



2025 Final Budget

*Presented by
Krista Cagle, Director of Finance*

PORT OF CAMAS-WASHOUGAL

FINAL 2025 BUDGET

SOURCES OF CASH

Beginning Cash Balance - January 1, 2025 \$ 5,994,060

Operating Revenues:

Airport Revenues	\$ 714,526
Marina Revenues	\$ 1,519,328
Real Estate/IP Revenues	\$ 3,872,598
Park Revenues	\$ 5,000
General & Administrative Revenues	\$ 30,000
Total Operating Revenues:	\$ 6,141,452

Non-Operating Revenues

General Tax Levy	\$ 3,111,302
Debt Service Tax Levy	\$ 1,382,425
Investment income	\$ 110,000
Misc tax revenue	\$ 40,000
State Grant/Loan:	\$ 1,950,000
State Grant: WA State Parks & Rec	\$ 1,200
Total Non-operating Revenues:	\$ 6,594,927

TOTAL SOURCES OF CASH \$ 18,730,439

USES OF CASH

Operating Expenses:

Airport Expenses	\$ 680,639
Marina Expenses	\$ 1,112,378
Real Estate/IP Expenses	\$ 1,781,927
Park Expenses	\$ 306,785
General & Administrative Expenses	\$ 1,872,265
Total Operating Expenses:	\$ 5,753,995

Non-Operating Expenses

Bond Interest expense	\$ 321,455
Bond Principal expense	\$ 1,060,000
Bond Administrative expense	\$ 2,400
CERB Loan	\$ 207,725
Contracts Payable - Luse/Mehrer	\$ 78,703
Total Non-Operating Expenses:	\$ 1,670,283

2025 Capital Improvement Projects \$ 1,041,000

Ending Cash Balance - December 31, 2025 \$ 10,265,162

PORT OF CAMAS-WASHOUGAL

FINAL

OPERATING REVENUES:

Airport Revenues	\$	714,526
Marina Revenues	\$	1,519,328
Real Estate/IP Revenues	\$	3,872,598
Park Revenues	\$	5,000
General & Administrative Revenues	\$	30,000
Total Operating Revenues:	\$	<u>6,141,452</u>

OPERATING EXPENDITURES:

Airport Expenses	\$	680,639
Marina Expenses	\$	1,112,378
Real Estate/IP Expenses	\$	1,781,927
Park Expenses	\$	306,785
General & Administrative Expenses	\$	1,872,265
Total Operating Expenses:	\$	<u>5,753,995</u>

NET OPERATING INCOME \$ 387,458

NON-OPERATING REVENUES:

Debt Service Tax Levy	\$	1,382,425
Investment income	\$	110,000
Misc tax revenue	\$	40,000
State Grant/Loan/Appropriation	\$	1,950,000
State Grant: WA State Parks & Rec	\$	1,200
Total Non-Operating Revenues:	\$	<u>3,483,625</u>

NON-OPERATING EXPENDITURES:

Bond Principal & Interest expense	\$	1,381,455
CERB Loan	\$	207,725
Bond Administrative expense	\$	2,400
Contracts Payable - Luse	\$	78,703
Total Non-Operating Expenses:	\$	<u>1,670,283</u>

