



2023 Final Budget

*Presented by
Krista Cagle, Director of Finance*

PORT OF CAMAS-WASHOUGAL

FINAL 2023 BUDGET

SOURCES OF CASH

Beginning Cash Balance - January 1, 2023 \$ 7,568,734

Operating Revenues:

Airport Revenues	\$ 649,880
Marina Revenues	\$ 1,311,632
Real Estate/IP Revenues	\$ 3,300,125
Park Revenues	\$ 7,500
General & Administrative Revenues	\$ 30,000
Total Operating Revenues:	<u>\$ 5,299,137</u>

Non-Operating Revenues

General Tax Levy	\$ 1,553,071
Debt Service Tax Levy	\$ 1,380,843
Investment income	\$ 40,000
Lands sales contract revenue	\$ -
Misc tax revenue	\$ 40,000
Federal Grant: EDA	\$ 1,783,464
Federal Grant: BIG	\$ -
Federal Grant: CVA	\$ -
Federal Grant: CARES	\$ -
State Grant/Loan: CERB	\$ 392,017
State Grant: BFP	\$ -
State Grant: WA State Parks & Rec	\$ 1,200
Total Non-operating Revenues:	<u>\$ 5,190,596</u>

TOTAL SOURCES OF CASH \$ 18,058,467

USES OF CASH

Operating Expenses:

Airport Expenses	\$ 607,735
Marina Expenses	\$ 967,927
Real Estate/IP Expenses	\$ 1,513,553
Park Expenses	\$ 323,783
General & Administrative Expenses	\$ 1,477,236
Total Operating Expenses:	<u>\$ 4,890,235</u>

Non-Operating Expenses

Bond Interest expense	\$ 345,843
Bond Principal expense	\$ 1,035,000
Bond Administrative expense	\$ 2,400
CERB Loan	\$ 209,038
Contracts Payable - Luse	\$ 36,667
Total Non-Operating Expenses:	<u>\$ 1,628,948</u>

2023 Capital Improvement Projects \$ 5,582,352

Ending Cash Balance - December 31, 2023 \$ 5,956,933

PORT OF CAMAS-WASHOUGAL

FINAL

OPERATING REVENUES:

Airport Revenues	\$	649,880
Marina Revenues	\$	1,311,632
Real Estate/IP Revenues	\$	3,300,125
Park Revenues	\$	7,500
General & Administrative Revenues	\$	30,000
Total Operating Revenues:	\$	<u>5,299,137</u>

OPERATING EXPENDITURES:

Airport Expenses	\$	607,735
Marina Expenses	\$	967,927
Real Estate/IP Expenses	\$	1,513,553
Park Expenses	\$	323,783
General & Administrative Expenses	\$	1,477,236
Total Operating Expenses:	\$	<u>4,890,235</u>

NET OPERATING INCOME	\$	<u>408,903</u>
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NON-OPERATING REVENUES:

Debt Service Tax Levy	\$	1,380,843
Investment income	\$	40,000
Misc tax revenue	\$	40,000
Federal Grant: EDA	\$	1,783,464
State Grant/Loan: CERB	\$	392,017
State Grant: WA State Parks & Rec	\$	1,200
Total Non-Operating Revenues:	\$	<u>3,637,524</u>

NON-OPERATING EXPENDITURES:

Bond Principal & Interest expense	\$	1,380,843
CERB Loan	\$	209,038
Bond Administrative expense	\$	2,400
Contracts Payable - Luse	\$	36,667
Total Non-Operating Expenses:	\$	<u>1,628,948</u>

NET INCOME BEFORE CAPITAL PROJECTS:	\$	2,417,479
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REVENUE NEEDED FROM TAX LEVY TO FUND

NON-OPERATING EXPENDITURES	\$	-
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General Fund Tax Levy	\$	1,553,071
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REVENUE AVAILABLE FOR CAPITAL PROJECTS	\$	<u>3,970,551</u>
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Capital Improvement Projects	\$	5,582,352
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REVENUE NEEDED FROM CASH RESERVES TO FUND

