

Commission Meeting Monday, May 12, 2025 5:30 PM

Percival Plaza - Olympics Room 626 Columbia Street NW Olympia, WA 98501

The meeting agenda is available on the Port's website as of May 8, 2025. https://www.portolympia.com/commission

The public may join the meeting from their computer, tablet or smartphone at:

https://us06web.zoom.us/j/84166624910?pwd=M3abZ1KjoQaGiByPN1MbvrKnLWPr6H.1

or Telephone: 1 253 215 8782 Meeting ID: 841 6662 4910

Passcode: 539845

Written public comments may be submitted to <u>commissioncoordinator@portolympia.com</u> by 12:00 p.m. on the date of the meeting. All written comments will be compiled and sent to the Commissioners prior to the meeting.

Verbal public comment is accepted in person at the meeting.

If you are attending the meeting via Zoom, you may raise your hand during the meeting to give public comment. For those listening by phone, press *9 if you wish to raise your hand and provide comment.

AGENDA

- A. Call to Order
- B. Pledge of Allegiance
- C. Approval of Agenda
- D. Executive Director Report
- E. Public Comment

This public comment period is the opportunity for public input on the agenda items on this evening's agenda, in addition to an opportunity for public comment on any other port business. Individual public comments are limited to 3 minutes per person.

NOTE: Guidelines for public comment can be found in the Commission Rules in Resolution 2025-03 Article VI.

- <u>Comments should be directed to Commission</u>: Comments should be directed to the Commission as a whole and should not include comments about individual Port staff or members of the public.
- <u>Courtesy</u>: All speakers (members of the public, Port staff, and Commissioners) shall be courteous in language and demeanor and shall confine remarks to those facts that are germane and relevant to the question or issue under discussion.

F. Consent Calendar

- 1. Professional Services Contract Amendment Approval Thomas Architecture Studio
- 2. Sound Direct Medicine Lease Assignment and Amendment #2
- 3. WSDOT Grant Application Resolution Airport Capital Project Runway 17-35 Pavement Rehab and Electrical Improvements
- 4. WSDOT Grant Application Resolution Airport Capital Project Taxiway and Apron Rehabilitation

G. Pending Issues or Business

1. Briefing: Q1 2025 Financial Report: Trisha Miller, Controller

H. Action Calendar

- 1. **PUBLIC HEARING:** Resolution 2025-04: A Resolution of the Port of Olympia to surplus real property located in downtown Olympia in Thurston County, Resolution 2025-05: A Resolution of the Port of Olympia to amend its Comprehensive Scheme of Harbor Improvements regarding certain East Bay District property, and Resolution 2025-06: A Resolution of the Port of Olympia Authorizing the sale of real property located in downtown Olympia in Thurston County all related of which are related to the potential sale of real property located at 427 and 517 Marine Dr NE, in Olympia, Washington. *Pursuant to RCWs 53.08.090, 53.20.010, and 53.02.020, the Port of Olympia Commission will hold a public hearing to consider a change to the Port Comprehensive Scheme of Harbor Improvements (CSHI) to declare the property at 427 and 517 Marine Drive and also described as Lot 6 and 7 (HOCM) of East Bay Redevelopment Short Plat, City of Olympia Master File #07-0154.*
 - a. Open Public Hearing
 - b. Presentation regarding the Sale of Port Property to the City of Olympia for the expansion of the Hands on Children's Museum and supporting Commission Resolutions of 2025-04, 2025-05, and 2025-06: Mike Reid, Community and Economic Development Director
 - c. Accept Public Testimony
 - d. Close Public Hearing
- Commission Resolutions in Support of the Sale of Port Property to the City of Olympia for the Hands on Children's Museum Expansion: Mike Reid, Community and Economic Development Director
 - Resolution 2025-04: A Resolution of the Port of Olympia to surplus real property located in downtown Olympia in Thurston County.
 - b. Resolution 2025-05: A Resolution of the Port of Olympia to amend its Comprehensive Scheme of Harbor Improvements regarding certain East Bay District property.
 - c. Resolution 2025-06: A Resolution of the Port of Olympia Authorizing the sale of real property located in downtown Olympia in Thurston County.
- I. Action/Other Calendar
 - 1. None
- J. Advisory Calendar

- 1. Interlocal Agreement with the Thurston Regional Planning Council: Alex Smith, Executive Director
- 2. Port Legal Counsel Contract Amendment: Alex Smith, Executive Director
- K. Commissioner Reports/Discussion
- L. Other Business
- M. Meeting Announcements
- N. Adjourn



COVER MEMO

Briefing Date/Time: May 12, 2025

Staff Contact/Title: James Sommer, Public Works Program Manager,

360.528.8005, JamesS@PortOlympia.com

Subject: Professional Services Contract Amendment Approval –

Thomas Architecture Studio

Purpose: ☐ Information Only ☒ Decision Needed

Overview:

• This item is on the Consent agenda.

Action is requested from the commission tonight.

Background:

This presentation addresses one of our competitively solicited on-call Professional Services contracts. In March of 2022, the Port of Olympia released a Request for Qualifications (RFQ) for our On Call Professional Services pool. The solicitation requested interested eligible firms submit their qualifications for the following services.

- Community, Economic, Land Use and Environmental Planning
- Engineering
- Surveying
- Architecture
- Landscape Architecture
- Project and/or Construction Management
- Archeological / Cultural Resources
- Arboricultural Services

The Thomas Architecture Studio contract (2023-1012) for on call Professional services was executed under Executive Director authority on April 1, 2023, after the competitively solicited request for qualifications was performed. Thomas Architecture Studio was selected for a contract under category D "Architecture" and category F "Project and/or Construction Management".



- ➤ The current term of the contract is through December 31, 2025, with a not to exceed amount of \$99,999.00.
- ➤ Under this contract there has been 2 task order issued totaling \$62,080.00 in committed funds. This leaves \$37,919.00 in uncommitted funds for new scopes of work under the on-call contract.
- The Port will work with Thomas Architecture Studio to provide project design services and support for the new Port of Olympia Headquarters capital project. The addition of this task order will require an amendment to the on-call contract for an increase in spending authority.

Documents Attached:

• Thomas Architecture Studio Statement of Qualifications

Summary and Financial Impact:

The Port is requesting the commission to authorize the Executive Director to sign a contract amendment with one of our on-call Professional Services consultants.

• The amendment is with Thomas Architecture Studio to continue providing on-call professional services by extending the contract expiration date from December 31, 2025, to December 31, 2027, and adding \$400,001.00 to the contract authority for a new total not to exceed amount of \$500,000.00.

Affected Parties:

Port staff and tenants.

Options with Pros and Cons:

This amendment provides Professional Services support as needed for the new Port Headquarters building, and as arise throughout the year on various projects. By not amending this contract to add spending authority, the Port would be limited in their ability to move forward with a planned capital project and perform tasks that require services as outlined above.

Staff Recommendation:

Approval of amendment for the Professional Services contract of Thomas Architecture Studio (Contract #2023-1012), as outlined in this cover memo, via the Consent Agenda.



RFQ No. 2022-1000

Statement of Qualifications for

PORT OF OLYMPIA

On Call Professional Services Pool

THOMAS ARCHITECTURE STUDIOS

525 Columbia Street SW Olympia, WA 98501

360.915.8775 www.tasolympia.com

Ron Thomas, AIA, President





March 4, 2022

Christopher Martinez Contract & Grant Administrator Port of Olympia 606 Columbia Street NW, Suite 300 Olympia, WA 98501

Mr. Martinez and Selection Committee:

RE: Statement of Qualifications for the Port of Olympia On-Call Professional Services Pool/ RFQ NO. 2022-1000

Thomas Architecture Studios (TAS) is pleased to present our Statement of Qualifications to the Port of Olympia for the On-Call Professional Services Pool. Our firm's interest in on-call services is directly tied to our desire to improve our community's facilities, while continuing to be a leader in the ongoing renaissance of our region. It has been our pleasure to work alongside Port of Olympia staff over the past several years in our role as the architect for various projects such as the new Port of Olympia Administration Building, the Port of Olympia Destination Waterfront Development Vision, and Westman Mill - a mixed-use development on leased Port property.

TAS is a design-oriented architecture firm built on over 45 years of consistently successful new construction, adaptive re-use, and on-call projects focused on functional, sustainable, and safe facilities that improve and contribute to the vibrancy of our community. Our team-oriented process includes active participation and open communication among all project stakeholders. Our approach focuses on project understanding, communication, cohesive design, and delivery. Our knowledge and design creativity are well-suited for determining the best approach for a variety of on-call project types. Additionally, we excel at community outreach by providing a transparent and fully engaging approach, whether in-person or remotely. TAS currently has a staff of 19 architects, planners, project managers, and project facilitators that are highly efficient at providing our clients wiht personal, highly creative, on-time service.

In addition to serving as the on-call architect for the City of Olympia for the past nine years and Thurston County for the past seven years, TAS has extensive, recent relevant experience working with municipal clients on the type of architectural services you seek throughout Thurston, Pierce, Kitsap, and Lewis Counties. At times, these services have been provided through on-call contracts and others on sole-source contracts.

On-call projects are vital to our community's commitment to "maintain what we have" and ensure that management of facilities and stewardship of resources provide the foundation upon which the high quality of public service and community assets can continue to be provided. TAS is focused and positioned for exactly the type and scope of projects you anticipate, and we will strive to exceed your design and project management expectations. We look forward to continuing to work with you on Port of Olympia projects, including anything that arises from this On Call Professional Service Pool contract.

TAS has the ability to manage multiple consultants as an overall project coordinator. This ensures seamless project flow, teamwork amongst consultants, and adherence to project schedules. We position ourselves to be readily available as an invaluable resource—a team of professionals the Port can confidently turn to on an as-needed basis to meet any of your architectural or community planning and economic development needs.

Respectfully Submitted,

Ron S. Thomas, AIA, President Thomas Architecture Studios

Amos Callender, AIA, Project Manager Thomas Architecture Studios

ARCHITECTURAL SERVICES EXPERIENCE

TAS has been serving as on-call architects in our community for various organizations and municipalities. We offer innovative approaches and techniques to everyday design challenges. Our ability to quickly understand initial ideas from our clients and escort them through the design process is one of the many reasons why our clients continue to call on TAS.

RELEVANT PROJECT EXAMPLES

With over 30 active projects in Olympia, TAS is actively engaged in helping our community realize some of the social environmental and economic sustainability goals that have been identified over the past four decades:

- Thurston County Courthouse
- Kitsap County Courthouse
- City of Olympia On-Call
- Lewis County PUD
- Thurston County On-Call
- Life Center Christian Academy On-Call

Basic Architectural Services including: Initial concepts and evaluations; scoping; cost estimates; Schematic Design; Design Development; Construction Documents; Permitting Assistance; and Construction Administration/Construction Management.

Other Services: Programming, grant scoping and application support, public outreach, bid support, and high-quality renderings.

DEVELOPMENT OPPORTUNITIES:

We are driven by the desire to see the potential in a project, turning an opportunity into an asset. We have worked with municipalities and developers to bring to life vacant or underutilized land, renovated industrial warehouses, and infilled mixed-use developments with office and retail space. Our Campus Lofts project is a great example of an adaptive reuse of an abandoned Class B office building to an AIA award-winning, multifamily development and reflects how TAS is improving lives by design within our community.



Similar to the work performed by TAS for the Port's Destination Waterfront Development Vision, TAS can provide initial assessments for potential development, ensure compliance with local jurisdictions and regulations, and provide options for the Port to consider. These initial quick studies in conceptual alternatives and development analysis leads to project scoping and cost estimates. We work with highly skilled cost estimators and provide as much detailed information as possible, resulting in a more accurate cost estimate to help inform key personnel and commissioners in their planning and decision-making process.



DESTINATION WATERFRONT DEVELOPMENT VISION 2020-2201

Project Highlights:

- Establish 13 parcels along Port waterfront property and identify potential uses for development
- Collaborate with Port Staff, Commissioners, Advisory Committee, and the public
- Community outreach to solicit feedback on project direction through remote meetings & online polls
- Continuation of work previously established in the Port's Vision 2050 Action Plan
- Work with local Port regulations and local jurisdiction to identify and record limitations or restrictions for each site
- Identify and establish connections to downtown core through gateways and connectors to spur economic development
- Manage multiple disciplines/ team members in a highly collaborative and innovative process

Our consistent track record of delivering projects on time and within budget provides our clients reassurance that TAS has their best interests in mind from inception to final inspection.



TAS will serve as your architect and day-to-day project manager, delivering thoughtful design solutions and bringing in technical expertise of our specialized consultants to help you achieve your project goals. We have carefully selected the following subconsultants for your on-call projects based on their strong working relationship with TAS for nearly two decades, in addition to their familiarity with working on Port of Olympia projects. If the Port has a list of preferred subconsultants, please let us know, and we will be happy to work with them.



CIVIL ENGINEERING TRAFFIC ENGINEERING

Jared VerHey, Project Manager **SCJ** Alliance 8730 Tallon Lane NE, Suite 200 Lacey, WA 98516 360.352.1465 jared.verhey@scjalliance.com www.scjalliance.com



STRUCTURAL ENGINEERING

Jeff Klein, Principal **PCS Structural Solutions** 1250 Pacific Avenue, Suite 701 Tacoma, WA 98402 253.383.2797 jklein@pcs-structural.com www.pcs-structural.com



SITEWORKS LANDSCAPE ARCHITECTURE

John Payne, ASLA, RLA, ISA, Principal SiteWorks 3720 Reading Street SE Olympia, WA 98501 718.483.0034 jpayne@siteworkscm.com www.siteworkscm.com



HULTZ TBHU MECHANICAL/ ELECTRICAL ENGINEERING AND PLUMBING

Rick Hultz, PE, Principal Hultz BHU Engineers, Inc. 1111 Fawcett Avenue Tacoma, WA 98402 253.383.3257 rickh@hultzbhu.com www.hultzbhu.com



LAND SURVEY

Ken Frazier, PLS, President Foresight Surveying, Inc. 1583 N National Avenue, Suite 2210 Chehalis, WA 98532 360.748.4000 foresight@localaccess.com



LAND SURVEY

Blair Prigge, PLS, EIT MTN2COAST, LLC 2320 Mottman Road SW, Suite 106 Tumwater, WA 98512 360.239.1497 blair@mtn2coast.com www.mtn2coast.com



GEOTECHNICAL ENGINEERING

Luke McCann, Principal Engineering Geologist Quality GEO NW, PLLC 4631 Whitman Lane SE, Suite D Lacey, WA 98513 360.878.9705 luke@qualitygeonw.com www.qualitygeonw.com



COST ESTIMATING

Bill Acker, Owner Bill Acker Consulting Services 13494 Eastbrook Drive SW Port Orchard, WA 98367 360.895.1756 bill@fargwatt@harbornet.com www.billackerconsulting.com



PORT OF OLYMPIA

Sam Gibboney, Executive Director 360.528.8001 | samg@portolympia.com

www.portolympia.com

606 Columbia St. NW, Suite 300 Olympia, WA 98501

Destination Waterfront Development Vision: Master planning for under utilized property on Port Peninsula in downtown Olympia. Large scale public outreach, and coordination with advisory panel & Port commissioners.

Admin Building: Schematic Design planning for new Port headquarters including main operations, support space, meeting & training spaces.

Scope of Services: concept design, master planning, schematic design, program confirmation, construction costs & total project cost estimates, public opinion surveys, commissioner presentations, public outreach

KITSAP COUNTY

Karen Goon, Administrator 360.337.4403 | kgoon@co.kitsap.wa.us

www.kitsapgov.com

614 Division Street, MS-4 Port Orchard, WA 98366

New Courthouse Master Plan & Design, Space Needs & Feasibility Assessment, Courtroom & Energy Improvements

Scope of Services: concept design, master planning, schematic design, program confirmation, technical committee coordination, construction costs & total project cost estimates, commissioner presentations, public outreach

THURSTON COUNTY

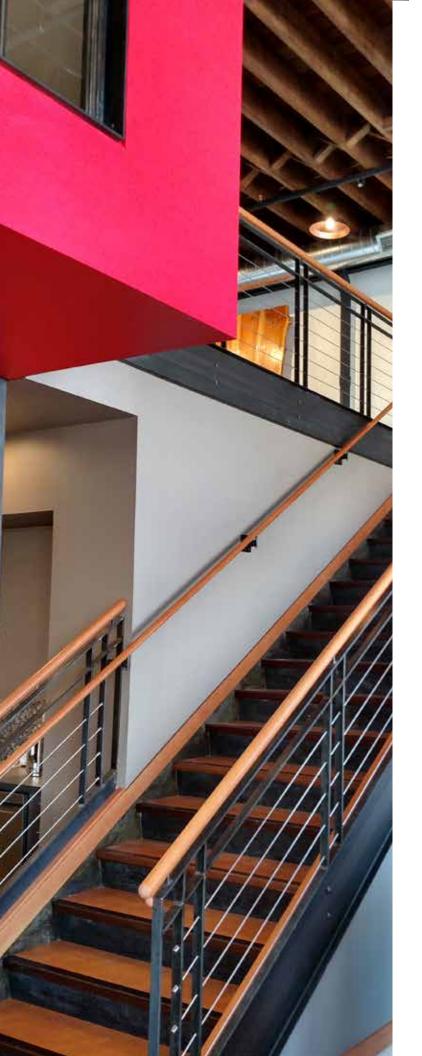
Rick Thomas, Project Manager 360.791.8449 | thomasr@co.thurston.wa.us

www.thurstoncountywa.gov

2000 Lakeridge Drive SW Olympia, WA 98502

New Courthouse & Civic Center: Comprehensive Comparative Feasibility Study & Informed Public Outreach, Courthouse Renovations vs. Replacement, Comparative Feasibility Study, Thurston County Space Needs Assessment

Scope of Services: concept design, comparative analysis, master planning, schematic design, program confirmation, construction costs & total project cost estimates, advisory panel coordination, commissioner presentations, public outreach presentations





THOMAS ARCHITECTURE STUDIOS

525 Columbia Street SW Olympia, WA 98501

360.915.8775 www.tasolympia.com

COVER MEMO

Briefing Date/Time: May 12, 2025

Staff Contact/Title: Jessie Bensley, Property Manager

360.528.8071, Jessieb@portolympia.com)

Subject: Sound Direct Medicine Lease Assignment and

Amendment #2

Purpose: ☐ Information Only ☒ Decision Needed

CONSENT ITEM

Overview & Background:

In 2023 Sound Direct Medicine and the Port entered into a new land lease located at 204 Tumwater Blvd SW at the Cleanwater Centre. The original lease term is May 1, 2023 through May 31, 2053 with one twenty-year option. Sound Direct Medicine has and remains in good standing throughout the term of their lease.

Sound Direct Medicine now desires to assign the lease to Pacific Northwest Commercial Properties LLC effective May 1, 2025. Pacific Northwest Properties is a current tenant of the Ports with a land lease located at 202 Tumwater Blvd SW at Cleanwater Centre. Pacific Northwest Properties has and remains in good standing with the Port. Under the original lease, the rent rates were set with a 3% annual increase through the initial term ending May 31, 2053.

Documents Attached:

Exhibit A – The Premises
Copy of Lease Assignment and Amendment #2

Summary and Financial Impact:

July 1, 2025 – June 30, 2026 \$30,850.56 / Annually

*3% annual increase

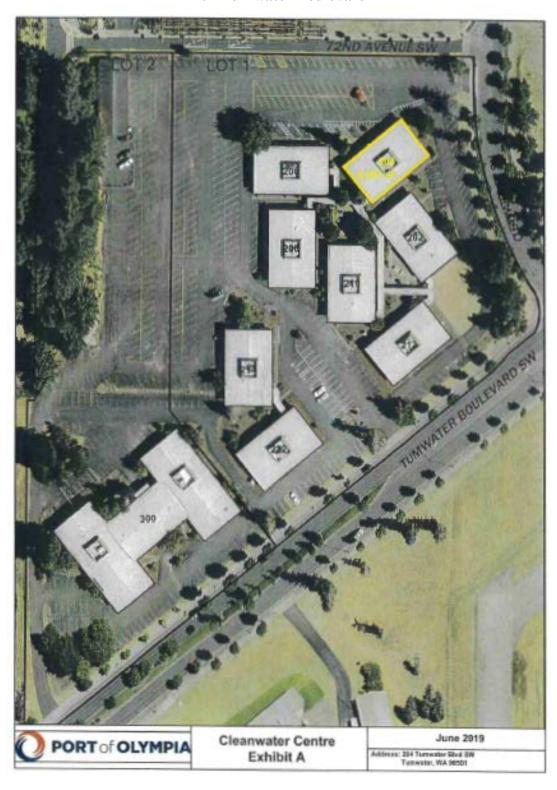
The tenant is required to have a lease security equal to twelve (12) month's rent plus Washington State Leasehold Tax plus common area maintenance fee for a total amount of (\$42,462.36).