NET INCOME BEFORE CAPITAL PROJECTS: \$ 2,200,800

REVENUE NEEDED FROM TAX LEVY TO FUND

NON-OPERATING EXPENDITURES \$ -

General Fund Tax Levy \$ 3,111,302

REVENUE AVAILABLE FOR CAPITAL PROJECTS \$ 5,312,102

Capital Improvement Projects \$ 1,041,000

REVENUE NEEDED FROM CASH RESERVES TO FUND

CAPITAL IMPROVEMENT PROJECTS \$ -

2025 BUDGETED REVENUES

FINAL

Hangar Rentals	\$	353,159	(A1)
AP-1 Leases	\$	32,714	(A2)
Immelman Hangars Land Lease	\$	16,926	(A3)
AP-5 and AP-6 Residential Rentals	\$	36,600	(A4)
Electrical Fees	\$	20,628	(A5)
Fuel revenue	\$	250,000	(A6)
All other AP operating revenue	\$	4,500	(A7)
Total Airport Revenues	\$	714,526	
Moorage Fees	\$	815,021	(M1)
Waverunner Fees	\$	30,391	(M2)
Setup Fees	\$	4,000	(M3)
Launch Ramp Ticket Fees	\$	45,000	(M4)
Launch Ramp Permit Fees	\$	25,000	(M5)
Electrical Fees	\$	25,790	(M6)
Other Marina Operating Revenue	\$	42,312	(M7)
Property Resources (Puffin Café)	\$	6,114	(M8)
Dolphin Yacht Club	\$	24,120	(M9)
Riverside Marine	\$	80,640	(M10)
OHSU Breakwater	\$	1,515	(M11)
Freedom Boat Club	\$	6,300	(M12)
Commercial Dockage	\$	74,036	(M13)
Air Bnb	\$	24,090	(M14)
Fuel Revenue	\$	315,000	(M15)
Total Marina Revenues	\$	1,519,328	
IP Ground leases	\$	582,003	(R1)
IP spur track leases	\$	7,380	(R2)
Bldg 3 - Kemira	\$	140,070	(R3)
Bldg 4 - Elwell	\$	128,067	(R4)
Bldg 5 - MJ Glass Production	\$	66,495	(R5)
Bldg 6 - Kemira	\$	216,882	(R6)
Bldg 7 - Western Forest Products	\$	247,346	(R7)
Bldg 8 - Corrosion/Corrosion Shield	\$	117,645	(R8)
Bldg 9 - Intech	\$	121,891	(R9)
Bldg 10 - Elwell	\$	62,129	(R10)
Bldg 11 - Ponder Burner	\$	137,458	(R11)
Bldg 12 - Etec/Precision Saw/Plastic Forming	\$	143,738	(R12)
Bldg 14 - 54-40 Brewing	\$	116,863	(R13)
Bldg 15 - Foods In Season	\$	131,196	(R14)
Bldg 16 - DS Fabrication	\$	99,577	(R15)
Bldg 17 - MJ Glass/FIS/Lumino	\$	177,938	(R16)

Bldg 18	\$	398,502	(R17)
Bldg 19 - Ferguson	\$	122,397	(R18)
Bldg 20	\$	552,614	(R19)
Courthouse - City of Camas	\$	98,936	(R20)
Westlie Ford	\$	174,528	(R21)
Utility Rev from Tenants	\$	15,228	(R23)
All other IP operating revenue	\$	5,923	(R24)
Infrastructure Fee	\$	7,794	(R25)
Total Real Estate/Industrial Property Revenues	\$	3,872,598	
Park Revenues	\$	5,000	(P1/P2)
General & Administrative Revenues	\$	30,000	(G1)
Total Operating Revenue	\$	6,141,452	

Non-Operating Revenue:

Taxes levied for:			
General tax levy	\$	3,111,302	(NO1)
Debt service tax levy	\$	1,382,425	(NO2)
Investment income	\$	110,000	(NO3)
Misc tax revenue	\$	40,000	(NO4)
State Grant/Capital	\$	1,950,000	(NO5)
State Grant: WA State Parks & Rec	\$	1,200	(NO5)
Total Non-Operating Revenue	\$	6,594,927	

TOTAL REVENUE	\$	12,736,380	
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2025 BUDGETED EXPENDITURES