CAPITAL IMPROVEMENT PROJECTS	\$	<u>1,611,801</u>
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2023 BUDGETED REVENUES

FINAL

Hangar Rentals	\$	314,361	(A1)
AP-1 Leases	\$	27,470	(A2)
Immelman Hangars Land Lease	\$	14,906	(A3)
AP-5 and AP-6 Residential Rentals	\$	34,800	(A4)
Electrical Fees	\$	20,328	(A5)
Fuel revenue	\$	234,000	(A6)
All other AP operating revenue	\$	4,015	(A7)
Total Airport Revenues	\$	649,880	
Moorage Fees	\$	727,940	(M1)
Waverunner Fees	\$	28,970	(M2)
Setup Fees	\$	4,000	(M3)
Launch Ramp Ticket Fees	\$	15,000	(M4)
Launch Ramp Permit Fees	\$	35,000	(M5)
Electrical Fees	\$	24,000	(M6)
Other Marina Operating Revenue	\$	52,441	(M7)
Property Resources (Puffin Café)	\$	6,007	(M8)
Dolphin Yacht Club	\$	4,862	(M9)
Riverside Marine	\$	77,760	(M10)
OHSU Breakwater	\$	1,453	(M11)
PNW Ice & Water	\$	4,200	(M12)
Fuel Revenue	\$	330,000	(M13)
Total Marina Revenues	\$	1,311,632	
IP Ground leases	\$	522,840	(R1)
IP spur track leases	\$	7,380	(R2)
Bldg 3 - Kemira	\$	124,343	(R3)
Bldg 4 - Elwell	\$	120,715	(R4)
Bldg 5 - MJ Glass Production	\$	46,887	(R5)
Bldg 6 - Kemira	\$	192,531	(R6)
Bldg 7 - Western Forest Products	\$	136,116	(R7)
Bldg 8 - Corrosion/Corrosion Shield	\$	110,892	(R8)
Bldg 9 - Intech	\$	115,509	(R9)
Bldg 10 - Elwell	\$	51,418	(R10)
Bldg 11 - Ponder Burner	\$	126,958	(R11)
Bldg 12 - Etec/Precision Saw/Plastic Forming	\$	127,216	(R12)
Bldg 14 - 54-40 Brewing	\$	111,633	(R13)
Bldg 15 - Foods In Season	\$	131,196	(R14)
Bldg 16 - DS Fabrication	\$	93,861	(R15)
Bldg 17 - MJ Glass/FIS/Lumino	\$	172,545	(R16)
Bldg 18	\$	372,827	(R17)
Bldg 19 - Ferguson	\$	115,371	(R18)

Bldg 20	\$	353,412	(R19)
Courthouse - City of Camas	\$	49,527	(R20)
Westlie Ford	\$	169,440	(R21)
Tenant Security Deposits	\$	21,286	(R22)
Utility Rev from Tenants	\$	14,000	(R23)
All other IP operating revenue	\$	5,000	(R24)
Infrastructure Fee	\$	7,224	(R25)
Total Real Estate/Industrial Property Revenues	\$	3,300,125	
Park Revenues	\$	7,500	(P1/P2)
General & Administrative Revenues	\$	30,000	(G1)
Total Operating Revenue	\$	5,299,137	

Non-Operating Revenue:

Taxes levied for:			
General tax levy	\$	1,553,071	(NO1)
Debt service tax levy	\$	1,380,843	(NO2)
Investment income	\$	40,000	(NO3)
Lands sales contracts:			(NO4)
Calvert	\$	-	
Misc tax revenue	\$	40,000	(NO5)
Federal Grant: EDA	\$	1,783,464	(NO6)
Federal Grant: BIG	\$	-	
Federal Grant: CVA	\$	-	
Federal Grant: CARES	\$	-	
State Grant/Loan: CERB	\$	392,017	(NO6)
State Grant: BFP	\$	-	
State Grant: WA State Parks & Rec	\$	1,200	(NO6)
Total Non-Operating Revenue	\$	5,190,596	

TOTAL REVENUE	\$	10,489,733
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2023 BUDGETED EXPENDITURES

