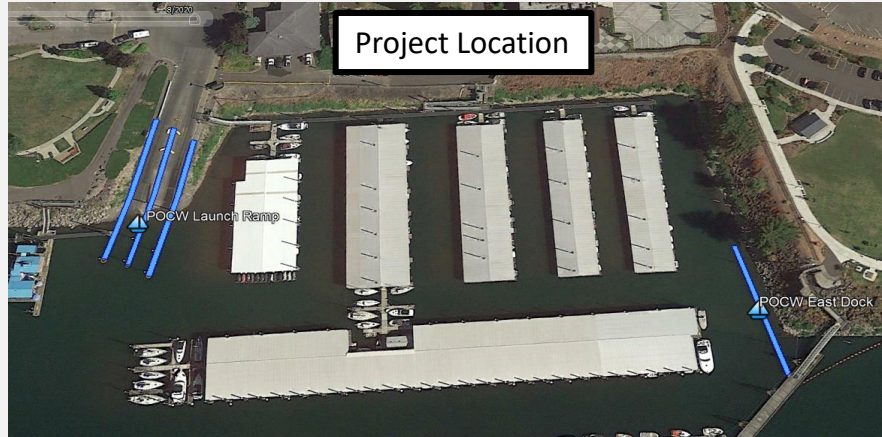


Operating Area: Parkers Landing Marina
Project: Launch Ramp Float Design
Project Cost: \$20,000
Funding Source: General Fund



Project Summary:

This project is to replace the existing launch ramp floats which were not designed for the purpose of using them on a heavily trafficked launch ramp. This budget is for the design of a float system more compatible with the heavy use seen on the launch ramps.



2022 Capital Projects



Operating Area: Parkers Landing Marina
Project: Dredging Hydrographic Survey
Project Cost: \$6,000
Funding Source: General Fund



Project Summary:

This project is to complete a hydrographic survey of Parker's Landing marina to establish the build up of silt and sedimentation in the marina. This information will be used to determine when dredging of the marina needs to occur , as well as the amount of material to be removed. The survey will be comprised of sonar as well as traditional hand line sounding measurements in the areas harder to access.



2022 Capital Projects



Operating Area: Grove Field Airport
Project: Seal & Paint Exterior D Row
Project Cost: \$35,000
Funding Source: General Fund



Project Summary:

This project is to seal and paint the exterior of D row hangar. This will seal the building against rain intrusion, extending the life of the asset.



2022 Capital Projects



Operating Area: Grove Field Airport
Project: Fuel Staging Apron
Project Cost: \$110,000
Funding Source: General Fund



Project Summary:

This project is to move the controls of the fueling tank to the north side and expand the apron near the fuel tank to allow for additional clearance for taxiing aircraft while other aircraft are refueling.



2022 Capital Projects



Operating Area: Grove Field Airport
Project: Taxiway E Slurry Seal
Project Cost: \$30,000
Funding Source: General Fund



Project Summary: This project is for the crack and slurry seal of taxiway E, located on the north side of the runway. This project is based on WSDOT Aviation's pavement survey program which identifies areas of asphalt that need sealing or replacement.



2022 Capital Projects



Operating Area: Port of C-W Industrial Park
Project: Bldg 4 & 5 Seal & Coat Parking Lot
Project Cost: \$10,000
Funding Source: General Fund



Project Summary:

This project is to crack fill and slurry seal for Buildings 4 and 5. This includes the shared parking area for both buildings as well as the additional rear circulation area for Building 5.



2022 Capital Projects



Operating Area: Port of C-W Industrial Park
Project: Bldg. 10 Seal & Coat Parking Lot
Project Cost: \$24,000
Funding Source: General Fund



Project Summary:

This project is to crack fill and slurry seal the parking area for Building 10.



2022 Capital Projects



Operating Area: Port of C-W Industrial Park
Project: Bldg. 8 Seal & Paint Exterior
Project Cost: \$30,000
Funding Source: General Fund



Project Summary:

This project is to seal and paint the exterior of POCW Building 8. This will seal the building against rain intrusion, extending the life of the asset. This will also update the building to the Port's new color scheme.



2022 Capital Projects



Operating Area: Port of C-W Industrial Park
Project: Courthouse Seal & Coat Parking Lot
Project Cost: \$25,000
Funding Source: General Fund



Project Summary:

This project is to slurry seal and re-stripe the courthouse parking area.



