



## **2022 Final Budget**

Presented by  
Krista Cagle, Director of Finance

**PORT OF CAMAS-WASHOUGAL**

**FINAL 2022 BUDGET**

**SOURCES OF CASH**

Beginning Cash Balance - January 1, 2022 \$ 6,595,418

***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
<b>Total Operating Revenues:</b>	<b>\$ 4,804,169</b>

***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
<b>Total Non-operating Revenues:</b>	<b>\$ 7,438,228</b>

**TOTAL SOURCES OF CASH** **\$ 18,837,815**

**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
<b>Total Operating Expenses:</b>	<b>\$ 4,796,697</b>

***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
<b>Total Non-Operating Expenses:</b>	<b>\$ 1,695,990</b>

2022 Capital Improvement Projects \$ 7,596,496

Ending Cash Balance - December 31, 2022 \$ 4,748,632

## 2022 BUDGETED REVENUES

FINAL

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)
<b>Total Airport Revenues</b>	<b>\$</b>	<b>747,819</b>	
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)
<b>Total Marina Revenues</b>	<b>\$</b>	<b>1,204,790</b>	
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)
<b>Total Real Estate/Industrial Property Revenues</b>	<b>\$</b>	<b>2,820,010</b>	
<b>Park Revenues</b>	<b>\$</b>	<b>7,500</b>	<b>(P1/P2)</b>
<b>General &amp; Administrative Revenues</b>	<b>\$</b>	<b>24,050</b>	<b>(G1)</b>
<b>Total Operating Revenue</b>	<b>\$</b>	<b>4,804,169</b>	

**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	
<b>Total Non-Operating Revenue</b>	<b>\$</b>	<b>7,438,228</b>	

<b>TOTAL REVENUE</b>	<b>\$</b>	<b>12,242,397</b>
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## 2022 BUDGETED EXPENDITURES

**FINAL**

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)
<b>Total Airport Expenditures</b>	<b>\$</b>	<b>683,890</b>	

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)
<b>Total Marina Expenditures</b>	<b>\$</b>	<b>939,303</b>	

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)
<b>Total Real Estate/IP Expenditures</b>	<b>\$</b>	<b>1,278,505</b>	

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)
<b>Total Park Expenditures</b>	<b>\$</b>	<b>223,309</b>	

<b>General &amp; Administrative Expenditures</b>	<b>\$</b>	<b>1,671,690</b>	
<b>Total Operating Expense</b>	<b>\$</b>	<b>4,796,697</b>	

<b>NET OPERATING INCOME</b>	<b>\$</b>	<b>7,472</b>	
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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	\$	7,596,496	(NO12)
<b>Total Non-Operating Expense</b>	<b>\$</b>	<b>9,292,486</b>	

<b>TOTAL EXPENSE</b>	<b>\$</b>	<b>14,089,183</b>	
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<b>NET INCOME</b>	<b>\$</b>	<b>(1,846,786)</b>	
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## 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)
<b>Total Airport Revenues</b>	<b>\$</b>	<b>747,819</b>	

### 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)
<b>Total Airport Expenditures</b>	<b>\$</b>	<b>683,890</b>	

<b>Net Income</b>	<b>\$</b>	<b>63,929</b>	
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## 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)
<b>Total Marina Revenues</b>	<b>\$</b>	<b>1,204,790</b>	

### 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)
<b>Total Marina Expenditures</b>	<b>\$</b>	<b>939,303</b>	

<b>Net Income</b>	<b>\$</b>	<b>265,487</b>	
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## 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)
<b>Total Real Estate/IP Revenues</b>	<b>\$ 2,820,010</b>	

### 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)

<b>Total Real Estate/IP Expenditures</b>	<b>\$ 1,278,505</b>
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<b>Net Income</b>	<b>\$ 1,541,505</b>
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## 2022 PARKS BUDGET

### Revenues

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

### 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)
<b>Total Park Expenditures</b>	<b>\$</b>	<b>223,309</b>	
<b>Net Income</b>	<b>\$</b>	<b>(215,809)</b>	

**2021 BUDGETED GENERAL & ADMINISTRATIVE**

	2021 Proj	2022 Budget	% Change	
<b>General &amp; Administrative Revenues:</b>				
Sponsorship Revenues	\$ -	\$ 24,050		(G1)
<b>Total General &amp; Administrative Revenues</b>	<b>\$ -</b>	<b>\$ 24,050</b>		
<b>General &amp; Administrative Expenditures:</b>				
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)
<b>Total General &amp; Administrative Expenditures</b>	<b>\$ 1,321,783</b>	<b>\$ 1,671,690</b>	<b>26.5%</b>	