FINAL

Payroll	\$	312,272	(A8)
Advertising & Marketing	\$	4,000	(A9)
Outside services	\$	7,000	(A10)
Legal	\$	4,000	(A11)
Supplies	\$	7,500	(A12)
Janitorial	\$	1,500	(A13)
Fire System Monitoring	\$	1,693	(A14)
Insurance	\$	70,803	(A15)
Utilities	\$	24,965	(A16)
Internet	\$	1,256	(A17)
Clean Water Tax	\$	4,700	(A18)
Maintenance & Repair (Grounds)	\$	9,000	(A19)
Maintenance & Repair (Structures)	\$	8,000	(A20)
Maintenance & Repair (Equipment)	\$	5,000	(A21)
Misc Expenses	\$	450	(A22)
Aviation Fuel Expense	\$	210,000	(A23)
Aviation Fuel Credit Card	\$	8,500	(A24)
Total Airport Expenditures	\$	680,639	

Payroll	\$	516,979	(M16)
Advertising & Marketing	\$	3,000	(M17)
Outside services	\$	18,500	(M18)
Legal	\$	4,000	(M19)
Supplies	\$	26,000	(M20)
Janitorial Supplies	\$	2,500	(M21)
Equipment Fuel	\$	1,200	(M22)
Security	\$	8,000	(M23)
Insurance	\$	142,879	(M24)
Utilities	\$	64,159	(M25)
Misc Expenses	\$	14,161	(M26)
Maintenance & Repair (Equipment)	\$	10,000	(M27)
Maintenance & Repair (Structures)	\$	7,500	(M28)
Maintenance & Repairs (Docks)	\$	6,000	(M29)
Maintenance & Repair (Grounds)	\$	10,000	(M30)
Fuel Expense	\$	270,000	(M31)
Fuel Credit Card & Sales Tax Expense	\$	7,500	(M32)
Total Marina Expenditures	\$	1,112,378	

Payroll	\$	1,182,919	(R26)
Advertising & Marketing	\$	5,500	(R27)
Outside Services	\$	40,000	(R28)
Legal fees	\$	20,000	(R29)
Supplies	\$	14,000	(R30)

Fire System Monitoring	\$	7,899	(R31)
Insurance	\$	280,799	(R32)
Utilities	\$	57,320	(R33)
Internet	\$	2,458	(R34)
Stormwater	\$	4,800	(R35)
Misc Expenses	\$	1,000	(R36)
Maintenance & Repair (Dike)	\$	54,730	(R37)
Maintenance & Repair (Grounds)	\$	36,002	(R38)
Maintenance & Repair (Rail)	\$	5,000	(R39)
Maintenance & Repair (Pumps)	\$	3,000	(R40)
Maintenance & Repair (Equipment)	\$	8,500	(R41)
Maintenance & Repair (Structures)	\$	56,000	(R42)
Maintenance & Repair (Streets)	\$	2,000	(R43)
Total Real Estate/IP Expenditures	\$	1,781,927	

Payroll	\$	254,787	(P3)
Marketing	\$	2,000	(P4)
Outside Services	\$	2,000	(P5)
Supplies	\$	3,000	(P6)
Janitorial	\$	3,000	(P7)
Insurance	\$	6,549	(P8)
Utilities	\$	13,948	(P9)
Misc Expenses	\$	500	(P10)
Maintenance & Repair (Equipment)	\$	7,000	(P11)
Maintenance & Repair (Structures)	\$	3,000	(P12)
Maintenance & Repair (Grounds)	\$	11,000	(P13)
Total Park Expenditures	\$	306,785	

General & Administrative Expenditures	\$	1,872,265	
Total Operating Expense	\$	5,753,995	

NET OPERATING INCOME	\$	387,458	
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Non-Operating Expense

Bond Interest expense	\$	297,425	(NO6)
Bond Principal expense	\$	1,085,000	(NO7)
Bond Administrative expense	\$	2,400	(NO8)
CERB Loan	\$	207,725	(NO9)
Luse/Mehrer Contracts Payable	\$	78,703	(NO10)
Capital Improvement Projects	\$	1,041,000	(NO11)
Total Non-Operating Expense	\$	2,712,253	

