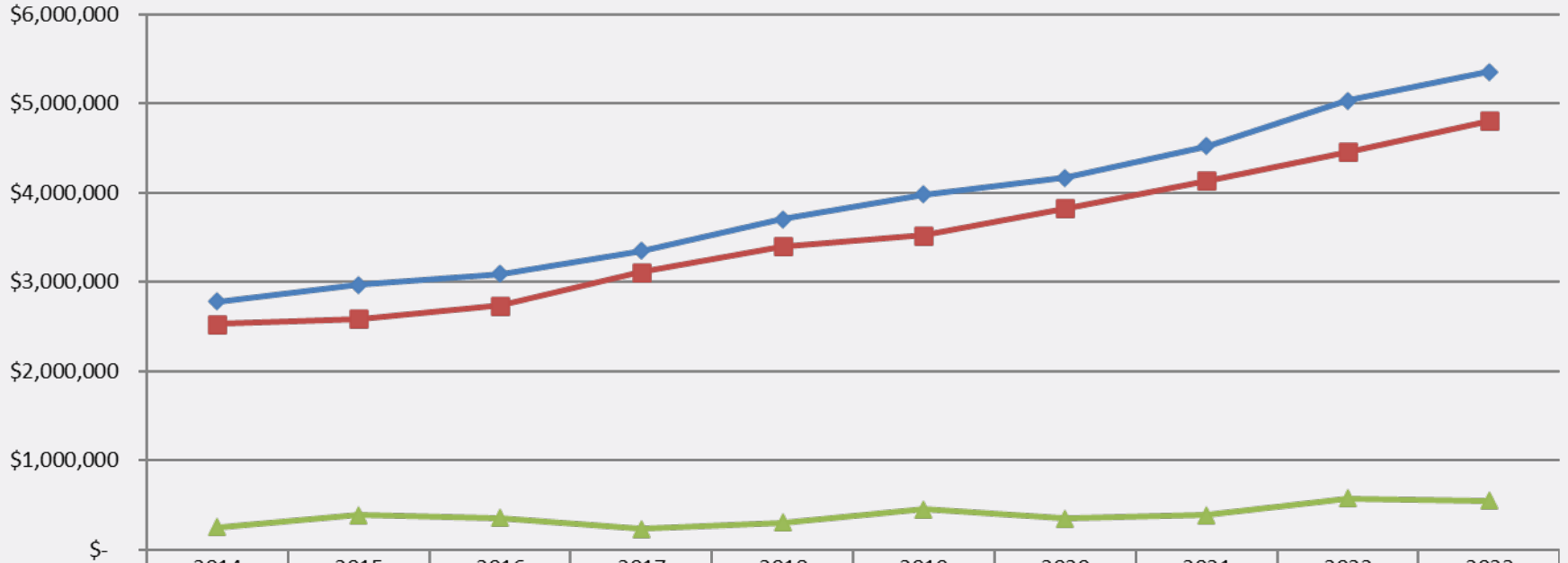




2023 Close Year Report

Operating Net Income Trend



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Revenue	\$2,779,774	\$2,969,717	\$3,089,038	\$3,345,915	\$3,702,806	\$3,976,578	\$4,169,301	\$4,522,272	\$5,029,023	\$5,352,673
Expenditures	\$2,531,361	\$2,585,657	\$2,737,478	\$3,111,060	\$3,401,556	\$3,522,200	\$3,822,702	\$4,136,485	\$4,454,102	\$4,801,856
Net Income	\$248,413	\$384,060	\$351,560	\$234,855	\$301,250	\$454,378	\$346,599	\$385,787	\$574,921	\$550,817

Total 2023 Revenues \$10,271,467

Operating Revenue Breakdown:

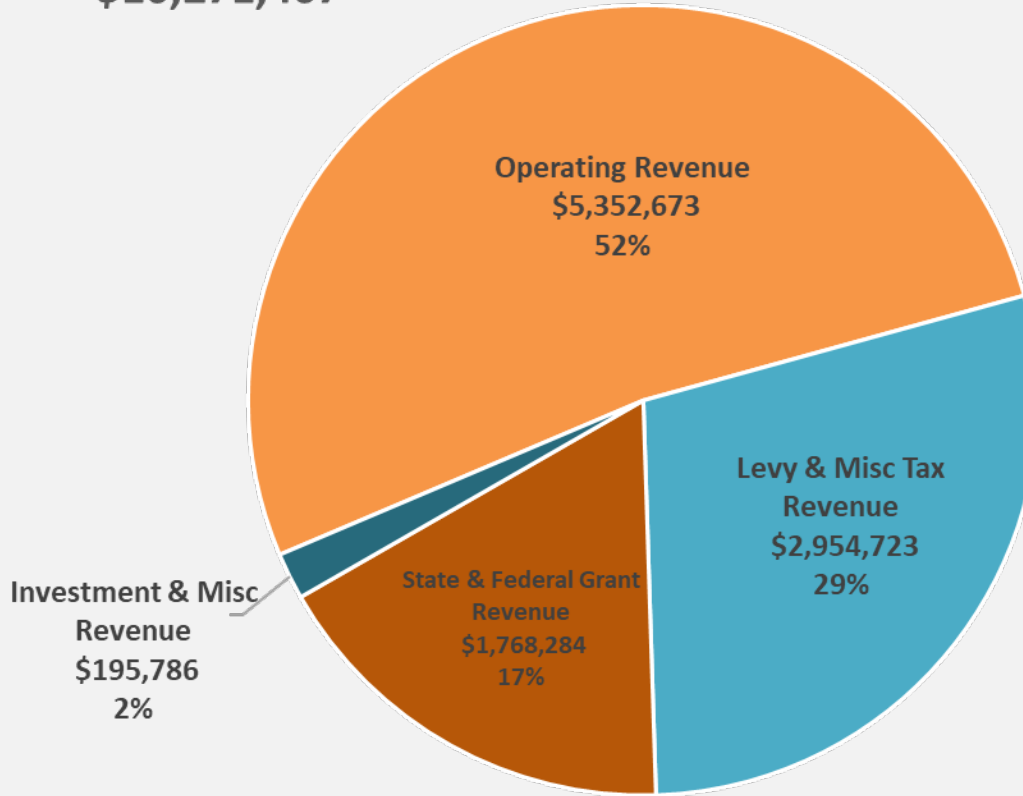
Airport:
\$713,460 or 13%

Marina:
\$1,315,160 or 25%

IP/Real Estate:
\$3,277,146 or 61%

Parks:
\$16,027

G&A:
\$30,880 or 1%



GRANT REVENUE

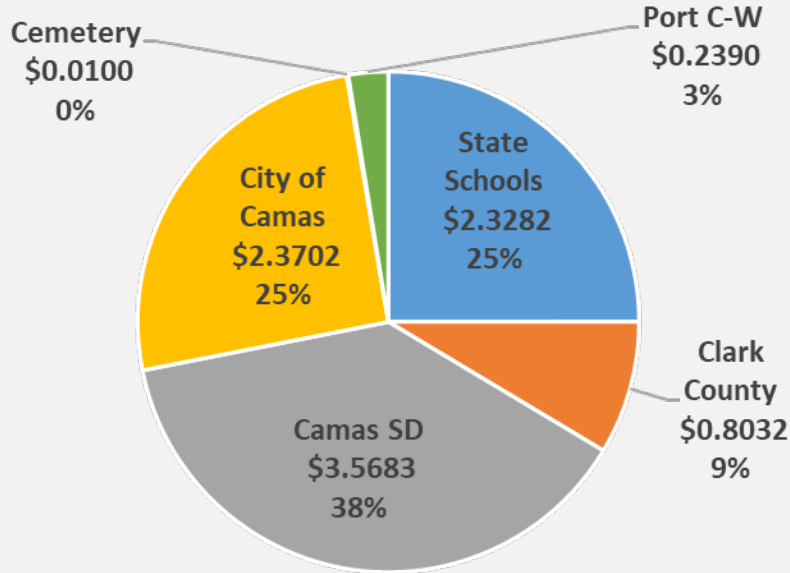
State Grants		Federal Grants	
CERB Received in 2023	\$ 431,569	EDA Received in 2023	\$ 1,282,447
CERB Remaining	\$ 152,817		
Boating Facilities Program	\$ 1,000,000		
Broadband Feasibility	\$ 50,000		
Total State to be received	\$ 1,152,817	Total Federal to be received	\$ -
Total State & Federal Grants to be received		\$	1,152,817

*Amounts in red received in 2023 - \$1,764,016

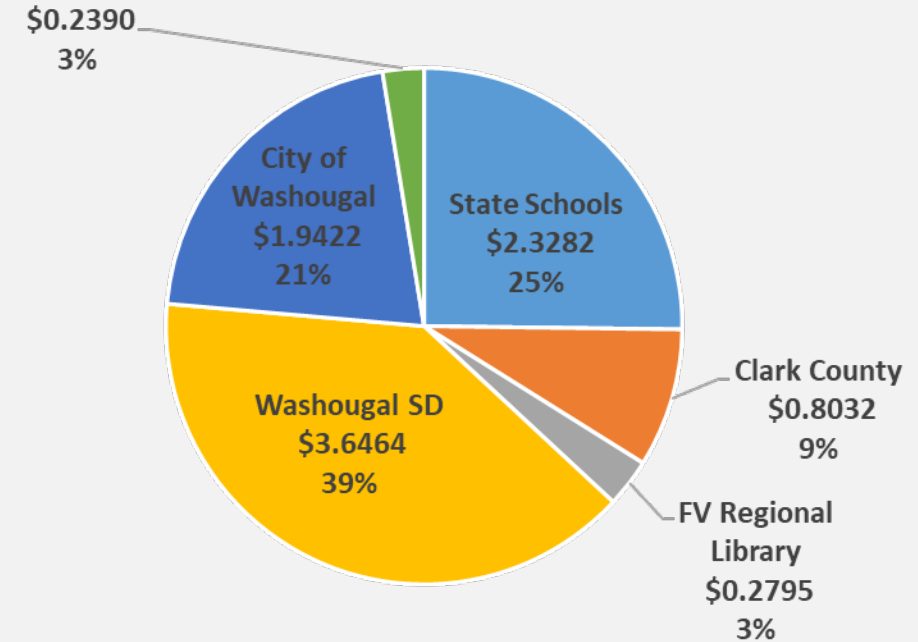
Where did your 2023 Taxes Go?