FINAL

Payroll	\$	250,877	(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	\$	1,366	(A14)
Insurance	\$	60,822	(A15)
Utilities	\$	17,800	(A16)
Internet	\$	1,050	(A17)
Clean Water Tax	\$	4,559	(A18)
Maintenance & Repair (Grounds)	\$	8,020	(A19)
Maintenance & Repair (Structures)	\$	5,000	(A20)
Maintenance & Repair (Equipment)	\$	5,000	(A21)
Aviation Fuel Expense	\$	208,000	(A22)
Aviation Fuel Credit Card	\$	7,540	(A23)
Misc Expenses	\$	15,000	(A24)
Total Airport Expenditures	\$	607,735	

Payroll	\$	427,061	(M14)
Advertising & Marketing	\$	3,100	(M15)
Outside services	\$	18,500	(M16)
Legal	\$	2,000	(M17)
Supplies	\$	13,000	(M18)
Janitorial Supplies	\$	1,750	(M19)
Equipment Fuel	\$	1,200	(M20)
Security	\$	4,000	(M21)
Insurance	\$	117,416	(M22)
Utilities	\$	42,000	(M23)
Misc Expenses	\$	12,000	(M24)
Maintenance & Repair (Equipment)	\$	10,000	(M25)
Maintenance & Repair (Structures)	\$	5,000	(M26)
Maintenance & Repairs (Docks)	\$	6,000	(M27)
Maintenance & Repair (Grounds)	\$	9,000	(M28)
Fuel Expense	\$	287,000	(M29)
Fuel Credit Card & Sales Tax Expense	\$	8,900	(M30)
Total Marina Expenditures	\$	967,927	

Payroll	\$	1,040,438	(R26)
Advertising & Marketing	\$	5,000	(R27)
Outside Services	\$	40,000	(R28)
Legal fees	\$	15,000	(R29)
Supplies	\$	11,000	(R30)

Fire System Monitoring	\$	5,919	(R31)
Insurance	\$	200,556	(R32)
Utilities	\$	47,000	(R33)
Internet	\$	1,540	(R34)
Stormwater	\$	4,600	(R35)
Misc Expenses	\$	1,000	(R36)
Maintenance & Repair (Dike)	\$	63,000	(R37)
Maintenance & Repair (Grounds)	\$	27,000	(R38)
Maintenance & Repair (Rail)	\$	5,000	(R39)
Maintenance & Repair (Pumps)	\$	3,000	(R40)
Maintenance & Repair (Equipment)	\$	7,500	(R41)
Maintenance & Repair (Structures)	\$	34,000	(R42)
Maintenance & Repair (Streets)	\$	2,000	(R43)
Total Real Estate/IP Expenditures	\$	1,513,553	

Payroll	\$	250,835	(P3)
Marketing	\$	2,500	(P4)
Outside Services	\$	2,000	(P5)
Supplies	\$	3,000	(P6)
Janitorial	\$	1,750	(P7)
Insurance	\$	5,843	(P8)
Utilities	\$	15,017	(P9)
Misc Expenses	\$	500	(P10)
Maintenance & Repair (Equipment)	\$	7,000	(P11)
Maintenance & Repair (Structures)	\$	3,000	(P12)
Maintenance & Repair (Grounds)	\$	32,338	(P13)
Total Park Expenditures	\$	323,783	

General & Administrative Expenditures	\$	1,477,236	
Total Operating Expense	\$	4,890,235	

NET OPERATING INCOME	\$	408,903	
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Non-Operating Expense

Bond Interest expense	\$	345,843	(NO7)
Bond Principal expense	\$	1,035,000	(NO8)
Bond Administrative expense	\$	2,400	(NO9)
CERB Loan	\$	209,038	(NO10)
Luse Contracts Payable	\$	36,667	(NO11)
Capital Improvement Projects	\$	5,582,352	(NO12)
Total Non-Operating Expense	\$	7,211,300	

TOTAL EXPENSE	\$	12,101,534	
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NET INCOME	\$	(1,611,801)	
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2023 AIRPORT BUDGET