TOTAL EXPENSE	\$	8,466,247	
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NET INCOME	\$	4,270,132	
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2025 AIRPORT BUDGET

Revenues

Hangar & Tiedown Rentals	\$	353,159	(A1)
AP-1 Leases	\$	32,714	(A2)
Immelman Hangars Land Lease	\$	16,926	(A3)
AP-5 and AP-6 Residential Rentals	\$	36,600	(A4)
Electrical Fees	\$	20,628	(A5)
Other Airport Operating Revenue	\$	4,500	(A6)
Aviation Fuel Revenue	\$	250,000	(A7)
Total Airport Revenues	\$	714,526	

Expenditures

Payroll	\$	312,272	(A8)
Advertising & Marketing	\$	4,000	(A9)
Outside Services	\$	7,000	(A10)
Legal	\$	4,000	(A11)
Supplies	\$	7,500	(A12)
Janitorial	\$	1,500	(A13)
Fire System Monitoring	\$	1,693	(A14)
Insurance	\$	70,803	(A15)
Utilities	\$	24,965	(A16)
Internet	\$	1,256	(A17)
Clean Water Tax	\$	4,700	(A18)
Maintenance & Repair (Grounds)	\$	9,000	(A19)
Maintenance & Repair (Structures)	\$	8,000	(A20)
Maintenance & Repair (Equipment)	\$	5,000	(A21)
Misc Expenses	\$	450	(A22)
Aviation Fuel Expense	\$	210,000	(A23)
Aviation Fuel Credit Card Expense	\$	8,500	(A24)
Total Airport Expenditures	\$	680,639	

Net Income	\$	33,887	
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2025 MARINA BUDGET

Revenues

Moorage Fees	\$ 815,021	(M1)
Waverunner Fees	\$ 30,391	(M2)
Setup Fees	\$ 4,000	(M3)
Launch Ramp Ticket Fees	\$ 45,000	(M4)
Launch Ramp Permit Fees	\$ 25,000	(M5)
Electrical Fees	\$ 25,790	(M6)
Other Marina Operating Revenue	\$ 42,312	(M7)
Property Resources (Puffin Café)	\$ 6,114	(M8)
Dolphin Yacht Club	\$ 24,120	(M9)
Riverside Marine	\$ 80,640	(M10)
OHSU Breakwater	\$ 1,515	(M11)
Freedom Boat Club	\$ 6,300	(M12)
Commercial Dockage	\$ 74,036	(M13)
Air Bnb	\$ 24,090	(M14)
Fuel Revenue	\$ 315,000	(M15)
Total Marina Revenues	\$ 1,519,328	

Expenditures

Payroll	\$ 516,979	(M16)
Advertising & Marketing	\$ 3,000	(M17)
Outside services	\$ 18,500	(M18)
Legal	\$ 4,000	(M19)
Supplies	\$ 26,000	(M20)
Janitorial	\$ 2,500	(M21)
Equipment Fuel	\$ 1,200	(M22)
Security	\$ 8,000	(M23)
Insurance	\$ 142,879	(M24)
Utilities	\$ 64,159	(M25)
Misc Expenses	\$ 14,161	(M26)
Maintenance & Repair (Equipment)	\$ 10,000	(M27)
Maintenance & Repair (Structures)	\$ 7,500	(M28)
Maintenance & Repairs (Docks)	\$ 6,000	(M29)
Maintenance & Repair (Grounds)	\$ 10,000	(M30)
Fuel Expense	\$ 270,000	(M31)
Fuel Credit Card Expense	\$ 7,500	(M32)
Total Marina Expenditures	\$ 1,112,378	

Net Income	\$ 406,950
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2025 REAL ESTATE/INDUSTRIAL PROPERTY BUDGET