\$500,000 Assessed Home Value =
\$119.50/year or \$9.96/month to the Port

Camas 2023 Property Taxes

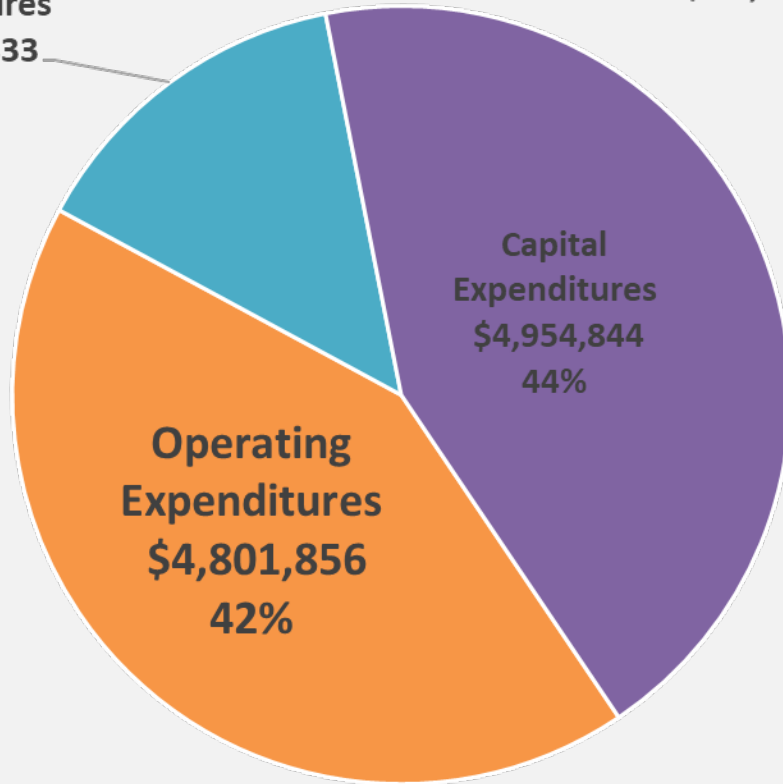


Washougal 2023 Property Taxes



**Outstanding
Debt
Expenditures**
\$1,586,833
14%

Total 2023 Expenditures
\$11,343,533



**Operating Expenditure
Breakdown:**

Airport:
\$583,789 or 12%

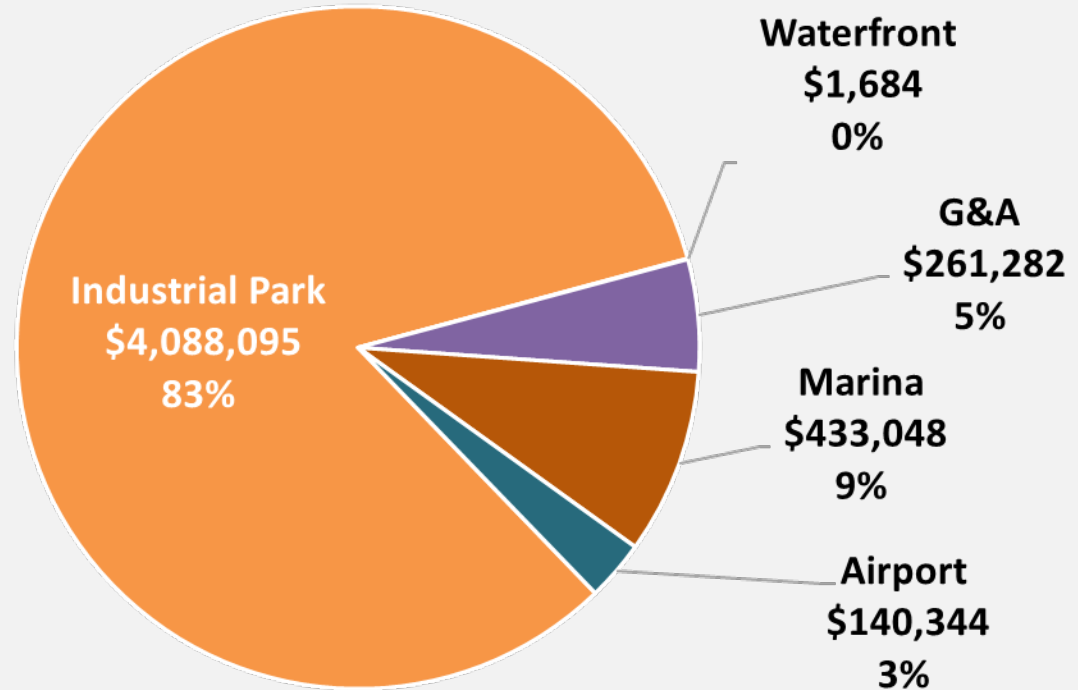
Marina:
\$982,758 or 21%

IP/Real Estate:
\$1,634,566 or 34%

Parks:
\$193,927 or 4%

G&A:
\$1,406,815 or 29%

Allocation of Capital Projects to Operations



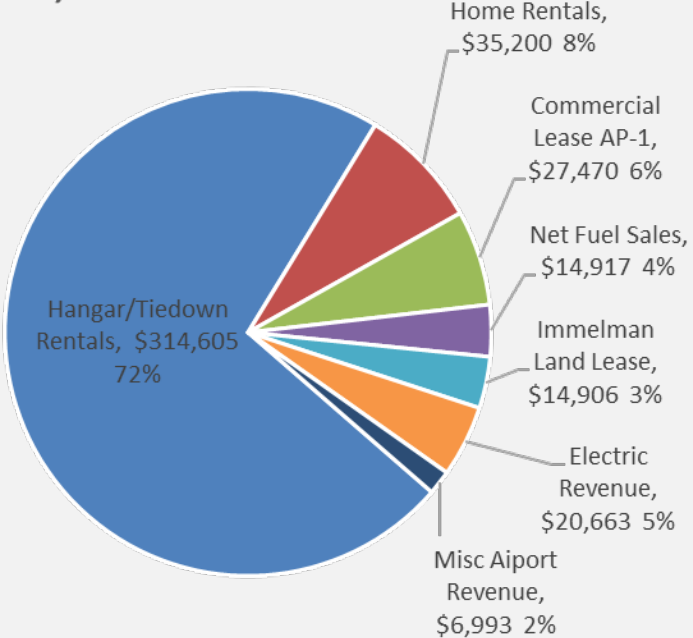
It's Our Nature to Soar