Staff Recommendation:

Approve the lease assignment and amendment #2 as presented on the consent calendar.

EXHIBIT A

THE PREMISES 204 Tumwater Boulevard



ASSIGNMENT OF LEASE, CONSENT AND AMENDMENT NO. 2 TUMWATER PROPERTIES

CLEANWATER CENTRE

THIS ASSIGNMENT OF LEASE, CONSENT AND AMENDMENT NO. 2 (this "Assignment") is made effective the 1st day of May, 2025 (the "Effective Date") by and among the PORT OF OLYMPIA, a Washington municipal corporation (the "Port" or "Landlord"), SOUND DIRECT MEDICINE, P.C., a Washington professional service corporation ("Tenant 1" or "Assignor"), and PACIFIC NORTHWEST COMMERCIAL PROPERTIES LLC, a Washington company ("Tenant 2" or "Assignee").

WHEREAS, the Port owns real property located at 204 Tumwater Blvd., Tumwater, WA; and

WHEREAS, the Port entered into a Lease dated May 8, 2023 (the "Lease") to lease premises consisting of approximately 6,000 sq. ft. of space located in a commercial building as generally depicted in Exhibit A attached hereto (the "Premises") to Tenant 1; and

WHEREAS, the Port and Tenant 1 amended the Lease through Lease Amendment No. 1 dated May 21, 2024 for the purpose of adjusting the rent and surety requirement; and

WHEREAS, Tenant 1 now desires to assign its right, title and interest in the Lease to Tenant 2 and Tenant 2 desires to accept assignment of the Lease from Tenant 1; and

WHEREAS, the Port is willing to consent to the assignment from Tenant 1 to Tenant 2, upon and subject to the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the above recitals and promises, covenants, conditions, and agreements set forth below and other good and valuable consideration, the parties hereby agree as follows:

- 1. Tenant 1 hereby assigns to Tenant 2 all of its right, title, and interest in and to the Lease and the Premises commencing on the Effective Date subject to ratification by the Port of Olympia Commission within thirty (30) days from the date set forth in the Ratification Provision below and subject to satisfaction of all of the conditions to closing set forth in the Purchase and Sale Agreement dated April 24, 2025 by and between Tenant 1 and Tenant 2 (the "Purchase Agreement").
- 2. Tenant 2 hereby accepts assignment of Tenant 1's right, title, and interest in the Lease and the Premises, and assumes and agrees to make all the payments and to perform all the terms, conditions, and covenants of the Lease (including all amendments and additions thereto) that are to be performed by Tenant 1 therein, beginning on the Effective Date, subject to ratification by the Port of Olympia Commission, and subject to satisfaction of all of the conditions to closing set forth in the Purchase Agreement.

- 3. The Port hereby consents to Tenant 1's assignment of its interest in the Lease and the Premises to Tenant 2, and hereby accepts Assignee as the Tenant under the Lease commencing on the Effective Date subject to the terms and conditions stated herein, and subject to approval or ratification by the Port of Olympia Commission.
- 4. Effective July 1, 2025, the Port and Tenant 2 agree that Paragraph 1, **LEASE SUMMARY RENT** shall be amended as follows:

Commencing July 1, 2025 and ending June 30, 2026, the Rent shall be Two Thousand Five Hundred Seventy and 88/100 Dollars (\$2,570.88 USD), plus Washington State Leasehold Excise Tax ("LET") equal to 12.84% plus common area maintenance ("CAM") fees equal to Five Hundred Sixty Five and No/100 Dollars (\$565.00) per month.

5. Effective July 1, 2025, the Port and Tenant 2 agree that Paragraph 1, <u>LEASE</u> <u>SUMMARY-LEASE SECURITY</u> shall be amended as follows:

Commencing July 1, 2025, the security amount shall be Forty-Two Thousand Four Hundred Sixty Two and 36/100 Dollars (\$42,462.36 USD).

- 6. Tenant 2 hereby further acknowledges and agrees that it has received and reviewed a copy of the Lease, including all exhibits and other papers relating thereto and any changes or additions made to any of the above, that it is familiar with the terms thereof and accepts the same as stated, and that Tenant 2 is not relying on any representations, warranties, or assurances of any kind by the Port with respect thereto.
- 7. Tenant 2 hereby further agrees to post security and liability insurance in amounts and form in accordance with the terms of the Lease as amended hereby and satisfactory to the Port on or before the Effective Date.
- 8. Tenant 2 hereby further acknowledges and agrees that it has made a full and complete inspection of the Premises and accepts the Premises "AS IS" in its present condition, and that the Tenant 2 is not relying on any representations, warranties, or assurances of any kind by the Port with respect thereto.
- 9. Tenant 1 hereby further acknowledges and agrees that Tenant 1 shall not by this Assignment be released from any obligations or responsibilities to be performed by the Tenant under the Lease and any amendments or changes thereto but rather shall continue to remain jointly and severally liable with respect to the Lease. Tenant 1 hereby further waives notice of any subsequent changes or amendments to the Lease, or any default under the Lease. In the event of any default or failure to perform in any respect, the Port may elect to proceed against any one, several, or all of the Tenants or Assignees, and by so doing shall not thereby release or waive any rights the Port may have against any other persons or entities. Provided, however, that Tenant 1 shall in no event be liable beyond the terms and conditions in existence as of the date of this Assignment, as if the same had not hereafter been amended or changed.
- 10. Tenant 1 and Tenant 2 hereby further acknowledge and agree that the Port's consent to this Assignment does not waive the requirement of the Port's consent, or the Port's right to

object or withhold consent, to any future option, assignment or subletting of the Lease or the Premises.

- In any action or proceeding, including but not limited to mediation or arbitration, 11. and including all appeals, brought to enforce this Assignment or the Lease, to determine or declare the rights and duties under this Assignment or the Lease, or to resolve a dispute, breach, or default in connection with any of the provisions of this Assignment or the Lease, the prevailing party shall be entitled to recover reasonable attorneys' fees and other costs, including expert witness fees, incurred in such action or proceeding, in addition to any other relief to which such party may be entitled.
- This Assignment shall be governed by the laws of the State of Washington. Any 12. dispute resolution shall have exclusive venue in Olympia, WA. Should a dispute arise between the parties, the losing party shall pay the prevailing party's attorney's fees, mediation, arbitration and court costs including appeals as well as other legal expenses and collection costs.
 - Terms not defined in this Assignment shall have the meaning set forth in the Lease. 13.

WITNESS WHEREOF, each of the undersi- by an authorized representative.	gned has caused this Assignment to be duly executed
TENANT 1/ASSIGNOR:	SOUND DIRECT MEDICINE, P.C.
	Michael Laich
	Michael Lorich
TENANT 2/ASSIGNEE:	PACIFIC NORTHWEST COMMERCIAL PROPERTIES LLC
	Sur
	Byron Yarbrough, Owner
LANDLORD:	PORT OF OLYMPIA
	Alexandra K. Smith, Executive Director
Approved as to Form:	

Christopher Pierce-Wright General Counsel, Port of Olympia

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)	
county of Thurston) ss	
proven to be the individual named in the acknowledged that he/she signed said instrusaid instrument and acknowledged he/she is	known as Woo Paul Yar Wood or sufficiently within and foregoing instrument and said person ument, on oath stated that he/she is authorized to sign authorized to sign said instrument and did so as his/her party for the uses and purposes mentioned in said
Inwigness, vybers of, I have hereunto	Printed Name: Janet L Dieh Notary Public in and for the State of Washington Residing at: Rochester, WA My commission expires: June 12, 2026
STATE OF WASHINGTON) ss COUNTY OF MUSTON)	
proven to be the individual named in the acknowledged that he/she signed said instrusaid instrument and acknowledged he/she is	, 2025, personally appeared before me known as Mcharl lovids or sufficiently e within and foregoing instrument and said personument, on oath stated that he/she is authorized to sign authorized to sign said instrument and did so as his/her party for the uses and purposes mentioned in said
In witness whereof, I have hereunto	set my hand and seal the day and year above written.
NOTARY 8 NOTARY 8 AUBLIC O4/28/2000	Printed Name: Kuy the Omenickue Notary Public in and for the State of Washington Residing at: 255 Trosper RD SW #108 My commission expires: 04/28/2020

STATE OF WASHINGTON)	
COUNTY OF Weston) ss	
On this the day of, 2025, personally appeared before sufficiently proven to be the individual named in the within and foregoing instrument and person acknowledged that he/she signed said instrument, on oath stated that he/she is authorized to sign said instrument and acknowledged he/she is authorized to sign said instrument and as his/her free and voluntary act and deed of such party for the uses and purposes mention said instrument.	rized
In witness whereof, I have hereunto set my hand and seal the day and year above wrong Anne Good Printed Name: Printed Name: Notary Public in and for the State of Washington Residing at: My commission expires: My commission expires:	N

RATIFICATION PROVISION

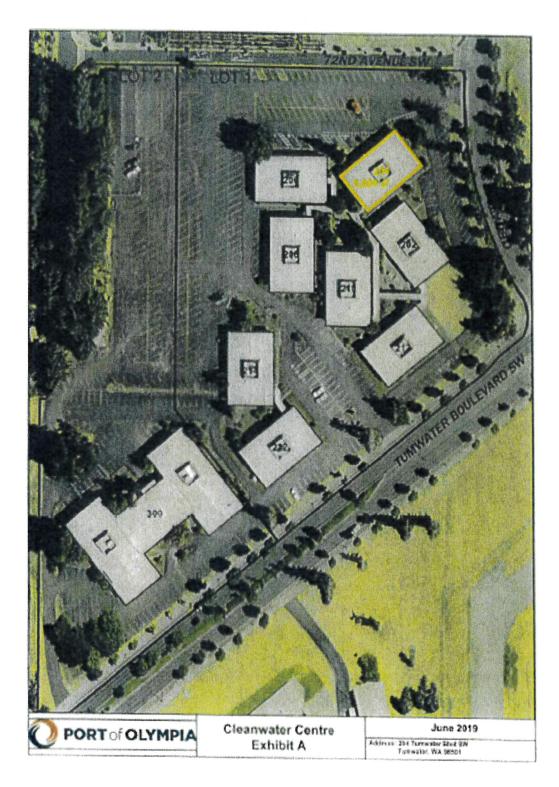
This Assignment of Lease, Consent and Amendment No. 2 shall be subject, as a condition subsequent, to ratification by the Port of Olympia Commission within thirty (30) days after the date set forth on Page 1. This Assignment of Lease, Consent and Amendment No. 2 shall be effective and binding on the parties until such time, and thereafter if ratified. If this Assignment of Lease, Consent and Amendment 2 is not ratified as required herein, then it shall terminate and be of no further force and effect.

	Assignment of Lease, Consent and Amendment 2 was on on, 2025.
	PORT OF OLYMPIA COMMISSION
	Ву:
	Its:
Assignment of Lease, Consent and Americand the same on its behalf, as he/she is deed of such party for the uses and purpos	20, personally appeared before ment to be the of the cipal corporation named in the within and foregoing andment 2, and said person acknowledged that he/she is so authorized to do, as the free and voluntary act and es therein mentioned. The content of the content of the cipal corporation is set and the content of the cipal corporation.

EXHIBIT A

THE PREMISES

204 Tumwater Boulevard



COVER MEMO

Briefing Date/Time: May 12, 2025

Staff Contact/Title: Chris Paolini, Airport Senior Manager, 360.528.8074,

chrisp@portolympia.com

Subject: Resolution 2025-07: Port Commitment to provide grant

matching funds for the Runway 17-35 Pavement Rehabilitation and Electrical Improvement Project

Purpose: ☐ Information Only ☒ Decision Needed

Overview:

The Washington State Department of Transportation (WSDOT) provides competitive grants for eligible airport capital projects. WSDOT awards grants to fund up to half of the Sponsor's (Port) grant match obligation toward FAA grants. For 2025, the sponsor's FAA grant obligation is 5% of total eligible project costs. Therefore, WSDOT may award a grant up to 2.5% of the total eligible project cost. WSDOT grant applications are required to include a resolution from the sponsor entity affirming funds availability and commitment to providing grant match funds for the designated capital project. Resolution 2025-07 meets this requirement and will accompany our grant application due by May 30th, 2025.

- Type of Agenda Item: Consent Calendar
- Action Requested

Background and Purpose:

The FAA grant funded Runway 17-35 Pavement Rehabilitation and Electrical Improvement Project is listed in the Port's 2025 capital project list and included in the adopted 2025 Port Budget. The Commission recently approved a construction contract award for this project at the April 14, 2025 commission meeting. This project rehabilitates a 750-foot section of the southern portion of Runway 17-35 and also includes the installation of LED runway lighting. The FAA grant application, to fund 95% of the project costs, has been submitted and we anticipate an FAA grant award in June. In anticipation of the FAA grant award, we are also applying for a WSDOT grant to cover 2.5% of project costs. WSDOT requires a resolution from the sponsor entity affirming funds availability and commitment to providing grant match funds for the capital project as part of the WSDOT grant application.

This evening's resolution will be submitted as part of the WSDOT grant application, which is due by May 30, 2025.

What this project does:

- Rehabilitates a portion of the primary runway to protect our Port asset.
- Improves safety and operational reliability.
- Improves airport energy efficiency by reducing electricity usage.
- Aligns with goals 37, 47, and 50 of Vision 2050.

What this project does not do:

- Does not increase the length of the runway.
- Does <u>not</u> increase pavement strength to support larger aircraft.

Documents Attached:

Resolution 2025-07

Environmental:

An external review of the project with the FAA and a project review by the Port's Director of Environmental Planning & Programs was completed. This project was determined to be NEPA and SEPA exempt. Below are the applicable references for both NEPA and SEPA.

Per FAA guidance, the entirety of this project is NEPA exempt:

Project lighting work:

"...this project (Runway 17-35 Electrical Rehab) is categorically excluded from further environmental review pursuant to FAA Order 1050.1F, Paragraph 5-6.3(b) and (g) and Paragraph 5-6.4(o)."

Pavement maintenance work:

"The proposed Runway 17-35 (South) Rehabilitation is Categorically Excluded pursuant to FAA Order 1050.1F Section 5-6.4 e"

Per the following Washington State Administrative Code (WAC), the entirety of this project is SEPA exempt:

Project lighting work:

WAC 197-11-800 (23)(c) exempts: "All electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of 55,000 volts or less;...within existing rights of way or developed utility corridors, all electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of 115,000 volts or less;

and the undergrounding of all electric facilities, lines, equipment or appurtenances."

Pavement maintenance work:

WAC 197-11-800 (3) exempts: "Repair, remodeling and maintenance activities...transportation facilities involving no material expansions or changes in use beyond that previously existing...".

Financial Impact:

An FAA grant will provide funding for 95% of the project cost. Tonight's resolution will allow us to apply for a WSDOT Aviation grant funding up to 2.5% of the project cost. Airport capital project funds will be used to fund the remaining 2.5% of the project.

Estimated Project Funding Breakdown:

Total project cost (est): \$2,708,872

FAA grant funds (est): \$2,573,428 (Not to exceed amount)

WSDOT grant funds (est): \$67,722 (Not to exceed amount)

Airport capital project funds (est): \$ 67,722

Next Steps/Timeframe:

Anticipated Project Start Date: Construction will begin after September 1st, 2025, following the end of the Streaked Horned Lark breeding season.

Options with Pros & Cons:

 Adopt resolution 2025-07 affirming funds availability and Port commitment to provide grant matching funds for the Olympia Airport's Runway 17-35 Pavement Rehabilitation and Electrical Improvement Project.

Result: Airport moves forward with the WSDOT grant application which may provide up to \$67,722 in additional grant funds.

2. Do not adopt resolution 2025-07 affirming funds availability and Port commitment to provide grant matching funds for the Olympia Airport's Runway 17-35 Pavement Rehabilitation and Electrical Improvement Project.

Result: Airport cannot move forward with the WSDOT grant application and will likely lose the opportunity to secure an additional \$67,722 in grant funds.

Staff Recommendation:

Adopt resolution 2025-07

PORT OF OLYMPIA COMMISSION Resolution 2025-07

A resolution of the Port of Olympia Commission confirming the commitment of the Port to provide matching funds for the Olympia Regional Airport's Runway 17-35 Pavement Rehabilitation and Electrical Improvements Project as required for the Port's 2025 grant application to the Washington State Department of Transportation Airport Aid Grant program.

WHEREAS, the Port of Olympia Commission has authorized staff to pursue grant opportunities to assist in the funding of its capital projects; and

WHEREAS, the Port is applying to the 2025 Washington State Department of Transportation's (WSDOT) Airport Aid Grant program to assist in the funding of a Runway 17-35 Pavement Rehabilitation and Electrical Improvements project at the Olympia Regional Airport; and

WHEREAS, the application for WSDOT Airport Aid Grant funding includes a local match from the Port of Olympia,

NOW THEREFORE be it resolved by the Commission of the Port of Olympia that the Commission authorizes and supports the Port's submittal of a grant application to WSDOT Aviation for its Runway 17-35 Pavement Rehabilitation and Electrical Improvements project, and matching funds are available for the project, as submitted in its 2025 WSDOT Airport Aid Grant application.

ADOPTED by the Commission of the Port of Olympia this 12th day of May 2025.

PORT OF OLYMPIA COMMISSION
Jasmine Vasavada, President
Maggie Sanders, Vice President
Sarah Montano, Secretary

COVER MEMO

Briefing Date/Time: May 12, 2025

Staff Contact/Title: Chris Paolini, Airport Senior Manager, 360.528.8074,

chrisp@portolympia.com

Subject: Resolution 2025-08: Port Commitment to provide grant

matching funds for the Airport Taxiway and Apron

Rehabilitation project

Purpose: ☐ Information Only ☒ Decision Needed

Overview:

The Washington State Department of Transportation (WSDOT) provides competitive grants for eligible airport capital projects. WSDOT awards grants to fund up to half of the Sponsor's (Port) grant match obligation toward FAA grants. For 2025, the sponsor's FAA grant obligation is 5% of total eligible project costs. Therefore, WSDOT may award a grant up to 2.5% of the total eligible project cost. WSDOT grant applications are required to include a resolution from the sponsor entity affirming funds availability and commitment to providing grant match funds for the designated capital project. Resolution 2025-08 accomplishes this requirement and will accompany our grant application due by May 30th, 2025.

- Type of Agenda Item: Consent Calendar
- Action Requested

Background and Purpose:

The Airport is currently coordinating with the FAA for an FAA grant funded Airport Taxiway and Apron Rehabilitation project. This project is listed in the Port's 2025 capital project list and included in the adopted 2025 Port Budget. This Airport Taxiway and Apron Rehabilitation project is intended to rehabilitate existing taxiway and apron pavement to protect airport infrastructure and improve safety. The design portion of this project will occur in 2025 with construction anticipated to start in 2026. This grant application is for the design and project management portion of the project. The Airport will pursue additional grants in 2026 for the construction phase of the project. At this time, no funds have been spent on this project. Resolution 2025-08 will allow us to meet the WSDOT grant application requirements and deadline of May 30, 2025. Tonight's action allows us to apply for grant funding in advance of the project start.

A separate FAA grant application, to fund 95% of the project costs, will be submitted later this year in coordination with the FAA. In anticipation of the FAA grant award, we are applying for a WSDOT grant to cover up to 2.5% of project costs. As mentioned, WSDOT requires a resolution from the sponsor entity affirming funds availability and commitment to providing grant match funds for the capital project as part of the WSDOT grant application. This evening's resolution will be submitted as part of the WSDOT grant application, which is due by May 30, 2025.

What this project does:

- Rehabilitates a portion of the airport's primary apron and eastside taxiway infrastructure, protecting our Port asset.
- Improves safety and operational reliability.
- Aligns with goals 47 and 50 of Vision 2050.

What this project does not do:

- Does <u>not</u> expand existing pavement or cover existing permeable surfaces
- Does <u>not</u> increase pavement strength to support larger aircraft

Documents Attached:

Resolution 2025-08

Environmental:

An external review of the project with the FAA and a project review by the Port's Director of Environmental Planning & Programs was completed. This project was determined to be NEPA and SEPA exempt. Below are the applicable references for both NEPA and SEPA.

Per FAA guidance, the entirety of this project is NEPA exempt:

Pavement maintenance work:

"The proposed pavement rehabilitation project is Categorically Excluded pursuant to FAA Order 1050.1F Section 5-6.4 e"

Per the following Washington State Administrative Code (WAC), the entirety of this project is SEPA exempt:

Pavement maintenance work:

WAC 197-11-800 (3) exempts: "Repair, remodeling and maintenance activities...transportation facilities involving no material expansions or changes in use beyond that previously existing...".