Revenues

IP Ground leases	\$ 582,003	(R1)
IP spur track leases	\$ 7,380	(R2)
Bldg 3 - Kemira	\$ 140,070	(R3)
Bldg 4 - Elwell	\$ 128,067	(R4)
Bldg 5 - MJ's Glass Production	\$ 66,495	(R5)
Bldg 6 - Kemira	\$ 216,882	(R6)
Bldg 7 - Western Forest Products	\$ 247,346	(R7)
Bldg 8 - Corrosion/Corrosion Shield	\$ 117,645	(R8)
Bldg 9 - Intech	\$ 121,891	(R9)
Bldg 10 - Noctel	\$ 62,129	(R10)
Bldg 11 - Ponder Burner	\$ 137,458	(R11)
Bldg 12 - Etec/Precision Saw/Plastic Forming	\$ 143,738	(R12)
Bldg 14 - 54-40 Brewing	\$ 116,863	(R13)
Bldg 15 - Foods In Season	\$ 131,196	(R14)
Bldg 16 - ERS	\$ 99,577	(R15)
Bldg 17 - MJ Glass/FIS/Lumino	\$ 177,938	(R16)
Bldg 18	\$ 398,502	(R17)
Bldg 19 - Wolseley	\$ 122,397	(R18)
Bldg 20	\$ 552,614	(R19)
Courthouse - City of Camas	\$ 98,936	(R20)
Westlie Ford	\$ 174,528	(R21)
Tenant Security Deposits	\$ -	(R22)
Utility Rev from Tenants	\$ 15,228	(R23)
Other IP Operating Revenue	\$ 5,923	(R24)
Infrastructure Fee	\$ 7,794	(R25)
Total Real Estate/IP Revenues	\$ 3,872,598	

Expenditures

Payroll	\$ 1,182,919	(R26)
Advertising & Marketing	\$ 5,500	(R27)
Outside Services	\$ 40,000	(R28)
Legal fees	\$ 20,000	(R29)
Supplies	\$ 14,000	(R30)
Fire System Monitoring	\$ 7,899	(R31)
Insurance	\$ 280,799	(R32)
Utilities	\$ 57,320	(R33)
Internet	\$ 2,458	(R34)
Stormwater	\$ 4,800	(R35)
Misc Expenses	\$ 1,000	(R36)
Maintenance & Repair (Dike)	\$ 54,730	(R37)
Maintenance & Repair (Grounds)	\$ 36,002	(R38)
Maintenance & Repair (Rail)	\$ 5,000	(R39)
Maintenance & Repair (Pumps)	\$ 3,000	(R40)
Maintenance & Repair (Equipment)	\$ 8,500	(R41)
Maintenance & Repair (Structures)	\$ 56,000	(R42)
Maintenance & Repair (Streets)	\$ 2,000	(R43)
Total Real Estate/IP Expenditures	\$ 1,781,927	

Net Income	\$ 2,090,671
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2025 PARKS BUDGET

Revenues

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

Expenditures

Payroll	\$	254,787	(P3)
Marketing	\$	2,000	(P4)
Outside Services	\$	2,000	(P5)
Supplies	\$	3,000	(P6)
Janitorial	\$	3,000	(P7)
Insurance	\$	6,549	(P8)
Utilities	\$	13,948	(P9)
Misc Expenses	\$	500	(P10)
Maintenance & Repair (Equipment)	\$	7,000	(P11)
Maintenance & Repair (Structures)	\$	3,000	(P12)
Maintenance & Repair (Grounds)	\$	11,000	(P13)
Total Park Expenditures	\$	306,785	
Net Income	\$	(301,785)	