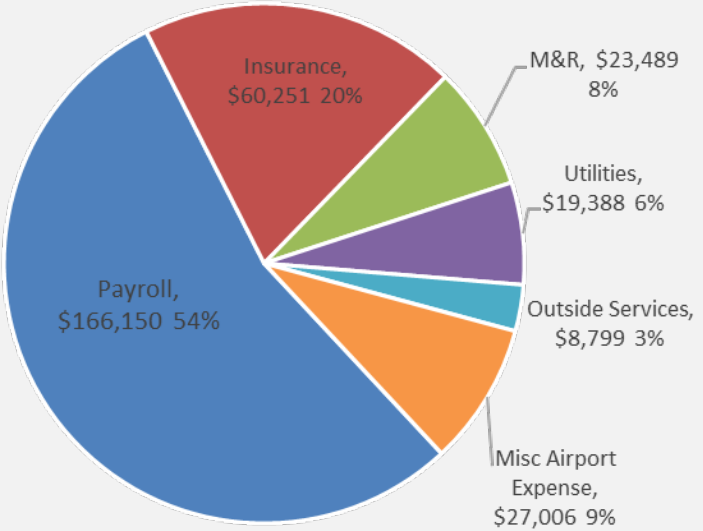
Grove Field Operations

2023 Net Income \$129,671

2023 Airport Revenue
\$434,753



2023 Airport Expenditures \$305,083

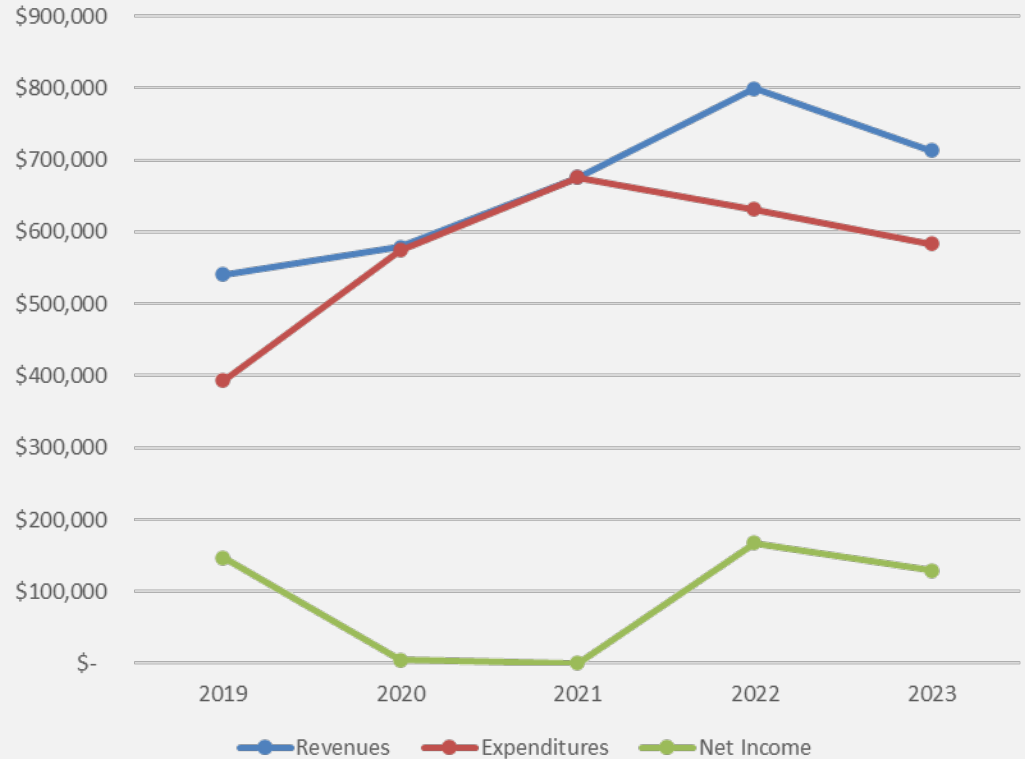




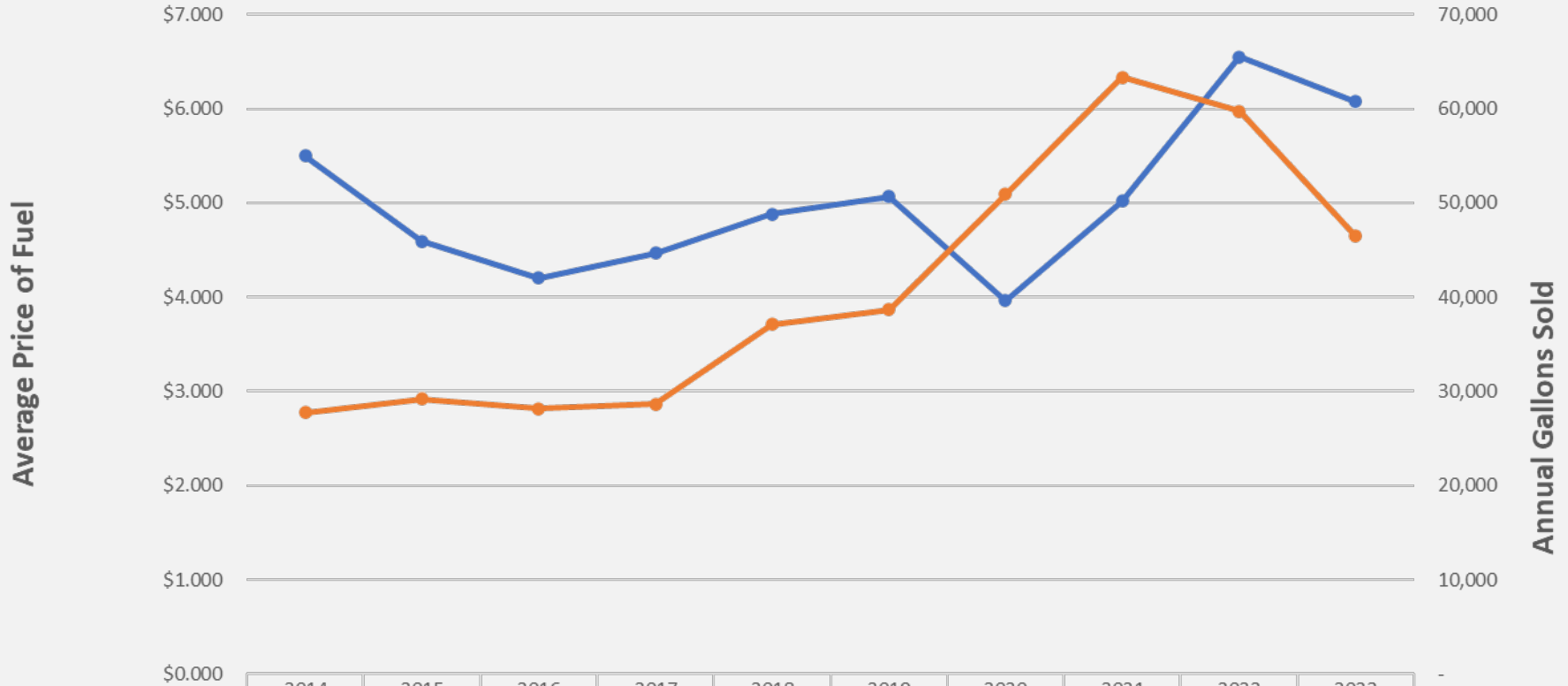
Grove Field Operations

- ✈ 100% Occupancy
- ✈ Tie down rentals steady – 2 new concrete tiedowns added in 2023
- ✈ 13 New or Relocation Leases completed in 2023
- ✈ 36 Interested Pilots on Waitlist
- ✈ Fuel Sales – average price of fuel decreased by 7.8% and total gallons sold decreased by 22.2% compared to 2022. Flyit's fuel truck operational as of May.