Financial Impact:

An FAA grant will provide funding for 95% of the project cost. Tonight's resolution will allow us to apply for a WSDOT Aviation grant to fund up to 2.5% of the project cost. Airport capital project funds will be used to fund the remaining 2.5% of the project.

Estimated Project Funding Breakdown:

Total project cost (est): \$310,526

FAA grant funds (est): \$295,000 (Not to exceed amount)

WSDOT grant funds (est): \$7,764 (Not to exceed amount)

Airport capital project funds (est): \$ 7,762

Next Steps/Timeframe:

Anticipated Project Start Date: Project design is expected to begin this Fall 2025 and the construction phase is anticipated to begin after September 1st, 2026, following the end of the Streaked Horned Lark breeding season.

Options with Pros & Cons:

1. Adopt resolution 2025-08 affirming Port's commitment to provide grant matching funds for the Olympia Airport's Taxiway and Apron Rehabilitation project.

Result: Airport moves forward with the WSDOT grant application which may provide up to \$7,764 in additional grant funds.

2. Do not adopt resolution 2025-08 affirming Port's commitment to provide grant matching funds for the Olympia Airport's Taxiway and Apron Rehabilitation project.

Result: Airport cannot move forward with the WSDOT grant application and will likely lose the opportunity to secure an additional \$7,764 in grant funds.

Staff Recommendation:

Adopt resolution 2025-08

PORT OF OLYMPIA COMMISSION Resolution 2025-08

A resolution of the Port of Olympia Commission confirming the commitment of the Port to provide matching funds for the Olympia Regional Airport's Taxiway and Apron Rehabilitation Project as required for the Port's 2025 grant application to the Washington State Department of Transportation Airport Aid Grant program.

WHEREAS, the Port of Olympia Commission has authorized staff to pursue grant opportunities to assist in the funding of its capital projects; and

WHEREAS, the Port is applying to the 2025 Washington State Department of Transportation's (WSDOT) Airport Aid Grant program to assist in the funding of an Airport Taxiway and Apron Rehabilitation project at the Olympia Regional Airport; and

WHEREAS, the application for WSDOT Airport Aid Grant funding includes a local match from the Port of Olympia,

NOW THEREFORE be it resolved by the Commission of the Port of Olympia that the Commission authorizes and supports the Port's submittal of a grant application to WSDOT Aviation for its Airport Taxiway and Apron Rehabilitation project, and matching funds are available for the project, as submitted in its 2025 WSDOT Airport Aid Grant application.

ADOPTED by the Commission of the Port of Olympia this 12th day of May 2025.

PORT OF OLYMPIA COMMISSION
Jasmine Vasavada, President
Maggie Sanders, Vice President
Sarah Montano, Secretary

COVER MEMO

Briefing Date/Time: May 12, 2025

Staff Contact/Title: Trisha Miller, Controller

360.528.8021, trisham@portolympia.com

Subject: Q1 2025 Financial Report

Purpose: \square Information Only \square Decision Needed

CONSENT ITEM

Overview & Background:

Q1 2025 covers the calendar months of January, February and March 2025. The Port adheres to accrual basis accounting principles which require revenues to be recorded when earned and expenses to be recorded when incurred. Therefore, all financial data reported is a direct reflection of actual Port operations for the calendar period.

This presentation is to relay pertinent financial and operating data to the Commission and community members. Port revenue generating departments are highlighted to aid in Q1 2025 reporting context and for preparation of 2026 budget development.

Documents Attached:

PowerPoint presentation Q1 2025 Financial Report – Income Statements by Department

Summary and Financial Impact:

No financial impact.

Staff Recommendation:

Provide feedback on reporting format for improved understanding and transparency.



Q1 2025 Financial Report

Trisha Miller, Controller May 12, 2025



1

Today's Presentation

Advisory Only - No Action Requested

- Revenue Generating Department Overview
- Q1 2025 Financial Report Income Statement
- Unaudited as of 05-12-2025





Agenda

- Operating Performance Conversation
- Revenue Generation High-level look
- Q1 2025 Operating Performance
- Variance Analysis Operations
- G&A + Depreciation Operations Cost Absorption
- Government Services, Environmental, and G&A
- Dashboards
- Questions and comments

3



3

Olympia Regional Airport - Overview

- Includes all departments physically located within the airport footprint (Tumwater)
 - Dept. 010 Airport
 - Dept. 012 New Market Industrial
 - Dept. 014 Cleanwater Centre
- Types of Revenue
 - Aviation Hangar rentals, space rentals, land rents
 - Non Aviation Industrial Park land leases, industrial and retail space leases

PORT of OLYMPIA

Consolidated Swantown Marina - Overview

- Includes Swantown Marina departments
 - Dept. 020 Swantown Marina
 - Dept. 022 Swantown Boatworks
 - Dept. 024 Swantown Fuel Facility
- Types of Revenue
 - Permanent moorage, liveaboard fees, transient moorage, dry rack storage, travel-lift fees, gasoline and diesel fuel sales

5



5

Marine Terminal - Overview

- Includes all departments physically located within the MT footprint
 - Dept. 030 Marine Terminal Administration
 - Dept. 032 Marine Terminal Operations
 - Dept. 036 Marine Terminal Maintenance
 - Dept. 040 Stormwater
- Types of Revenue
 - Cargo Vessel Dockage, Cargo Service Fees, Handling Fees, Land and Property Rental, Stormwater Treatment Fees

6



Properties - Overview

- Port owned Land and Buildings not included in other operating departments
 - Dept. 060 Properties Lease and Rental General
 - Dept. 062 Market District
 - Dept. 064 North Point
 - Dept. 066 East Bay
- Types of Revenue
 - Land and building leases

7



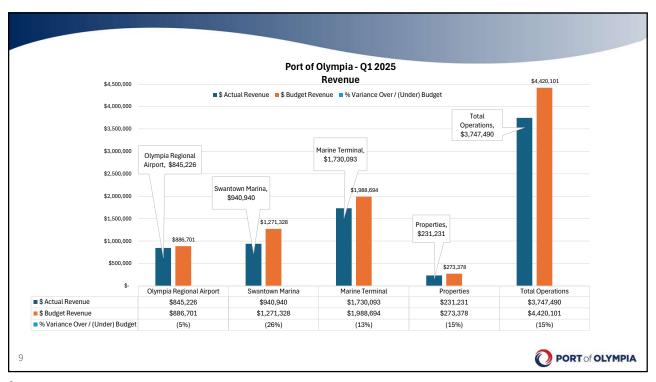
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Q1 2025 Operating Performance

Revenue Generating Departments (in 000's)

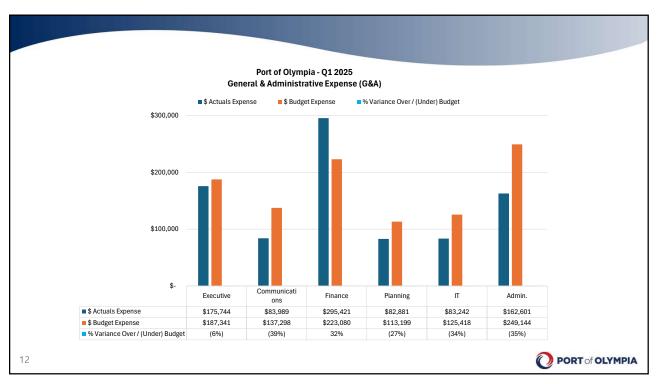
	Airport & New Market		antown Iarina	Marine Terminal	Properties		Q1 2025 Total	
Operating Revenues	\$ 845	\$	941	\$ 1,730	\$	231	\$	3,747
Operating Expenses	(229)		(626)	(962)		(144)		(1,961)
Maintenance Expenses	(87)		(149)	(270)		(37)		(543)
Total Expenses	\$ (316)	\$	(775)	\$ (1,232)	\$	(181)	\$	(2,504)
Operating Income/(Loss)	\$ 529	\$	166	\$ 498	\$	50	\$	1,243

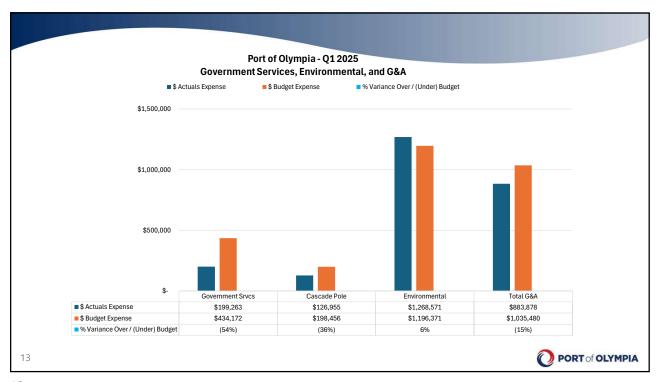


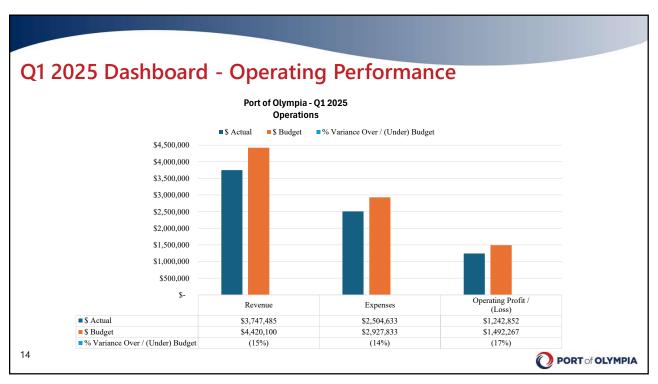




	Q1 2025 Operating Departments with G&A Allocation and Depreciation Management Discussion (in 000's)									
		ympia gional irport	Swantown Marina		Marine Terminal		Properties		Q1 2025 Total	
Operating Income/(Loss)	\$	529	\$	166	\$	498	\$	50	\$	1,243
Less General & Admin. Allocation		(240)		(240)		(258)		(96)		(834)
Operating Income/(Loss) After Alloc.	\$	289	\$	(74)	\$	240	\$	(46)	\$	409
Less Department Depreciation		(236)		(38)		(437)		(48)		(759)
Operating Income/(Loss) After Depr.	\$	53	\$	(112)	\$	(197)	\$	(94)	\$	(350)







Q1 2025 Dashboard - Revenue

	Port of Olympia - Q1 2025 Revenue							
% OF TOTAL BY DEPARTMENT Q1 2025 \$ Actuals								
Olympia Regional Airport	Olympia Regional Swantown Marine Properties Airport Marina Terminal							
23%	25%	46%	6%	\$3.75 million				

Q1 2025 - REVENUES BY DEPARTMENT (reported in '000s)						
Olympia Regional		Marine	Properties	Total Revenues \$		
Airport	Marina	Terminal				
\$845	\$941	\$1.730	\$231	\$3.747		



Questions and Comments



Port of Olympia Income Statement as of YTD March 31, 2024

		000E T = 1	
		2025 To Date	Vaniana
	Actual	Budget	Variance
ODED A TIMO DEVENUES.			
OPERATING REVENUES:	ተ ባላር ባባን	#000 704	(644 470)
Olympia Regional Airport	\$845,223	\$886,701	(\$41,478)
Swantown Marina	\$940,938 \$1,730,003	\$1,271,328	(\$330,390)
Marine Terminal	\$1,730,093	\$1,988,693	(\$258,600)
Properties Bases and Bases	\$231,231	\$273,378	(\$42,147)
Total Operating Revenues	\$3,747,485	\$4,420,100	(\$672,615)
OPERATING EXPENSES:			
General Operating Expenses	(\$1,960,918)	(\$2,154,718)	\$193,800
Maintenance Expenses	(\$543,715)	(\$773,115)	\$229,400
General and Administrative	(\$743,728)	(\$887,155)	\$143,427
Depreciation/Amortization	(\$942,459)	(\$928,696)	(\$13,763)
Total Operating Expenses	(\$4,190,820)	(\$4,743,684)	\$552,864
OPERATING INCOME (LOSS)	(\$443,335)	(\$323,584)	(\$119,751)
Non-Operating Revenue (Expense)			
Ad Valorem Taxes	\$1,998,665	\$2,014,515	(\$15,850)
Interest Income	\$209,285	\$30,126	\$179,159
Tax Sharing	\$5,325	\$28,998	(\$23,673)
Grants	\$313,045	\$2,427,812	(\$2,114,767)
Other Miscellaneous Revenue	\$502	\$2,499	(\$1,997)
Tenant Revenues	\$0	\$3,750	(\$3,750)
Gain (Loss) on Investments	\$0	(\$62,499)	\$62,499
Non-Operating Expenses	(\$4,291)	(\$6,498)	\$2,207
Salaries	(\$13,679)	(\$9,834)	(\$3,845)
Benefits	(\$4,420)	(\$4,251)	(\$169)
Government Services	(\$199,263)	(\$434,205)	\$234,942
Environmental Costs	(\$1,532,860)	(\$1,545,882)	\$13,022
Interest Expenses	(\$200,306)	(\$231,657)	\$31,351
Commission Special Projects	(\$8,970)	\$0	(\$8,970)
Total Non-Operating Revenue			
(Expense)	\$563,033	\$2,212,874	(\$1,649,841)
Income (Loss)	\$119,698	\$1,889,290	(\$1,769,592)
Increase in Net Position	\$119,698	\$1,889,290	(\$1,769,592)

Port of Olympia Income Statement - Q1 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Landing Fees	\$427	\$3,000	(\$2,573)	(86%)	\$12,000
Moorage	\$709,968	\$794,169	(\$84,201)	(11%)	\$3,176,675
Dockage	\$112,549	\$213,453	(\$100,904)	(47%)	\$853,800
Wharfage	\$49,922	\$67,500	(\$17,578)	(26%)	\$270,000
Service & Facilities	\$479,448	\$512,505	(\$33,057)	(6%)	\$2,050,021
Storage	\$12,836	\$8,745	\$4,091	47%	\$35,000
Loading & Unloading	\$218,389	\$332,490	(\$114,101)	(34%)	\$1,330,000
Handling	\$422,175	\$371,265	\$50,910	14%	\$1,485,000
Labor	\$21,999	\$32,349	(\$10,350)	(32%)	\$129,400
Utility (Pass Thru Costs)	\$120,715	\$142,845	(\$22,130)	(15%)	\$570,963
Land Rents	\$917,210	\$969,405	(\$52,195)	(5%)	\$3,877,596
Space & Hanger Rental	\$278,278	\$287,616	(\$9,338)	(3%)	\$1,150,463
Fuel Flowage Fees	\$1,585	\$5,499	(\$3,914)	(71%)	\$22,000
Collected Fees	\$110,505	\$125,553	(\$15,048)	(12%)	\$502,215
General Labor Charge	\$350	\$5,001	(\$4,651)	(93%)	\$20,000
Property and Land Rents	\$12,423	\$15,312	(\$2,889)	(19%)	\$61,250
Space Rentals	\$117,056	\$112,140	\$4,916	4%	\$448,569
Fuel Sales	\$37,480	\$175,299	(\$137,819)	(79%)	\$701,200
Equipment Rental with Operator	\$26,413	\$54,876	(\$28,463)	(52%)	\$219,500
Equipment Rental without			(44.44.4		
Operator	\$800	\$3,999	(\$3,199)	(80%)	\$16,000
Stormwater Fees	\$136,962	\$148,824	(\$11,862)	(8%)	\$595,296
Interest Income	\$0	\$81	(\$81)	(100%)	\$320
Other Misc. Income	(\$40,005)	\$38,175	(\$78,180)	(205%)	\$152,700
Total Op Revenues	\$3,747,485	\$4,420,101	(\$672,616)	(15%)	\$17,679,968
Expenses:					
Salaries	\$1,068,517	\$1,160,349	(\$91,832)	(8%)	\$4,641,398
Benefits	\$368,715	\$433,230	(\$64,515)	(15%)	\$1,732,901
Outside Professional Services	\$843,116	\$1,138,527	(\$295,411)	(26%)	\$4,553,830
Supplies	\$116,190	\$223,542	(\$107,352)	(48%)	\$894,190
Equipment Rentals	\$37,269	\$63,426	(\$26,157)	(41%)	\$253,700
Facility Rental	\$79,061	\$73,638	\$5,423	7%	\$294,547
General & Admin - Direct	\$348,675	\$426,282	(\$77,607)	(18%)	\$1,705,084
Utilities	\$302,392	\$293,184	\$9,208	3%	\$1,172,726
Other Operating Expense	\$1,177,809	\$1,089,608	\$88,201	8%	\$4,358,794
Total Expenses	\$4,341,744	\$4,901,786	(\$560,042)	(11%)	\$19,607,170
Maintenance Expenses:					
Salaries	\$275,287	\$264,627	\$10,660	4%	\$1,058,494
Benefits	\$102,747	\$150,417	(\$47,670)	(32%)	\$601,680
Outside Professional Services	\$2,031	\$17,352	(\$15,321)	(88%)	\$69,400
Supplies	\$5,684	\$12,582	(\$6,898)	(55%)	\$50,340
Equipment Rentals	\$0	\$1,017	(\$1,017)	(100%)	\$4,060
Facility Rental	\$25,030	\$15,801	\$9,229	58%	\$63,200
General & Admin - Direct	(\$1,114)	\$1,626	(\$2,740)	(169%)	\$6,500
Maintenance and Repairs	\$59,598	\$79,332	(\$19,734)	(25%)	\$317,300
Utilities	\$4,155	\$1,800	\$2,355	131%	\$7,200
Public Amenities	\$36,356	\$41,970	(\$5,614)	(13%)	\$168,000
Other Operating Expense	\$128,968	\$306,765	(\$177,797)	(58%)	\$1,231,900
Total Maint. Expenses	\$638,742	\$893,289	(\$254,547)	(28%)	\$3,578,074
Total Operating &					
Maintenance Expenses	\$4,980,486	\$5,795,075	(\$814,589)	(14%)	\$23,185,244
Income (Loss) Before	, , , , , , , , , , , , , , , , , , , ,	. , , ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(1.5)	. ,
Depr & Overhead	(\$1,233,001)	(\$1,374,974)	\$141,973	(10%)	(\$5,505,276)

Port of Olympia Income Statement - Q1 2025

	\$ Actual Total Jan - Mar	<u>\$ Budget Total</u> Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Depreciation / Amortization Allocated Costs to Non	\$942,458	\$928,695	\$13,763	1%	\$3,714,833
Operations Net Operating Income	(\$1,732,123)	(\$1,980,087)	\$247,964	(13%)	(\$7,920,341)
(Loss)	(\$443,336)	(\$323,582)	(\$119,754)	37%	(\$1,299,768)

Port of Olympia Income Statement - Q1 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Non Operating	Jaii - iviai	Jaii - Iviai	Over/(Onder)	Over/(Orider)	
Non Operating Revenues					
Tenant Revenues	\$0	¢2.750	(¢2.7E0)	(1000/)	¢1E 000
	\$502	\$3,750 \$2,499	(\$3,750) (\$1,997)	(100%) (80%)	\$15,000 \$10,000
Nonoperating Revenues Interest Income	\$209,285	\$2,499 \$30,126	\$179,159	595%	\$120,500
Ad Valorem Taxes	\$1,998,665	\$2,014,515	(\$15,850)	(1%)	\$8,058,061
Non-Operating Grants	\$313,045	\$2,427,812	(\$2,114,767)	(87%)	\$9,711,250
Tax Sharing	\$5,324	\$28,998	(\$23,674)	(82%)	\$116,000
Gain (Loss) on Investments	\$0,5 <u>2</u> 4 \$0	(\$62,499)	\$62,499	(100%)	(\$250,000)
Total Non Operating		(ψοΣ, 100)	Ψ02,100	(10070)	(ψ200,000)
Revenues:	\$2,526,821	\$4,445,201	(\$1,918,380)	(43%)	\$17,780,811
Revenues.	\$2,526,62 I	\$4,445,20 I	(\$1,310,300)	(43%)	Φ17,700,011
Non Operating					
Expenses					
Other NonOp Expenses	(\$2,698)	\$249	(\$2,947)	(1184%)	\$1,000
Salaries	\$13.679	\$9,834	\$3.845	39%	\$39,340
Benefits	\$4,421	\$4,251	\$170	4%	\$16,992
Government Services	\$199,263	\$434,205	(\$234,942)	(54%)	\$1,736,823
Environmental Costs	\$1,532,860	\$1,545,882	(\$13,022)	(1%)	\$6,183,518
Banking/Investment Fees	\$6,990	\$6,249	\$741	12%	\$25,000
Financing Interest Expense	\$975	\$0	\$975	0%	\$0
Bond Interest Expense	\$205,566	\$205,569	(\$3)	0%	\$822,266
Bond Disc/Issue Cost	\$19,683	\$11,940	\$7,743	65%	\$47,765
Premium on Bonds	(\$25,917)	\$14,148	(\$40,065)	(283%)	\$56,591
Election Expense	\$0	\$0	\$0	0%	\$300,000
Public Amenities	\$0	\$0	\$0	0%	\$0
Commission Special Projects	\$8,970	\$0	\$8,970	0%	\$0
Total Non Operating					
Expenses	\$1,963,792	\$2,232,327	(\$268,535)	(12%)	\$9,229,295
Non Operating Income					
(Loss)	\$563,029	\$2,212,874	(\$1,649,845)	(75%)	\$8,551,516
Total Port Income		,,	(+1,010,040)	(1.070)	+5,55.,510
(Loss)	\$119,693	\$1,889,292	(\$1,769,599)	(94%)	\$7,251,748