Revenues

Hangar & Tiedown Rentals	\$	314,361	(A1)
AP-1 Leases	\$	27,470	(A2)
Immelman Hangars Land Lease	\$	14,906	(A3)
AP-5 and AP-6 Residential Rentals	\$	34,800	(A4)
Electrical Fees	\$	20,328	(A5)
Other Airport Operating Revenue	\$	4,015	(A6)
Aviation Fuel Revenue	\$	234,000	(A7)
Total Airport Revenues	\$	649,880	

Expenditures

Payroll	\$	250,877	(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	\$	1,366	(A14)
Insurance	\$	60,822	(A15)
Utilities	\$	17,800	(A16)
Internet	\$	1,050	(A17)
Clean Water Tax	\$	4,559	(A18)
Maintenance & Repair (Grounds)	\$	8,020	(A19)
Maintenance & Repair (Structures)	\$	5,000	(A20)
Maintenance & Repair (Equipment)	\$	5,000	(A21)
Misc Expenses	\$	15,000	(A22)
Aviation Fuel Expense	\$	208,000	(A23)
Aviation Fuel Credit Card Expense	\$	7,540	(A24)
Total Airport Expenditures	\$	607,735	

Net Income	\$	42,145	
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2023 MARINA BUDGET

Revenues

Moorage Fees	\$ 727,940	(M1)
Waverunner Fees	\$ 28,970	(M2)
Setup Fees	\$ 4,000	(M3)
Launch Ramp Ticket Fees	\$ 15,000	(M4)
Launch Ramp Permit Fees	\$ 35,000	(M5)
Electrical Fees	\$ 24,000	(M6)
Other Marina Operating Revenue	\$ 52,441	(M7)
Property Resources (Puffin Café)	\$ 6,007	(M8)
Dolphin Yacht Club	\$ 4,862	(M9)
Riverside Marine	\$ 77,760	(M10)
OHSU Breakwater	\$ 1,453	(M11)
PNW Ice & Water	\$ 4,200	(M12)
Fuel Revenue	\$ 330,000	(M13)
Total Marina Revenues	\$ 1,311,632	

Expenditures

Payroll	\$ 427,061	(M14)
Advertising & Marketing	\$ 3,100	(M15)
Outside services	\$ 18,500	(M16)
Legal	\$ 2,000	(M17)
Supplies	\$ 13,000	(M18)
Janitorial	\$ 1,750	(M19)
Equipment Fuel	\$ 1,200	(M20)
Security	\$ 4,000	(M21)
Insurance	\$ 117,416	(M22)
Utilities	\$ 42,000	(M23)
Misc Expenses	\$ 12,000	(M24)
Maintenance & Repair (Equipment)	\$ 10,000	(M25)
Maintenance & Repair (Structures)	\$ 5,000	(M26)
Maintenance & Repairs (Docks)	\$ 6,000	(M27)
Maintenance & Repair (Grounds)	\$ 9,000	(M28)
Fuel Expense	\$ 287,000	(M29)
Fuel Credit Card Expense	\$ 8,900	(M30)
Total Marina Expenditures	\$ 967,927	

Net Income	\$ 343,705
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2023 REAL ESTATE/INDUSTRIAL PROPERTY BUDGET

