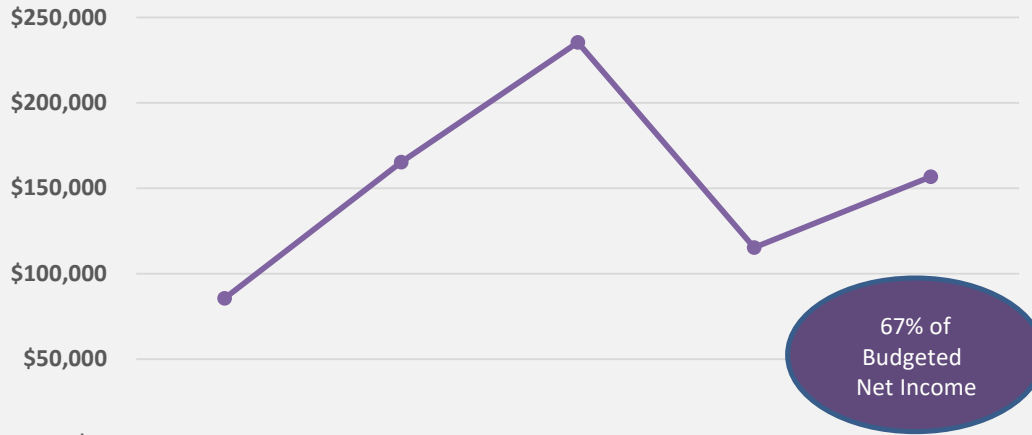




**First Quarter 2024  
Financial Reports**

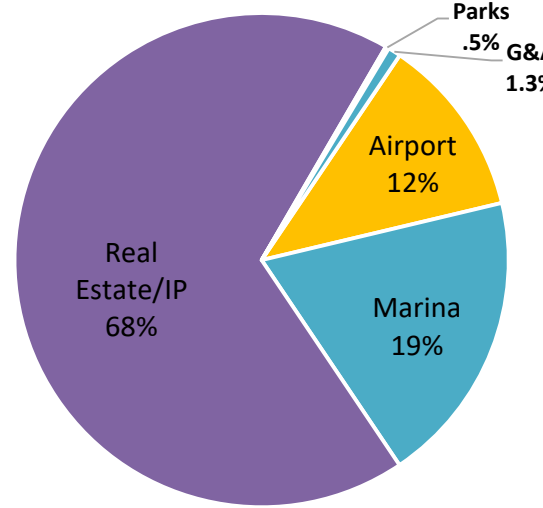
# 1st Qtr FINANCIAL DASHBOARD

### Net Operating Income Trend

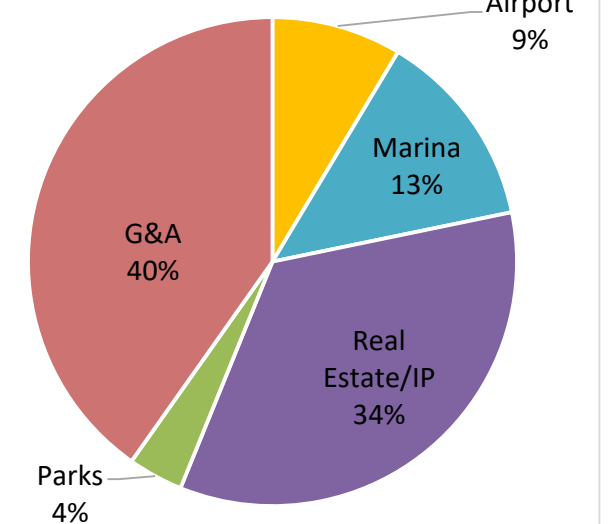


	Q1-20	Q1-21	Q1-22	Q1-23	Q1-24
Net Income	\$85,615	\$165,265	\$235,356	\$115,263	\$156,855

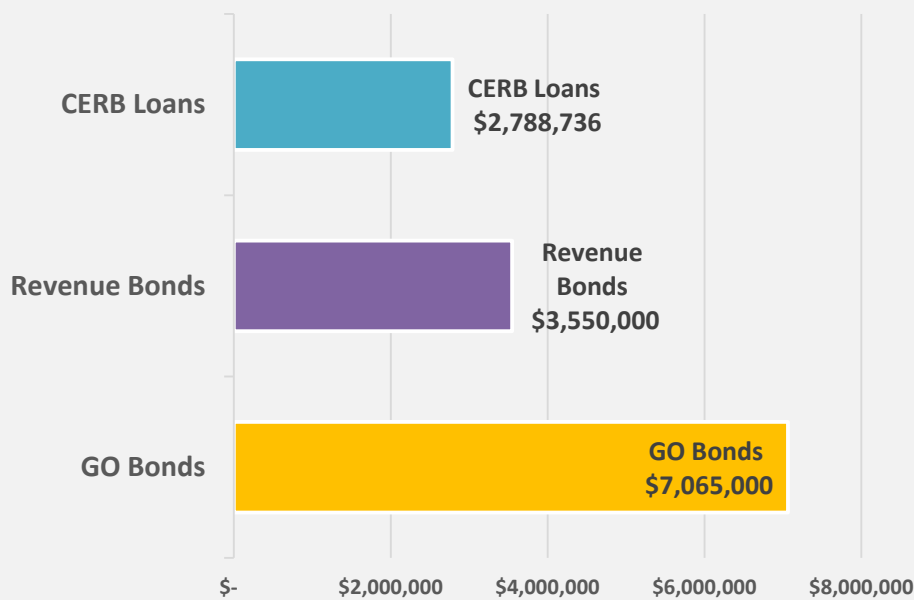
### Operating Revenue Distribution



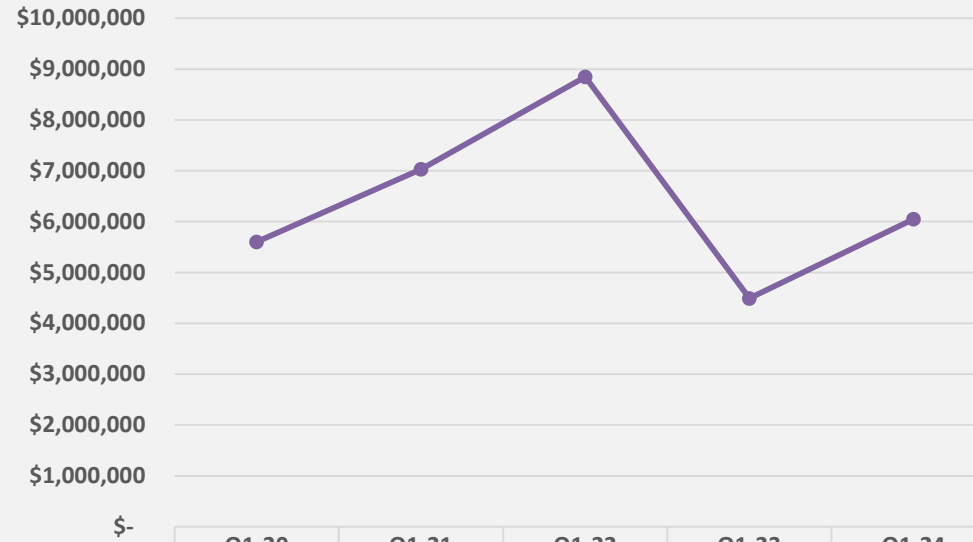
### Operating Expense Distribution



### Long Term Debt Obligations



### Cash Reserves Trend



	Q1-20	Q1-21	Q1-22	Q1-23	Q1-24
Cash Reserves:	\$5,602,892	\$7,032,783	\$8,845,988	\$4,492,319	\$6,047,858

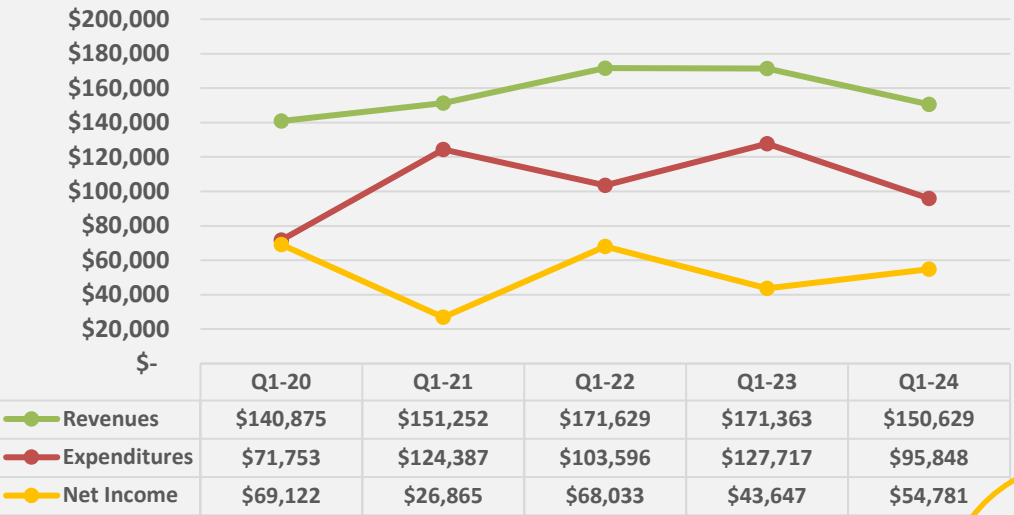
Port District  
Assessed Valuation  
**\$13.2B**

2024 Levy Rate  
**\$0.228**

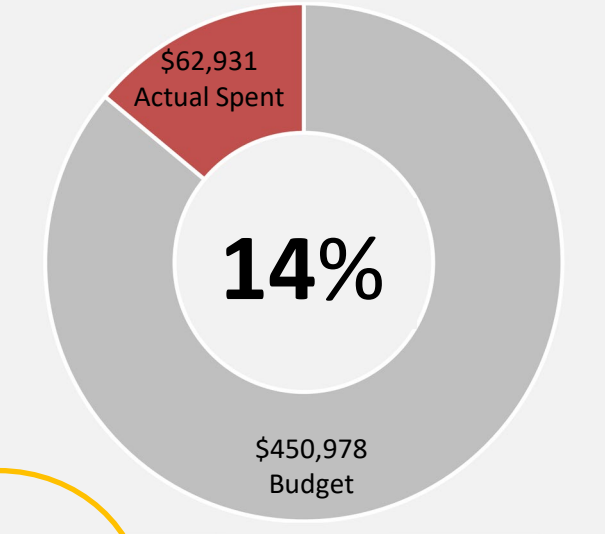
2024 Anticipated  
Levy Revenue  
**\$3,019,042**