Airport Operational Trend



Fuel Pricing and Annual Gallons of Fuel Sold Trend



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
● Avg Fuel Price	\$5.500	\$4.592	\$4.203	\$4.469	\$4.884	\$5.070	\$3.962	\$5.022	\$6.548	\$6.073
● Annual Gallons Sold	27,757	29,202	28,188	28,614	37,131	38,675	50,910	63,326	59,762	46,486

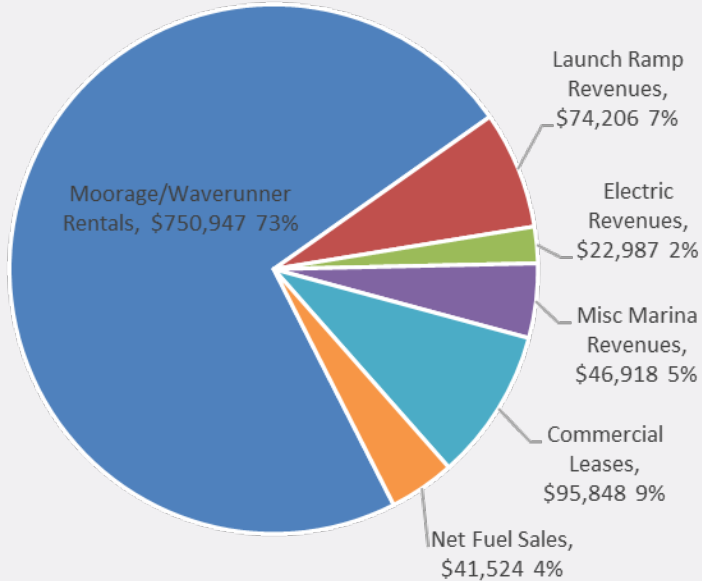
An aerial photograph of a marina complex situated on the shore of a large, vibrant blue lake. The marina features several long, parallel docks with numerous boat slips, many of which are covered by white protective covers. In the foreground, there are several buildings, including a large multi-story structure and a smaller house-like building, along with parking lots filled with cars. 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