Revenues

IP Ground leases	\$ 522,840	(R1)
IP spur track leases	\$ 7,380	(R2)
Bldg 3 - Kemira	\$ 124,343	(R3)
Bldg 4 - Elwell	\$ 120,715	(R4)
Bldg 5 - MJ's Glass Production	\$ 46,887	(R5)
Bldg 6 - Kemira	\$ 192,531	(R6)
Bldg 7 - Western Forest Products	\$ 136,116	(R7)
Bldg 8 - Corrosion/Corrosion Shield	\$ 110,892	(R8)
Bldg 9 - Intech	\$ 115,509	(R9)
Bldg 10 - Elwell	\$ 51,418	(R10)
Bldg 11 - Ponder Burner	\$ 126,958	(R11)
Bldg 12 - Etec/Precision Saw/Plastic Forming	\$ 127,216	(R12)
Bldg 14 - 54-40 Brewing	\$ 111,633	(R13)
Bldg 15 - Foods In Season	\$ 131,196	(R14)
Bldg 16 - DS Fabrication	\$ 93,861	(R15)
Bldg 17 - MJ Glass/FIS/Lumino	\$ 172,545	(R16)
Bldg 18	\$ 372,827	(R17)
Bldg 19 - Wolseley	\$ 115,371	(R18)
Bldg 20	\$ 353,412	(R19)
Courthouse - City of Camas	\$ 49,527	(R20)
Westlie Ford	\$ 169,440	(R21)
Tenant Security Deposits	\$ 21,286	(R22)
Utility Rev from Tenants	\$ 14,000	(R23)
Other IP Operating Revenue	\$ 5,000	(R24)
Infrastructure Fee	\$ 7,224	(R25)
Total Real Estate/IP Revenues	\$ 3,300,125	

Expenditures

Payroll	\$ 1,040,438	(R26)
Advertising & Marketing	\$ 5,000	(R27)
Outside Services	\$ 40,000	(R28)
Legal fees	\$ 15,000	(R29)
Supplies	\$ 11,000	(R30)
Fire System Monitoring	\$ 5,919	(R31)
Insurance	\$ 200,556	(R32)
Utilities	\$ 47,000	(R33)
Internet	\$ 1,540	(R34)
Stormwater	\$ 4,600	(R35)
Misc Expenses	\$ 1,000	(R36)
Maintenance & Repair (Dike)	\$ 63,000	(R37)
Maintenance & Repair (Grounds)	\$ 27,000	(R38)
Maintenance & Repair (Rail)	\$ 5,000	(R39)
Maintenance & Repair (Pumps)	\$ 3,000	(R40)
Maintenance & Repair (Equipment)	\$ 7,500	(R41)
Maintenance & Repair (Structures)	\$ 34,000	(R42)
Maintenance & Repair (Streets)	\$ 2,000	(R43)
Total Real Estate/IP Expenditures	\$ 1,513,553	

Net Income	\$ 1,786,572
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2023 PARKS BUDGET

Revenues

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

Expenditures

Payroll	\$	250,835	(P3)
Marketing	\$	2,500	(P4)
Outside Services	\$	2,000	(P5)
Supplies	\$	3,000	(P6)
Janitorial	\$	1,750	(P7)
Insurance	\$	5,843	(P8)
Utilities	\$	15,017	(P9)
Misc Expenses	\$	500	(P10)
Maintenance & Repair (Equipment)	\$	7,000	(P11)
Maintenance & Repair (Structures)	\$	3,000	(P12)
Maintenance & Repair (Grounds)	\$	32,338	(P13)
Total Park Expenditures	\$	323,783	

Net Income	\$	(316,283)	
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2023 BUDGETED GENERAL & ADMINISTRATIVE