# GROVE FIELD 1ST QTR FINANCIAL DASHBOARD

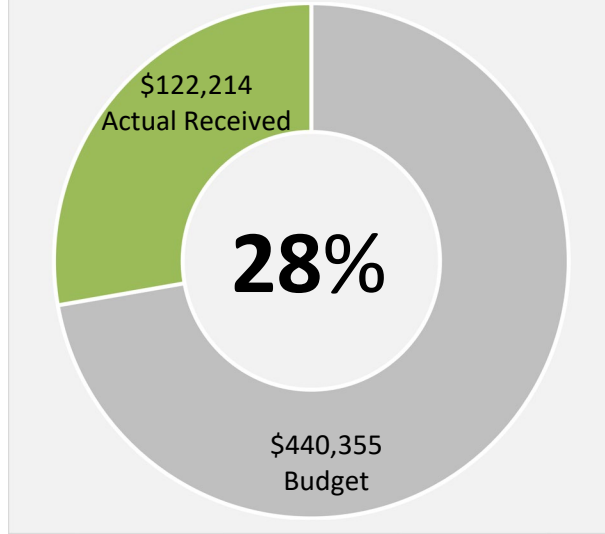
### Income Statement



### Budget vs Actual Expenses

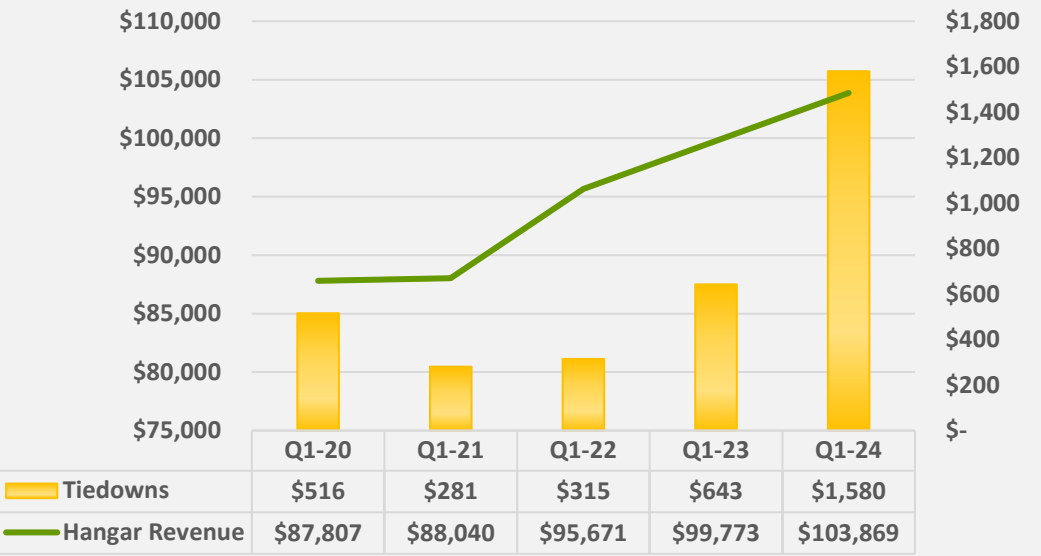


### Budget vs Actual Revenues

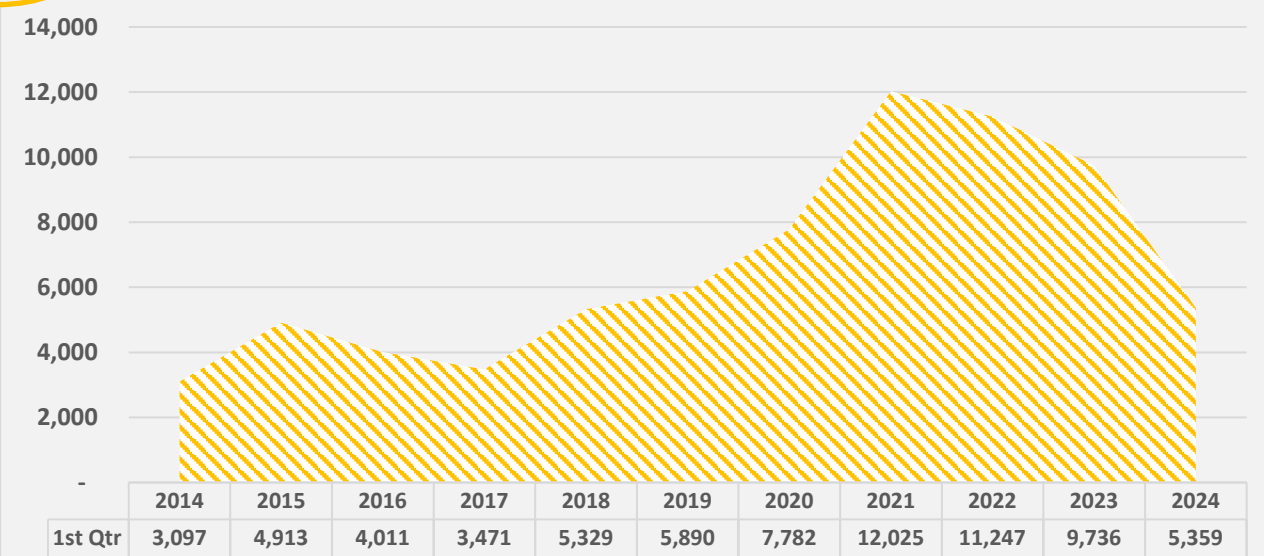


OCCUPANCY  
100%

### Hangar Revenue

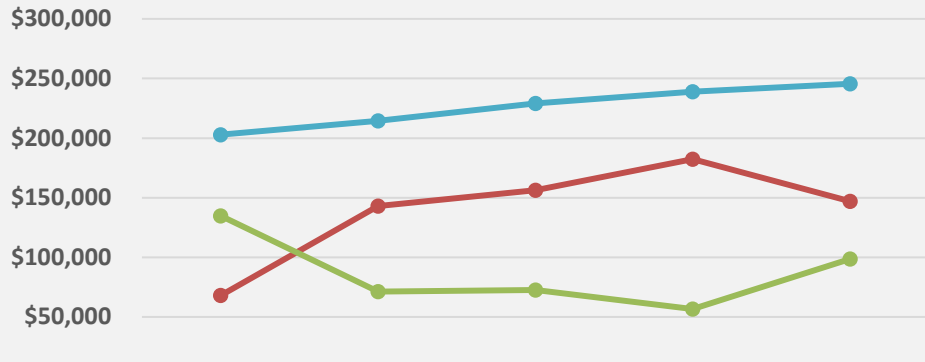


### Fuel Gallons Dispensed



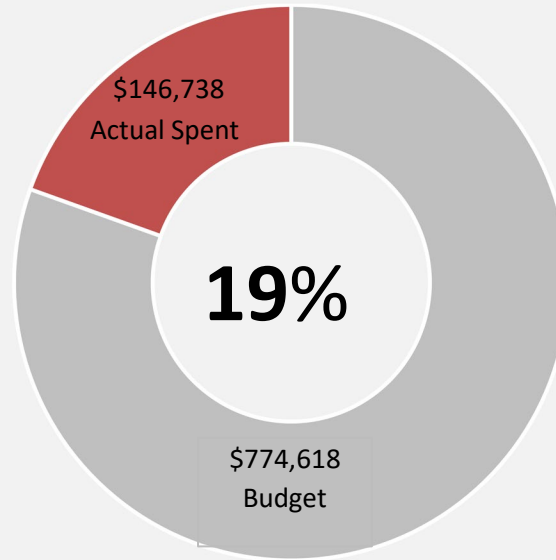
# PARKER'S LANDING MARINA 1ST QTR FINANCIAL DASHBOARD

## Income Statement

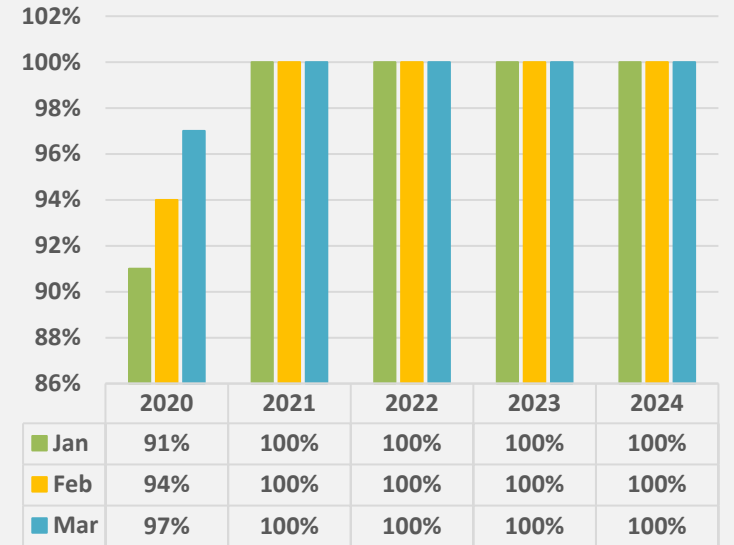


	Q1-20	Q1-21	Q1-22	Q1-23	Q1-24
Revenues	\$202,914	\$214,461	\$229,132	\$239,087	\$245,598
Expenditures	\$68,026	\$143,085	\$156,378	\$182,389	\$146,945
Net Income	\$134,889	\$71,376	\$72,753	\$56,698	\$98,653

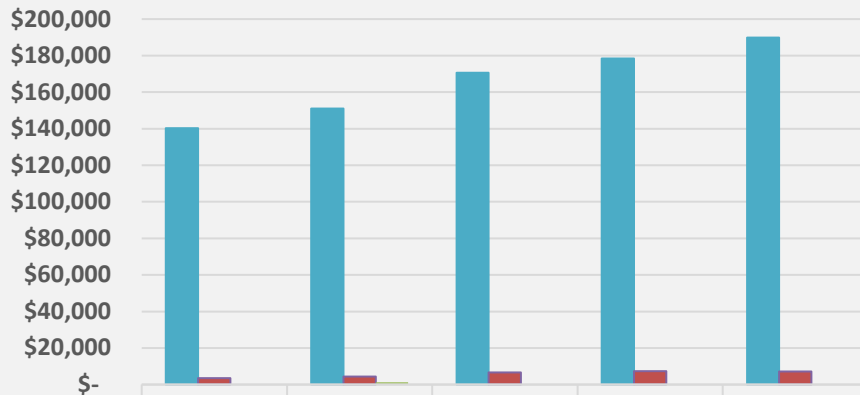
## Expenses Budget vs Actual



## 1st Qtr Occupancy

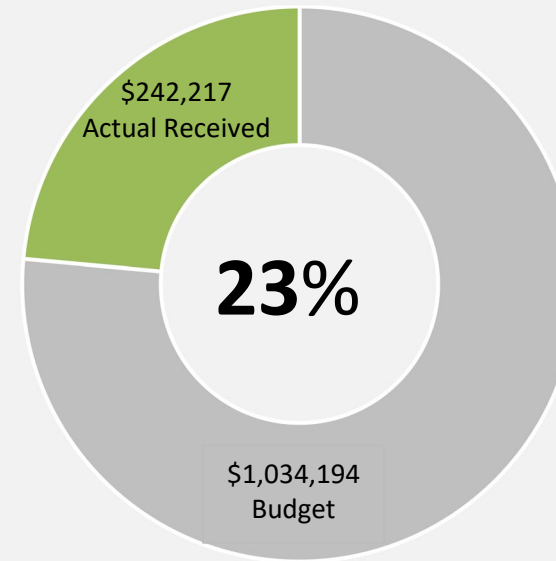


## Moorage Revenue

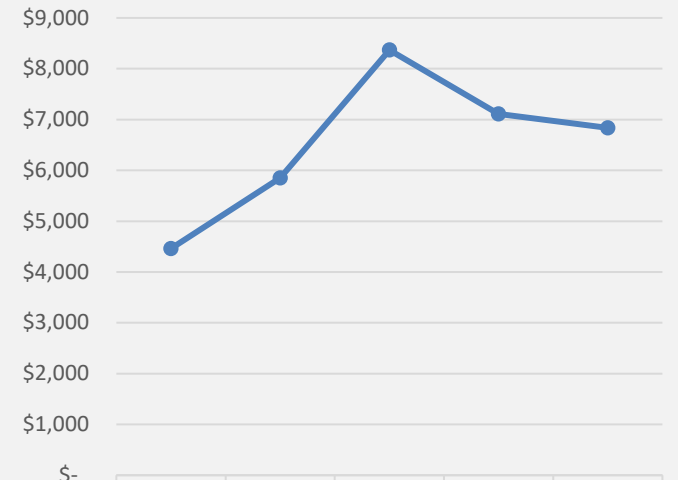


	Q1-20	Q1-21	Q1-22	Q1-23	Q1-24
Boat Moorage	\$140,333	\$151,048	\$170,568	\$178,428	\$189,818
Waverunner Moorage	\$3,498	\$4,421	\$6,602	\$7,270	\$7,200
Overnight Moorage	\$162	\$1,176	\$271	\$274	\$185

## Revenues Budget vs Actual



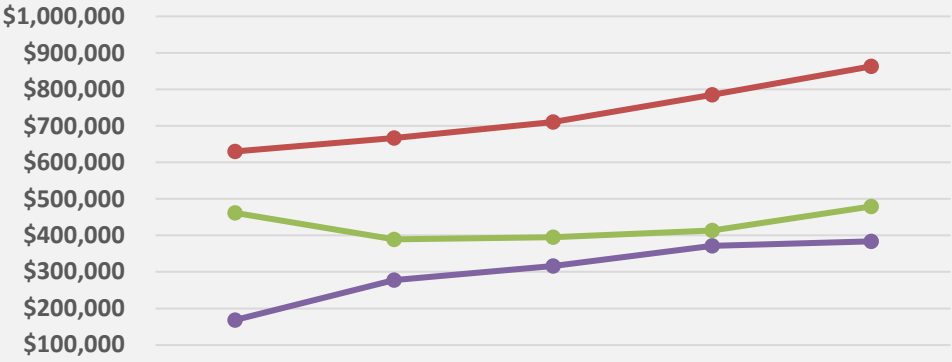
## Launch Ramp Revenue



	2020	2021	2022	2023	2024
1st Qtr	\$4,461	\$5,854	\$8,367	\$7,111	\$6,835

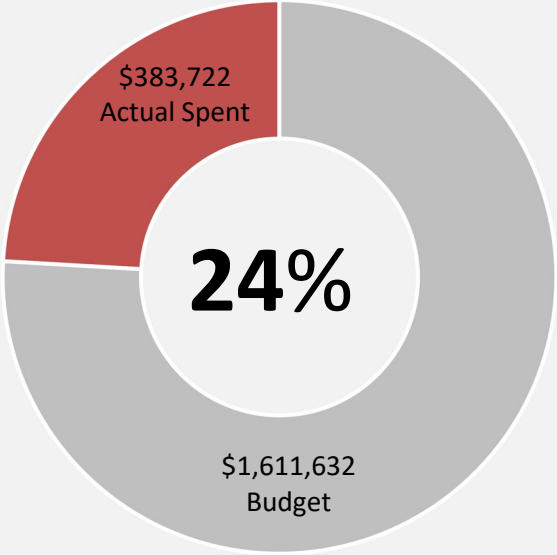
# I/P REAL ESTATE 1ST QTR FINANCIAL DASHBOARD

### Income Statement

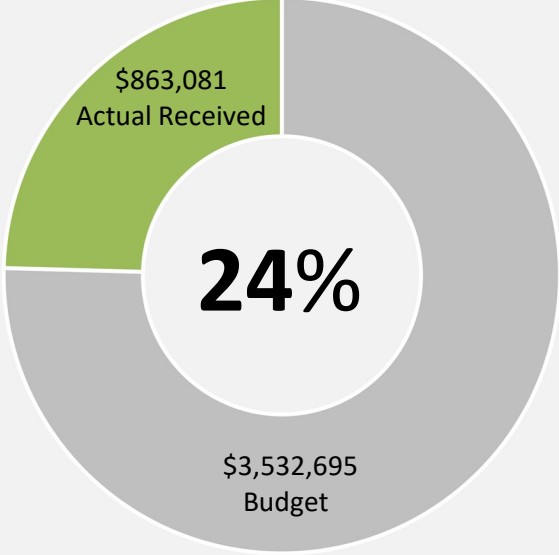


	Q1-20	Q1-21	Q1-22	Q1-23	Q1-24
Revenues	\$630,031	\$667,006	\$710,961	\$784,801	\$863,081
Expenditures	\$168,296	\$277,759	\$315,942	\$371,402	\$383,722
Net Income	\$461,735	\$389,248	\$395,018	\$413,398	\$479,359