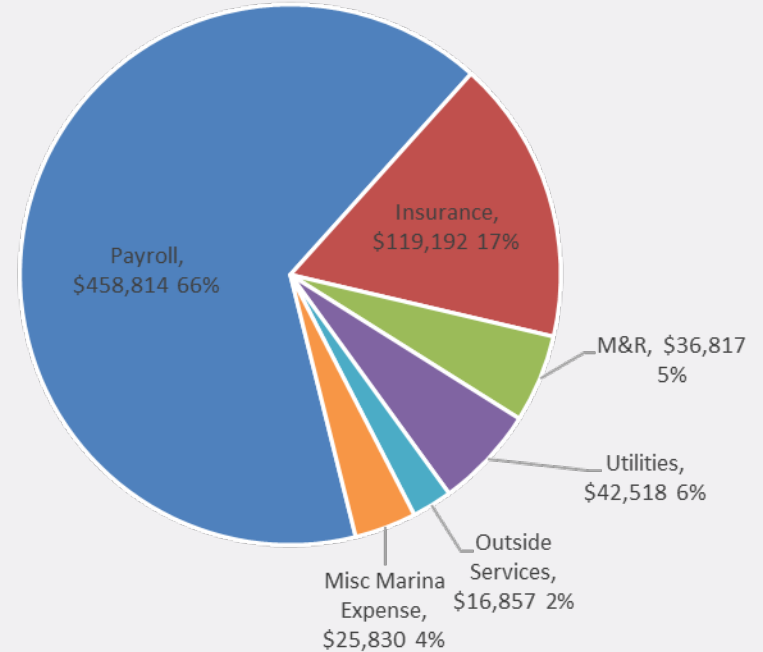
Parker's Landing Marina

2023 Net Income \$332,403

2023 Marina Revenues \$1,032,430



2023 Marina Expenditures \$700,028

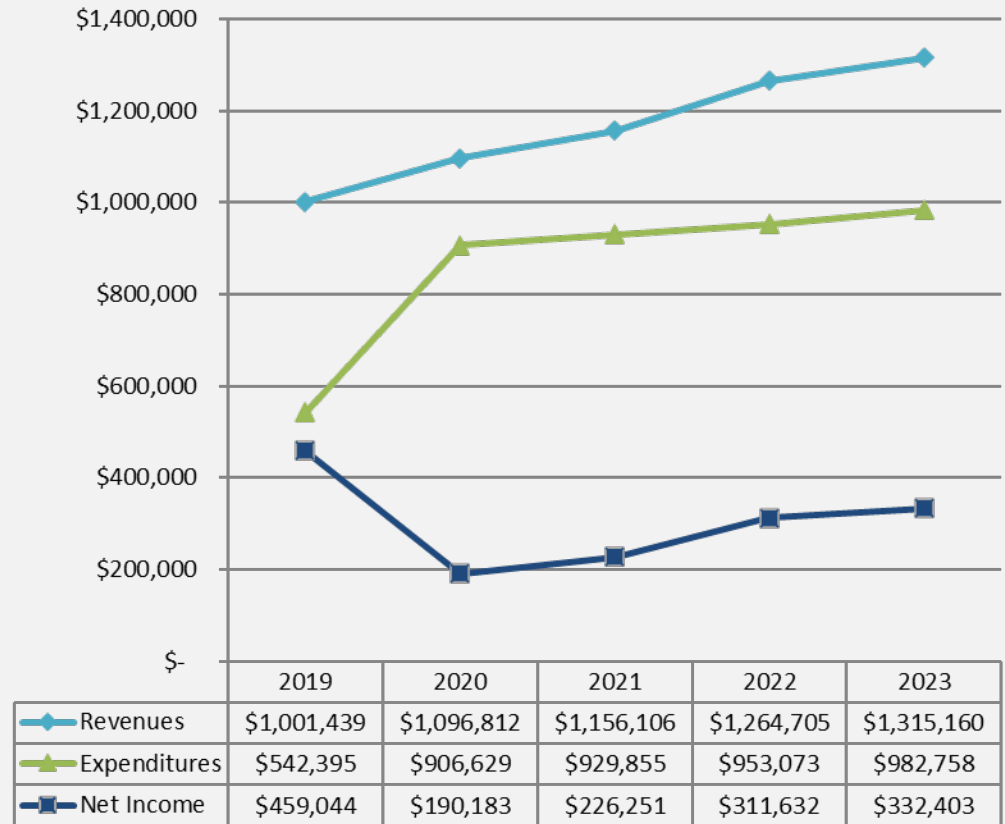




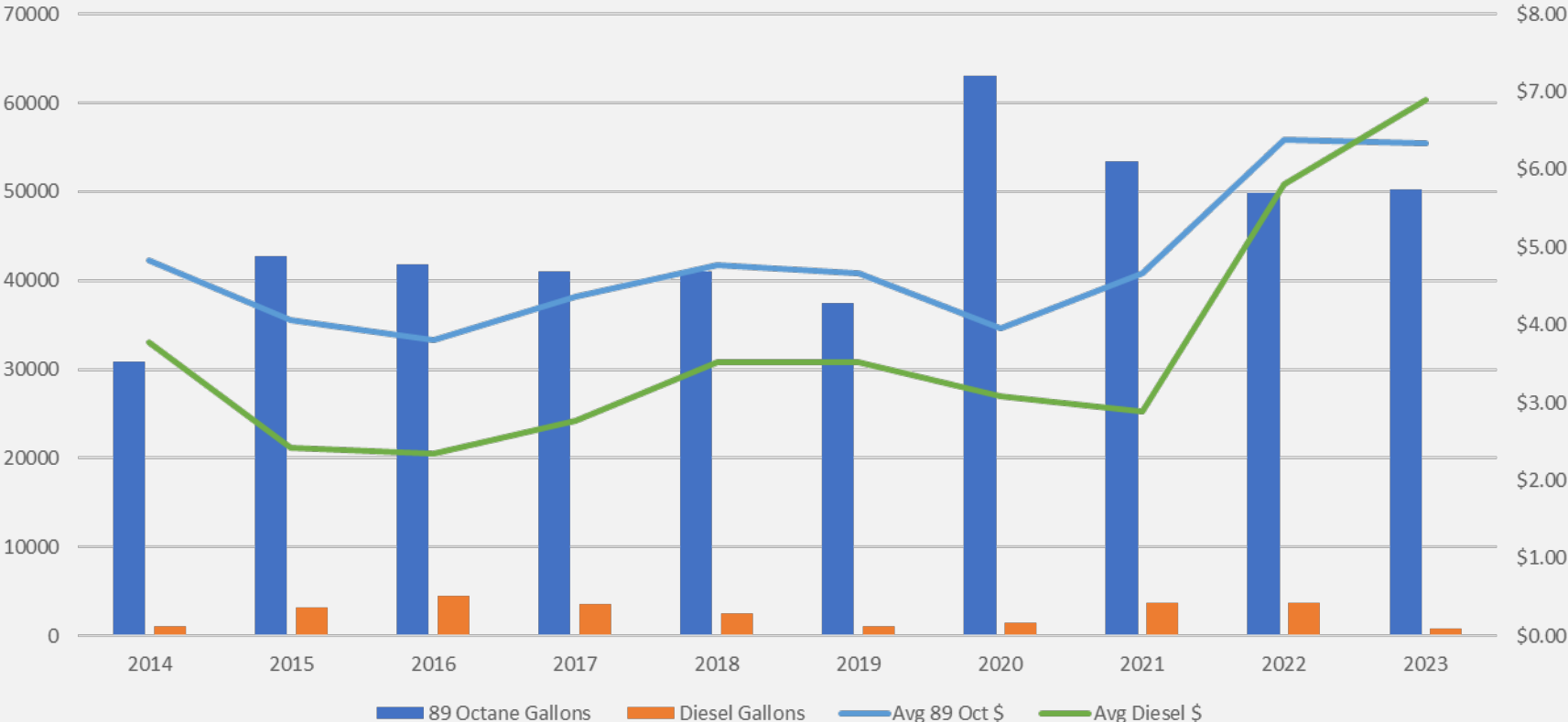
Parker's Landing Marina Operations

- 🚢 BFP grant of \$1.0 Million for the Breakwater Access Project
- 🚢 East dock replaced; Freedom Boats brings in \$4,200 in 2023
- 🚢 Overnight moorage up from 2022 when Breakwater was closed due to construction, but still not at 2020-2021 levels.
- 🚢 Fuel sales down by approx. 5%
- 🚢 2023 Average Annual Occupancy **100%**

Marina Operational Trend



Marina fuel sales trend



A scenic landscape photograph of a park. In the foreground, there is a lush green lawn. A paved area, possibly a basketball court, is visible in the middle ground, surrounded by a low stone wall. To the left, there is a tree and a metal fence. In the background, a large body of water stretches across the frame, with a mountain range visible in the distance under a clear blue sky. The text "It's Our Nature to Preserve" is overlaid in white on the upper part of the image.

It's Our Nature to Preserve



Parks & Trails



All available benches have been adopted as of 2023



Park Reservations increased, overall revenue up 21% over 2022



Re-seeding project at Washougal Waterfront Park completed

2023 Budget vs Actual

<i>Park Revenues:</i>	2023 Budget	Actual	100.0%
Park & Trail Fees	\$ 5,000	\$ 5,827	
Park Donation Program	\$ 2,500	\$ 10,200	
Total Park Revenues	\$ 7,500	\$ 16,027	213.7%

<i>Park Expenditures:</i>	2023 Budget	Actual	100.0%
Payroll	\$ 250,835	\$ 144,095	57%
Outside Services	\$ 2,000	\$ 1,855	93%
Marketing	\$ 2,500	\$ 1,825	73%
Supplies	\$ 3,000	\$ 2,039	68%
Janitorial	\$ 1,750	\$ 4,834	276%
Utilities	\$ 15,017	\$ 13,411	89%
Insurance	\$ 5,843	\$ 5,719	98%
Maintenance (grounds)			
Operations	\$ 21,338	\$ 8,333	39%
Maintenance (Eric)	\$ 11,000	\$ 6,882	63%
Maintenance (equipment)	\$ 7,000	\$ 3,300	47%
Maintenance (structures)	\$ 3,000	\$ 1,635	54%
Misc. Expense	\$ 500		0%
Total Park Expenditures	\$ 323,783	\$ 193,927	59.9%
Net Income	\$ (316,283)	\$ (177,901)	56.2%