	2022 Proj	2023 Budget	% Change	
General & Administrative Revenues:				
Sponsorship Revenues	\$ 29,140	\$ 30,000		(G1)
Total General & Administrative Revenues	\$ 29,140	\$ 30,000		
General & Administrative Expenditures:				
Salaries and wages	\$ 357,596	\$ 510,290	42.7%	(G2)
Overtime - Permanent EE's	\$ 15,000	\$ 14,000	-6.7%	(G3)
Standby/Hazard Pay	\$ 24,870	\$ 25,200	1.3%	(G4)
Employee benefits & payroll taxes	\$ 228,126	\$ 318,209	39.5%	(G5)
Commissioner's comp and benefits	\$ 101,778	\$ 96,039	-5.6%	(G6)
Employee Uniforms	\$ 7,895	\$ 8,850	12.1%	(G7)
Employee Relations	\$ 8,000	\$ 9,000	12.5%	(G8)
Training Program	\$ 42,600	\$ 42,600	0.0%	(G9)
Wellness benefit	\$ 10,500	\$ 11,340	8.0%	(G10)
Advertising	\$ 19,000	\$ 19,000	0.0%	(G11)
Outside services	\$ 15,000	\$ 15,000	0.0%	(G12)
Legal fees	\$ 47,500	\$ 45,000	-5.3%	(G13)
State audit	\$ 13,839	\$ 24,500	77.0%	(G14)
Concerts in the park	\$ 22,299	\$ 23,500	5.4%	(G15)
IT Services	\$ 82,000	\$ 104,000	26.8%	(G16)
Office supplies	\$ 10,000	\$ 10,000	0.0%	(G17)
Copier	\$ 4,000	\$ 4,200	5.0%	(G18)
Printing and binding	\$ 4,500	\$ 4,500	0.0%	(G19)
Postage	\$ 1,500	\$ 1,500	0.0%	(G20)
Janitorial Maint	\$ 2,000	\$ 2,000	0.0%	(G21)
Promotional Hosting	\$ 3,000	\$ 3,000	0.0%	(G22)
Insurance	\$ 7,860	\$ 8,646	10.0%	(G23)
Marketing	\$ 25,000	\$ 30,000	20.0%	(G24)
Memberships & dues	\$ 30,900	\$ 33,300	7.8%	(G25)
Wheels & Wings	\$ 7,000	\$ 7,500	7.1%	(G26)
Publications	\$ 200	\$ 200	0.0%	(G27)
Taxes (Use tax)	\$ 100	\$ 100	0.0%	(G28)
Utilities	\$ 15,170	\$ 15,625	3.0%	(G29)
Telephone & communication	\$ 25,981	\$ 25,937	-0.2%	(G30)
Miscellaneous expenses	\$ 40,500	\$ 40,500	0.0%	(G31)
Maintenance & Repair (Office)	\$ 3,500	\$ 3,500	0.0%	(G32)
Maintenance & Repair (Grounds)	\$ 200	\$ 200	0.0%	(G33)
Fuel expense	\$ 23,000	\$ 20,000	-13.0%	(G34)
Election expense	\$ 12,795	\$ -	-100.0%	(G35)
Total General & Administrative Expenditures	\$ 1,213,209	\$ 1,477,236	21.8%	

2023 Capital Project Budget Summary

MARINA (Operational Capital Projects):

East dock replacement	\$ 350,000
Breakwater dock/fishing dock resurfacing	\$ 20,000

PARKS (Operational Capital Projects):

Art Fund	\$ 5,000
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AIRPORT (Operational Capital Projects):

Unleaded fuel tank (permit/tank/install)	\$ 200,000
Tie-down Area plowing & re-seeding plus 2 additional concrete tie-down	\$ 20,000

REAL ESTATE/INDUSTRIAL PARK (Strategic Investments)

Energy efficiency projects	\$ 45,000
West-side Waterfront Development	\$ 150,000
SCC Connector Rd (41st St) - engineering \$200,000 CAPITAL ASK	
SCC Connector Rd (41st St) - 1400' \$2,200,000 construction CAPITAL ASK	\$ 200,000

REAL ESTATE/INDUSTRIAL PARK (Operational Capital Projects)

Seal & Coat Parking Lot - Bldg 8	\$ 15,000
Seal & Coat Parking Lot - Bldg 11	\$ 20,000
Seal & Coat Parking Lot - Bldg 15	\$ 18,000
Seal & Paint Exterior & Bldg Sign - Bldg 4	\$ 29,000
IP Shop - building B doors	\$ 15,000
Bldg 10 RTU's (5)	\$ 20,000
Rail Repair	\$ 15,000
HVAC Units	\$ 30,000

LEVEE (Operational Capital Projects):

Levee Bank Restoration	\$ 50,000
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VEHICLES (Operational Capital Projects):

F-150 - electric vehicle	\$ 60,000
Gravelly Mowers (2)	\$ 24,000
Electric vehicle - replace Ford Explorer	\$ 40,000

2023 Capital Projects	\$ 1,326,000
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2022 Carryover projects - Bldg 20/Breakwater Access/Fuel Dock	\$ 4,256,352
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2022 Carryover and 2023 Capital Projects Total	\$ 5,582,352
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