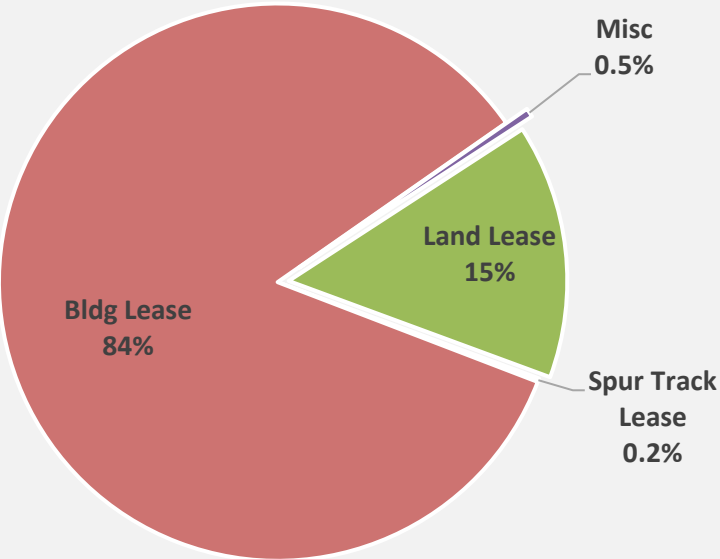
### Expenses Budget vs Actual



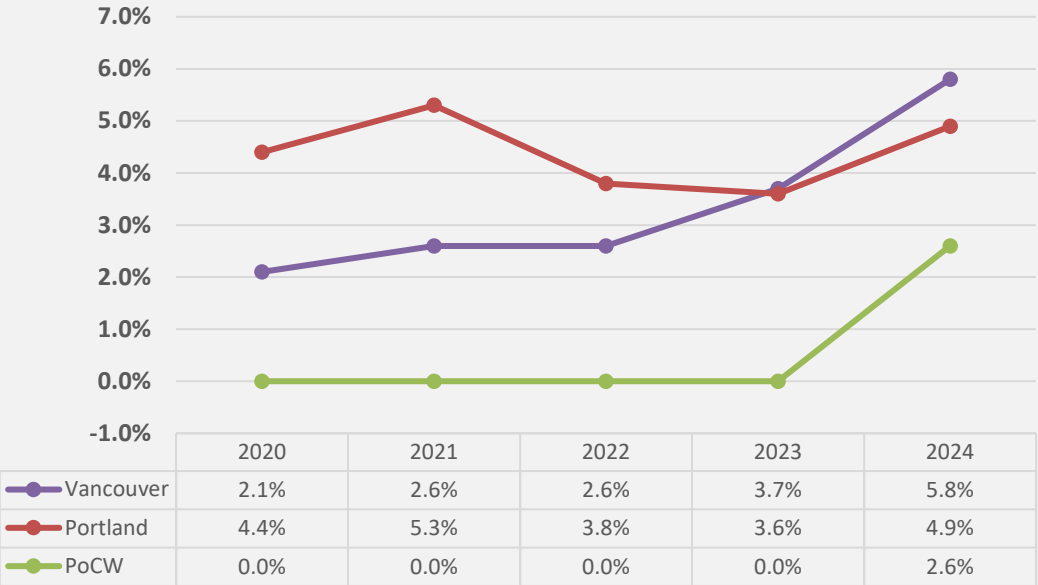
### Revenues Budget vs Actual



### IP Revenue Distribution



### Industrial Vacancy



Acres

**234**

Industrial Buildings

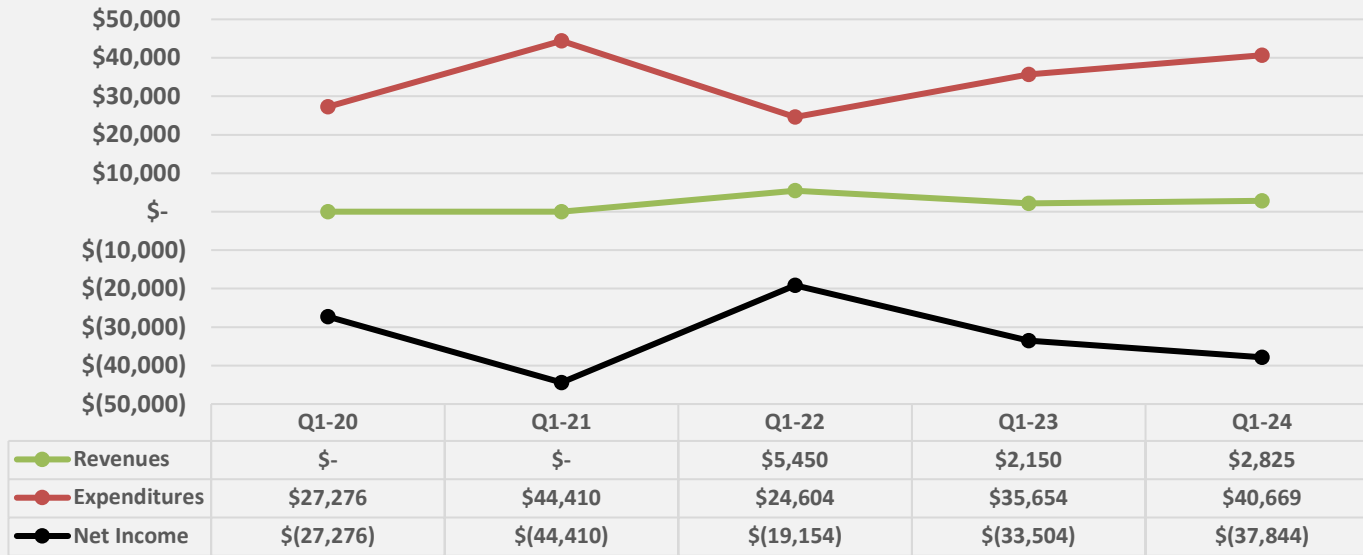
20

Industrial Building Sq Ft

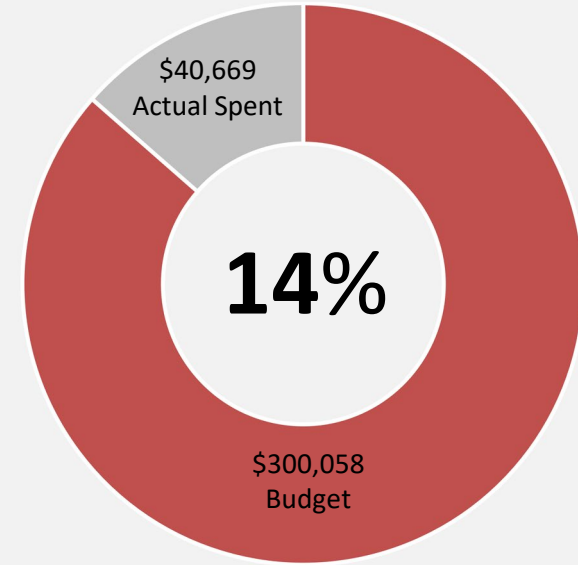
**375,444**

# PARKS - TRAILS 1ST QTR FINANCIAL DASHBOARD

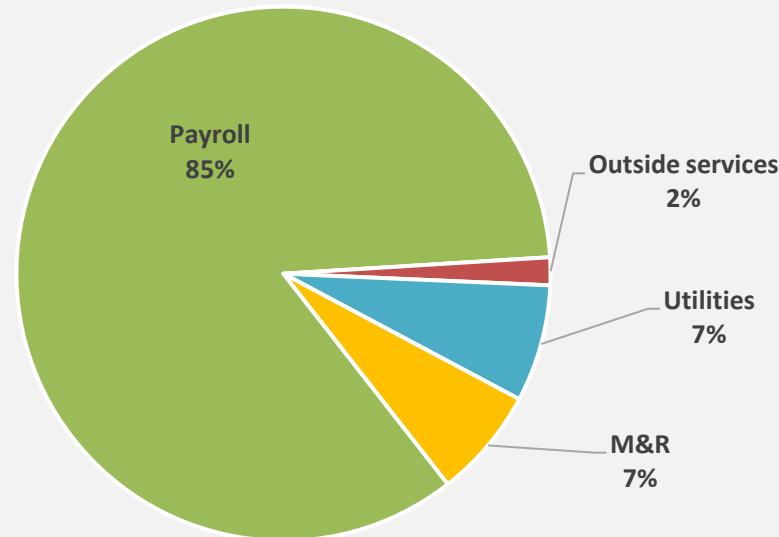
## Parks Income Statement



## Budget vs Actual Expenses



## Park Expense Allocation



Acres of Parkland

**35**

Miles of Trails

**5**

# of Parks

**5**

**5.5%**

Port Budget Allocated to  
Parks & Trails

Budget  
**\$300,058**

2024 Budget vs Actual

Operating Revenue:

	2024 Budget	Actual	25.0%
Hangar Rentals	\$ 329,542	\$ 81,712	24.8%
Tiedown Rentals	\$ 7,242	\$ 1,580	21.8%
AP-1 Rental	\$ 27,537	\$ 7,251	26.3%
Immelman Hangars Land Lease	\$ 14,906	\$ 14,906	100.0%
AP-5 and AP-6 residential rentals	\$ 36,000	\$ 9,000	25.0%
Electrical Fees	\$ 20,328	\$ 5,157	25.4%
All other AP operating revenue	\$ 4,800	\$ 2,607	54.3%
Fuel revenue	\$ 293,000	\$ 28,415	
<b>Total Airport Revenues</b>	<b>\$ 733,355</b>	<b>\$ 150,629</b>	<b>20.5%</b>
Moorage fees	\$ 755,419	\$ 190,003	25.2%
Waverunner fees	\$ 30,764	\$ 7,200	23.4%
Set up fees	\$ 4,000	\$ 1,150	28.8%
LR tickets	\$ 35,000	\$ 910	2.6%
LR permits	\$ 25,000	\$ 5,925	23.7%
Electricity revenue	\$ 24,100	\$ 5,906	24.5%
Property Resources (Puffin Café)	\$ 6,100	\$ 1,478	24.2%
Dolphin Yacht Club	\$ 15,160	\$ 1,246	8.2%
Riverside Marine	\$ 80,640	\$ 20,160	25.0%
OHSU Lease	\$ 1,471	\$ 368	25.0%
All other MA operating revenue	\$ 56,540	\$ 7,871	13.9%
Fuel revenue	\$ 330,000	\$ 3,381	
<b>Total Marina Revenues</b>	<b>\$ 1,364,194</b>	<b>\$ 245,598</b>	<b>18.0%</b>
IP Ground leases	\$ 546,799	\$ 127,587	23.3%
IP spur track leases	\$ 7,380	\$ 1,845	25.0%
Bldg 3 - Kemira	\$ 134,167	\$ 34,163	25.5%
Bldg 4 - Elwell	\$ 124,337	\$ 30,776	24.8%
Bldg 5 - MJ Glass Productions	\$ 57,645	\$ 12,675	22.0%
Bldg 6 - Kemira	\$ 207,741	\$ 51,042	24.6%
Bldg 7 - WFP	\$ 140,196	\$ 35,049	25.0%
Bldg 8 - Corrosion	\$ 114,218	\$ 28,095	24.6%
Bldg 9 - Intech	\$ 118,471	\$ 29,283	24.7%
Bldg 10 - Noctel	\$ 60,319	\$ 14,859	24.6%
Bldg 11 - Ponder Burner	\$ 130,767	\$ 32,448	24.8%
Bldg 12 - Precision Saw/Etec/Plastic Forming Svcs	\$ 140,744	\$ 32,818	23.3%
Bldg 14 - 54-40	\$ 114,217	\$ 28,335	24.8%
Bldg 15 - Foods In Season	\$ 131,196	\$ 32,799	25.0%
Bldg 16 - DS Fabrication	\$ 96,677	\$ 23,695	24.5%
Bldg 17 - Foods In Season/Lumino/MJ Glass Prod.	\$ 175,201	\$ 43,561	24.9%
Bldg 18	\$ 388,524	\$ 96,033	24.7%
Bldg 19 - Feguson	\$ 118,832	\$ 29,634	24.9%
Bldg 20	\$ 433,202	\$ 107,484	24.8%
City of Camas	\$ 96,055	\$ 24,014	25.0%
Westlie Ford	\$ 169,440	\$ 42,360	25.0%
Utility revenue from tenants	\$ 14,000	\$ 1,538	11.0%
All other IP operating revenue	\$ 5,000	\$ 2,985	59.7%
Infrastructure Fee	\$ 7,567		0.0%
<b>Total Real Estate/IP Revenues</b>	<b>\$ 3,532,695</b>	<b>\$ 863,081</b>	<b>24.4%</b>
<b>Park Revenues</b>	<b>\$ 5,000</b>	<b>\$ 2,825</b>	<b>56.5%</b>
<b>General &amp; Administrative Revenues</b>	<b>\$ 25,000</b>	<b>\$ 10,649</b>	<b>42.6%</b>
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 5,660,244</b>	<b>\$ 1,272,781</b>	<b>22.5%</b>

**Non-operating revenue**

	<b>2024 Budget</b>	<b>Actual</b>	<b>25.0%</b>
Taxes levied for:			
General purposes	\$ 1,637,815	\$ 149,172	9.1%
Debt service requirements	\$ 1,381,455	\$ 126,407	9.2%
Investment income	\$ 100,000	\$ 46,602	46.6%
Misc tax revenue	\$ 40,000	\$ 6,213	15.5%
State Grant: WA State Parks & Rec	\$ 1,200	\$ 145	12.1%
State Grant: RCO Breakwater Access & CERB		\$ 1,052,817	
State Grant/Loan: Dept of Comm - Solar Plus	\$ 283,000	\$ -	
Disposal of Capital Assets	\$ -	\$ -	
<b>TOTAL NON-OPERATING REVENUE</b>	<b>\$ 3,443,470</b>	<b>\$ 1,381,356.41</b>	<b>40.1%</b>

<b>TOTAL REVENUE</b>	<b>\$ 9,103,714</b>	<b>\$ 2,654,137.64</b>	<b>29.2%</b>
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2024 Budget vs Actual

**Operating Expenditures**

	2024 Budget	Actual	25.0%	
Payroll	\$ 308,705	\$ 44,729	14.5%	
Advertising	\$ 4,000	\$ 118	2.9%	
Outside services				
	Operations	\$ 8,000	\$ 3,752	46.9%
	Maintenance (Eric)	\$ 1,000		0.0%
Legal	\$ 5,000	\$ 916	18.3%	
Supplies (Airport)	\$ 6,500	\$ 2,988	46.0%	
Janitorial	\$ 1,500		0.0%	
Fire System Monitoring	\$ 1,366	\$ 1,562	114.4%	
Insurance	\$ 66,276		0.0%	
Utilities - (Water, Sewer & Electricity)	\$ 18,751	\$ 5,531	29.5%	
Internet	\$ 1,050	\$ 233	22.2%	
Clean Water Tax (Stormwater)	\$ 4,630		0.0%	
Maintenance (grounds)				
	Operations	\$ 3,700		0.0%
	Maintenance (Eric)	\$ 4,500	\$ 760	16.9%
Maintenance (structures)	\$ 8,000	\$ 416	5.2%	
Maintenance (equipment)	\$ 5,000	\$ 1,598	32.0%	
Misc Expenses	\$ 3,000	\$ 327	10.9%	
Fuel Expense	\$ 261,644	\$ 31,978	12.2%	
Fuel Credit Card Expense	\$ 9,303	\$ 939	10.1%	
<b>Total Airport Expenditures</b>	<b>\$ 721,925</b>	<b>\$ 95,848</b>	<b>13.3%</b>	