Port of Olympia Olympia Regional Airport - Q1 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Landing Fees	\$427	\$3,000	(\$2,573)	(86%)	\$12,000
Utility (Pass Thru Costs)	\$12,888	\$13,497	(\$609)	(5%)	\$53,976
Land Rents	\$550,361	\$576,558	(\$26,197)	(5%)	\$2,306,216
Space & Hanger Rental	\$278,278	\$287,616	(\$9,338)	(3%)	\$1,150,463
Fuel Flowage Fees	\$1,585	\$5,499	(\$3,914)	(71%)	\$22,000
Interest Income	\$0	\$81	(\$81)	(100%)	\$320
Other Misc. Income	\$1,684	\$450	\$1,234	274%	\$1,800
Total Op Revenues	\$845,223	\$886,701	(\$41,478)	(5%)	\$3,546,775
Expenses:					
Salaries	\$117,542	\$120,405	(\$2,863)	(2%)	\$481,616
Benefits	\$30,469	\$40,959	(\$10,490)	(26%)	\$163,827
Outside Professional Services	\$16,038	\$50,322	(\$34,284)	(68%)	\$201,290
Equipment Rentals	\$418	\$399	\$19	5%	\$1,600
General & Admin - Direct	\$31,072	\$44,115	(\$13,043)	(30%)	\$176,440
Utilities	\$32,341	\$27,633	\$4,708	17%	\$110,511
Other Operating Expense	\$1,308	\$3,505	(\$2,197)	(63%)	\$14,364
Total Expenses	\$229,188	\$287,338	(\$58,150)	(20%)	\$1,149,648
Maintenance Expenses:					
Salaries	\$35,396	\$38,535	(\$3,139)	(8%)	\$154,135
Benefits	\$16,811	\$18,114	(\$1,303)	(7%)	\$72,455
Outside Professional Services	\$1,379	\$11,103	(\$9,724)	(88%)	\$44,400
Supplies	\$2,910	\$7,374	(\$4,464)	(61%)	\$29,500
Equipment Rentals	\$0	\$501	(\$501)	(100%)	\$2,000
General & Admin - Direct	(\$1,842)	\$1,626	(\$3,468)	(213%)	\$6,500
Other Operating Expense	\$32,240	\$152,496	(\$120,256)	(79%)	\$610,000
Total Maint. Expenses	\$86,894	\$229,749	(\$142,855)	(62%)	\$918,990
Total Operating &					
Maintenance Expenses	\$316,082	\$517,087	(\$201,005)	(39%)	\$2,068,638
Income (Loss) Before					
Depr & Overhead	\$529,141	\$369,614	\$159,527	43%	\$1,478,137
Depreciation / Amortization General & Administrative	\$235,689	\$244,371	(\$8,682)	(4%)	\$977,479
Overhead	\$239,960	\$209,475	\$30,485	15%	\$837,897
Net Operating Income (Loss)	\$53,492	(\$84,232)	\$137,724	(164%)	(\$337,239)

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Landing Fees	\$427	\$3,000	(\$2,573)	(86%)	\$12,000
Utility (Pass Thru Costs)	\$1,593	\$1,632	(\$39)	(2%)	\$6,516
Land Rents	\$146,260	\$142,608	\$3,652	`3%	\$570,429
Space & Hanger Rental	\$168,177	\$165,162	\$3,015	2%	\$660,649
Fuel Flowage Fees	\$1,585	\$5,499	(\$3,914)	(71%)	\$22,000
Interest Income	\$0	\$81	(\$81)	(100%)	\$320
Other Misc. Income	\$1,684	\$450	\$1,234	274%	\$1,800
Total Op Revenues	\$319,726	\$318,432	\$1,294	0%	\$1,273,714
Expenses:					
Salaries	\$107,319	\$86,037	\$21,282	25%	\$344,147
Benefits	\$26,314	\$28,422	(\$2,108)	(7%)	\$113,673
Outside Professional Services	\$13,917	\$45,198	(\$31,281)	(69%)	\$180,790
Equipment Rentals	\$418	\$399	\$19	5%	\$1,600
General & Admin - Direct	\$8,066	\$20,862	(\$12,796)	(61%)	\$83,440
Utilities	\$24,224	\$18,150	\$6,074	33%	\$72,589
Other Operating Expense	\$1,149	\$3,042	(\$1,893)	(62%)	\$12,174
Total Expenses	\$181,407	\$202,110	(\$20,703)	(10%)	\$808,413
Maintenance Expenses:					
Salaries	\$11,820	\$12,930	(\$1,110)	(9%)	\$51,716
Benefits	\$5,638	\$6,066	(\$428)	(7%)	\$24,253
Outside Professional Services	\$681	\$11,001	(\$10,320)	(94%)	\$44,000
Supplies	\$2,910	\$7,374	(\$4,464)	(61%)	\$29,500
Equipment Rentals	\$0 (\$1,942)	\$501	(\$501)	(100%)	\$2,000
General & Admin - Direct Other Operating Expense	(\$1,842) \$19,870	\$1,626 \$123,873	(\$3,468) (\$104,003)	(213%) (84%)	\$6,500 \$495,500
			<u>_</u>		
Total Maint. Expenses	\$39,077	\$163,371	(\$124,294)	(76%)	\$653,469
Total Operating &					
Maintenance Expenses	\$220,484	\$365,481	(\$144,997)	(40%)	\$1,461,882
Income (Loss) Before					
Depr & Overhead	\$99,242	(\$47,049)	\$146,291	(311%)	(\$188,168)
Depreciation / Amortization General & Administrative	\$175,299	\$183,702	(\$8,403)	(5%)	\$734,803
Overhead	\$95,131	\$76,509	\$18,622	24%	\$306,032
Net Operating Income (Loss)	(\$171,188)	(\$307,260)	\$136,072	(44%)	(\$1,229,003)

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total	
Revenues:						
Landing Fees: 6111000-010 Landing Fees- Airport Total Landing Fees	\$427 \$427	\$3,000 \$3,000	(\$2,573) (\$2,573)	(86%) (86%)	\$12,000 \$12,000	
Utility (Pass Thru Costs): 6118101-010 Water - Pass Thru Costs-Airport	\$117	\$117	\$0	0%	\$463	
6118301-010 Sewer - Pass Thru Costs-Airport	\$223	\$219	\$4	2%	\$871	
6118601-010 Garbage - Pass Thru Costs-Airport 6118901-010 Other User	\$923	\$795	\$128	16%	\$3,182	
Charges - Pass Thru-Airport Total Utility (Pass Thru Costs)	\$330 \$1,593	\$501 \$1,632	(\$171) (\$39)	(34%) (2%)	\$2,000 \$6,516	
Land Rents: 6141000-010 Real Prop Rent - Land-Airport	\$131,980	\$128,721	\$3,259	3%	\$514,885	
6141010-010 Temporary Rental - Land-Airport	\$14,280	\$13,380	\$900	7%	\$53,520	
6143000-010 Option Fees- Airport Total Land Rents	\$0 \$146,260	\$507 \$142,608	(\$507) \$3,652	(100%) 3%	\$2,024 \$570,429	
Space & Hanger Rental: 6151000-010 Space Rental - General-Airport 6152010-010 Hangar Rental- Airport Total Space & Hanger Rental	\$77,661 \$90,516 \$168,177	\$74,163 \$90,999 \$165,162	\$3,498 (\$483) \$3,015	5% (1%) 2%	\$296,649 \$364,000 \$660,649	
Fuel Flowage Fees: 6163000-010 Fuel Flowage Fees-Airport Total Fuel Flowage Fees	\$1,585 \$1,585	\$5,499 \$5,499	(\$3,914) (\$3,914)	(71%) (71%)	\$22,000 \$22,000	
Interest Income: 6111070-010 Interest Income- Airport Total Interest Income	\$0 \$0	\$81 \$81	(\$81) (\$81)	(100%) (100%)	\$320 \$320	
Other Misc. Income: 6114000-010 License Fees & Permits-Airport 6190000-010 Other Misc.	\$596	\$210	\$386	184%	\$840	
Income-Airport Total Other Misc. Income Total Op Revenues	\$1,088 \$1,684 \$319,726	\$240 \$450 \$318,432	\$848 \$1,234 \$1,294	353% 274% 0%	\$960 \$1,800 \$1,273,714	
Expenses:						
Salaries: 7111100-010 Salaries: Regular- Airport 7111300-010 Salaries: Holiday-	\$91,299	\$86,037	\$5,262	6%	\$344,147	
Airport 5/7/2025 8:01 PM	\$4,708	\$0	\$4,708 17	0%	\$0 Monday, l	March 31, 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7111700-010 Salaries: Vacation-Airport	\$7,320	\$0	\$7,320	0%	\$0
7111800-010 Salaries: Sick	\$1,320	ΦΟ	\$1,320	0%	Φ0
Leave-Airport	\$3,994	\$0	\$3,994	0%	\$0
Total Salaries	\$107,319	\$86,037	\$21,282	25%	\$344,147
Benefits:					
7112100-010 Social Security					
(FICA)-Airport	\$7,785	\$6,579	\$1,206	18%	\$26,310
7112200-010 Ind. Ins (L&I)- Airport	\$303	\$237	\$66	28%	\$943
7112300-010 Misc. Benefits-	φοσο	Ψ201	ΨΟΟ	2070	ΨΟΙΟ
Airport	\$62	\$105	(\$43)	(41%)	\$420
7112400-010 Pension (PERS)- Airport	\$9,294	\$7,839	\$1,455	19%	\$31,352
7112500-010 Med/Dent/Life	φ9,29 4	φ <i>1</i> ,039	φ1, 4 33	1970	φ31,332
Insurance-Airport	\$8,871	\$13,662	(\$4,791)	(35%)	\$54,648
Total Benefits	\$26,314	\$28,422	(\$2,108)	(7%)	\$113,673
Outside Professional Services:					
7113010-010 Outside Professional Services-Airport	\$0	\$41,250	(\$41,250)	(100%)	\$165,000
7113013-010 Janitorial	Ų ū	Ψ11,200	(ψ11,200)	(10070)	ψ100,000
Services-Airport	\$1,960	\$699	\$1,261	180%	\$2,790
7113014-010 Training/DevFire Fighters-Airport	\$0	\$1,500	(\$1,500)	(100%)	\$6,000
7113104-010 Legal Svc -	ΨΟ	ψ1,300	(ψ1,500)	(10070)	ψ0,000
Special Projects-Airport	\$0	\$999	(\$999)	(100%)	\$4,000
7113110-010 Injuries and	¢44.057	Ф7 ГО	¢44.007	1.4040/	#2.000
Damages-Airport Total Outside Professional	\$11,957	\$750	\$11,207	1494%	\$3,000
Services	\$13,917	\$45,198	(\$31,281)	(69%)	\$180,790
Equipment Rentals: 7115000-010 Equipment					
Rentals-Airport	\$418	\$399	\$19	5%	\$1,600
Total Equipment Rentals	\$418	\$399	\$19	5%	\$1,600
General & Admin - Direct: 7117000-010 Purchase Card					
Clearing Account-Airport	(\$12,380)	\$0	(\$12,380)	0%	\$0
7117200-010 Travel-Airport	\$96	\$1,374	(\$1,278)	(93%)	\$5,500
7117300-010 Insurance-Airport	\$18,057	\$16,251	\$1,806	`11% [´]	\$65,000
7117400-010 Advertising-	¢4 067	\$576	\$691	120%	\$2.200
Airport 7117434-010 Advertising &	\$1,267	φ570	Ф091	12070	\$2,300
Promo-Airport	\$12	\$126	(\$114)	(90%)	\$500
7117500-010 Memberships-	\$70	#4.005	(04.005)	(050()	05.040
Airport 7117900-010 Other G & A	\$70	\$1,335	(\$1,265)	(95%)	\$5,340
Direct Costs-Airport	\$48	\$0	\$48	0%	\$0
7117910-010 Meeting Expense			(4)		
-Airport 7117913-010 Employee	\$0	\$75	(\$75)	(100%)	\$300
Development-Airport 7117915-010 Employee 7117915-010 B & O Excise	\$816	\$999	(\$183)	(18%)	\$4,000
Taxes-Airport	\$80	\$126	(\$46)	(37%)	\$500
Total General & Admin - Direct	\$8,066	\$20,862	(\$12,796)	(61%)	\$83,440

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total	
Utilities:		<u> </u>		<u> </u>	2020 10101	
7118100-010 Water-Airport 7118200-010 Electricity-Airport	\$1,876 \$10,443	\$1,350 \$7,500	\$526 \$2,943	39% 39%	\$5,400 \$30,000	
7118500-010 Stormwater- Airport 7118600-010 Garbage	\$6,386	\$5,250	\$1,136	22%	\$21,000	
Collection-Airport 7118700-010 Natural	\$1,286	\$1,251	\$35	3%	\$5,000	
Gas/Propane/Oil-Airport 7118800-010	\$2,602	\$951	\$1,651	174%	\$3,800	
Telecommunications-Airport 7118900-010 Other Utilities-	\$400	\$414	(\$14)	(3%)	\$1,656	
Airport Total Utilities	\$1,233 \$24,224	\$1,434 \$18,150	(\$201) \$6,074	(14%) 33%	\$5,733 \$72,589	
Other Operating Expense:						
7119000-010 Other Operating Expense-Airport	\$565	\$2,124	(\$1,559)	(73%)	\$8,500	
7119010-010 Rodent & Pest Control-Airport 7119015-010 Environmental	\$481	\$294	\$187	64%	\$1,174	
Costs-Airport	\$104	\$624	(\$520)	(83%)	\$2,500	
Total Other Operating Expense Total Expenses	\$1,149 \$181,407	\$3,042 \$202,110	(\$1,893) (\$20,703)	(62%) (10%)	\$12,174 \$808,413	
Maintenance Expenses:						
Salaries:						
7131100-010 Salaries: Regular-						
Airport 7131300-010 Salaries: Holiday-	\$11,156	\$12,930	(\$1,774)	(14%)	\$51,716	
Airport 7131700-010 Salaries:	\$594	\$0	\$594	0%	\$0	
Vacation-Airport 7131800-010 Salaries: Sick	(\$376)	\$0	(\$376)	0%	\$0	
Leave-Airport	\$445	\$0	\$445	0%	\$0	
Total Salaries	\$11,820	\$12,930	(\$1,110)	(9%)	\$51,716	
Benefits:						
7132100-010 Social Security (FICA)-Airport	\$984	\$990	(\$6)	(1%)	\$3,956	
7132200-010 Ind. Ins (L&I)- Airport	\$331	\$645	(\$314)	(49%)	\$2,582	
7132300-010 Misc. Benefits- Airport	\$46	\$0	\$46	0%	\$0	
7132400-010 Pension (PERS)- Airport 7132500-010 Med/Dent/Life	\$1,173	\$1,179	(\$6)	(1%)	\$4,711	
Insurance-Airport Total Benefits	\$3,105 \$5,638	\$3,252 \$6,066	(\$147) (\$428)	(5%) (7%)	\$13,004 \$24,253	
Outside Professional Services:						
7133011-010 Part-time Temp Services-Airport	\$681	\$11,001	(\$10,320)	(94%)	\$44,000	
Total Outside Professional Services	\$681	\$11,001	(\$10,320)	(94%)	\$44,000	
Supplies: 7134000-010 Supplies-Airport	\$699	\$1,875	(\$1,176)	(63%)	\$7,500	
5/7/2025 8:01 PM			19	. ,	Monday, Ma	arch 31, 20

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total	
7134001-010 Supplies: Tools- Airport	\$317	\$2,499	(\$2,182)	(87%)	\$10,000	
7134300-010 Fuel & Lubricants -Airport	\$1,895 \$2,010	\$3,000 \$7,374	(\$1,105) (\$4,464)	(37%)	\$12,000 \$20,500	
Total Supplies	\$2,910	\$7,374	(\$4,464)	(61%)	\$29,500	
Equipment Rentals: 7135000-010 Equipment						
Rentals-Airport Total Equipment Rentals	\$0 \$0	\$501 \$501	(\$501) (\$501)	(100%) (100%)	\$2,000 \$2,000	
General & Admin - Direct:						
7137000-010 Purchase Card Clearing Account-Airport	(\$2,349)	\$0	(\$2,349)	0%	\$0	
7137900-010 Other Maintenance Expense-Airport	\$508	\$1,626	(\$1,118)	(69%)	\$6,500	
Total General & Admin - Direct	(\$1,842)	\$1,626	(\$3,468)	(213%)	\$6,500	
Other Operating Expense:						
7139000-010 M&R to Port Owned Bldgs-Airport	\$10,535	\$17,499	(\$6,964)	(40%)	\$70,000	
7139001-010 M&R to Hangars- Airport	\$16	\$18,750	(\$18,734)	(100%)	\$75,000	
7139003-010 M&R to Small Building-Airport	\$0	\$3,750	(\$3,750)	(100%)	\$15,000	
7139020-010 M&R to Runways/Taxiways-Airport	\$574	\$41,250	(\$40,676)	(99%)	\$165,000	
7139030-010 M&R to Roads & Park'g Areas-Airport	\$128	\$6,249	(\$6,121)	(98%)	\$25,000	
7139040-010 Maint & Repair to Property-Airport	\$98	\$5,001	(\$4,903)	(98%)	\$20,000	
7139043-010 Landscaping-			, ,	, ,		
Airport 7139050-010 Vehicle	\$1,711	\$1,500	\$211	14%	\$6,000	
Maintenance-Airport 7139060-010 M&R to	\$204	\$2,499	(\$2,295)	(92%)	\$10,000	
Equipment-Airport 7139064-010 M&R to Yard	\$6,412	\$2,499	\$3,913	157%	\$10,000	
Equipment-Airport 7139065-010 Repair/Replace	\$93	\$1,626	(\$1,533)	(94%)	\$6,500	
Electronics-Airport	\$98	\$4,500	(\$4,402)	(98%)	\$18,000	
7139500-010 Incidental L/H Improvement-Airport	\$0	\$18,750	(\$18,750)	(100%)	\$75,000	
Total Maint Expense	\$19,870	\$123,873	(\$104,003)	(84%)	\$495,500 \$653,460	
Total Maint. Expenses	\$39,077	\$163,371	(\$124,294)	(76%)	\$653,469	
Total Operating & Maintenance Expenses	\$220,484	\$365,481	(\$144,997)	(40%)	\$1,461,882	
Income (Loss) Before						
Depr & Overhead	\$99,242	(\$47,049)	\$146,291	(311%)	(\$188,168)	
Depreciation / Amortization:						
7170000-010 Depreciation- Airport	\$71,967	\$80,367	(\$8,400)	(10%)	\$321,463	
7170010-010 Depreciation			, ,	, ,		
Grant-Airport Total Depreciation /	\$103,335	\$103,335	\$0	0%	\$413,340	
Amortization	\$175,299	\$183,702	(\$8,403)	(5%)	\$734,803	
5/7/2025 8:01 PM			20		Monday, Marcl	ı 31

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
General & Administrative Overhead:					
7150080-010 Executive G&A Overhead-Airport	\$18,032	\$0	\$18,032	0%	\$0
7150082-010 Marketing G&A	ψ10,00 <u>2</u>	Ψ	Ψ10,002	0,70	
Overhead-Airport 7150083-010 Finance G&A	\$8,626	\$0	\$8,626	0%	\$0
Overhead-Airport	\$33,798	\$0	\$33,798	0%	\$0
7150085-010 Engineering G&A	#0.750	Φ0	#0.750	00/	# 0
Overhead-Airport 7150087-010 I/S G&A	\$8,759	\$0	\$8,759	0%	\$0
Overhead-Airport	\$9,228	\$0	\$9,228	0%	\$0
7150088-010 Administrative G&A Overhead-Airport	\$16,688	\$0	\$16,688	0%	\$0
7850088-010 Administrative	V.0,000	40	ψ.0,000	• 70	**
G&A Overhead-Airport	\$0	\$76,509	(\$76,509)	(100%)	\$306,032
Total General & Administrative Overhead	\$95,131	\$76,509	\$18,622	24%	\$306,032
Net Operating Income	ψου, το τ	ψι 0,000	ψ10,022	2170	\$000,00 <u>2</u>
(Loss)	(\$171,188)	(\$307,260)	\$136,072	(44%)	(\$1,229,003)