2024 BUDGETED GENERAL & ADMINISTRATIVE

	2023 Actual	2024 Budget	2025 Budget	% Change	
General & Administrative Revenues:					
Sponsorship Revenues	\$ 30,880	\$ 25,000	\$ 30,000		(G1)
Total General & Administrative Revenues	\$ 30,880	\$ 25,000	\$ 30,000		
General & Administrative Expenditures:					
Salaries and wages	\$ 487,745	\$ 681,325	\$ 624,637	-8.3%	(G2)
Overtime - Permanent EE's	\$ 9,666	\$ 14,000	\$ 30,000	114.3%	(G3)
Standby/Hazard Pay	\$ 25,331	\$ 25,631	\$ 25,980	1.4%	(G4)
Employee benefits & payroll taxes	\$ 260,815	\$ 322,695	\$ 327,157	1.4%	(G5)
Commissioner's comp and benefits	\$ 95,251	\$ 103,089	\$ 111,439	8.1%	(G6)
Employee Uniforms	\$ 9,739	\$ 8,850	\$ 8,925	0.8%	(G7)
Team Building			\$ 8,000	#DIV/0!	(G8)
Employee Relations	\$ 8,700	\$ 8,919	\$ 10,000	12.1%	(G9)
Training Program	\$ 30,776	\$ 42,600	\$ 42,600	0.0%	(G10)
Wellness benefit	\$ 10,469	\$ 10,920	\$ 11,340	3.8%	(G11)
Advertising	\$ 17,324	\$ 19,000	\$ 20,550	8.2%	(G12)
Outside services	\$ 48,968	\$ 19,000	\$ 165,890	773.1%	(G13)
Legal fees	\$ 52,807	\$ 50,000	\$ 60,000	20.0%	(G14)
State audit	\$ 14,059	\$ 31,600	\$ 18,300	-42.1%	(G15)
Concerts in the park	\$ 24,844	\$ 21,158	\$ 23,000	8.7%	(G16)
IT Services	\$ 82,848	\$ 116,200	\$ 142,977	23.0%	(G17)
Office supplies	\$ 8,580	\$ 10,000	\$ 10,000	0.0%	(G18)
Copier	\$ 3,911	\$ 5,880	\$ 6,599	12.2%	(G19)
Printing and binding	\$ 4,500	\$ 4,500	\$ 4,500	0.0%	(G20)
Postage	\$ 2,156	\$ 1,650	\$ 1,920	16.4%	(G21)
Janitorial Maint	\$ 3,610	\$ 2,000	\$ 2,084	4.2%	(G22)
Promotional Hosting	\$ 926	\$ 3,000	\$ 3,000	0.0%	(G23)
Insurance	\$ 9,218	\$ 8,373	\$ 9,210	10.0%	(G24)
Marketing	\$ 29,844	\$ 35,000	\$ 36,000	2.9%	(G25)
Memberships & dues	\$ 40,309	\$ 37,000	\$ 37,116	0.3%	(G26)
Wheels & Wings	\$ 8,574	\$ 8,000	\$ 9,500	18.8%	(G27)
Publications	\$ 162	\$ 200	\$ 200	0.0%	(G28)
Taxes (Use tax)	\$ 7	\$ 100	\$ 100	0.0%	(G29)
Utilities	\$ 16,238	\$ 16,223	\$ 16,748	3.2%	(G30)
Telephone & communication	\$ 23,483	\$ 26,715	\$ 23,329	-12.7%	(G31)
Miscellaneous expenses	\$ 38,689	\$ 46,500	\$ 37,114	-20.2%	(G32)
Maintenance & Repair (Office)	\$ 7,244	\$ 5,000	\$ 10,000	100.0%	(G33)
Maintenance & Repair (Grounds)	\$ -	\$ 200	\$ 200	0.0%	(G34)
Office Security	\$ 1,198		\$ 850	#DIV/0!	(G35)
Green Team			\$ 5,000	#DIV/0!	(G36)
Fuel expense	\$ 28,825	\$ 28,000	\$ 28,000	0.0%	(G37)
Election expense	\$ -	\$ 13,000		-100.0%	(G38)
Total General & Administrative Expenditures	\$ 1,406,816	\$ 1,726,329	\$ 1,872,265	22.7%	