Payroll	\$ 498,782	\$ 116,840	23.4%	
Maintenance (Equipment)	\$ 10,000	\$ 1,814	18.1%	
Maintenance (Structures)	\$ 5,000		0.0%	
Advertising	\$ 3,000		0.0%	
Outside services				
	Operations	\$ 16,500	\$ 4,060	24.6%
	Maintenance (Eric)	\$ 2,000		0.0%
Legal	\$ 2,000	\$ 1,159	57.9%	
Supplies	\$ 26,000	\$ 6,834	26.3%	
Janitorial Supplies	\$ 1,750	\$ 117	6.7%	
Equipment Fuel	\$ 1,200	\$ 171	14.3%	
Security	\$ 8,000	\$ 585	7.3%	
Insurance	\$ 131,044		0.0%	
Utilities	\$ 42,842	\$ 13,016	30.4%	
Misc Expenses	\$ 10,500	\$ 639	6.1%	
Maintenance (Docks)	\$ 6,000	\$ 1,483	24.7%	
Maintenance (Grounds)				
	Operations	\$ 8,000		0.0%
	Maintenance (Eric)	\$ 2,000	\$ 20	1.0%
Fuel Expense	\$ 287,000	\$ 135	0.0%	
Fuel Credit Card Expense	\$ 8,900	\$ 72	0.8%	
<b>Total Marina Expenditures</b>	<b>\$ 1,070,518</b>	<b>\$ 146,945</b>	<b>13.7%</b>	

Payroll	\$ 1,034,032	\$ 310,902	30.1%
Advertising	\$ 5,000	\$ 582	11.6%
Outside Services	\$ 40,000	\$ 6,754	16.9%
Legal fees	\$ 15,000	\$ 5,726	38.2%
Real Estate Commission Expense	\$ -		
Supplies	\$ 12,000	\$ 6,813	56.8%
Fire System Monitoring	\$ 5,919	\$ 7,291	123.2%
Insurance	\$ 265,341		0.0%

Utilities		\$ 48,410	\$ 12,251	25.3%
Stormwater		\$ 4,830		0.0%
Internet		\$ 1,600	\$ 443	27.7%
Maintenance (Grounds)				
	Operations	\$ 26,400	\$ 4,610	17.5%
	Maintenance (Eric)	\$ 12,600	\$ 1,889	15.0%
Maintenance (Levee)				
	Operations	\$ 62,000	\$ 5,621	9.1%
	Maintenance (Eric)	\$ 3,000	\$ 188	6.3%
Misc Expenses		\$ 1,000		0.0%
Maintenance (Structures)		\$ 56,000	\$ 16,077	28.7%
Maintenance (Pumps)		\$ 3,000		0.0%
Maintenance (Equipment)		\$ 8,500	\$ 1,440	16.9%
Maintenance (Rail)		\$ 5,000		0.0%
Maintenance (Streets)		\$ 2,000	\$ 633	31.7%
Tenant Security Deposit Released		\$ -	\$ 2,500	
<b>Total Real Estate/IP Expenditures</b>		<b>\$ 1,611,632</b>	<b>\$ 383,722</b>	<b>23.8%</b>
<b>Park Expenditures</b>		<b>\$ 300,058</b>	<b>\$ 40,669</b>	<b>13.6%</b>
<b>General &amp; Administrative Expenditures</b>		<b>\$ 1,722,778</b>	<b>\$ 448,743</b>	<b>26.0%</b>
<b>TOTAL OPERATING EXPENSE</b>		<b>\$ 5,426,911</b>	<b>\$ 1,115,926</b>	<b>20.6%</b>

<b>NET OPERATING INCOME</b>	<b>\$ 233,333</b>	<b>\$ 156,855</b>	<b>67%</b>
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**Non-Operating Expense**

	<b>2024 Budget</b>	<b>Actual</b>	<b>25.0%</b>
CERB Loan	\$ 208,381	\$ 208,381	100.0%
GO & Revenue Bond Interest Expense	\$ 321,455		0.0%
GO & Revenue Bond Principal Expense	\$ 1,060,000		0.0%
Misc Non-operating Expense			
Bond Administrative Expense	\$ 2,400		0.0%
Luse/Mehrer Contracts Payable	\$ 78,703	\$ 19,676	25.0%
Capital Improvement Projects	\$ 1,334,200	\$ 257,698	19.3%
<b>TOTAL NON-OPERATING EXPENSE</b>	<b>\$ 3,005,139</b>	<b>\$ 485,755</b>	<b>16%</b>

<b>TOTAL EXPENSE</b>	<b>\$ 8,432,050</b>	<b>\$ 1,601,681</b>	<b>19%</b>
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<b>NET INCOME</b>	<b>\$ 671,664</b>	<b>\$ 1,052,456</b>	<b>157%</b>
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**2024 Budget vs Actual**

<b>General &amp; Administrative Revenues</b>	<b>2024 Budget</b>	<b>Actual</b>	<b>25.0%</b>
Misc GA Revenues	\$ 25,000	\$ 10,649	
<b>Total General &amp; Administrative Revenues</b>	<b>\$ 25,000</b>	<b>\$ 10,649</b>	<b>42.6%</b>

<b>General &amp; Administrative Expenses</b>	<b>2024 Budget</b>	<b>Actual</b>	<b>25.0%</b>
Salaries and wages	\$ 681,325	\$ 137,886	20%
Hazard Pay	\$ 9,731	\$ 2,914	30%
Standby	\$ 15,900	\$ 3,990	25%
Commissioner's compensation and benefits	\$ 103,089	\$ 24,665	24%
Overtime - Permanent EE's	\$ 14,000	\$ 3,434	25%
Employee benefits & payroll taxes	\$ 322,695	\$ 77,857	24%
Employee Uniforms	\$ 8,925	\$ 7,057	79%
Employee Relations	\$ 10,000	\$ 4,111	41%
Training Program	\$ 42,600	\$ 3,700	9%
Legal fees	\$ 50,000	\$ 12,108	24%
Insurance	\$ 8,985		0%
Election expense	\$ 13,000	\$ 20,745	
Outside services	\$ 19,000	\$ 15,356	81%
State audit	\$ 31,600		0%
Miscellaneous expense	\$ 46,500	\$ 8,527	18%
Telephone & communication	\$ 26,715	\$ 5,748	22%
Office supplies	\$ 10,000	\$ 2,296	23%
Copier	\$ 5,880	\$ 825	14%
Memberships & dues	\$ 37,000	\$ 32,904	89%
Advertising	\$ 19,000	\$ 2,693	14%
Marketing	\$ 35,000	\$ 13,086	37%
IT Supplies & Services	\$ 116,200	\$ 43,763	38%
Concerts in the park	\$ 15,000	\$ 5,000	33%
Wheels & Wings	\$ 8,000		0%
Fuel expense	\$ 28,000	\$ 5,360	19%
Maintenance & Supplies (Janitorial)	\$ 2,000	\$ 612	31%
Maintenance (Office)	\$ 5,000	\$ 5,232	105%
Maintenance (Grounds & Equip)	\$ 200		0%
Office security	\$ -	\$ 846	
Utilities	\$ 16,223	\$ 4,600	28%
Postage	\$ 1,650	\$ 458	28%
Promotional Hosting	\$ 3,000	\$ 131	4%
Taxes	\$ 100	\$ 4	4%
Publications	\$ 200	\$ 105	53%
Printing and binding	\$ 4,500		0%
Wellness benefits	\$ 11,760	\$ 2,730	23%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 1,722,778</b>	<b>\$ 448,743</b>	<b>26.0%</b>

<b>Total G&amp;A Expenses</b>	<b>\$ 1,697,778</b>	<b>\$ 438,094</b>
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## 2024 Budget vs Actual

### Airport Revenues:

	2024 Budget	Actual	25.0%
Hangar Rentals	\$ 329,542	\$ 81,712	24.8%
Tiedown Rentals	\$ 7,242	\$ 1,580	21.8%
AP-1 Rental	\$ 27,537	\$ 7,251	26.3%
Immelman Hangars	\$ 14,906	\$ 14,906	100.0%
AP- 5 and 6 residential rentals	\$ 36,000	\$ 9,000	25.0%
Electricity revenue	\$ 20,328	\$ 5,157	25.4%
All other AP operating revenue	\$ 4,800	\$ 2,607	54.3%
Fuel revenue	\$ 293,000	\$ 28,415	
<b>Total Airport Revenues</b>	<b>\$ 733,355</b>	<b>\$ 150,629</b>	<b>20.5%</b>

### Airport Expenditures:

	2024 Budget	Actual	25.0%
Payroll	\$ 308,705	\$ 44,729	14.5%
Advertising	\$ 4,000	\$ 118	2.9%
Outside services			
Operations (Kim)	\$ 8,000	\$ 3,752	46.9%
Maintenance (Eric)	\$ 1,000	\$ -	0.0%
Legal	\$ 5,000	\$ 916	18.3%
Supplies (Airport)	\$ 6,500	\$ 2,988	46.0%
Janitorial	\$ 1,500	\$ -	0.0%
Fire System Monitoring	\$ 1,366	\$ 1,562	114.4%
Insurance	\$ 66,276	\$ -	0.0%
Utilities	\$ 18,751	\$ 5,531	29.5%
Internet	\$ 1,050	\$ 233	22.2%
Clean Water Tax	\$ 4,630	\$ -	0.0%
Maintenance (grounds)			
Operations (Kim)	\$ 3,700	\$ -	0.0%
Maintenance (Eric)	\$ 4,500	\$ 760	16.9%
Maintenance (structures)	\$ 8,000	\$ 416	5.2%
Maintenance (equipment)	\$ 5,000	\$ 1,598	32.0%
Misc Expenses	\$ 3,000	\$ 327	10.9%
Fuel Expense	\$ 261,644	\$ 31,978	
Fuel Credit Card Expense	\$ 9,303	\$ 939	
<b>Total Airport Expenditures</b>	<b>\$ 721,925</b>	<b>\$ 95,848</b>	<b>13.3%</b>
<b>Net Income</b>	<b>\$ 11,430</b>	<b>\$ 54,781</b>	<b>479.3%</b>

## 2024 Budget vs Actual

### Marina Revenues:

	2024 Budget	Actual	25.0%
Marina fees	\$ 755,419	\$ 190,003	25.2%
Waverunner fees	\$ 30,764	\$ 7,200	23.4%
Set up fees	\$ 4,000	\$ 1,150	28.8%
LR tickets	\$ 35,000	\$ 910	2.6%
LR permits	\$ 25,000	\$ 5,925	23.7%
Electricity revenue	\$ 24,100	\$ 5,906	24.5%
Property Resources (Puffin Café)	\$ 6,100	\$ 1,478	24.2%
Dolphin Yacht Club	\$ 15,160	\$ 1,246	8.2%
Riverside Marine	\$ 80,640	\$ 20,160	25.0%
OHSU Breakwater Lease	\$ 1,471	\$ 368	25.0%
All other MA operating revenue	\$ 56,540	\$ 7,871	13.9%
Fuel revenue	\$ 330,000	\$ 3,381	
<b>Total Marina Revenues</b>	<b>\$ 1,364,194</b>	<b>\$ 245,598</b>	<b>18.0%</b>

### Marina Expenditures:

	2024 Budget	Actual	25.0%
Payroll	\$ 498,782	\$ 116,840	23.4%
Maintenance (Equipment)	\$ 10,000	\$ 1,814	18.1%
Maintenance (Structures)	\$ 5,000	\$ -	0.0%
Advertising	\$ 3,000	\$ -	0.0%
Outside services			
Operations (Kim)	\$ 16,500	\$ 4,060	24.6%
Maintenance (Eric)	\$ 2,000	\$ -	0.0%
Legal	\$ 2,000	\$ 1,159	57.9%
Supplies	\$ 26,000	\$ 6,834	26.3%
Janitorial	\$ 1,750	\$ 117	6.7%
Equipment Fuel	\$ 1,200	\$ 171	14.3%
Security	\$ 8,000	\$ 585	7.3%
Insurance	\$ 131,044	\$ -	0.0%
Utilities	\$ 42,842	\$ 13,016	30.4%
Misc Expenses	\$ 10,500	\$ 639	6.1%
Maintenance (Docks)	\$ 6,000	\$ 1,483	24.7%
Maintenance (Grounds)			
Operations (Kim)	\$ 8,000	\$ -	0.0%
Maintenance (Eric)	\$ 2,000	\$ 20	1.0%
Fuel Expense	\$ 287,000	\$ 135	
Fuel Credit Card Expense	\$ 8,900	\$ 72	
<b>Total Marina Expenditures</b>	<b>\$ 1,070,518</b>	<b>\$ 146,945</b>	<b>13.7%</b>
<b>Net Income</b>	<b>\$ 293,676</b>	<b>\$ 98,653</b>	<b>33.6%</b>

**2024 Budget vs Actual**

**Real Estate/IP Revenues:**

	<b>2024 Budget</b>	<b>Actual</b>	<b>25.0%</b>
IP Ground leases	\$ 546,799	\$ 127,587	23.3%
IP spur track leases	\$ 7,380	\$ 1,845	25.0%
Bldg 3 - Kemira	\$ 134,167	\$ 34,163	25.5%
Bldg 4 - Pump Dynamics	\$ 124,337	\$ 30,776	24.8%
Bldg 5 - MJ Glass Productions	\$ 57,645	\$ 12,675	22.0%
Bldg 6 - Kemira	\$ 207,741	\$ 51,042	24.6%
Bldg 7 - Calvert	\$ 140,196	\$ 35,049	25.0%
Bldg 8	\$ 114,218	\$ 28,095	24.6%
Bldg 9 - Intech	\$ 118,471	\$ 29,283	24.7%
Bldg 10 - Phase 5	\$ 60,319	\$ 14,859	24.6%
Bldg 11 - Ponder Burner	\$ 130,767	\$ 32,448	24.8%
Bldg 12	\$ 140,744	\$ 32,818	23.3%
Bldg 14	\$ 114,217	\$ 28,335	24.8%
Bldg 15 - Foods In Season	\$ 131,196	\$ 32,799	25.0%
Bldg 16 - DS Fabrication	\$ 96,677	\$ 23,695	24.5%
Bldg 17 - Foods In Season/Lumino/MJ Glass Prod.	\$ 175,201	\$ 43,561	24.9%
Bldg 18	\$ 388,524	\$ 96,033	24.7%
Bldg 19 - Ferguson	\$ 118,832	\$ 29,634	24.9%
Bldg 20	\$ 433,202	\$ 107,484	
City of Camas	\$ 96,055	\$ 24,014	25.0%
Westlie Ford	\$ 169,440	\$ 42,360	25.0%
Tenant Security Deposits	\$ -	\$ -	
Utility revenue from tenants	\$ 14,000	\$ 1,538	11.0%
All other IP operating revenue	\$ 5,000	\$ 2,985	59.7%
Infrastructure Fee	\$ 7,567	\$ -	0.0%
<b>Total Real Estate/IP Revenues</b>	<b>\$ 3,532,695</b>	<b>\$ 863,081</b>	<b>24.4%</b>