2022 Capital Projects



Operating Area: Port of C-W Industrial Park
Project: Courthouse Exterior Brick Repair
Project Cost: \$40,000
Funding Source: General Fund



Project Summary:

Due to water intrusion and building settlement, the brick façade at the courthouse is showing some areas of cracking. This project is to contract with a brick mason to complete the repairs.



2022 Capital Projects



Operating Area: Port of C-W Industrial Park
Project: Courthouse HVAC Office Area
Project Cost: \$15,000
Funding Source: General Fund



Project Summary:

This project is to replace the HVAC system at the Courthouse that serves the office area.



2022 Capital Projects



Operating Area: Port of C-W Industrial Park
Project: Rail Repair
Project Cost: \$15,000
Funding Source: General Fund



Project Summary:

This is a budget line item for necessary rail repairs that staff identify during inspections or as required by outside agencies.



2022 Capital Projects



Operating Area: Port of C-W Industrial Park
Project: HVAC Repair
Project Cost: \$35,000
Funding Source: General Fund



Project Summary:

This is a budget line item for HVAC capital repairs that arise during the year. HVAC systems have varying lifecycles depending on use, and it is difficult to determine actual replacement of systems.



2022 Capital Projects



Operating Area: Port of C-W Flood Control Levee
Project: Levee Bank Restoration
Project Cost: \$10,000
Funding Source: General Fund



Project Summary:

This is a budget line item for areas of the levee system that need to be restored throughout the year based on erosion, tree growth, brush removal, etc.



2022 Capital Projects

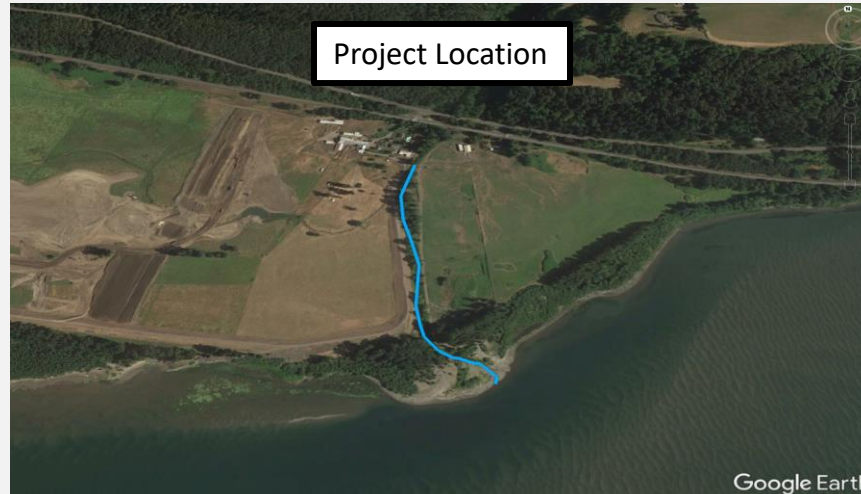


Operating Area: Port of C-W Flood Control Levee
Project: Lawton Creek Design
Project Cost: \$40,000
Funding Source: General Fund



Project Summary:

This is for the first phase of the design to reinforce the levee in the area of Lawton Creek and to restore the creek to minimize its impact on the levee.



2022 Capital Projects



Operating Area: Vehicles
Project: Scissor Lift
Project Cost: \$12,000
Funding Source: General Fund



Project Summary:

This budget item is for the purchase of a scissor lift to provide maintenance staff a safer way to access elevated areas or issues that need maintained.

Operating Area: Vehicles
Project: 3 Yard Dump Truck
Project Cost: \$75,000
Funding Source: General Fund



Project Summary:

This budget item is for the purchase of a 3-yard dump truck. The Port's existing 3-yard dump truck is reaching the end of its useful life and needs replacement . Dump trucks larger than 3- yards require a CDL to operate so this size is more versatile for all of Port staff to operate.

2022 Capital Projects



Operating Area: Parks & Trails
Project: Waterfront Cove Bank stabilization
Project Cost: \$10,000
Funding Source: General Fund



Project Summary:

This project is for the next portion of work to stabilize the Waterfront cove area.



2022 Capital Projects



Operating Area:	Parks & Trails
Project:	Art Fund
Project Cost:	\$5,000
Funding Source:	General Fund



Project Summary:

This is the budget to contribute to the Port's art fund. There is also \$22,100 to be carried over from prior years.