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Land Rents	\$373,843	\$390,891	(\$17,048)	(4%)	\$1,563,556
Space & Hanger Rental	\$64,326	\$66,324	(\$1,998)	(3%)	\$265,290
Interest Income	\$0	\$0	\$0	0%	\$0
Total Op Revenues	\$438,169	\$457,215	(\$19,046)	(4%)	\$1,828,846
Expenses:					
Salaries	\$7,507	\$29,046	(\$21,539)	(74%)	\$116,181
Benefits	\$2,936	\$10,680	(\$7,744)	(73%)	\$42,726
Outside Professional Services	\$828	\$1,626	(\$798)	(49%)	\$6,500
General & Admin - Direct	\$22,743	\$20,001	\$2,742	14%	\$80,000
Utilities	\$3,228	\$2,217	\$1,011	46%	\$8,862
Other Operating Expense	\$0	\$40	(\$40)	(100%)	\$500
Total Expenses	\$37,242	\$63,610	(\$26,368)	(41%)	\$254,769
Maintenance Expenses:					
Salaries	\$11,826	\$12,888	(\$1,062)	(8%)	\$51,554
Benefits	\$5,624	\$6,003	(\$379)	(6%)	\$24,018
Outside Professional Services	\$698	\$51	\$647	1269%	\$200
Other Operating Expense	\$3,861	\$15,000	(\$11,139)	(74%)	\$60,000
Total Maint. Expenses	\$22,009	\$33,942	(\$11,933)	(35%)	\$135,772
Total Operating &					
Maintenance Expenses	\$59,251	\$97,552	(\$38,301)	(39%)	\$390,541
Income (Loss) Before Depr & Overhead	\$378,918	\$359,663	\$19,255	5%	\$1,438,305
Depreciation / Amortization	\$22,413	\$22,365	\$48	0%	\$89,457
General & Administrative	Ψ , 110	Ψ <u></u> 22,300	\$10	370	400, 101
Overhead	\$126,841	\$106,980	\$19,861	19%	\$427,925
Net Operating Income (Loss)	\$229,664	\$230,318	(\$654)	0%	\$920,923
(2000)	Ψ223,004	Ψ230,310	(4004)		Ψ320,323

Revenues:				•		
Name		\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
Land Rents: 614 1000-012 Real Prop Rent				·		
6141000-012 Real Prop Rent Land-New Market Industrial 91.471 \$0 \$1.471 \$0 \$0 \$1.471 \$0 \$0 \$1.471 \$0 \$0 \$1.471 \$0 \$0 \$1.471 \$0 \$0 \$0 \$1.471 \$0 \$0 \$1.471 \$0 \$0 \$0 \$1.471 \$0 \$0 \$0 \$1.471 \$0 \$0 \$0 \$1.511.566 \$1.4000.012 \$1.000.012 \$1.511.566 \$1.4000.012 \$1.000.012 \$1.511.566 \$1.4000.012 \$1.511.566 \$1.4000.012 \$1.511.566 \$1.4000.012 \$1.511.566 \$1.4000.012 \$1.511.566 \$1.4000.012 \$1.511.566 \$1.4000.012 \$1.511.566 \$1.4000.012 \$1.511.566 \$1.4000.012 \$1.511.566 \$1.4000.012 \$1.511.566 \$1.4000.012 \$1.511.566 \$1.4000.012 \$1.511.566 \$1.4000.012 \$1.511.566 \$1.5000.012 \$1.5000.01	Revenues:					
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Total Salaries		\$446	\$0	\$446	0%	\$0
Benefits: 7112100-012 Social Security (FICA)-New Market Industrial \$537 \$2,217 (\$1,680) (76%) \$8,871 7112200-012 Ind. Ins (L&I)- New Market Industrial \$21 \$132 (\$111) (84%) \$532 7112300-012 Misc. Benefits- New Market Industrial \$22 \$0 \$22 0% \$0 7112303-012 Misc. Benefits- PFML-New Market Industrial \$0 \$24 (\$24) (100%) \$100 7112400-012 Pension (PERS)- New Market Industrial \$645 \$2,646 (\$2,001) (76%) \$10,584 7112500-012 Med/Dent/Life Insurance-New Market Industrial \$1,712 \$5,661 (\$3,949) (70%) \$22,639 Total Benefits \$2,936 \$10,680 (\$7,744) (73%) \$42,726						
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7112400-012 Pension (PERS)- New Market Industrial \$645 \$2,646 (\$2,001) (76%) \$10,584 7112500-012 Med/Dent/Life Insurance-New Market Industrial \$1,712 \$5,661 (\$3,949) (70%) \$22,639 Total Benefits \$2,936 \$10,680 (\$7,744) (73%) \$42,726 Outside Professional Services: 7113012-012 Security Patrol-		••	***	(0.01)	(4000()	***
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7112500-012 Med/Dent/Life Insurance-New Market Industrial \$1,712 \$5,661 (\$3,949) (70%) \$22,639 Total Benefits \$2,936 \$10,680 (\$7,744) (73%) \$42,726 Outside Professional Services: 7113012-012 Security Patrol-		\$645	\$2.646	(\$2,001)	(76%)	\$10 58 <i>1</i>
Insurance-New Market Industrial \$1,712 \$5,661 (\$3,949) (70%) \$22,639 Total Benefits \$2,936 \$10,680 (\$7,744) (73%) \$42,726 Outside Professional Services: 7113012-012 Security Patrol-		υ τ υψ	Ψ∠,∪+0	(ΨΖ,ΟΟΤ)	(1070)	ψ10,004
Total Benefits \$2,936 \$10,680 (\$7,744) (73%) \$42,726 Outside Professional Services: 7113012-012 Security Patrol-						
Outside Professional Services: 7113012-012 Security Patrol-	Industrial	\$1,712	\$5,661	(\$3,949)	(70%)	\$22,639
7113012-012 Security Patrol-	Total Benefits	\$2,936	\$10,680	(\$7,744)	(73%)	\$42,726
7113012-012 Security Patrol-	0.4.1.15.6.1.10.1					
101 mande massarai 4020 4010 41,000		\$828	\$ 375	\$453	121%	\$1 500
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	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7113104-012 Legal Svc - Special Projects-New Market					
Industrial Total Outside Professional	\$0	\$1,251	(\$1,251)	(100%)	\$5,000
Services	\$828	\$1,626	(\$798)	(49%)	\$6,500
General & Admin - Direct: 7117300-012 Insurance-New					
Market Industrial 7117915-012 B & O Excise	\$22,743	\$20,001	\$2,742	14%	\$80,000
Taxes-New Market Industrial Total General & Admin - Direct	\$0 \$22,743	\$0 \$20,001	\$0 \$2,742	0% 14%	\$0 \$80,000
Utilities: 7118200-012 Electricity-New					
Market Industrial 7118500-012 Stormwater-New	\$0	\$0	\$0	0%	\$0
Market Industrial 7118600-012 Garbage Collection-New Market	\$354	\$465	(\$111)	(24%)	\$1,862
Industrial 7118800-012 Telecommunications-New	\$422	\$501	(\$79)	(16%)	\$2,000
Market Industrial Total Utilities	\$2,451 \$3,228	\$1,251 \$2,217	\$1,200 \$1,011	96% 46%	\$5,000 \$8,862
Other Operating Expense: 7119000-012 Other Operating					
Expense-New Market Industrial 7119010-012 Rodent & Pest	\$0	\$0	\$0	0%	\$250
Control-New Market Industrial 7119015-012 Environmental	\$0	\$40	(\$40)	(100%)	\$100
Costs-New Market Industrial Total Other Operating Expense	\$0 \$0	\$0 \$40	\$0 (\$40)	0% (100%)	\$150 \$500
Total Expenses	\$37,242	\$63,610	(\$26,368)	(41%)	\$254,769
Maintenance Expenses:					
Salaries:					
7131100-012 Salaries: Regular- New Market Industrial 7131300-012 Salaries: Holiday-	\$11,133	\$12,888	(\$1,755)	(14%)	\$51,554
New Market Industrial 7131700-012 Salaries:	\$591	\$0	\$591	0%	\$0
Vacation-New Market Industrial 7131800-012 Salaries: Sick	(\$349)	\$0	(\$349)	0%	\$0
Leave-New Market Industrial Total Salaries	\$451 \$11,826	\$0 \$12,888	\$451 (\$1,062)	0% (8%)	\$0 \$51,554
Benefits: 7132100-012 Social Security					
(FICA)-New Market Industrial 7132200-012 Ind. Ins (L&I)-	\$981	\$987	(\$6)	(1%)	\$3,944
New Market Industrial 7132300-012 Misc. Benefits-	\$331	\$645	(\$314)	(49%)	\$2,582
New Market Industrial 7132303-012 Misc. Benefits -	\$46	\$0	\$46	0%	\$0
PFML-New Market Industrial	\$0	\$0	\$0	0%	\$0

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7132400-012 Pension (PERS)- New Market Industrial 7132500-012 Med/Dent/Life	\$1,167	\$1,173	(\$6)	(1%)	\$4,697
Insurance-New Market Industrial Total Benefits	\$3,097 \$5,624	\$3,198 \$6,003	(\$101) (\$379)	(3%) (6%)	\$12,795 \$24,018
Outside Professional Services: 7133011-012 Part-time Temp Services-New Market Industrial	\$698	\$51	\$647	1269%	\$200
Total Outside Professional Services	\$698	\$51	\$647	1269%	\$200
Other Operating Expense: 7139000-012 M&R to Port Owned Bldgs-New Market Industrial	\$0	\$3,750	(\$3,750)	(100%)	\$15,000
7139030-012 M&R to Roads & Park'g Areas-New Market			, ,	,	
Industrial 7139040-012 Maint & Repair to	\$98	\$9,999	(\$9,901)	(99%)	\$40,000
Property-New Market Industrial 7139043-012 Landscaping-New	\$85	\$1,251	(\$1,166)	(93%)	\$5,000
Market Industrial Total Other Operating Expense Total Maint. Expenses	\$3,678 \$3,861 \$22,009	\$0 \$15,000 \$33,942	\$3,678 (\$11,139) (\$11,933)	0% (74%) (35%)	\$0 \$60,000 \$135,772
Total Operating & Maintenance Expenses	\$59,251	\$97,552	(\$38,301)	(39%)	\$390,541
Income (Loss) Before Depr & Overhead	\$378,918	\$359,663	\$19,255	5%	\$1,438,305
Depreciation / Amortization: 7170000-012 Depreciation-New Market Industrial	\$22,413	\$22,365	\$48	0%	\$89,457
Total Depreciation /	. ,				
Amortization General & Administrative Overhead: 7150080-012 Executive G&A Overhead-New Market	\$22,413	\$22,365	\$48	0%	\$89,457
Industrial 7150082-012 Marketing G&A	\$24,042	\$0	\$24,042	0%	\$0
Overhead-New Market Industrial 7150083-012 Finance G&A	\$11,501	\$0	\$11,501	0%	\$0
Overhead-New Market Industrial 7150085-012 Engineering G&A	\$45,064	\$0	\$45,064	0%	\$0
Overhead-New Market Industrial 7150087-012 I/S G&A	\$11,679	\$0	\$11,679	0%	\$0
Overhead-New Market Industrial 7150088-012 Administrative	\$12,304	\$0	\$12,304	0%	\$0
G&A Overhead-New Market Industrial	\$22,251	\$0	\$22,251	0%	\$0

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	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
7850088-012 Administrative					
G&A Overhead-New Market					
Industrial	\$0	\$106,980	(\$106,980)	(100%)	\$427,925
Total General & Administrative					
Overhead	\$126,841	\$106,980	\$19,861	19%	\$427,925
Net Operating Income					
(Loss)	\$229,664	\$230,318	(\$654)	0%	\$920,923

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Utility (Pass Thru Costs)	\$11,295	\$11,865	(\$570)	(5%)	\$47.460
Land Rents	\$30,258	\$43,059	(\$12,801)	(30%)	\$172,231
Space & Hanger Rental	\$45,777	\$56,130	(\$10,353)	(18%)	\$224,524
Interest Income	\$0	\$0	\$0	` 0%´	\$0
Other Misc. Income	\$0	\$0	\$0	0%	\$0
Total Op Revenues	\$87,330	\$111,054	(\$23,724)	(21%)	\$444,215
Expenses:					
Salaries	\$2,716	\$5,322	(\$2,606)	(49%)	\$21,288
Benefits	\$1,219	\$1,857	(\$638)	(34%)	\$7,428
Outside Professional Services	\$1,293	\$3,498	(\$2,205)	(63%)	\$14,000
General & Admin - Direct	\$264	\$3,252	(\$2,988)	(92%)	\$13,000
Utilities	\$4,887	\$7,266	(\$2,379)	(33%)	\$29,060
Other Operating Expense	<u>\$159</u>	\$423	(\$264)	(62%)	\$1,690
Total Expenses	\$10,538	\$21,618	(\$11,080)	(51%)	\$86,466
Maintenance Expenses:					
Salaries	\$11,749	\$12,717	(\$968)	(8%)	\$50,865
Benefits	\$5,549	\$6,045	(\$496)	(8%)	\$24,184
Outside Professional Services	\$0	\$51	(\$51)	(100%)	\$200
Other Operating Expense	\$8,508	\$13,623	(\$5,115)	(38%)	\$54,500
Total Maint. Expenses	\$25,806	\$32,436	(\$6,630)	(20%)	\$129,749
Total Operating &					
Maintenance Expenses	\$36,344	\$54,054	(\$17,710)	(33%)	\$216,215
Income (Loss) Before					
Depr & Overhead	\$50,986	\$57,000	(\$6,014)	(11%)	\$228,000
Depreciation / Amortization General & Administrative	\$37,974	\$38,304	(\$330)	(1%)	\$153,219
Overhead	\$17,989	\$25,986	(\$7,997)	(31%)	\$103,940
Net Operating Income			. ,	. ,	
(Loss)	(\$4,977)	(\$7,290)	\$2,313	(32%)	(\$29,159)

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total	
Revenues:					2020 10101	
Utility (Pass Thru Costs): 6118901-014 Other User Charges - Pass Thru- Cleanwater Centre Total Utility (Pass Thru Costs)	\$11,295 \$11,295	\$11,865 \$11,865	(\$570) (\$570)	(5%) (5%)	\$47,460 \$47,460	
Land Rents: 6141000-014 Real Prop Rent - Land-Cleanwater Centre Total Land Rents	\$30,258 \$30,258	\$43,059 \$43,059	(\$12,801) (\$12,801)	(30%) (30%)	\$172,231 \$172,231	
Space & Hanger Rental: 6152000-014 Space Rentals - Buildings-Cleanwater Centre Total Space & Hanger Rental	\$45,777 \$45,777	\$56,130 \$56,130	(\$10,353) (\$10,353)	(18%) (18%)	\$224,524 \$224,524	
Interest Income: 6111070-014 Interest Income- Cleanwater Centre Total Interest Income	\$0 \$0	\$0 \$0	\$0 \$0	0% 0%	\$0 \$0	
Other Misc. Income: 6190000-014 Other Misc. Income-Cleanwater Centre Total Other Misc. Income Total Op Revenues	\$0 \$0 \$87,330	\$0 \$0 \$111,054	\$0 \$0 (\$23,724)	0% 0% (21%)	\$0 \$0 \$444,215	
Expenses:						
Salaries: 7111100-014 Salaries: Regular- Cleanwater Centre 7111300-014 Salaries: Holiday- Cleanwater Centre 7111700-014 Salaries: Vacation-Cleanwater Centre 7111800-014 Salaries: Sick	\$2,025 \$114 \$429	\$5,322 \$0 \$0	(\$3,297) \$114 \$429	(62%) 0% 0%	\$21,288 \$0 \$0	
Leave-Cleanwater Centre Total Salaries	\$148 \$2,716	\$0 \$5,322	\$148 (\$2,606)	0% (49%)	\$0 \$21,288	
Benefits: 7112100-014 Social Security (FICA)-Cleanwater Centre 7112200-014 Ind. Ins (L&I)- Cleanwater Centre 7112300-014 Misc. Benefits- Cleanwater Centre 7112400-014 Pension (PERS)-	\$186 \$7 \$8	\$402 \$57 \$0	(\$216) (\$50) \$8	(54%) (88%) 0%	\$1,612 \$224 \$0	
Cleanwater Centre 7112500-014 Med/Dent/Life	\$225	\$486	(\$261)	(54%)	\$1,939	
Insurance-Cleanwater Centre Total Benefits	\$793 \$1,219	\$912 \$1,857	(\$119) (\$638)	(13%) (34%)	\$3,653 \$7,428	
Outside Professional Services: 7113010-014 Outside Professional Services- Cleanwater Centre 5/7/2025	\$0	\$624	(\$624) 32	(100%)	\$2,500 Monday J	March 31, 2025
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	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
7113012-014 Security Patrol- Cleanwater Centre	\$750	\$1,125	(\$375)	(33%)	\$4,500
7113016-014 Security - Alarms- Cleanwater Centre 7113104-014 Legal Svc -	\$543	\$1,125	(\$582)	(52%)	\$4,500
Special Projects-Cleanwater Centre	\$0	\$624	(\$624)	(100%)	\$2,500
Total Outside Professional Services	\$1,293	\$3,498	(\$2,205)	(63%)	\$14,000
General & Admin - Direct: 7117300-014 Insurance-					
Cleanwater Centre 7117915-014 B & O Excise	\$0	\$2,751	(\$2,751)	(100%)	\$11,000
Taxes-Cleanwater Centre Total General & Admin - Direct	\$264 \$264	\$501 \$3,252	(\$237) (\$2,988)	(47%) (92%)	\$2,000 \$13,000
Jtilities: 7118100-014 Water-					
Cleanwater Centre 7118200-014 Electricity-	\$448	\$1,350	(\$902)	(67%)	\$5,400
Cleanwater Centre 7118500-014 Stormwater-	\$165	\$1,389	(\$1,224)	(88%)	\$5,560
Cleanwater Centre 7118600-014 Garbage Collection-Cleanwater Centre	\$2,873 \$423	\$3,501 \$276	(\$628) \$147	(18%) 53%	\$14,000 \$1,100
7118800-014 Telecommunications-	ψ423	Ψ210	Ψ147	33 /6	ψ1,100
Cleanwater Centre Total Utilities	\$978 \$4,887	\$750 \$7,266	\$228 (\$2,379)	30% (33%)	\$3,000 \$29,060
Other Operating Expense:					
7119000-014 Other Operating Expense-Cleanwater Centre 7119010-014 Rodent & Pest	\$0	\$75	(\$75)	(100%)	\$300
Control-Cleanwater Centre 7119015-014 Environmental	\$159	\$159	\$0	0%	\$640
Costs-Cleanwater Centre	\$0	\$189	(\$189)	(100%)	\$750
Total Other Operating Expense Total Expenses	\$159 \$10,538	\$423 \$21,618	(\$264) (\$11,080)	(62%) (51%)	\$1,690 \$86,466
Maintenance Expenses:					
Salaries: 7131100-014 Salaries: Regular- Cleanwater Centre	\$10,977	\$12,717	(\$1,740)	(14%)	\$50,865
7131300-014 Salaries: Holiday- Cleanwater Centre	\$584	\$0	\$584	0%	\$0
7131700-014 Salaries: Vacation-Cleanwater Centre 7131800-014 Salaries: Sick	(\$253)	\$0	(\$253)	0%	\$0
Leave-Cleanwater Centre Total Salaries	\$442 \$11,749	\$0 \$12,717	\$442 (\$968)	0% (8%)	\$0 \$50,865
enefits:					
7132100-014 Social Security (FICA)-Cleanwater Centre 7132200-014 Ind. Ins (L&I)-	\$969	\$972	(\$3)	0%	\$3,891
Cleanwater Centre	\$327	\$645	(\$318)	(49%)	\$2,582
5/7/2025 8·01 PM			33		Monday,