**Real Estate/IP Expenditures:**

	<b>2024 Budget</b>	<b>Actual</b>	<b>25.0%</b>
Payroll	\$ 1,034,032	\$ 310,902	30.1%
Advertising	\$ 5,000	\$ 582	11.6%
Outside Services	\$ 40,000	\$ 6,754	16.9%
Legal fees	\$ 15,000	\$ 5,726	38.2%
Real Estate Commission Expense	\$ -	\$ -	
Supplies	\$ 12,000	\$ 6,813	56.8%
Fire System Monitoring	\$ 5,919	\$ 7,291	123.2%
Insurance	\$ 265,341	\$ -	0.0%
Utilities	\$ 48,410	\$ 12,251	25.3%
Stormwater	\$ 4,830	\$ -	0.0%
Internet	\$ 1,600	\$ 443	27.7%
Maintenance (Grounds)			
Operations (Kim)	\$ 26,400	\$ 4,610	17.5%
Maintenance (Eric)	\$ 12,600	\$ 1,889	15.0%
Maintenance (Levee)			
Operations (Kim)	\$ 62,000	\$ 5,621	9.1%
Maintenance (Eric)	\$ 3,000	\$ 188	6.3%
Misc Expenses	\$ 1,000	\$ -	0.0%
Maintenance (Structures)	\$ 56,000	\$ 16,077	28.7%
Maintenance (Pumps)	\$ 3,000	\$ -	0.0%
Maintenance (Equipment)	\$ 8,500	\$ 1,440	16.9%
Maintenance (Rail)	\$ 5,000	\$ -	0.0%
Maintenance (Streets)	\$ 2,000	\$ 633	
Tenant Security Deposit	\$ -	\$ 2,500	
<b>Total Real Estate/IP Expenditures</b>	<b>\$ 1,611,632</b>	<b>\$ 383,722</b>	<b>23.8%</b>
<b>Net Income</b>	<b>\$ 1,921,063</b>	<b>\$ 479,359</b>	<b>25.0%</b>

**2024 Budget vs Actual**

**Park Revenues:**

	<b>2024 Budget</b>	<b>Actual</b>	<b>25.0%</b>
Park & Trail Fees	\$ 5,000	\$ 2,825	
Park Donation Program	\$ -	\$ -	
<b>Total Park Revenues</b>	<b>\$ 5,000</b>	<b>\$ 2,825</b>	<b>56.5%</b>

**Park Expenditures:**

	<b>2024 Budget</b>	<b>Actual</b>	<b>25.0%</b>
Payroll	\$ 226,175	\$ 34,394	15%
Outside Services	\$ 2,000	\$ 683	34%
Marketing	\$ 2,500		0%
Supplies	\$ 3,000	\$ 1,097	37%
Janitorial	\$ 3,000		0%
Utilities	\$ 13,284	\$ 2,883	22%
Insurance	\$ 6,291		0%
Maintenance (grounds)			
Operations	\$ 22,308		0%
Maintenance (Eric)	\$ 11,000	\$ 1,153	10%
Maintenance (equipment)	\$ 7,000	\$ 459	7%
Maintenance (structures)	\$ 3,000		0%
Misc. Expense	\$ 500		0%
<b>Total Park Expenditures</b>	<b>\$ 300,058</b>	<b>\$ 40,669</b>	<b>13.6%</b>
<b>Net Income</b>	<b>\$ (295,058)</b>	<b>\$ (37,844)</b>	<b>12.8%</b>

Port of Camas-Washougal  
**Comparative Statement of Revenue and Expense**  
 First Quarter 2024

	January	February	March	TOTAL
<b>OPERATING REVENUE</b>				
Airport (1)	40,317	44,898	65,413	150,629
Marina (2)	85,099	76,785	83,714	245,598
Real Estate/IP	287,077	288,870	287,135	863,081
Parks	875	1,100	850	2,825
General and Administrative	25	9,801	823	10,649
Total Operating Revenue	<u>413,393</u>	<u>421,454</u>	<u>437,935</u>	<u>1,272,781</u>
<b>OPERATING EXPENSE</b>				
General Operations				
Airport (3)	19,762	51,746	24,340	95,848
Marina	47,171	46,976	52,798	146,945
Real Estate/IP	137,548	126,863	119,310	383,722
Parks	12,696	15,385	12,589	40,669
General and Administrative	176,454	154,957	117,331	448,743
Total Operating Expense	<u>393,632</u>	<u>395,927</u>	<u>326,368</u>	<u>1,115,926</u>
Operating Income (Loss)	<u>19,761</u>	<u>25,527</u>	<u>111,567</u>	<u>156,855</u>
<b>NONOPERATING REVENUE (EXPENSE)</b>				
Taxes levied for:				
General purposes	3,684	31,178	114,309	149,172
Debt service requirements	3,249	26,616	96,542	126,407
Interest income	14,599	14,945	17,059	46,602
Timber and Other Taxes	5,590	464	159	6,213
Sale of surplus property	-	-	-	-
Disposal of capital assets	-	-	-	-
Purchase of capital assets	(111,226)	(130,355)	(35,792)	(277,374)
Principal paid on long-term debt (4)	(156,670)	-	-	(156,670)
Interest paid on long-term debt (4)	(51,712)	-	-	(51,712)
Capital Contributions - State Grant revenue (5)	900,000	152,962	-	1,052,962
Total Nonoperating Revenue	<u>607,515</u>	<u>95,810</u>	<u>192,277</u>	<u>895,601</u>
<b>NET INCOME</b>	<b><u>627,276</u></b>	<b><u>121,337</u></b>	<b><u>303,844</u></b>	<b><u>1,052,456</u></b>

(1) March Immelman pymt

(2) Annual moorage Jan-(2), Feb & Mar -(1), Jan Qtrly Elect

(3) Feb - fuel purchase

(4) January - Annual CERB Loan payments

(5) RCO - breakwater access grant / CERB final disbursement



Port of Camas-Washougal  
**Airport Operations**  
 First Quarter 2024

	January	February	March	TOTAL
<b>AIRPORT REVENUE</b>				
Hangar Rentals	27,206	27,252	27,255	81,712
Tiedown Rentals	627	438	516	1,580
AP-1 Leases	2,295	2,478	2,478	7,251
Immelman Land Lease (1)	-	-	14,906	14,906
Access agreement	101	101	101	302
Setup fees	-	125	50	175
Late charges	-	-	-	-
Home rental AP-5	1,200	1,200	1,200	3,600
Home rental AP-6	1,800	1,800	1,800	5,400
Electric revenue	1,719	1,719	1,719	5,157
Miscellaneous income	572	40	1,680	2,292
Fuel sales	4,798	9,746	13,709	28,253
Total Airport Revenue	40,317	44,898	65,413	150,629
<b>AIRPORT EXPENSES</b>				
Payroll (2)	14,219	14,968	15,542	44,729
Insurance	-	-	-	-
M&R (grounds, structure, equipment)	762	1,065	948	2,775
Supplies	272	1,160	1,556	2,988
Utilities (3)	1,648	2,208	1,675	5,531
Internet	76	76	80	233
Fire System Monitoring	1,562	-	-	1,562
Advertising	118	-	-	118
Clean Water Tax (Stormwater)	-	-	-	-
Miscellaneous expense	167	129	31	327
Outside services	159	500	3,093	3,752
Janitorial Expenses	-	-	-	-
Legal fees	-	566	350	916
Fuel costs (4)	629	30,744	605	31,978
Credit card discounts & fees	150	329	460	939
Total Airport Expenses	19,762	51,746	24,340	95,848
<b>Net Income (Loss)</b>	20,555	(6,848)	41,073	54,781

- (1) Immelman annual lease payment
- (2) Payroll allocation from GA to operating areas
- (3) Utilities billed every other mo.
- (4) Feb - fuel purchase

Port of Camas-Washougal  
**Marina Operations**  
 First Quarter 2024

	January	February	March	TOTAL
<b>MARINA REVENUE</b>				
Moorage slip rentals (1)	65,535	61,591	62,876	190,003
Waverunner rentals	2,400	2,400	2,400	7,200
Set-up fees	450	300	400	1,150
Launch ramp tickets	100	120	690	910
Launch ramp permits	1,300	1,275	3,350	5,925
Electricity revenue (2)	5,176	311	419	5,906
Other	898	1,030	1,254	3,182
Late charges	50	400	250	700
Dock boxes	572	630	611	1,814
Concession revenue	12	-	-	12
Relocation fees	150	-	150	300
Boating Event revenue	-	-	-	-
DNR - Property Resources	621	621	621	1,863
Property Resources (Puffin Café)	459	509	509	1,478
Dolphin Yacht Club	415	415	415	1,246
Riverside Marine	6,720	6,720	6,720	20,160
OHSU Lease	123	123	123	368
PNW Ice & Water	-	-	-	-
Freedom Boats	-	-	-	-
Fuel sales	117	339	2,925	3,381
<b>Total Marina Revenue</b>	<b>85,099</b>	<b>76,785</b>	<b>83,714</b>	<b>245,598</b>
<b>MARINA EXPENSES</b>				
Payroll (3)	40,501	36,902	39,437	116,840
Insurance	-	-	-	-
M&R (equipment, docks, grounds, structures)	998	536	1,783	3,317
Utilities (4)	4,253	3,498	5,265	13,016
Security	-	585	-	585
Outside services	57	2,388	1,615	4,060
Janitorial	-	117	-	117
Supplies	959	1,771	4,103	6,834
Advertising	-	-	-	-
Legal fees	-	889	269	1,159
Equipment fuel	95	34	42	171
Miscellaneous expense	210	238	191	639
Fuel costs	97	10	28	135
Credit card discounts & fees	1	7	65	72
<b>Total Marina Expenses</b>	<b>47,171</b>	<b>46,976</b>	<b>52,798</b>	<b>146,945</b>
<b>Net Income (Loss)</b>	<b>37,928</b>	<b>29,809</b>	<b>30,916</b>	<b>98,653</b>

- (1) Jan - 2 annual payments; Feb - 1 annual payment, March - 1 annual
- (2) Jan - Quarterly metered electric billed
- (3) Payroll allocation from GA to operating areas
- (4) City of Washougal utilities billed every other month

## Port of Camas-Washougal

## Real Estate/IP Revenue

First Quarter 2024

	January	February	March	TOTAL
<b>REAL ESTATE/IP REVENUE</b>				
Utility Rev from Tenants (1)	-	1,538	-	1,538
Infrastructure Fee	-	-	-	-
Ground Lease - ADS 2 5ac parcels	19,615	19,615	19,615	58,845
Ground Lease - BBA Nonwovens	5,326	5,794	5,560	16,680
Ground Lease - Ferguson Ent	295	295	295	885
Ground Lease - Norwesco	6,814	6,814	6,814	20,441
Ground Lease - Plains Mktg	862	862	862	2,587
Ground Lease - American Propane	1,380	1,380	1,380	4,140
Ground Lease - Metro Landscape	212	212	212	637
Columbia Resources	7,791	7,791	7,791	23,372
Spur Track - BBA Nonwovens	240	240	240	720
Spur Track - Norwesco	175	175	175	525
Spur Track - Plains Mktg	200	200	200	600
Bldg 3 - Kemira Chemicals	10,908	11,868	11,388	34,163
Bldg 4 - Pump Dynamics	10,259	10,259	10,259	30,776
Bldg 5 - MJ Glass Productions	4,225	4,225	4,225	12,675
Bldg 6 - Kemira Chemicals	17,014	17,014	17,014	51,042
Bldg 7 - Calvert Co.	11,683	11,683	11,683	35,049
Bldg 8, Bay 2, 3 & 4 - Corrosion	6,848	6,848	6,848	20,544
Bldg 8 Bay 1 - Corrossion Shield	2,517	2,517	2,517	7,551
Bldg 9 - Intech Enterprises	9,687	9,687	9,910	29,283
Bldg 10 - Phase 5	4,904	4,904	5,051	14,859
Bldg 11 - Ponder Burner	10,816	10,816	10,816	32,448
Bldg 12, Bay 1 - Precision Saw	3,241	3,241	3,241	9,723
Bldg 12 Bay 3 & 4 - Etec	5,468	5,468	5,468	16,403
Bldg 12, Bay 2 - Plastic Forming	2,231	2,231	2,231	6,692
Bldg 14 Bays 1, 2 & 4 - 54-40 Brewing Co.	6,461	6,461	6,461	19,384
Bldg 14, Bay 3 - 54-40 Brewing	2,984	2,984	2,984	8,951
Bldg 15 - Foods In Season	10,933	10,933	10,933	32,799
Bldg 16 - DS Fabrication	7,898	7,898	7,898	23,695
Bldg 17, Bay 1 - Foods In Season	7,009	7,009	7,009	21,027
Bldg 17, Bay 2 - Lumino	4,172	4,297	4,297	12,765
Bldg 17, Bay 3 - MJ Glass Productions	3,224	3,224	3,321	9,769
Bldg 18, Bays 9-11 - iFillCup	5,346	5,346	5,346	16,038
Bldg 18, Bays 1-4 - Panther RV	7,212	7,212	7,212	21,636
Bldg 18, Bays 14-15-QPC	4,796	4,796	4,796	14,387
Bldg 18, Bays 5 & 6 Swift Mach	4,555	4,555	4,555	13,664
Bldg 18, Bays 12-13 Panther RV	5,251	5,251	5,251	15,754
Bldg 18, Bays 7-8 Hidden River	4,851	4,851	4,851	14,553
Bldg 19 - Ferguson	9,878	9,878	9,878	29,634
Bldg 20 Bay 3 Arbiter Inc.	2,805	2,805	2,805	8,415
Bldg 20, Bay 8-9 Real Carbon	5,607	5,607	5,607	16,821
Bldg 20 Bays 12-15 Paradigm	11,220	11,220	11,220	33,660
Bldg 20 Bay 4 - Paradigm	2,805	2,805	2,805	8,415
Bldg 20 Bay 1-2 Recluse Brew	6,120	6,120	6,120	18,360
Bldg 20 Suite 107 - Power NW	1,000	-	-	1,000
Bldg 20, Bays 10-11 GFY Lib	6,938	6,938	6,938	20,813
Bldg M6 - City of Camas	8,005	8,005	8,005	24,014
Bldg M7 Bay 1&2 - Westlie Ford	14,120	14,120	14,120	42,360
Tenant Security Deposits	-	-	-	-
Late Fees	1,178	879	929	2,985
Misc Income	-	-	-	-
Total Real Estate/IP Revenue	287,077	288,870	287,135	863,081