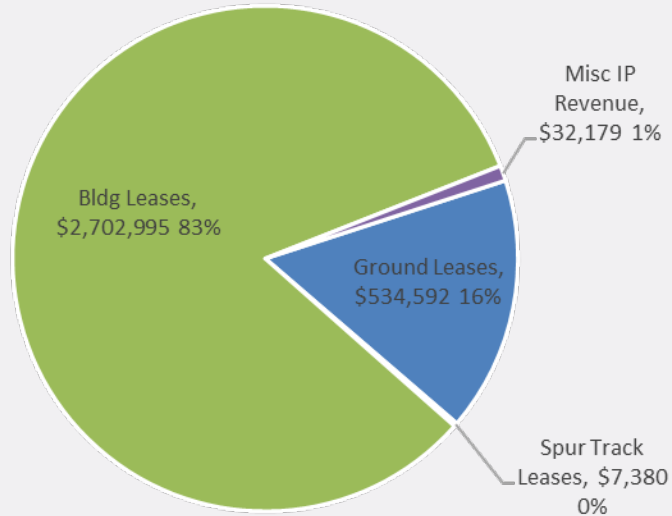
It's Our Nature to Thrive



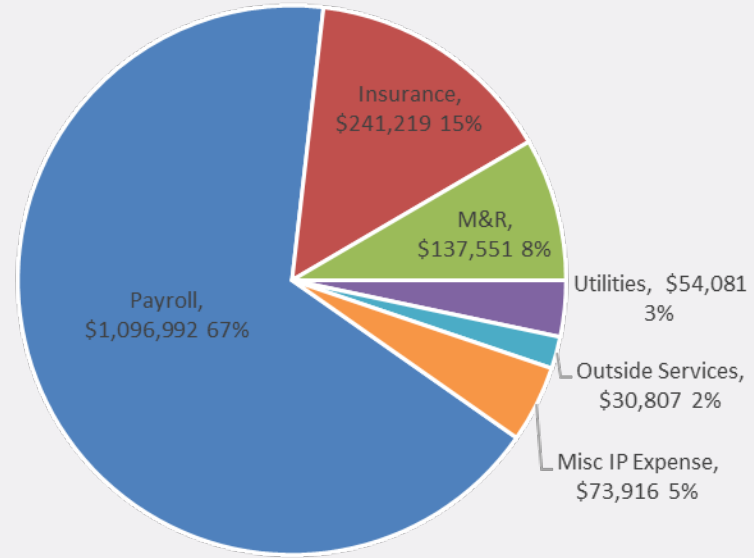
IP/REAL ESTATE

2023 Net Income \$1,642,580

2023 IP/Real Estate Revenues \$3,277,146



2023 IP/Real Estate Expenditures \$1,634,566

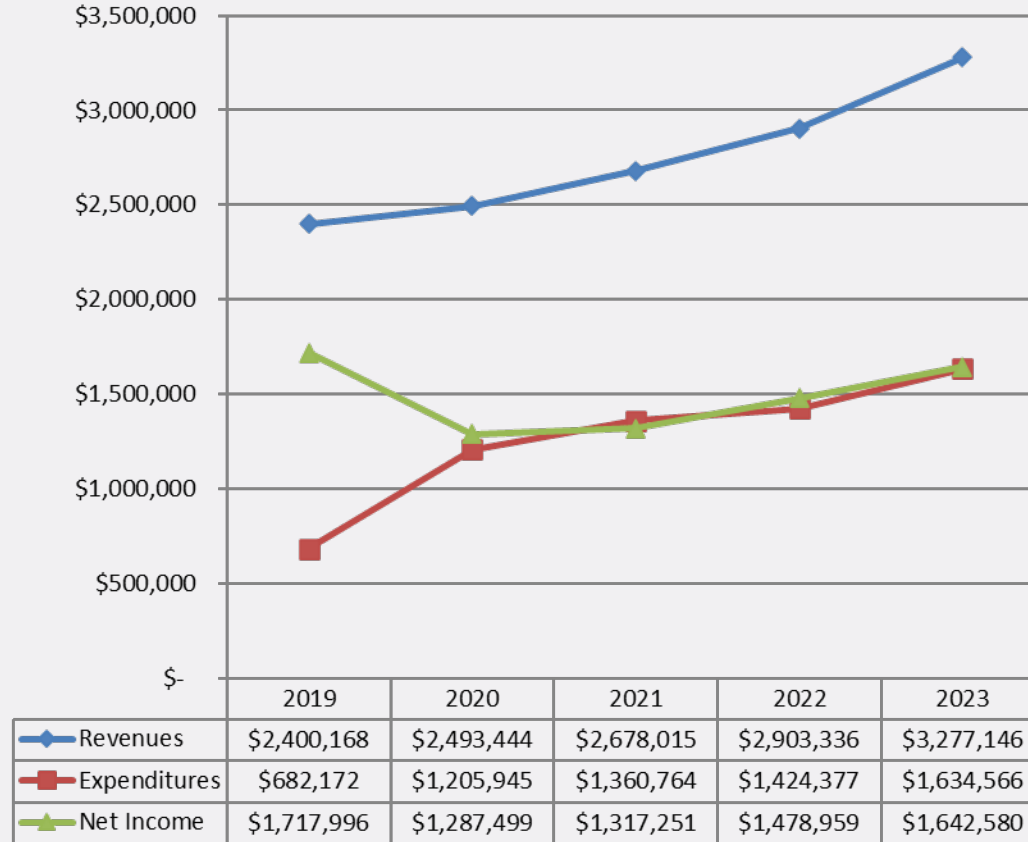




Real Estate/IP Operations

- EDA & CERB Grant Awards for Bldg. 20 totaling \$5.5 million
- History of IP Square Footage: 100% increase in 10 years
- A Year of Ribbon Cuttings
- Bldg. 20 Investment
- Analytics: Demand Increased for 6-10k sf Space
- AQV Departure & Improvements