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7132300-014 Misc. Benefits- Cleanwater Centre 7132400-014 Pension (PERS)- Cleanwater Centre 7132400-014 Pension (PERS)- Cleanwater Centre 7132500-014 Med DentiLife Insurance-Cleanwater Centre 7132500-014 Med DentiLife Insurance-Cleanwater Centre 7132501-014 Part-Ima Temp Services Cleanwater Centre 713301-014 Part-Ima Temp Services Cleanwater Centre 713001-014 Part-Ima Temp Services Cleanwater Centre 713001-014 Part-Ima Temp Services Cleanwater Centre 713000-014 MisR to Port Owned Bidgs-Cleanwater Centre 713000-014 MisR to Port Owned Bidgs-Cleanwater Centre Centre Centre Part-Insurance Cleanwater Centre Signature Signature Centre Signature		\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
Cleamwater Centre \$46 \$72 \$(\$26) \$(36%) \$282 \$2134300-014 Pension (PERS)- \$1,152 \$1,158 \$(\$5) \$(11%) \$4,634 \$132,000	7400000 04444	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
Cleamwater Centre	Cleanwater Centre	\$46	\$72	(\$26)	(36%)	\$282
Insurance-Cleanwater Centre \$3,056 \$3,198 \$142 44% \$12,795 \$24,184 \$12,795 \$24,184 \$13,011-014 Part-Hime Temp \$0 \$51 \$351 \$100% \$200 \$20	Cleanwater Centre	\$1,152	\$1,158	(\$6)	(1%)	\$4,634
Jubidio Professional Services: 7133011-014 Part-time Temp Services-Cleanwater Centre Total Outside Professional Services \$0 \$51 (\$51) (100%) \$200 Services-Cleanwater Centre Total Outside Professional Services \$0 \$51 (\$51) (100%) \$200 Wher Operating Expense: 7139000-014 M&R to Port Owned Bldgs-Cleanwater Centre T139000-014 M&R to Roads & Park'g Areas-Cleanwater \$131 \$2,001 \$\$1,870 (93%) \$8,000 Park'g Areas-Cleanwater Centre Centre \$0 \$999 (\$999) (100%) \$4,000 7139040-14 Maint & Repair to Property-Cleanwater Centre \$32 \$3,123 (\$3,091) (\$99%) \$12,500 713904-2-014 Landscaping-Cleanwater Centre Say \$345 \$7,500 \$845 \$11% \$30,000 Cotal Maint. Expenses \$25,806 \$32,436 (\$6,630) (\$20%) \$129,749 Total Ober Operating & Maintenance Expenses \$36,344 \$54,054 (\$17,710) (33%) \$216,215 Total Operating & Maintenance Expenses \$36,344 \$54,054 (\$17,710) (33%) \$216,215 Total Expenses otto \$37,974 \$38,304 (\$330						
Triagon Tria	Total Benefits	\$5,549	\$6,045	(\$496)	(8%)	\$24,184
Total Outside Professional Services \$0 \$51 (\$51) (100%) \$200 ther Operating Expense: 713900-014 M&R to Port Owned Bidgs-Cleanwater Centre \$131 \$2,001 \$3,001 \$3,001 \$8,000 \$13,001 \$4,000 \$1,000 \$4,000 \$1,000 \$4,000 \$1,000 \$4,000 \$1,000 \$4,000 \$1,000 \$4,000 \$1,000 \$4,000 \$1,000 \$4,000 \$1,000 \$4,000 \$1,000 \$4,000 \$1,000 \$1,000 \$4,000 \$1,000 \$1,000 \$4,000 \$1,000 \$1,000 \$4,000 \$1,000 \$1,000 \$4,000 \$1,000 \$1,000 \$4,000 \$1,000 \$1,000 \$4,000 \$1,000 \$1,000 \$4,000 \$1,000 \$1,000 \$4,000 \$1,000 \$1,000 \$1,000 \$4,000 \$1,00		\$0	\$51	(\$51)	(100%)	\$200
### Operating Expense: **T139000-014 MiRR to Port **Owned Bildigs-Cleanwater** Centre		# 0	0 54	(054)	, ,	4000
T13900-014 Mi&R to Port	Services	\$0	\$51	(\$51)	(100%)	\$200
Centre	Owned Bidgs-Cleanwater Centre 7139030-014 M&R to Roads &	\$131	\$2,001	(\$1,870)	(93%)	\$8,000
7/39040-014 Maint & Repair to Property-Cleanwater Centre \$32 \$3,123 (\$3,091) (99%) \$12,500 7/39043-014 Landscaping-Cleanwater Centre \$8,345 \$7,500 \$845 11% \$30,000 Cleanwater Centre \$8,345 \$7,500 \$845 11% \$30,000 Total Oberating Expenses otal Maint. Expenses \$25,806 \$32,436 (\$6,630) (20%) \$129,749 Fotal Operating & Repenses income (Loss) Before lepr & Overhead \$36,344 \$54,054 (\$17,710) (33%) \$216,215 Income (Loss) Before lepr & Overhead \$50,986 \$57,000 (\$6,014) (11%) \$228,000 Pepreciation / Amortization: 7170000-014 Depreciation-Cleanwater Centre \$37,974 \$38,304 (\$330) (1%) \$153,219 Ferral & Administrative Overhead: 7150080-014 Executive G&A (\$3410 0% \$153,219 Ferral & Administrative Overhead: \$3,410 \$0 \$3,410 0% \$0 7150082-014 Marketing G&A 0verhead-Cleanwater Centre \$1,631 \$0 \$1,631 0% \$0		\$0	\$999	(\$999)	(100%)	\$4,000
17139043-014 Landscaping- Cleanwater Centre	7139040-014 Maint & Repair to			, ,	, ,	
Cleanwater Centre		\$32	\$3,123	(\$3,091)	(99%)	\$12,500
Total Maint. Expenses \$25,806 \$32,436 (\$6,630) (20%) \$129,749 Total Operating & Maintenance Expenses		\$8,345	\$7,500	\$845	11%	\$30,000
Staintenance Expenses Stai						
Sample S	otal Maint. Expenses	\$25,000	\$32,436	(\$6,630)	(20%)	\$129,749
Proceduct Proc	Total Operating &				(000()	****
pepre A Overhead \$50,986 \$57,000 (\$6,014) (11%) \$228,000 pepreciation / Amortization: 7170000-014 Depreciation- Cleanwater Centre \$37,974 \$38,304 (\$330) (1%) \$153,219 Total Depreciation / Amortization \$37,974 \$38,304 (\$330) (1%) \$153,219 eneral & Administrative Overhead: 7150080-014 Executive G&A Overhead-Cleanwater Centre \$3,410 \$0 \$3,410 0% \$0 7150082-014 Marketing G&A Overhead-Cleanwater Centre \$1,631 \$0 \$1,631 0% \$0 7150083-014 Finance G&A Overhead-Cleanwater Centre \$6,391 \$0 \$6,391 0% \$0 7150083-014 Engineering G&A Overhead-Cleanwater Centre \$1,657 \$0 \$1,657 0% \$0 7150087-014 I/S G&A Overhead-Cleanwater Centre \$1,746 \$0 \$1,746 0% \$0 7150088-014 Administrative G&A Overhead-Cleanwater Centre \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater Centre \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater Centre \$0 \$25,986 (\$25,986) (100%) \$103,940 Total General & Administrative Overhead	-	\$36,344	\$54,054	(\$17,710)	(33%)	\$216,215
pereciation / Amortization: 7170000-014 Depreciation- Cleanwater Centre \$37,974 \$38,304 (\$330) (1%) \$153,219 Total Depreciation / Amortization \$37,974 \$38,304 (\$330) (1%) \$153,219 eneral & Administrative Overhead: 7150080-014 Executive G&A Overhead-Cleanwater Centre \$3,410 \$0 \$3,410 0% \$0 7150082-014 Marketing G&A Overhead-Cleanwater Centre \$1,631 \$0 \$1,631 0% \$0 7150083-014 Finance G&A Overhead-Cleanwater Centre \$6,391 \$0 \$6,391 0% \$0 7150083-014 Engineering G&A Overhead-Cleanwater Centre \$1,657 \$0 \$1,657 0% \$0 7150085-014 In G&A Overhead-Cleanwater Centre \$1,746 \$0 \$1,746 0% \$0 7150087-014 I/S G&A Overhead-Cleanwater Centre \$1,746 \$0 \$1,746 0% \$0 7150088-014 Administrative G&A Overhead-Cleanwater Centre \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater Centre \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater Centre \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative \$3,156 \$0 \$0 \$0 7850088-014 Administrative \$3,156 \$0 \$0 \$0 7850088-014 Administrative \$3,156 \$0 \$0 \$0 785008-014 Administrative \$3,156 \$0 \$0 \$0 785008-014 Administrative \$3,156 \$0 \$0 785		\$50,986	\$57,000	(\$6,014)	(11%)	\$228,000
Tronumater Centre \$37,974 \$38,304 \$330) (1%) \$153,219	•			,		
170000-014 Depreciation-	oreciation / Amortization:					
Total Depreciation / Amortization \$37,974 \$38,304 (\$330) (1%) \$153,219 eneral & Administrative Overhead: 7150080-014 Executive G&A Overhead-Cleanwater Centre \$3,410 \$0 \$3,410 \$0% \$0 \$1,631 \$0% \$0 \$1,631 \$0% \$0 \$0,7150082-014 Marketing G&A Overhead-Cleanwater Centre \$1,631 \$0 \$1,631 \$0% \$0,7150083-014 Finance G&A Overhead-Cleanwater Centre \$6,391 \$0 \$6,391 \$0% \$0,7150083-014 Engineering G&A Overhead-Cleanwater Centre \$1,657 \$0 \$1,657 \$0% \$0,7150085-014 Engineering G&A Overhead-Cleanwater Centre \$1,657 \$0 \$1,657 \$0% \$0,7150087-014 I/S G&A Overhead-Cleanwater Centre \$1,746 \$0 \$1,746 \$0% \$0,7150088-014 Administrative G&A Overhead-Cleanwater Centre \$3,156 \$0 \$3,156 \$0% \$0,7850088-014 Administrative G&A Overhead-Cleanwater Centre \$3,156 \$0 \$3,156 \$0% \$0,7850088-014 Administrative G&A Overhead-Cleanwater Centre \$0 \$25,986 \$0,5986 \$0,5986 \$0,5980 \$0,5990 \$103,940 \$0,5900 \$0	7170000-014 Depreciation-	* 0- 0- 1	400.001	(4000)	//0/	A450 045
Amortization \$37,974 \$38,304 (\$330) (1%) \$153,219 eneral & Administrative Overhead: 7150080-014 Executive G&A Overhead-Cleanwater Centre \$3,410 \$0 \$3,410 0% \$0 7150082-014 Marketing G&A Overhead-Cleanwater Centre \$1,631 \$0 \$1,631 0% \$0 7150083-014 Finance G&A Overhead-Cleanwater Centre \$6,391 \$0 \$6,391 0% \$0 7150085-014 Engineering G&A Overhead-Cleanwater Centre \$1,657 \$0 \$1,657 0% \$0 7150085-014 I/S G&A Overhead-Cleanwater Centre \$1,746 \$0 \$1,746 0% \$0 7150088-014 Administrative G&A Overhead-Cleanwater Centre \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater Centre \$0 \$25,986 (\$25,986) (100%) \$103,940 Total General & Administrative Overhead & \$17,989 \$25,986 (\$7,997) (31%) \$103,940		\$37,974	\$38,304	(\$330)	(1%)	\$153,219
150080-014 Executive G&A verhead-Cleanwater Centre \$3,410 \$0 \$3,410 0% \$0 150082-014 Marketing G&A verhead-Cleanwater Centre \$1,631 \$0 \$1,631 0% \$0 150083-014 Finance G&A verhead-Cleanwater Centre \$6,391 \$0 \$6,391 0% \$0 150085-014 Engineering G&A verhead-Cleanwater Centre \$1,657 \$0 \$1,657 0% \$0 150087-014 I/S G&A verhead-Cleanwater Centre \$1,746 \$0 \$1,746 0% \$0 150088-014 Administrative &A Overhead-Cleanwater entre \$3,156 \$0 \$3,156 0% \$0 850088-014 Administrative &A Overhead-Cleanwater entre \$0 \$25,986 (\$25,986) (100%) \$103,940 otal General & Administrative verhead \$17,989 \$25,986 (\$7,997) (31%) \$103,940		\$37,974	\$38,304	(\$330)	(1%)	\$153,219
verhead-Cleanwater Centre \$3,410 \$0 \$3,410 0% \$0 150082-014 Marketing G&A verhead-Cleanwater Centre \$1,631 \$0 \$1,631 0% \$0 150083-014 Finance G&A verhead-Cleanwater Centre \$6,391 \$0 \$6,391 0% \$0 150085-014 Engineering G&A verhead-Cleanwater Centre \$1,657 \$0 \$1,657 0% \$0 150087-014 I/S G&A verhead-Cleanwater Centre \$1,746 \$0 \$1,746 0% \$0 150088-014 Administrative & A Overhead-Cleanwater entre \$3,156 \$0 \$3,156 0% \$0 8A Overhead-Cleanwater entre \$0 \$25,986 (\$25,986) (100%) \$103,940 otal General & Administrative verhead \$17,989 \$25,986 (\$7,997) (31%) \$103,940						
Overhead-Cleanwater Centre \$1,631 \$0 \$1,631 0% \$0 /150083-014 Finance G&A Overhead-Cleanwater Centre \$6,391 \$0 \$6,391 0% \$0 /150085-014 Engineering G&A Overhead-Cleanwater Centre \$1,657 \$0 \$1,657 0% \$0 /150087-014 I/S G&A Overhead-Cleanwater Centre \$1,746 \$0 \$1,746 0% \$0 /150088-014 Administrative G&A Overhead-Cleanwater \$3,156 \$0 \$3,156 0% \$0 /850088-014 Administrative G&A Overhead-Cleanwater \$0 \$25,986 (\$25,986) (100%) \$103,940 Centre \$0 \$25,986 (\$7,997) (31%) \$103,940	Overhead-Cleanwater Centre	\$3,410	\$0	\$3,410	0%	\$0
7150083-014 Finance G&A Overhead-Cleanwater Centre \$6,391 \$0 \$6,391 0% \$0 7150085-014 Engineering G&A Overhead-Cleanwater Centre \$1,657 \$0 \$1,657 0% \$0 7150087-014 I/S G&A Overhead-Cleanwater Centre \$1,746 \$0 \$1,746 0% \$0 7150088-014 Administrative G&A Overhead-Cleanwater Centre \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater Centre \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater Centre \$0 \$25,986 (\$25,986) (100%) \$103,940 Total General & Administrative Overhead \$17,989 \$25,986 (\$7,997) (31%) \$103,940		\$1 631	\$ <u>0</u>	\$1 631	በ%	0.2
7150085-014 Engineering G&A Overhead-Cleanwater Centre \$1,657 \$0 \$1,657 0% \$0 7150087-014 I/S G&A Overhead-Cleanwater Centre \$1,746 \$0 \$1,746 0% \$0 7150088-014 Administrative G&A Overhead-Cleanwater Centre \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater Centre \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater Centre \$0 \$25,986 (\$25,986) (100%) \$103,940 Total General & Administrative Overhead \$17,989 \$25,986 (\$7,997) (31%) \$103,940	7150083-014 Finance G&A					
Overhead-Cleanwater Centre 7150087-014 I/S G&A \$1,657 \$0 \$1,657 0% \$0 7150087-014 I/S G&A \$0 \$1,746 0% \$0 Overhead-Cleanwater Centre 750088-014 Administrative G&A Overhead-Cleanwater Centre 83,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater Centre 9 \$0 \$25,986 (\$25,986) (100%) \$103,940 Total General & Administrative Overhead \$17,989 \$25,986 (\$7,997) (31%) \$103,940		\$6,391	\$0	\$6,391	0%	\$0
Overhead-Cleanwater Centre \$1,746 \$0 \$1,746 0% \$0 7150088-014 Administrative G&A Overhead-Cleanwater Centre \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative G&A Overhead-Cleanwater Centre \$0 \$25,986 (\$25,986) (100%) \$103,940 Total General & Administrative Dverhead \$17,989 \$25,986 (\$7,997) (31%) \$103,940	Overhead-Cleanwater Centre	\$1,657	\$0	\$1,657	0%	\$0
Centre \$3,156 \$0 \$3,156 0% \$0 7850088-014 Administrative 6&A Overhead-Cleanwater 8 \$0 \$25,986 \$25,986 \$103,940 Centre \$0 \$25,986 \$25,986 \$103,940 Total General & Administrative Overhead \$17,989 \$25,986 \$17,997 \$103,940	Overhead-Cleanwater Centre 7150088-014 Administrative	\$1,746	\$0	\$1,746	0%	\$0
G&A Overhead-Cleanwater Centre \$0 \$25,986 (\$25,986) (100%) \$103,940 Total General & Administrative Overhead \$17,989 \$25,986 (\$7,997) (31%) \$103,940	Centre	\$3,156	\$0	\$3,156	0%	\$0
Fotal General & Administrative \$17,989 \$25,986 (\$7,997) (31%) \$103,940						
Overhead \$17,989 \$25,986 (\$7,997) (31%) \$103,940		\$0	\$25,986	(\$25,986)	(100%)	\$103,940
7/2025 34 Monday		\$17,989	\$25,986	(\$7,997)	(31%)	\$103,940
	7/2025			34		Monday

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	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
Net Operating Income					
(Loss)	(\$4,977)	(\$7,290)	\$2,313	(32%)	(\$29,159)

Port of Olympia Consolidated Swantown Operations - Q1 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Moorage	\$709,968	\$794,169	(\$84,201)	(11%)	\$3,176,675
Utility (Pass Thru Costs)	\$58,182	\$72,219	(\$14,037)	(19%)	\$288,867
Collected Fees	\$110,505	\$125,553	(\$15,048)	(12%)	\$502,215
General Labor Charge	\$350	\$5,001	(\$4,651)	(93%)	\$20,000
Property and Land Rents	\$12,423	\$15,312	(\$2,889)	(19%)	\$61,250
Space Rentals	\$76,529	\$71,124	\$5,405	8%	\$284,500
Fuel Sales	\$37,480	\$175,299	(\$137,819)	(79%)	\$701,200
Equipment Rental with Operator	\$1,688	\$8,001	(\$6,313)	(79%)	\$32,000
Interest Income	\$0	\$0	\$0	0%	\$0
Other Misc. Income	(\$66,185)	\$4,650	(\$70,835)	(1523%)	\$18,600
Total Op Revenues	\$940,940	\$1,271,328	(\$330,388)	(26%)	\$5,085,307
Expenses:				4==44	
Salaries	\$145,267	\$194,358	(\$49,091)	(25%)	\$777,435
Benefits	\$68,081	\$90,642	(\$22,561)	(25%)	\$362,579
Outside Professional Services	\$54,335	\$73,995	(\$19,660)	(27%)	\$296,000
Supplies	\$57,789	\$128,877	(\$71,088)	(55%)	\$515,500
Equipment Rentals	\$1,079 \$1,079	\$1,251	(\$172)	(14%)	\$5,000 \$474,200
General & Admin - Direct	\$126,579 \$124,055	\$118,575	\$8,004 \$24,365	7%	\$474,300
Utilities	\$121,055 \$51,479	\$99,690 \$48,873	\$21,365 \$2,606	21% 5%	\$398,750 \$195,500
Other Operating Expense					
Total Expenses	\$625,664	\$756,261	(\$130,597)	(17%)	\$3,025,064
Maintenance Expenses:					
Salaries	\$66,367	\$67,308	(\$941)	(1%)	\$269,234
Benefits	\$25,963	\$32,520	(\$6,557)	(20%)	\$130,091
Outside Professional Services	\$651	\$6,249	(\$5,598)	(90%)	\$25,000
Supplies	\$1,207	\$1,626	(\$419)	(26%)	\$6,500
Equipment Rentals	\$0	\$450	(\$450)	(100%)	\$1,800
Facility Rental	\$19,536	\$15,000	\$4,536	30%	\$60,000
General & Admin - Direct	(\$764)	\$0	(\$764)	0%	\$0
Other Operating Expense	\$36,145	\$35,617	\$528	1%	\$147,100
Total Maint. Expenses	\$149,105	\$158,770	(\$9,665)	(6%)	\$639,725
Total Operating &					
Maintenance Expenses	\$774,769	\$915,031	(\$140,262)	(15%)	\$3,664,789
Income (Loss) Before Depr & Overhead	\$166,171	\$356,297	(\$190,126)	(53%)	\$1,420,518
Depreciation / Amortization General & Administrative	\$131,925	\$135,756	(\$3,831)	(3%)	\$543,017
Overhead	\$239,780	\$306,471	(\$66,691)	(22%)	\$1,225,873
Net Operating Income (Loss)	(\$205,534)	(\$85,930)	(\$119,604)	139%	(\$348,372)