Port of Camas-Washougal  
**Real Estate/IP Operations**  
 First Quarter 2024

	<u>January</u>	<u>February</u>	<u>March</u>	<u>TOTAL</u>
Real Estate/IP Revenue	287,077	288,870	287,135	863,081
<b>REAL ESTATE/IP EXPENSES</b>				
Payroll (2)	109,119	102,934	98,848	310,902
Insurance	-	-	-	-
Utilities (3)	3,935	4,217	4,100	12,251
Stormwater Expense	-	-	-	-
Internet	147	147	150	443
Outside services	5,577	-	1,177	6,754
Fire System Monitoring (4)	7,291	-	-	7,291
Marketing	194	194	194	582
Maintenance (Grounds) (5)	401	2,554	3,546	6,500
Maintenance (Levee)	2,625	1,699	1,485	5,809
Maintenance (Structures)	2,607	9,650	3,819	16,077
Maintenance (Pumps)	-	-	-	-
Maintenance (Equipment)	945	55	440	1,440
Maintenance (Rail)	198	-	435	633
Miscellaneous expense	-	-	-	-
Legal fees	2,332	1,886	1,509	5,726
Tenant Security Deposit Release (6)	-	2,500	-	2,500
Commission expense	-	-	-	-
Supplies	2,177	1,028	3,607	6,813
Total Real Estate/IP Expenses	<u>137,548</u>	<u>126,863</u>	<u>119,310</u>	<u>383,722</u>
<b>Net Income (Loss)</b>	<u>149,528</u>	<u>162,006</u>	<u>167,825</u>	<u>479,359</u>

- (1) February - City utility bills received every other month
- (2) Payroll allocation from GA to operating areas
- (3) City utility bills received every other month
- (4) Annual billing
- (5) Mitigation site plants and supplies
- (6) Bldg 20 - Power NW

Port of Camas-Washougal

**Park Operations**

First Quarter 2024

	<u>January</u>	<u>February</u>	<u>March</u>	<u>TOTAL</u>
<b>PARK REVENUE</b>				
Park & Trail Use Fees	875	1,100	850	2,825
Total Park Revenues	<u>875</u>	<u>1,100</u>	<u>850</u>	<u>2,825</u>
<b>PARK EXPENDITURES</b>				
Payroll (1)	9,171	13,734	11,489	34,394
M&R Grounds	906	208	39	1,153
M&R Equipment	193	86	181	459
M&R Structures	-	-	-	-
Misc Expense	-	-	-	-
Supplies	1,097	-	-	1,097
Utilities	1,329	674	879	2,883
Outside Services	-	683	-	683
Janitorial	-	-	-	-
Advertising/Marketing	-	-	-	-
Insurance	-	-	-	-
Total Park Expenses	<u>12,696</u>	<u>15,385</u>	<u>12,589</u>	<u>40,669</u>
<b>Net Income (Loss)</b>	<u>(11,821)</u>	<u>(14,285)</u>	<u>(11,739)</u>	<u>(37,844)</u>

(1) Payroll allocation from GA to operating areas

Port of Camas-Washougal  
**General & Administrative**  
 First Quarter 2024

	January	February	March	TOTAL
<b>GENERAL AND ADMINISTRATIVE REVENUES</b>				
Sponsorship & Misc. Revenues	25	9,801	823	10,649
<b>Total G&amp;A Revenues</b>	<b>25</b>	<b>9,801</b>	<b>823</b>	<b>10,649</b>
<b>GENERAL AND ADMINISTRATIVE EXPENSES</b>				
Salaries and wages	45,700	47,078	45,108	137,886
Standby wages	1,350	1,260	1,380	3,990
Hazard Pay	1,331	716	866	2,914
Commissioner's compensation	5,427	5,588	5,427	16,442
Overtime - Permanent EE's	2,381	668	386	3,434
Employee benefits & payroll taxes (1)	33,392	25,627	25,896	84,914
Commissioner's benefits	2,735	2,751	2,737	8,223
Legal fees	5,259	4,424	2,425	12,108
Insurance	-	-	-	-
Outside services	7,559	1,647	6,150	15,356
State audit	-	-	-	-
Miscellaneous expense	3,263	3,031	2,234	8,527
Telephone & communication	1,936	1,849	1,963	5,748
Office supplies	474	1,104	717	2,296
Copier	635	190	-	825
Memberships & dues (2)	16,853	15,252	799	32,904
Advertising	850	993	850	2,693
Marketing	1,627	5,653	5,807	13,086
Wheels & Wings	-	-	-	-
IT Supplies & Services (3)	29,255	11,319	3,190	43,763
Concerts in the park	5,000	-	-	5,000
Fuel expense	1,879	969	2,512	5,360
Admin Office Security	846	-	-	846
Janitorial maintenance and supplies	64	516	32	612
Maintenance (Office) (4)	900	321	4,011	5,232
Maintenance (Grounds)	-	-	-	-
Utilities	1,601	1,192	1,807	4,600
Postage	312	1	145	458
Registration fees	2,950	500	250	3,700
Promotional Hosting	67	65	-	131
Employee Relations	1,899	485	1,727	4,111
Publications	-	105	-	105
Printing and binding	-	-	-	-
Continuing education	-	-	-	-
Wellness Benefits	910	910	910	2,730
Taxes	1	0	2	4
<b>Total G&amp;A Expenses</b>	<b>176,454</b>	<b>154,957</b>	<b>117,331</b>	<b>448,743</b>
<b>Net G&amp;A Expenses</b>	<b>(176,429)</b>	<b>(145,156)</b>	<b>(116,508)</b>	<b>(438,094)</b>

(1) January - Maintenance staff 2024 clothing allowance

(2) Majority of membership renewals beginning of year

(3) 2023 Annual Software renewals

(4) Additional chairs for conference room

## Port of Camas-Washougal

### Highlights

#### 5 Year Trend Data

#### 1st Qtr 2024 Compared to

#### 1st Qtr 2020 thru 2023

<b>CASH</b>	<b>Q1-24</b>	<b>Q1-23</b>	<b>Q1-22</b>	<b>Q1-21</b>	<b>Q1-20</b>
Cash	\$ 6,047,858	\$ 4,492,319	\$ 8,845,988	\$ 7,032,783	\$ 5,602,892
Convert AR to Cash Basis	125,532				
<b>OPERATING REVENUE</b>	<b>Q1-24</b>	<b>Q1-23</b>	<b>Q1-22</b>	<b>Q1-21</b>	<b>Q1-20</b>
Airport	\$ 150,629	\$ 171,363	\$ 171,629	\$ 151,252	\$ 140,875
Marina	245,598	239,087	229,132	214,461	202,914
Real Estate/IP	863,081	784,801	710,961	667,006	630,031
Parks	2,825	2,150	5,450	-	-
General & Administrative	10,649	12,801	14,150	-	14,075
Total operating revenue	<u>\$ 1,272,781</u>	<u>\$ 1,210,202</u>	<u>\$ 1,131,321</u>	<u>\$ 1,032,719</u>	<u>\$ 987,896</u>
<b>OPERATING EXPENSE &amp; G&amp;A</b>	<b>Q1-24</b>	<b>Q1-23</b>	<b>Q1-22</b>	<b>Q1-21</b>	<b>Q1-20</b>
Airport (1)	\$ 95,848	\$ 127,717	\$ 103,596	\$ 124,387	\$ 71,753
Marina (1)	146,945	182,389	156,378	143,085	68,026
Real Estate/IP (1)	383,722	371,402	315,942	277,759	168,296
Parks (1)	40,669	35,654	24,604	44,410	27,276
General & Administrative (1)	448,743	377,777	295,445	277,813	566,930
Total operating expense	<u>\$ 1,115,926</u>	<u>\$ 1,094,939</u>	<u>\$ 895,966</u>	<u>\$ 867,454</u>	<u>\$ 902,281</u>
<b>NET OPERATING INCOME (LOSS)</b>	<b>\$ 156,855</b>	<b>\$ 115,263</b>	<b>\$ 235,356</b>	<b>\$ 165,265</b>	<b>\$ 85,615</b>
<b>NON-OPERATING REVENUE &amp; EXPENSE</b>	<b>Q1-24</b>	<b>Q1-23</b>	<b>Q1-22</b>	<b>Q1-21</b>	<b>Q1-20</b>
Tax revenue	\$ 275,579	\$ 240,256	\$ 261,553	\$ 271,954	\$ 241,134
Investment income (2)	46,602	7,590	14,664	17,978	31,168
Principal & Interest expense (3)	(208,381)	(209,038)	(130,550)	(131,206)	(131,863)
All other (4)	781,802	\$ (1,701,696)	\$ (867,650)	\$ (125,706)	\$ (432,153)
Total non-op net revenue	<u>\$ 895,601</u>	<u>\$ (1,662,888)</u>	<u>\$ (721,983)</u>	<u>\$ 33,020</u>	<u>\$ (291,714)</u>
<b>NET INCOME (LOSS)</b>	<b>Q1-24</b>	<b>Q1-23</b>	<b>Q1-22</b>	<b>Q1-21</b>	<b>Q1-20</b>
	<u>\$ 1,052,456</u>	<u>\$ (1,547,625)</u>	<u>\$ (486,627)</u>	<u>\$ 198,284</u>	<u>\$ (206,099)</u>

(1) 2021- began allocation of GA payroll and benefits to operating areas

(2) 2023 - reinvested safekeeping funds at a premium (will rec. interest of \$49,975 in 2023 - half in June, half in Dec)

(3) CERB loan payments - Bldg 20 beginning 2023

(4) Grants less Capital project expenditures

**Port of Camas-Washougal**  
**Highlights**  
**5 Year Trend Data**  
**1st Qtr 2024 Compared to**  
**1st Qtr 2020 thru 2023**

AIRPORT	Q1-24	Q1-23	Q1-22	Q1-21	Q1-20
<b>Revenues:</b>					
Hangar rental	\$ 105,450	99,773	95,671	88,040	87,807
Residential rentals	9,000	8,700	8,200	7,800	6,968
All other revenue	7,926	6,930	6,429	4,782	6,080
Fuel sales (1)	28,253	55,960	61,328	50,630	40,021
<b>Total Revenues:</b>	<b>150,629</b>	<b>171,363</b>	<b>171,629</b>	<b>151,252</b>	<b>140,875</b>
<b>Expenditures:</b>					
Fuel costs (2)	33,244	75,756	35,452	52,698	31,030
Insurance	-	-	-	-	42
Payroll (3)	44,729	39,212	60,084	61,311	19,303
Maintenance	2,775	2,011	932	2,373	5,772
Utilities	5,764	4,926	5,161	5,254	5,384
Outside services	3,752	898	1,107	1,805	1,989
Fire System Monitoring (4)	1,562	1,366	-	-	619
Marketing & Advertising	118	-	-	35	750
All other operating expense	3,904	3,548	861	912	6,865
<b>Total Expenditures:</b>	<b>95,848</b>	<b>127,717</b>	<b>103,596</b>	<b>124,387</b>	<b>71,753</b>
<b>Net Operating Income:</b>	<b>\$ 54,781</b>	<b>\$ 43,647</b>	<b>\$ 68,033</b>	<b>\$ 26,865</b>	<b>\$ 69,122</b>

- (1) Decrease in fuel sales began in May 2023 - alternative fuel sold by Flyit
- (2) 2023 - 2 fuel deliveries in 1st quarter
- (3) 2021-2024 payroll allocation from GA to operations
- (4) 2021-2022 - billing not received until 2nd Quarter



**Port of Camas-Washougal**  
**Highlights**  
**5 Year Trend Data**  
**1st Qtr 2024 Compared to**  
**1st Qtr 2020 thru 2023**

MARINA	Q1-24	Q1-23	Q1-22	Q1-21	Q1-20
<b>Revenues:</b>					
Marina fees	\$ 197,203	\$ 185,972	\$ 177,441	\$ 166,419	\$ 156,645
Launch ramp tickets	910	861	1,267	1,106	893
Launch ramp permits	5,925	6,250	7,100	4,748	3,568
Electricity revenue	5,906	6,845	6,475	6,063	6,939
All other revenue	32,273	33,393	30,173	30,825	29,540
Fuel sales	3,381	5,766	6,675	5,299	5,330
<b>Total Revenues:</b>	<b>245,598</b>	<b>239,087</b>	<b>229,132</b>	<b>214,461</b>	<b>202,914</b>
<b>Expenditures:</b>					
Fuel costs (1)	207	33,100	329	283	411
Payroll (2)	116,840	129,092	129,881	121,340	42,570
Insurance	-	-	-	-	57
Maintenance	3,317	2,024	7,753	5,635	3,274
Utilities	13,016	11,824	11,454	12,551	8,470
Supplies (3)	6,834	3,530	4,988	1,120	10,028
All other operating expense	6,730	2,819	1,973	2,156	3,217
<b>Total Expenditures:</b>	<b>146,945</b>	<b>182,389</b>	<b>156,378</b>	<b>143,085</b>	<b>68,026</b>
<b>Net Operating Income:</b>	<b>\$ 98,653</b>	<b>\$ 56,698</b>	<b>\$ 72,753</b>	<b>\$ 71,376</b>	<b>\$ 134,889</b>