IP/ Real Estate Operational Trend

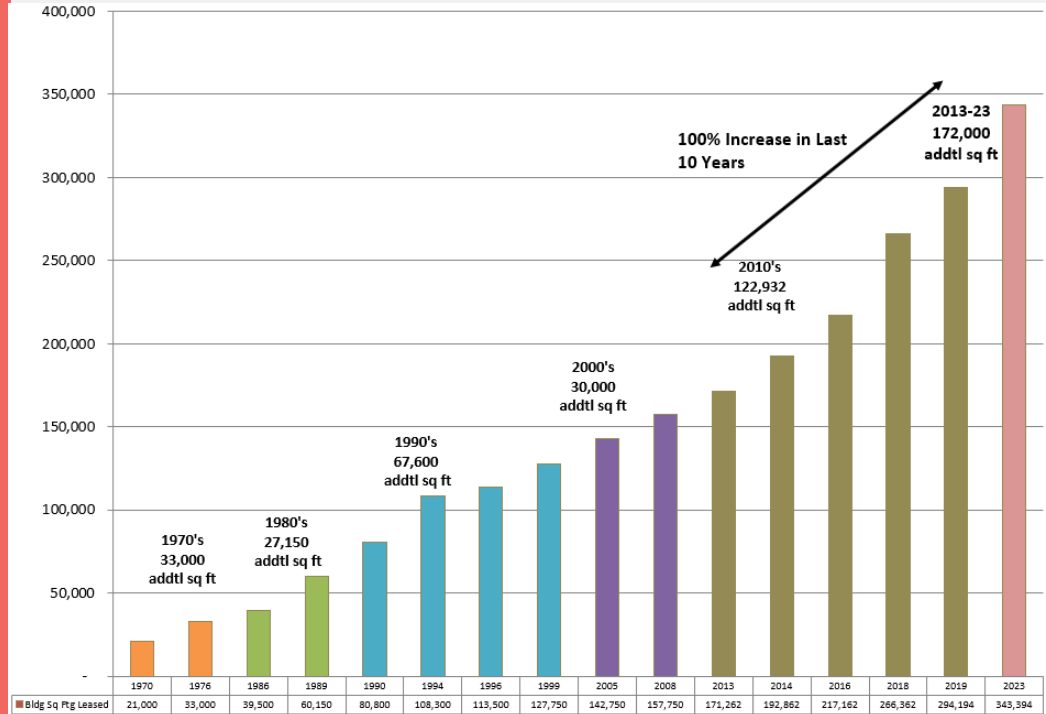




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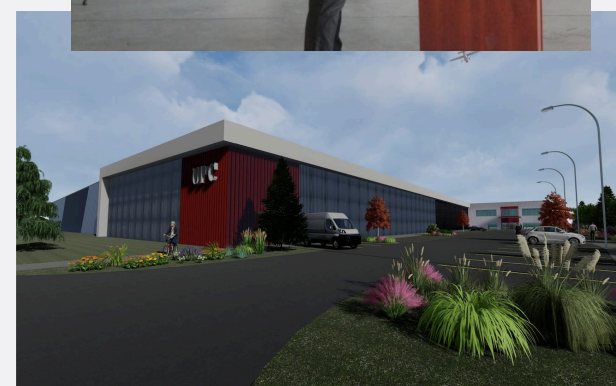
History of IP Square Footage





Real Estate/IP Operations

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Bldg. 20 Investment

BLDG. 20 EDA DATA REPORTED BY TENANT (2023)		
Tenant	Jobs	Investment
Real Carbon	6	\$75,000
Grains of Wrath	2	\$1,200,000
Grit Overland	17	\$800,000
Recluse Brew Works	4	\$840,000
Arbiter Inc.	7	\$40,000
Vacancy	-	-
Total	36	\$2,955,000

Note: Avg. Wage \$59,200



Real Estate/IP Operations

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- 👁 Bldg. 20 Investment
- 👁 Analytics: Demand Increased for 6-10k sf Space
- 👁 AQV Departure & Improvements

IP/ Real Estate Operational Trend

IP Demand: Companies By Qtr.

	Q1 2023	Q2 2023	Q3 2023	Q4 2023	TOTAL
>50k			0		0
25-50k	1	1	0		2
10-25k	2	3	1		6
6-10k	5	5	8	5	23
<6k	2	8	5	3	18
unknown	1		1	2	4

IP Demand:SF By Qtr

	Q1 2023	Q2 2023	Q3 2023	Q4 2023	TOTAL
>50k					0
25-50k	30,000	33,000			63,000
10-25k	26,000	11,333	10,000		47,333
6-10k	46,300	42,900	67,200	45,900	202,300
<6k	8,300	26,400	14,400	8,500	57,600



Real Estate/IP Operations

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- Bldg. 20 Investment
- Analytics: Demand Increased for 6-10k sf Space
- AQV Departure & Improvements

American Empress



Capital Projects

- East Dock Replacement (February 2023) **
- Building 12 Heat Pump (February 2023)
- Building 20 (April 2023)
- Building 19 Roof Repair (May 2023)
- Building 4 Seal & Paint (June 2023)
- Building 10 Insulation, Lighting & Sprinklers (June 2023)
- Breakwater Access (July 2023)
- Building 4 Sealcoat Parking Lot (August 2023)
- Building 8 Sealcoat Parking Lot (August 2023)
- Building 11 Sealcoat Parking Lot (August 2023)
- Building 15 Sealcoat Parking Lot (August 2023)
- Grove Field Tie Downs (October 2023) **
- AP-5 Heat Pump (October 2023)
- Lawton Creek Mitigation (October 2023) **

** Internal Project

East Dock Replacement



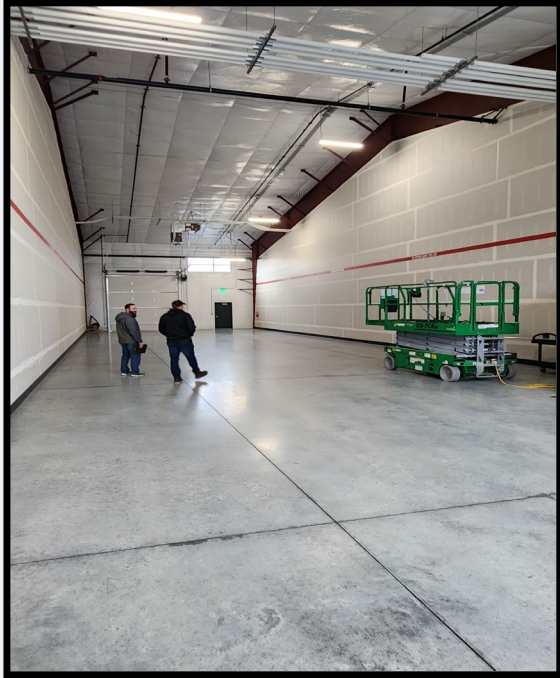
East Dock Replacement



Breakwater Access



Building 20



Lawton Creek Mitigation



Grove Field Tie Downs