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Moorage	\$646,115	\$682,602	(\$36,487)	(5%)	\$2,730,395
Utility (Pass Thru Costs)	\$55,211	\$70,344	(\$15,133)	(22%)	\$281,367
Collected Fees	\$30,601	\$46,110	(\$15,509)	(34%)	\$184,441
Property and Land Rents	\$3,069	\$3,813	(\$744)	(20%)	\$15,250
Space Rentals	\$30,163	\$28,623	\$1,540	5%	\$114,500
Interest Income	\$0	\$0	\$0	0%	\$0
Other Misc. Income	\$123	\$450_	(\$327)	(73%)	\$1,800
Total Op Revenues	\$765,282	\$831,942	(\$66,660)	(8%)	\$3,327,753
Expenses:					
Salaries	\$63,566	\$101,337	(\$37,771)	(37%)	\$405,353
Benefits	\$32,304	\$46,779	(\$14,475)	(31%)	\$187,116
Outside Professional Services	\$51,735	\$63,246	(\$11,511)	(18%)	\$253,000
Supplies	\$5,918	\$3,249	\$2,669	82%	\$13,000
Equipment Rentals	\$1,079	\$1,251	(\$172)	(14%)	\$5,000
General & Admin - Direct	\$111,072	\$94,278	\$16,794	18%	\$377,100
Utilities	\$106,574	\$83,376	\$23,198	28%	\$333,500
Other Operating Expense	\$41,784	\$39,750	\$2,034	5%	\$159,000
Total Expenses	\$414,032	\$433,266	(\$19,234)	(4%)	\$1,733,069
Maintenance Expenses:	***				
Salaries	\$66,367	\$67,308	(\$941)	(1%)	\$269,234
Benefits	\$25,963	\$32,520	(\$6,557)	(20%)	\$130,091
Outside Professional Services	\$651	\$6,249	(\$5,598)	(90%)	\$25,000
Supplies	\$1,178	\$1,500	(\$322)	(21%)	\$6,000
Equipment Rentals	\$0 \$40.536	\$249	(\$249)	(100%)	\$1,000 \$60,000
Facility Rental General & Admin - Direct	\$19,536 (\$764)	\$15,000 \$0	\$4,536 (\$764)	30% 0%	\$60,000
	(\$764)		(\$764)	(52%)	\$0 \$77,600
Other Operating Expense	\$8,829	\$18,241	(\$9,412)		\$77,600
Total Maint. Expenses	\$121,760	\$141,067	(\$19,307)	(14%)	\$568,925
Total Operating &					
Maintenance Expenses	\$535,792	\$574,333	(\$38,541)	(7%)	\$2,301,994
Income (Loss) Before		. ,	(. , ,	,	. , ,
Depr & Overhead	\$229,490	\$257,609	(\$28,119)	(11%)	\$1,025,759
Depreciation / Amortization General & Administrative	\$82,197	\$84,534	(\$2,337)	(3%)	\$338,132
Overhead	\$158,465	\$200,550	(\$42,085)	(21%)	\$802,194
Net Operating Income (Loss)	(\$11,172)	(\$27,475)	\$16,303	(59%)	(\$114,567)

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget 2025 Total
Revenues:	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 TOTAI
Nevenues.					
Moorage:					
6211070-020 Interest Income- Marina	\$0	\$0	\$0	0%	\$0
6211100-020 Permanent	ΨΟ	ΨΟ	ΨΟ	070	ΨΟ
Moorage-Marina 6211150-020 Float Plane Dock-	\$616,175	\$653,544	(\$37,369)	(6%)	\$2,614,170
Marina	\$132	\$159	(\$27)	(17%)	\$630
6211200-020 Temporary Moorage-Marina	\$29,530	\$26,799	\$2,731	10%	\$107,195
6211210-020 Plaza Moorage-					
Marina	\$277	\$2,100	(\$1,823)	(87%)	\$8,400
Total Moorage	\$646,115	\$682,602	(\$36,487)	(5%)	\$2,730,395
Utility (Pass Thru Costs):					
6218200-020 Electricity-Marina 6218201-020 Electricity - Pass	\$1,765	\$1,707	\$58	3%	\$6,825
Thru Costs-Marina	\$30,959	\$45,090	(\$14,131)	(31%)	\$180,354
6218203-020 Utility Fee-Marina	\$22,112	\$23,205	(\$1,093)	(5%)	\$92,823
6218600-020 Garbage	¢ 27E	\$342	\$33	10%	\$1,365
Collection-Marina Total Utility (Pass Thru Costs)	\$375 \$55,211	\$342 \$70,344	ააა (\$15,133)	(22%)	\$1,365 \$281,367
Total ounty (1 dos 1111 dosts)	Ψ00,211	Ψ10,044	(ψ10,100)	(2270)	Ψ201,007
Collected Fees:					
6219000-020 Other User	40.047	07.040	(0.4.505)	(0.40()	***
Charges-Marina 6219010-020 Launch Fees-	\$2,617	\$7,212	(\$4,595)	(64%)	\$28,850
Marina	\$1,218	\$8,115	(\$6,897)	(85%)	\$32,463
6219012-020 Liveaboard Fee-			, ,		
Marina	\$21,391	\$21,633	(\$242)	(1%)	\$86,528
6219013-020 Towing Fee- Marina	\$0	\$249	(\$249)	(100%)	\$1,000
6219014-020 Dinghy Rack	**	V =	(+)	(12273)	¥ 1,000
Storage-Marina	\$1,490	\$1,875	(\$385)	(21%)	\$7,500
6219040-020 Shower Fees- Marina	\$460	\$750	(\$290)	(39%)	\$3,000
6219050-020 Parking Fees-	Ψ100	ψίου	(ψ200)	(0070)	ψ0,000
Marina	\$360	\$2,124	(\$1,764)	(83%)	\$8,500
6219051-020 Weekly Parking- Marina	\$228	\$351	(\$123)	(35%)	\$1,400
6219060-020 Laundry			, ,		
Revenues-Marina	\$2,783	\$3,249	(\$466)	(14%)	\$13,000
6219061-020 Crushed/Cubed Ice-Marina	\$14	\$351	(\$337)	(96%)	\$1,400
6219062-020 Block Ice-Marina	\$41	\$201	(\$160)	(80%)	\$800
6219070-020 Vendor			, ,		
Commissions-Marina	\$0	\$0	\$0	0%	\$0
Total Collected Fees	\$30,601	\$46,110	(\$15,509)	(34%)	\$184,441
Property and Land Rents:					
6241000-020 Real Prop	*	*	***	201	* 44.0=0
Rentals - Land-Marina	\$3,069	\$2,814	\$255	9%	\$11,250
6241010-020 Temporary Land Rental-Marina	\$0	\$999	(\$999)	(100%)	\$4,000
Total Property and Land Rents	\$3,069	\$3,813	(\$744)	(20%)	\$15,250
Chase Dentales			,	, ,	

Space Rentals:

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget	
6265100-020 Mini Storage-	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total	
Marina	\$9,116	\$9,249	(\$133)	(1%)	\$37,000	
6265400-020 Dry Storage Space Rent-Marina 6265401-020 Kayak Rack -	\$20,768	\$18,999	\$1,769	9%	\$76,000	
Dockside-Marina	\$279	\$375	(\$96)	(26%)	\$1,500	
Total Space Rentals	\$30,163	\$28,623	\$1,540	5%	\$114,500	
Interest Income:						
6211070-020 Interest Income- Marina	\$0	\$0	\$0	0%	\$0	
Total Interest Income	\$0 \$0	\$0 \$0	\$0 \$0	0%	\$0	
Other Misc. Income:						
6290000-020 Other Misc.						
Income-Marina	\$123	\$450	(\$327)	(73%)	\$1,800	
Total Other Misc. Income	\$123 \$765 282	\$450 \$831 942	(\$327) (\$66,660)	(73%)	\$1,800 \$3,327,753	
Total Op Revenues	\$765,282	\$831,942	(\$66,660)	(8%)	\$3,327,753	
Expenses:						
Salaries:						
7211100-020 Salaries: Regular- Marina	\$45,742	\$101,337	(\$55,595)	(55%)	\$405,353	
7211200-020 Salaries:	ψτ5,1 τ2	ψ101,007	(ψου,σου)	(5570)	ψ+00,000	
Overtime-Marina	\$0	\$0	\$0	0%	\$0	
7211300-020 Salaries: Holiday-	40	•	40	201	•	
Marina 7211700-020 Salaries:	\$2,759	\$0	\$2,759	0%	\$0	
Vacation-Marina	\$10,129	\$0	\$10,129	0%	\$0	
7211800-020 Salaries: Sick	ψ10,120	40	ψ10,120		Ų.	
Leave-Marina	\$4,936	\$0	\$4,936	0%	\$0	
Total Salaries	\$63,566	\$101,337	(\$37,771)	(37%)	\$405,353	
Benefits:						
7212100-020 Social Security	0.4.40.4	#7.740	(#O 04F)	(420/)	#20.004	
(FICA)-Marina 7212200-020 Ind. Ins (L&I)-	\$4,434	\$7,749	(\$3,315)	(43%)	\$30,991	
Marina	\$757	\$2,865	(\$2,108)	(74%)	\$11,459	
7212300-020 Misc. Benefits-			,	, ,		
Marina	\$72	\$144	(\$72)	(50%)	\$580	
7212400-020 Pension (PERS)- Marina	\$5,274	\$9,231	(\$3,957)	(43%)	\$36,928	
7212500-020 Med/Dent/Life	φυ, <i>∠14</i>	φ∃,∠∪ Ι	(\$3,337)	(4370)	ψ30,320	
Insurance-Marina	\$21,769	\$26,790	(\$5,021)	(19%)	\$107,158	
Total Benefits	\$32,304	\$46,779	(\$14,475)	(31%)	\$187,116	
Outside Professional Services:						
7213010-020 Outside						
Professional Services-Marina	\$4,388	\$16,251	(\$11,863)	(73%)	\$65,000	
7213011-020 Part-time Temp	**	# 0.040	(00.040)	/4000/	#05.000	
Services-Marina 7213012-020 Security-Marina	\$0 \$26,127	\$6,249 \$24,999	(\$6,249) \$1,128	(100%) 5%	\$25,000 \$100,000	
7213013-020 Security-Marina 7213013-020 Janitorial	φ ∠ U, I∠ <i>I</i>	φ <u>24,333</u>	φ1,120	570	φ100,000	
Services-Marina	\$21,220	\$14,499	\$6,721	46%	\$58,000	
7213104-020 Legal Svc -				,,,,,,,,		
Special Projects-Marina 7213110-020 Injuries and	\$0	\$750	(\$750)	(100%)	\$3,000	
Damages-Marina	\$0	\$249	(\$249)	(100%)	\$1,000	
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	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7213190-020 Bad Debt Expense-Marina	\$0	\$249	(\$249)	(100%)	\$1,000
Total Outside Professional Services	\$51,735	\$63,246	(\$11,511)	(18%)	\$253,000
Supplies: 7214000-020 Supplies-Marina	\$3,155	\$999	\$2,156	216%	\$4,000
7214300-020 Fuel & Lubricants					
-Marina Total Supplies	\$2,763 \$5,918	\$2,250 \$3,249	\$513 \$2,669	23% 82%	\$9,000 \$13,000
Equipment Rentals: 7215000-020 Equipment					
Rentals-Marina	\$1,079	\$1,251	(\$172)	(14%)	\$5,000
Total Equipment Rentals	\$1,079	\$1,251	(\$172)	(14%)	\$5,000
General & Admin - Direct: 7217000-020 Purchase Card					
Clearing Account-Marina 7217100-020 Promotional	\$2,141	\$0	\$2,141	0%	\$0
Hosting-Marina 7217200-020 Travel-Marina	\$191 \$0	\$249 \$876	(\$58)	(23%) (100%)	\$1,000 \$3,500
7217200-020 Travel-Marina 7217300-020 Insurance-Marina 7217400-020 Advertising-	\$81,117	\$73,749	(\$876) \$7,368	10%	\$3,500 \$295,000
Marina	\$0	\$0	\$0	0%	\$0
7217402-020 Promotional Advertising-Marina 7217441-020 Advertising &	\$3,024	\$0	\$3,024	0%	\$0
Promo-Marina 7217500-020 Memberships-	\$9,976	\$7,251	\$2,725	38%	\$29,000
Marina 7217900-020 Other G & A	\$512	\$438	\$74	17%	\$1,750
Direct Costs-Marina 7217910-020 Meeting Expense	\$0	\$63	(\$63)	(100%)	\$250
-Marina 7217911-020	\$0	\$63	(\$63)	(100%)	\$250
Subscriptions/Publications- Marina	\$0	\$24	(\$24)	(100%)	\$100
7217912-020 Customer			, ,		
Appreciation-Marina 7217913-020 Employee	\$0	\$63	(\$63)	(100%)	\$250
Development-Marina 7217915-020 B & O Excise	\$464	\$2,001	(\$1,537)	(77%)	\$8,000
Taxes-Marina 7217930-020 Environmental	\$3,510	\$2,250	\$1,260	56%	\$9,000
Compliance-Marina	\$10,136	\$7,251	\$2,885	40%	\$29,000
Total General & Admin - Direct	\$111,072	\$94,278	\$16,794	18%	\$377,100
Utilities:					
7218100-020 Water-Marina 7218200-020 Electricity-Marina	\$6,054 \$88,289	\$6,375 \$65,001	(\$321) \$23,288	(5%) 36%	\$25,500 \$260,000
7218500-020 Stormwater-	φ00,209	φ05,001	Ψ23,200	30 %	\$200,000
Marina 7218600-020 Garbage	\$2,061	\$2,124	(\$63)	(3%)	\$8,500
Collection-Marina 7218700-020 Natural	\$5,789	\$5,001	\$788	16%	\$20,000
Gas/Propane/Oil-Marina 7218800-020	\$2,492	\$3,624	(\$1,132)	(31%)	\$14,500
Telecommunications-Marina	\$1,888	\$1,251	\$637	51%	\$5,000

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Total Utilities	\$106,574	\$83,376	\$23,198	28%	\$333,500
Other Operating Expense:	ψ100,374	ψ03,370	Ψ23,130	2070	ψ333,300
7219000-020 Other Operating Expense-Marina 7219013-020 IT Equipment	\$12,863	\$16,251	(\$3,388)	(21%)	\$65,000
Expense-Marina 7219014-020 Safety Supplies-	\$306	\$624	(\$318)	(51%)	\$2,500
Marina 7219100-020 Banking Fees-	\$113	\$375	(\$262)	(70%)	\$1,500
Marina	\$28,500	\$22,500	\$6,000 \$6,000	27%	\$90,000
Total Other Operating Expense Total Expenses	\$41,784 \$414,032	\$39,750 \$433,266	\$2,034 (\$19,234)	5% (4%)	\$159,000 \$1,733,069
Total Exponess	¥ · · · ·,••=	Ų 100,200	(+10,201)	(170)	4 1,1 00,000
Maintenance Expenses:					
Salaries: 7231100-020 Salaries: Regular-	ФE4.00С	ФС 7 200	(\$4C 222)	(040/)	# 000 024
Marina 7231200-020 Salaries:	\$51,086	\$67,308	(\$16,222)	(24%)	\$269,234
Overtime-Marina 7231300-020 Salaries: Holiday-	\$641	\$0	\$641	0%	\$0
Marina 7231700-020 Salaries:	\$3,072	\$0	\$3,072	0%	\$0
Vacation-Marina 7231800-020 Salaries: Sick	\$3,561	\$0	\$3,561	0%	\$0
Leave-Marina	\$8,007	\$0	\$8,007	0%	\$0
Total Salaries	\$66,367	\$67,308	(\$941)	(1%)	\$269,234
Benefits:					
7232100-020 Social Security (FICA)-Marina	\$5,002	\$5,148	(\$146)	(3%)	\$20,596
7232200-020 Ind. Ins (L&I)- Marina 7232300-020 Misc. Benefits-	\$1,226	\$2,742	(\$1,516)	(55%)	\$10,972
Marina	\$24	\$183	(\$159)	(87%)	\$735
7232400-020 Pension (PERS)- Marina	\$5,957	\$6,132	(\$175)	(3%)	\$24,527
7232500-020 Med/Dent/Life	ψ5,951	ψ0,132	, ,	(370)	Ψ24,321
Insurance-Marina	\$13,753	\$18,315	(\$4,562)	(25%)	\$73,261
Total Benefits	\$25,963	\$32,520	(\$6,557)	(20%)	\$130,091
Outside Professional Services: 7233011-020 Part-time Temp					
Services-Marina Total Outside Professional	\$651	\$6,249	(\$5,598)	(90%)	\$25,000
Services	\$651	\$6,249	(\$5,598)	(90%)	\$25,000
Supplies: 7234001-020 Supplies: Small					
Tools-Marina 7234220-020 Misc	\$61	\$375	(\$314)	(84%)	\$1,500
Maintenance Supplies-Marina 7234300-020 Fuel & Lubricants	\$1,047	\$876	\$171	20%	\$3,500
-Marina	\$70	\$249	(\$179)	(72%)	\$1,000
Total Supplies	\$1,178	\$1,500	(\$322)	(21%)	\$6,000
Equipment Rentals:					

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
7025000 000 E	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
7235000-020 Equipment Rentals-Marina Total Equipment Rentals	\$0 \$0	\$249 \$249	(\$249) (\$249)	(100%) (100%)	\$1,000 \$1,000
5 W B 4 I					
Facility Rental: 7236000-020 Facility Rental-					
Marina Total Facility Rental	\$19,536 \$19,536	\$15,000 \$15,000	\$4,536 \$4,536	30% 30%	\$60,000 \$60,000
General & Admin - Direct:					
7237000-020 Purchase Card	(4704)	•	(0704)	201	00
Clearing Account-Marina Total General & Admin - Direct	(\$764) (\$764)	\$0 \$0	(\$764) (\$764)	0% 0%	\$0 \$0
Other Operating Expense:					
7239000-020 M&R to Buildings-				,	
Marina 7239011-020 M&R to Marina	\$68	\$500	(\$432)	(86%)	\$5,000
Restrooms-Marina	\$1,145	\$1,000	\$145	15%	\$5,500
7239013-020 M&R to Marina Building-Marina	\$121	\$0	\$121	0%	\$0
7239014-020 M&R to B/C					
Restroom-Marina 7239030-020 M&R to	\$875	\$501	\$374	75%	\$2,000
Roads/Parking Areas-Marina	\$879	\$1,500	(\$621)	(41%)	\$6,000
7239040-020 M&R to Property- Marina	\$1,086	\$3,000	(\$1,914)	(64%)	\$12,000
7239043-020 Landscaping-	#00	Φ0	, ,	, ,	
Marina 7239050-020 Vehicle	\$99	\$0	\$99	0%	\$0
Maintenance-Marina 7239060-020 M&R to Misc	\$140	\$2,000	(\$1,860)	(93%)	\$6,000
Equipment-Marina	\$2,054	\$3,990	(\$1,936)	(49%)	\$16,000
7239070-020 M&R to Wharves & Docks-Marina	\$1,799	\$3,750	(\$1,951)	(52%)	\$15,000
7239071-020 M&R to			, ,	, ,	
Breakwater & A Dock-Marina 7239072-020 M&R to Plaza	\$561	\$1,000	(\$439)	(44%)	\$3,500
Dock-Marina	\$0	\$0	\$0	0%	\$300
7239073-020 M&R to Launch Ramp-Marina	\$0	\$0	\$0	0%	\$300
7239074-020 M&R to Port	ድ ሶ				
Vessels-Marina Total Other Operating Expense	\$0 \$8,829	\$1,000 \$18,241	(\$1,000) (\$9,412)	(100%) (52%)	\$6,000 \$77,600
Total Maint. Expenses	\$121,760	\$141,067	(\$19,307)	(14%)	\$568,925
Total Operating &					
Maintenance Expenses	\$535,792	\$574,333	(\$38,541)	(7%)	\$2,301,994
Income (Loss) Before Depr & Overhead	\$229,490	\$257,609	(\$28,119)	(11%)	\$1,025,759
	7220, 100	+_3 : ,000	(+20,110)	(1170)	7 .,020,100
Depreciation / Amortization:					
7170000-020 Depreciation-	<u></u>	# 0	#0.646	00/	¢ο
Marina 7270000-020 Depreciation-	\$2,646	\$0	\$2,646	0%	\$0
Marina	\$76,770	\$84,534	(\$7,764)	(9%)	\$338,132
7270010-020 Depreciation Grants-Marina					
	\$2,784	\$0	\$2,784	0%	\$0