(1) 2023 - Fuel purchase

(2) 2021-2024 payroll allocation from GA to operations

(3) 2020 - Carry over from Dec 2019 - dock box purchase

**Port of Camas-Washougal**  
**Highlights**  
**5 Year Trend Data**  
**1st Qtr 2024 Compared to**  
**1st Qtr 2020 thru 2023**

REAL ESTATE/IP	Q1-24	Q1-23	Q1-22	Q1-21	Q1-20
<b>Revenues:</b>	\$ 863,081	\$ 784,801	\$ 710,961	\$ 667,006	\$ 630,031
<b>Expenditures:</b>					
Payroll (1)	310,902	300,394	264,024	217,735	101,790
Insurance	-	-	-	-	149
Maintenance (Grounds) (2)	6,500	13,910	13,018	5,272	7,345
Maintenance (Levee) (3)	5,809	4,077	9,116	12,143	20,204
Maintenance (Structures)	16,077	6,694	7,050	7,730	8,685
Maintenance (Pumps)	-	-	401	-	-
Maintenance (Equipment)	1,440	953	2,805	516	2,929
Maintenance (Rail)	633	36	375	-	-
Utilities	12,251	10,068	12,190	9,075	8,096
Outside services	443	395	316	255	253
All other operating expense (4)	29,666	34,876	6,648	25,032	18,846
<b>Total Expenditures:</b>	<b>383,722</b>	<b>371,402</b>	<b>315,942</b>	<b>277,759</b>	<b>168,296</b>
<b>Net Operating Income:</b>	\$ 479,359	\$ 413,398	\$ 395,018	\$ 389,248	\$ 461,735

- (1) 2021-2024 payroll allocation from GA to operations
- (2) 2023 - Barkdust, 2022 - Courthouse landscape project
- (3) 2020 - DNR vegetation clean up
- (4) 2023 - DOR audit, 2022 - Fire protection monitoring bill not received until 2nd Qtr

**Port of Camas-Washougal**  
**Highlights**  
**5 Year Trend Data**  
**1st Qtr 2024 Compared to**  
**1st Qtr 2020 thru 2023**

PARKS	Q1-24	Q1-23	Q1-22	Q1-21	Q1-20
<b>Revenues: (1)</b>	\$ 2,825	\$ 2,150	\$ 5,450	\$ -	\$ -
<b>Expenditures:</b>					
Payroll (2)	34,394	24,306	15,056	29,496	17,348
Outside services	683	-	683	683	-
Marketing	-	-	-	-	-
Supplies	1,097	6	254	895	-
Janitorial	-	1,763	-	-	755
Utilities (3)	2,883	3,270	6,233	2,535	2,439
Insurance	-	-	-	-	-
Maintenance (structures)	-	-	-	356	-
Maintenance (grounds) (4)	1,153	4,779	1,830	9,531	5,364
Maintenance (equipment)	459	1,529	548	915	1,370
<b>Total Expenditures:</b>	<b>40,669</b>	<b>35,654</b>	<b>24,604</b>	<b>44,410</b>	<b>27,276</b>
<b>Net Operating Income (Loss):</b>	<b>\$ (37,844)</b>	<b>\$ (33,504)</b>	<b>\$ (19,154)</b>	<b>\$ (44,410)</b>	<b>\$ (27,276)</b>

(1) 2020 - Eliminated fees for using parks, 2022 - Reinstated fees for parks and 2 Adopt-a-bench purchases

(2) 2021-2024 payroll allocation from GA to operations

(3) 2022 - water leak at Washougal Waterfront Park

(4) 2020 - DNR vegetation clean up, 2021 Weed control and bark dust for all parks

**Port of Camas-Washougal**  
**Highlights**  
**5 Year Trend Data**  
**1st Qtr 2024 Compared to**  
**1st Qtr 2020 thru 2023**

GENERAL & ADMIN	Q1-24	Q1-23	Q1-22	Q1-21	Q1-20
<b>Revenues:</b>					
Sponsorship Revenues (1)	\$ 10,649	\$ 12,801	\$ 14,150	\$ -	\$ 14,075
Meeting Room Fees	\$ -	-	-	-	-
<b>Total Revenues:</b>	<b>\$ 10,649</b>	<b>\$ 12,801</b>	<b>\$ 14,150</b>	<b>\$ -</b>	<b>\$ 14,075</b>
<b>Expenditures:</b>					
Permanent employees (2)	148,224	\$ 138,338	\$ 99,422	\$ 89,679	\$ 263,302
Benefits & payroll taxes (2)	84,914	75,748	49,491	49,797	137,499
Commissioner compensation	16,442	14,414	14,286	13,646	13,262
Commissioner benefits	8,223	11,612	10,946	10,655	10,492
Utilities	4,600	4,298	4,605	4,295	3,907
Legal Fees	12,108	14,258	6,328	12,514	13,218
Outside Services (3)	15,356	1,770	2,071	9,901	8,531
Marketing & Advertising	15,779	13,187	6,962	9,624	11,705
Concerts in the Park (1)	5,000	1,500	3,560	-	2,250
IT Supplies & Services (4)	43,763	30,662	24,941	24,943	26,383
Memberships and dues	32,904	32,004	28,262	27,457	27,873
All other expenses (5)	61,431	39,987	44,571	25,301	48,507
<b>Total Expenditures:</b>	<b>\$ 448,743</b>	<b>\$ 377,777</b>	<b>\$ 295,445</b>	<b>\$ 277,813</b>	<b>\$ 566,930</b>
<b>Net G&amp;A Expense</b>	<b>\$ (438,094)</b>	<b>\$ (364,976)</b>	<b>\$ (281,295)</b>	<b>\$ (277,813)</b>	<b>\$ (552,855)</b>

- (1) 2022 - Events return!, 2021 - No events planned for 2021 due to COVID-19; 2020 revenue refunded in 2nd Qtr no events
- (2) 2021-2024 payroll allocation from GA to operations
- (3) 2024 - billing for temp grounds employee not received until Jan for work performed in 2023
- (4) Most annual license renewals beginning of the year
- (5) 2020, 2022 & 2024 - election expense

# Industrial Trends and Port Business Interest Q1 2024

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Port of Camas-Washougal

Derek Jaeger

May 2024

# Current Industry Trends

## Portland Metro Industrial Market Stays Consistent with Spotty Activity

### ECONOMY

- Unemployment rose to 4.4% surpassing the national average 3.8% amidst a wave of layoffs (UPS)
- Financing continues to be a barrier to activity, though the Federal Reserve indicated intentions to cut interest rates. Expect delays in expansions and current deals until the environment settles down
- Strong investments in Oregon’s semiconductor manufacturing bode well for the region’s potential recovery. This will yield thousands of manufacturing and construction jobs in the region

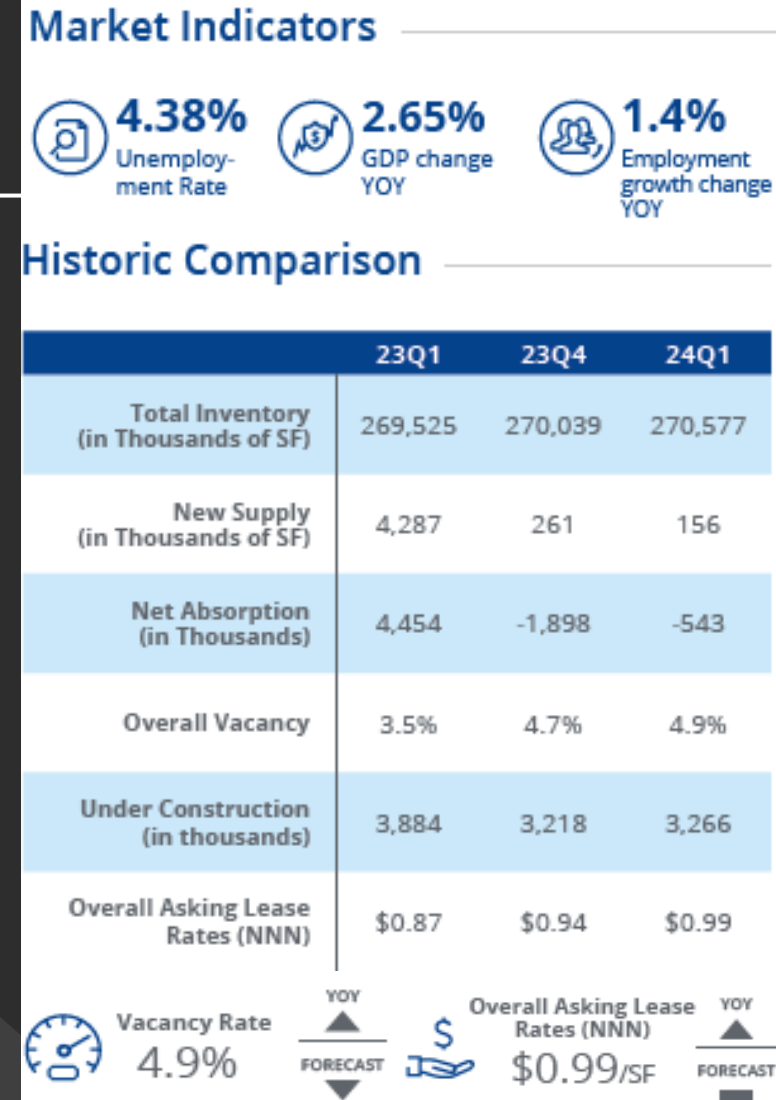
### SUPPLY & DEMAND

- Despite large negative absorption, the market remains supply-constrained (vacancy rate below 5%)
- Food and beverage warehousing, tech warehousing, and auto part manufacturing tenants are some of the most common seeking space in the market, though taking longer for deals to reach completion
- Spaces with desirable features, such as close interstate access and significant clear heights, have become the hotspot of tenant interest in an environment with increasing options.

### VACANCY AND RATES:

- Metro: 4.9% vacancy; \$.99/sf rate (weighted)
- Clark County: vacancy 5.8%; rate \$.91/sf (w/d)
- Forecast: vacancy to decline and rates to remain flat

## Portland – Metro (Q1 2024)



# Port Real Estate – Business Interest

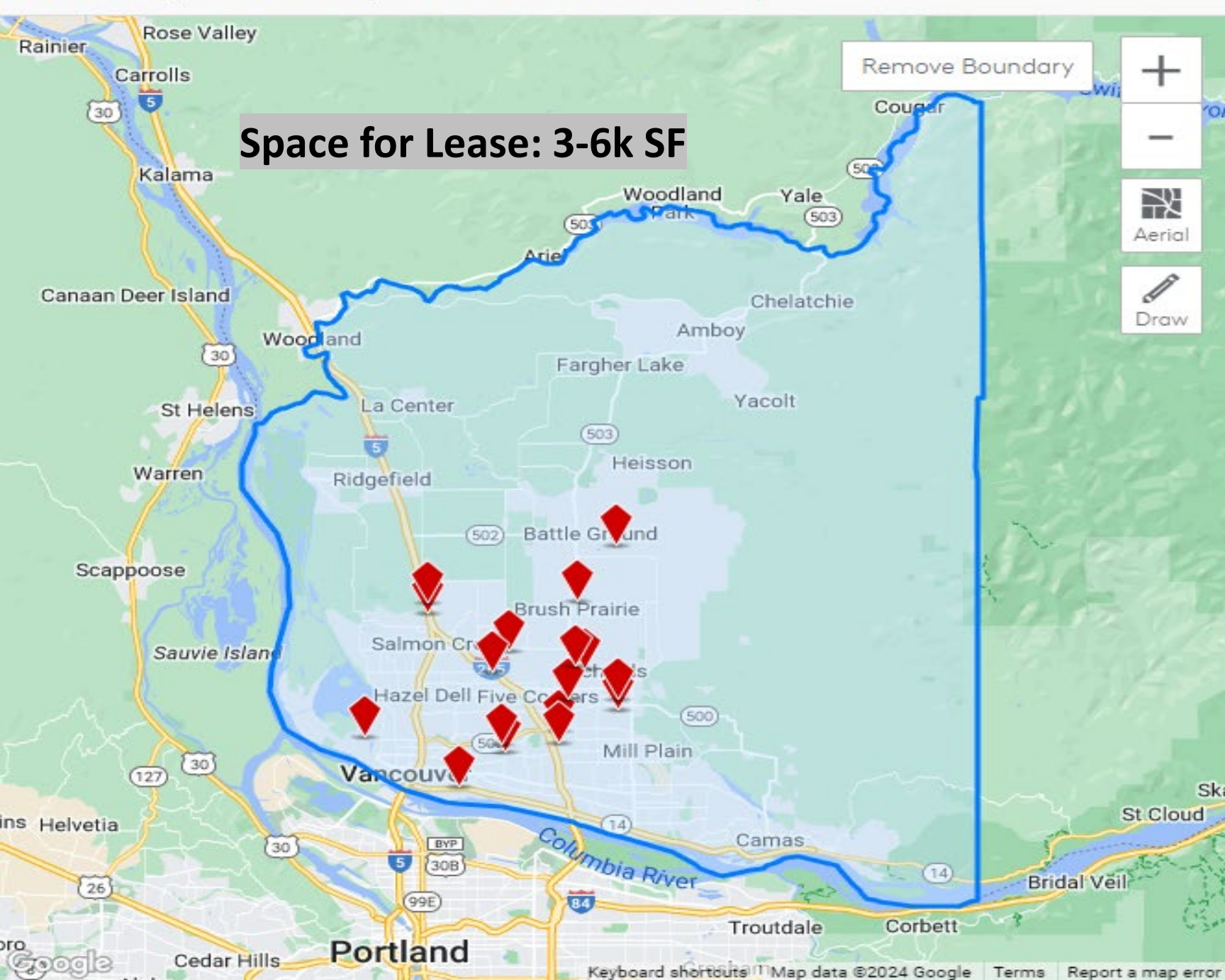
## Analytics

- 10 Total Interested Parties
- 9 of the 10 wish to lease
- Waterfront interest registered 0, though parties are contacting RKM directly
- Total Industrial: 52,350 sf / 48 jobs
- Immediate demand for space showing life
- Primary Interest: 6-10k sf; four of which were 9,900 sf
- Industry Mix:
  - Mfg. (pharmaceutical, biomedical, elect. boat)
  - Warehousing/Storage: (UPC)
  - Services: (refrigerated trailer wash, CrossFit, brewery)


TOTAL INTEREST Q1 (IP, Waterfront, Grove)	
IP	10
Waterfront	0
Grove	0
<b>Total</b>	<b>10</b>
Type	
Lease	9
Buy	1


IP Building Lease Interest Q1 2024					
	Companies	Jobs	SF total	SF Immediate	Jobs Immediate
>50k					
25-50k					
10-25k					
6-10k	5	40	45,600	6,000	10
<6k	2	8	6,750	6,750	8
unknown	1	-	-	-	-
<b>Total</b>	<b>8</b>	<b>48</b>	<b>52,350</b>	<b>12,750</b>	<b>18</b>








Space for Lease: 3-6k SF

- 

**2700 NE Andresen Rd Bldg F**  
 Vancouver, WA, 98661  
 Built in 1977  
 4,080 - 9,571 SF Industrial Spaces  
 \$0.85 SF/MO
- 

**2903 NE 109th Ave 109th Ave Business Park**  
 Vancouver, WA, 98682  
 Built in 2000  
 2,804 - 12,825 SF Industrial Spaces  
 4 Spaces Available Now
- 

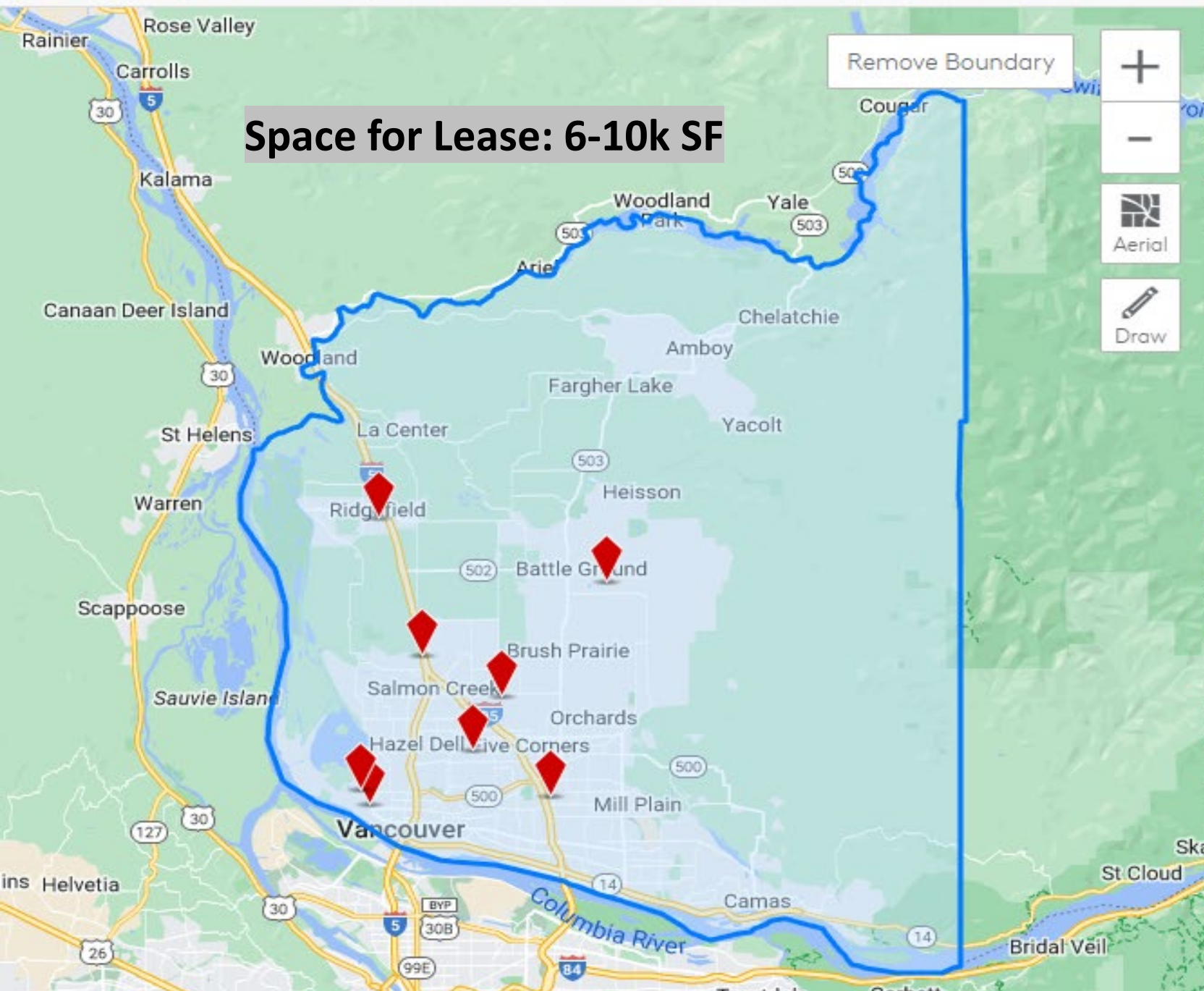
**1830 SW 16th St T4 Light Industrial**  
 Battle Ground, WA, 98604  
 4 Star | Built in 2024  
 5,000 - 23,000 SF Industrial Space  
 1 Space Available Soon
- 

**6700 NE 152nd Ave Phase I**  
 Vancouver, WA, 98682  
 Built in 2017  
 4,012 SF Industrial Space  
 1 Space Available Now
- 

**6716 NE 117th Ave**  
 Vancouver, WA, 98662  
 Built in 1996  
 3,920 SF Space  
 1 Space Available Now



Space for Lease: 6-10k SF



**5645 S 11th St**  
 Ridgefield, WA, 98642  
 Built in 2021  
 9,685 SF Industrial Space  
 \$1.00 SF/MO



**3333 NW 35th St**  
 Vancouver, WA, 98660  
 Built in 2022  
 5,000 - 12,500 SF Industrial Spaces  
 \$0.95 SF/MO



**14511 NE 13th Ave**  
**Vancouver Flex-Office near I-5**  
 Vancouver, WA, 98685  
 Built in 1985  
 6,500 - 13,405 SF Space  
 \$1.00 SF/MO



**6501 NE 47th Ave**  
**Velendo Industrial Park (VIP)**  
 Vancouver, WA, 98661  
 4 Star | Built in 2015  
 1,428 - 93,744 SF Spaces  
 \$0.90 - \$1.50 SF/MO



**2903 NE 109th Ave**  
**109th Ave Business Park**  
 Vancouver, WA, 98682  
 Built in 2000  
 2,804 - 12,825 SF Industrial Spaces  
 4 Spaces Available Now





Bldg. 20 Tenant Update





THANK YOU!

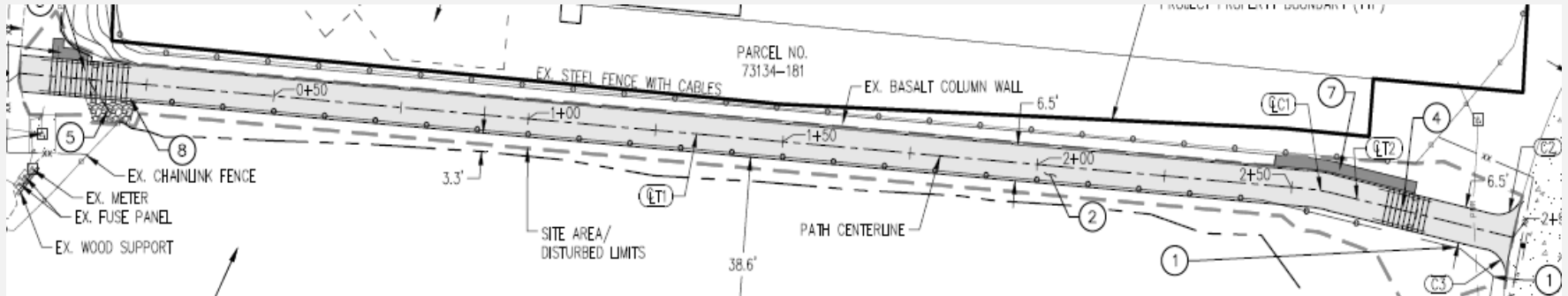
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# 2024 First Quarter Capital Projects

<b>Design &amp; Permitting</b>	
<b>Project</b>	<b>Consultant</b>
Black Pearl Pedestrian Pathway	AKS
SE 41 <sup>st</sup> Street	Mackay Sposito
IP Shop Storage Area	Internal Port Staff
Waterfront Material Removal	Earth Engineers
Administrative Building Planning	YBA
Courthouse Planning	YBA

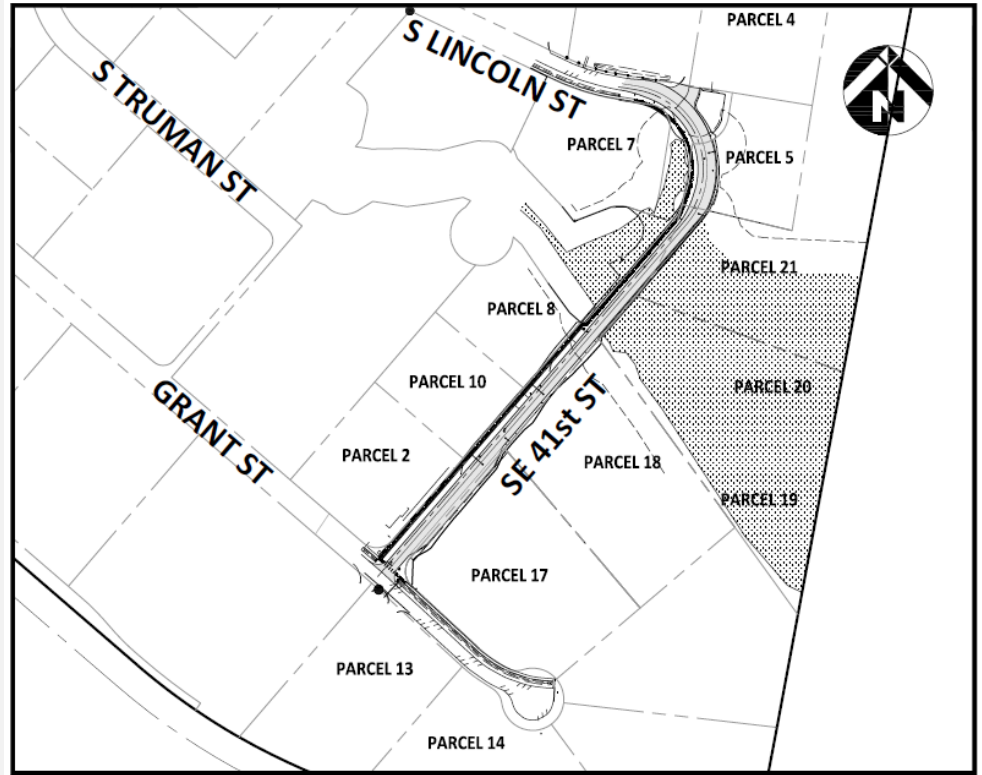
# Black Pearl Pedestrian Pathway

- 90% Design Review
- Plans Submitted to City of Washougal for Engineering Review



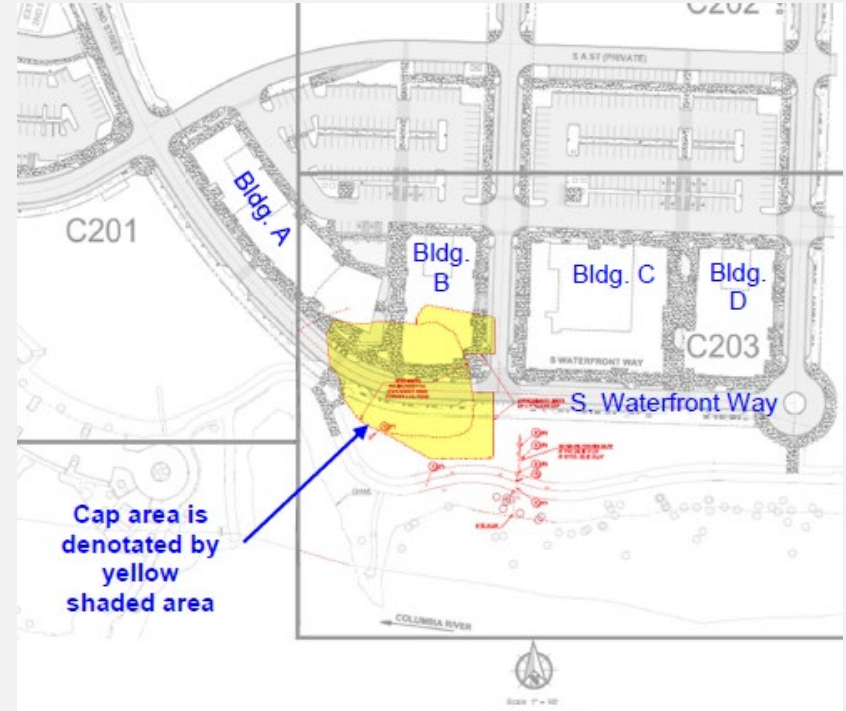
# SE 41<sup>st</sup> Street

- 90% Design Review



# Waterfront Material Removal

- Ecology Approval of Work Plan
- Draft Bid Documents



# 2024 First Quarter Capital Projects

<b>Project Bid Process Completed</b>	
<b>Project</b>	<b>Contractor</b>
Marina Park Loop	Karvonen Sand & Gravel
Building 5 Seal & Paint	Engle's Painting
Buildings 4 & 5 Windows	Anderson Glass
Grove Field (Solar Project)	Power Northwest
Administrative Building (Solar Project)	Power Northwest



# 2024 First Quarter Capital Projects

<b>Project Materials &amp; Equipment Ordered</b>	
Air B&B	Modern Structures
Weather Station	Port Staff
Vehicles/Equipment	Port Staff
<b>Under Construction</b>	
Airport Sign Upgrade	Port Staff