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	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Total Depreciation / Amortization	\$82,197	\$84,534	(\$2,337)	(3%)	\$338,132
General & Administrative Overhead: 7250080-020 Executive G&A					
Overhead-Marina	\$30,053	\$0	\$30,053	0%	\$0
7250082-020 Marketing G&A Overhead-Marina	\$14,291	\$0	\$14,291	0%	\$0
7250083-020 Finance G&A Overhead-Marina	\$56,331	\$0	\$56,331	0%	\$0
7250085-020 Engineering G&A Overhead-Marina	\$14,598	\$0	\$14,598	0%	\$0
7250087-020 I/S G&A Overhead-Marina	\$15,380	\$0	\$15,380	0%	\$0
7250088-020 Administrative G&A Overhead-Marina	\$27,813	\$0	\$27,813	0%	\$0
7850088-020 Administrative G&A Overhead-Marina	\$0	\$200,550	(\$200,550)	(100%)	\$802,194
Total General & Administrative Overhead	\$158,465	\$200,550	(\$42,085)	(21%)	\$802,194
Net Operating Income (Loss)	(\$11,172)	(\$27,475)	\$16,303	(59%)	(\$114,567)

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:	- Carr War				
Moorage	\$63,852	\$111,567	(\$47,715)	(43%)	\$446,280
Utility (Pass Thru Costs)	\$2,972	\$1,875	\$1,097	59%	\$7,500
Collected Fees	\$79,845	\$79,332	\$513	1%	\$317,324
General Labor Charge	\$350	\$5,001	(\$4,651)	(93%)	\$20,000
Property and Land Rents	\$9,357	\$11,499	(\$2,142)	(19%)	\$46,000
Space Rentals	\$46,365	\$42,501	\$3,864	9%	\$170,000
Equipment Rental with Operator	\$1,688	\$8,001	(\$6,313)	(79%)	\$32,000
Interest Income	\$0	\$0	\$0	0%	\$0
Other Misc. Income	(\$66,308)	\$4,200	(\$70,508)	(1679%)	\$16,800
Total Op Revenues	\$138,121	\$263,976	(\$125,855)	(48%)	\$1,055,904
Expenses:					
Salaries	\$73,591	\$81,405	(\$7,814)	(10%)	\$325,621
Benefits	\$31,673	\$38,913	(\$7,240)	(19%)	\$155,658
Outside Professional Services	\$2,600	\$3,624	(\$1,024)	(28%)	\$14,500
Supplies	\$755	\$627	\$128	20%	\$2,500
General & Admin - Direct	\$7,578	\$16,425	(\$8,847)	(54%)	\$65,700
Utilities	\$14,397	\$16,227	(\$1,830)	(11%)	\$64,900
Other Operating Expense	\$8,929	\$6,873	\$2,056	30%	\$27,500
Total Expenses	\$139,523	\$164,094	(\$24,571)	(15%)	\$656,379
Maintenance Expenses:					
Supplies	\$29	\$126	(\$97)	(77%)	\$500
Equipment Rentals	\$0	\$201	(\$201)	(100%)	\$800
Other Operating Expense	\$20,617	\$15,999	\$4,618	29%	\$64,000
Total Maint. Expenses	\$20,646	\$16,326	\$4,320	26%	\$65,300
Total Operating &					_
Maintenance Expenses	<u>\$160,169</u>	\$180,420	(\$20,251)	(11%)	\$721,679
Income (Loss) Before					
Depr & Overhead	(\$22,048)	\$83,556	(\$105,604)	(126%)	\$334,225
Depreciation / Amortization General & Administrative	\$27,213	\$28,707	(\$1,494)	(5%)	\$114,823
Overhead	\$42,280	\$63,636	(\$21,356)	(34%)	\$254,538
Net Operating Income (Loss)	(\$91,541)	(\$8,787)	(\$82,754)	942%	(\$35,136)

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	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total	
Revenues:	Jaii - iviai	Jaii - iviai	Over/(Orlder)	_Over/(Orlder)_		
Moorage: 6211000-022 Dockage L/Term-						
Boatwork's	\$1,401	\$2,178	(\$777)	(36%)	\$8,715	
6211070-022 Interest Income-	40	Φ0	40	00/	00	
Boatwork's 6211300-022 Laytime L/Term-	\$0	\$0	\$0	0%	\$0	
Boatwork's	\$25,201	\$69,174	(\$43,973)	(64%)	\$276,698	
6211400-022 Boat Storage	#20.400	#40.044	(0 0,070)	(400/)	M4C0 470	
L/Term-Boatwork's 6211401-022 Boat on Trailer	\$36,169	\$40,041	(\$3,872)	(10%)	\$160,170	
Storage L/Term-Boatwork's	\$1,080	\$174	\$906	521%	\$697	
Total Moorage	\$63,852	\$111,567	(\$47,715)	(43%)	\$446,280	
Utility (Pass Thru Costs):						
6218200-022 Electricity-						
Boatwork's	\$2,915	\$1,674	\$1,241	74%	\$6,700	
6218202-022 Electricity Nightly- Boatwork's	\$12	\$150	(\$138)	(92%)	\$600	
6218203-022 Utility Fee-	Ψ12	Ψ100	(ψ100)	(3270)	φοσο	
Boatwork's	\$45	\$51	(\$6)	(12%)	\$200	
Total Utility (Pass Thru Costs)	\$2,972	\$1,875	\$1,097	59%	\$7,500	
Collected Fees:						
6219000-022 Other User						
Charges-Boatwork's 6219010-022 Launch Fees-	\$32,490	\$0	\$32,490	0%	\$0	
Boatwork's	\$0	\$51	(\$51)	(100%)	\$200	
6219011-022 Haul & Launch			, ,	, ,		
Fees-Boatwork's	\$31,378	\$54,999	(\$23,621)	(43%)	\$220,000	
6219012-022 Liveaboard Fee- Boatwork's	\$0	\$27	(\$27)	(100%)	\$105	
6219013-022 Towing Fee-			(421)	(10070)	Ψ100	
Boatwork's	\$0	\$231	(\$231)	(100%)	\$919	
6219015-022 Pressure Wash Fees-Boatwork's	\$7,652	\$14,499	(\$6,847)	(47%)	\$58,000	
6219016-022 Special Cleaning	ψ1,002	ψ11,100	(ψο,στη)	(1770)	ψου,σου	
Income-Boatwork's	\$0	\$150	(\$150)	(100%)	\$600	
6219020-022 Hazardous Waste Fees-Boatwork's	\$4,020	\$6,999	(\$2,979)	(43%)	\$28,000	
6219065-022	Ψ1,020	ψ0,000	(ΨΣ,010)	(1070)	Ψ20,000	
Merchandise/Consumables-	**	4075	(4075)	(4000()	A4 500	
Boatwork's 6219070-022 Vendor	\$0	\$375	(\$375)	(100%)	\$1,500	
Commissions-Boatwork's	\$4,305	\$2,001	\$2,304	115%	\$8,000	
6219095-022 Concessionaire	••	•	••	•••	•	
Income-Boatwork's Total Collected Fees	\$0 \$79,845	\$0 \$79,332	\$0 \$513	0% 1%	\$0 \$317,324	
Total Collected Fees	φ <i>1</i> 9,043	Ψ19,33Z	φ515	1 /0	φ317,324	
General Labor Charge:						
6220000-022 General Labor	ゆっこへ	¢E 004	(¢4 GE4)	(030/)	ቀጋስ በሰባ	
Charges-Boatwork's Total General Labor Charge	\$350 \$350	\$5,001 \$5,001	(\$4,651) (\$4,651)	(93%) (93%)	\$20,000 \$20,000	
-	+330	40,001	(+ .,551)	(3373)		
Property and Land Rents:						
6241000-022 Real Prop Rentals - Land-Boatwork's	\$9,357	\$11,499	(\$2,142)	(19%)	\$46,000	
Total Property and Land Rents	\$9,357	\$11,499	(\$2,142)	(19%)	\$46,000	
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	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total	
	Jaii - Iviai	Jaii - Mai	Over/(onder)	Over/(Orider)		
Space Rentals:						
6265000-022 Boat Storage S/Term-Boatwork's	\$180	\$1,500	(\$1,320)	(88%)	\$6,000	
6265200-022 Laytime Charges S/Term-Boatwork's 6265201-022 Boat on Trailer	\$27,576	\$35,001	(\$7,425)	(21%)	\$140,000	
S/Term-Boatwork's 6265300-022 Dockage S/Term-	\$0	\$0	\$0	0%	\$0	
Boatwork's Total Space Rentals	\$18,609 \$46,365	\$6,000 \$42,501	\$12,609 \$3,864	210% 9%	\$24,000 \$170,000	
Equipment Rental with Operator:						
6279000-022 Equip Rental with Operator-Boatwork's	\$0	\$1,251	(\$1,251)	(100%)	\$5,000	
6279010-022 Crane & Forklift Fees-Boatwork's	\$1,688	\$6,750	(\$5,062)	(75%)	\$27,000	
Total Equipment Rental with Operator	\$1,688	\$8,001	(\$6,313)	(79%)	\$32,000	
Interest Income: 6211070-022 Interest Income-						
Boatwork's Total Interest Income	\$0 \$0	\$0 \$0	\$0 \$0	0% 0%	\$0 \$0	
Total Interest income	ΨΟ	ΨΟ	ΨΟ	0 70	ΨΟ	
Other Misc. Income: 6290000-022 Other Misc.						
Income-Boatwork's 6290010-022 Boat Demo-	\$0	\$2,499	(\$2,499)	(100%)	\$10,000	
Boatwork's 6299001-022 Used Parts Sales	(\$66,364)	\$1,200	(\$67,564)	(5630%)	\$4,800	
-Boatwork's 6299002-022 Scrap Metal	\$0	\$0	\$0	0%	\$0	
Recycled-Boatwork's Total Other Misc. Income	\$56 (\$66,308)	\$501 \$4,200	(\$445) (\$70,508)	(89%) (1679%)	\$2,000 \$16,800	
Total Op Revenues	\$138,121	\$263,976	(\$125,855)	(48%)	\$1,055,904	
Expenses:						
Salaries:						
7211100-022 Salaries: Regular- Boatwork's	\$61,227	\$81,405	(\$20,178)	(25%)	\$325,621	
7211200-022 Salaries: Overtime-Boatwork's 7211300-022 Salaries: Holiday-	\$2,041	\$0	\$2,041	0%	\$0	
Boatwork's 7211700-022 Salaries: Holiday-	\$3,231	\$0	\$3,231	0%	\$0	
Vacation-Boatwork's 7211800-022 Salaries: Sick	\$3,522	\$0	\$3,522	0%	\$0	
Leave-Boatwork's Total Salaries	\$3,572 \$73,591	\$0 \$81,405	\$3,572 (\$7,814)	0% (10%)	\$0 \$325,621	
	,	. ,	V. 77	()		
Benefits: 7212100-022 Social Security						
(FICA)-Boatwork's 7212200-022 Ind. Ins (L&I)-	\$5,505	\$6,222	(\$717)	(12%)	\$24,891	
Boatwork's 7212300-022 Misc. Benefits-	\$1,561	\$2,820	(\$1,259)	(45%)	\$11,280	
Boatwork's	\$0	\$120	(\$120)	(100%)	\$480	
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	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7212400-022 Pension (PERS)- Boatwork's	\$6,557	\$7,416	(\$859)	(12%)	\$29,664
7212500-022 Med/Dent/Life Insurance-Boatwork's Total Benefits	\$18,051 \$31,673	\$22,335 \$38,913	(\$4,284) (\$7,240)	(19%) (19%)	\$89,343 \$155,658
Outside Professional Services:			(, ,	,	
7213010-022 Outside Professional Services-					
Boatwork's 7213013-022 Janitorial	\$0	\$2,250	(\$2,250)	(100%)	\$9,000
Services-Boatwork's 7213104-022 Legal Svc -	\$2,600	\$1,125	\$1,475	131%	\$4,500
Special Projects-Boatwork's 7213110-022 Injuries and	\$0	\$249	(\$249)	(100%)	\$1,000
Damages-Boatwork's 7213190-022 Bad Debt	\$0	\$0	\$0	0%	\$0
Expense-Boatwork's Total Outside Professional	\$0	\$0	\$0	0%	\$0
Services	\$2,600	\$3,624	(\$1,024)	(28%)	\$14,500
Supplies: 7214000-022 Supplies-					
Boatwork's 7214300-022 Fuel & Lubricants	\$219	\$126	\$93	74%	\$500
-Boatwork's Total Supplies	\$536 \$755	\$501 \$627	\$35 \$128	7% 20%	\$2,000 \$2,500
General & Admin - Direct:					
7217000-022 Purchase Card					
Clearing Account-Boatwork's 7217200-022 Travel-Boatwork's	(\$2,403) \$0	\$0 \$126	(\$2,403) (\$126)	0% (100%)	\$0 \$500
7217300-022 Insurance- Boatwork's	\$8,064	\$6,750	\$1,314	19%	\$27,000
7217400-022 Advertising- Boatwork's	\$0	\$2,751	(\$2,751)	(100%)	\$11,000
7217441-022 Advertising & Promo-Boatwork's	\$0	\$300	(\$300)	(100%)	\$1,200
7217500-022 Memberships- Boatwork's	\$0	\$0	\$0	0%	\$0
7217913-022 Employee Development-Boatwork's	\$0	\$624	(\$624)	(100%)	\$2,500
7217915-022 B & O Excise Taxes-Boatwork's	\$1,622	\$1,500	\$122	8%	\$6,000
7217930-022 Environmental Compliance-Boatwork's	\$294	\$4,374	(\$4,080)	(93%)	\$17,500
Total General & Admin - Direct	\$7,578	\$16,425	(\$8,847)	(54%)	\$65,700
Utilities: 7218100-022 Water-Boatwork's	\$928	\$750	\$178	24%	\$3,000
7218200-022 Water-Boatwork's	Ψ320	Ψ130	Ψ170	2470	ψ0,000
Boatwork's 7218600-022 Garbage	\$11,850	\$11,001	\$849	8%	\$44,000
Collection-Boatwork's 7218800-022	\$1,428	\$4,251	(\$2,823)	(66%)	\$17,000
Telecommunications-	6400	# 00 <i>E</i>	/ #2 2\	(450/)	#000
Boatwork's Total Utilities	\$192 \$14,397	\$225 \$16,227	(\$33) (\$1,830)	(15%) (11%)	\$900 \$64,900

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Other Operating Expense: 7219000-022 Other Operating	#2 04D	\$3,000	\$810	27%	¢12.000
Expense-Boatwork's 7219014-022 Safety Supplies- Boatwork's	\$3,810 \$318	\$3,000 \$249	\$69	28%	\$12,000
7219100-022 Banking Fees- Boatwork's	\$4,802	\$249 \$3,624	\$1,178	33%	\$1,000 \$14,500
Total Other Operating Expense Total Expenses	\$8,929 \$139,523	\$6,873 \$164,094	\$2,056 (\$24,571)	30% (15%)	\$27,500 \$6 56,379
Maintenance Expenses:	φ139,323	φ104,094	(\$24,371)	(1370)	ф030,37 <i>9</i>
•					
Supplies: 7234220-022 Misc Maintenance Supplies-					
Boatwork's 7234300-022 Fuel & Lubricants	\$0	\$63	(\$63)	(100%)	\$250
-Boatwork's Total Supplies	\$29 \$29	\$63 \$126	(\$34) (\$97)	(54%) (77%)	\$250 \$500
			(, ,	(,	·
Equipment Rentals: 7235000-022 Equipment					
Rentals-Boatwork's Total Equipment Rentals	\$0 \$0	\$201 \$201	(\$201) (\$201)	(100%) (100%)	\$800 \$800
Other Operating Expense:					
7239000-022 M&R to Buildings- Boatwork's	\$0	\$624	(\$624)	(100%)	\$2,500
7239030-022 M&R to Roads/Parking Areas-					
Boatwork's 7239040-022 M&R to Property-	\$164	\$1,500	(\$1,336)	(89%)	\$6,000
Boatwork's 7239050-022 Vehicle	\$0	\$1,251	(\$1,251)	(100%)	\$5,000
Maintenance-Boatwork's 7239060-022 M&R to Misc	\$158	\$501	(\$343)	(68%)	\$2,000
Equipment-Boatwork's 7239064-022 M&R to Yard	\$3,382	\$999	\$2,383	239%	\$4,000
Equipment-Boatwork's 7239068-022 M&R to Travellift-	\$1,209	\$1,749	(\$540)	(31%)	\$7,000
Boatwork's 7239070-022 M&R to Wharves	\$15,273	\$8,751	\$6,522	75%	\$35,000
& Docks-Boatwork's	\$433	\$624 \$45,000	(\$191)	(31%)	\$2,500
Total Other Operating Expense Total Maint. Expenses	\$20,617 \$20,646	\$15,999 \$16,326	\$4,618 \$4,320	29% 26%	\$64,000 \$65,300
Total Operating &					
Maintenance Expenses Income (Loss) Before	\$160,169	\$180,420	(\$20,251)	(11%)	\$721,679
Depr & Overhead	(\$22,048)	\$83,556	(\$105,604)	(126%)	\$334,225
Depreciation / Amortization:					
7270000-022 Depreciation- Boatwork's	\$27,213	\$28,707	(\$1,494)	(5%)	\$114,823
Total Depreciation / Amortization	\$27,213	\$28,707	(\$1,494)	(5%)	\$114,823

Port of Olympia Swantown Boatworks - Q1 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
General & Administrative Overhead:					
7250080-022 Executive G&A					
Overhead-Boatwork's	\$8,015	\$0	\$8,015	0%	\$0
7250082-022 Marketing G&A					
Overhead-Boatwork's	\$3,834	\$0	\$3,834	0%	\$0
7250083-022 Finance G&A					
Overhead-Boatwork's	\$15,021	\$0	\$15,021	0%	\$0
7250085-022 Engineering G&A					
Overhead-Boatwork's	\$3,893	\$0	\$3,893	0%	\$0
7250087-022 I/S G&A					
Overhead-Boatwork's	\$4,102	\$0	\$4,102	0%	\$0
7250088-022 Administrative					
G&A Overhead-Boatwork's	\$7,417	\$0	\$7,417	0%	\$0
7850088-022 Administrative					
G&A Overhead-Boatwork's	\$0	\$63,636	(\$63,636)	(100%)	\$254,538
Total General & Administrative			(4-,)		44-1-4
Overhead	\$42,280	\$63,636	(\$21,356)	(34%)	\$254,538
Net Operating Income					
(Loss)	(\$91,541)	(\$8,787)	(\$82,754)	942%	(\$35,136)

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Collected Fees	\$58	\$111	(\$53)	(48%)	\$450
Fuel Sales	\$37,480	\$175,299	(\$137,819)	(79%)	\$701,200
Total Op Revenues	\$37,538	\$175,410	(\$137,872)	(79%)	\$701,650
Expenses:					
Salaries	\$8,111	\$11,616	(\$3,505)	(30%)	\$46,461
Benefits	\$4,105	\$4,950	(\$845)	(17%)	\$19,805
Outside Professional Services	\$0	\$7,125	(\$7,125)	(100%)	\$28,500
Supplies	\$51,116	\$125,001	(\$73,885)	(59%)	\$500,000
General & Admin - Direct	\$7,930	\$7,872	\$58	1%	\$31,500
Utilities	\$82	\$87	(\$5)	(6%)	\$350
Other Operating Expense	\$767	\$2,250	(\$1,483)	(66%)	\$9,000
Total Expenses	\$72,111	\$158,901	(\$86,790)	(55%)	\$635,616
Maintenance Expenses:					
Other Operating Expense	\$6,697	\$1,377	\$5,320	386%_	\$5,500
Total Maint. Expenses	\$6,697	\$1,377	\$5,320	386%	\$5,500
Total Operating &					
Maintenance Expenses	\$78,808	\$160,278	(\$81,470)	(51%)	\$641,116
Income (Loss) Before Depr & Overhead	(\$41,270)	\$15,132	(\$56,402)	(373%)	\$60,534
_	(1) 1	, ,, ,	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(, ,
Depreciation / Amortization General & Administrative	\$22,515	\$22,515	\$0	0%	\$90,062
Overhead	\$39,035	\$42,285	(\$3,250)	(8%)	\$169,141
Net Operating Income			(,,,,,,,)		
(Loss)	(\$102,820)	(\$49,668)	(\$53,152)	107%	(\$198,669)

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:	- Our Ivial				2020 10(4)
Collected Fees: 6219061-024 Crushed/Cubed Ice-Fuel Facility 6219065-024 Merchandise/Consumables- Fuel Facility Total Collected Fees	\$0	\$12	(\$12)	(100%)	\$50
	\$58	\$99	(\$41)	(41%)	\$400
	\$58	\$111	(\$53)	(48%)	\$450
Fuel Sales: 6263001-024 Gasoline Fuel Sales-Fuel Facility 6263002-024 Diesel Fuel Sales -Fuel Facility Total Fuel Sales Total Op Revenues	\$10,665	\$70,674	(\$60,009)	(85%)	\$282,700
	\$26,815	\$104,625	(\$77,810)	(74%)	\$418,500
	\$37,480	\$175,299	(\$137,819)	(79%)	\$701,200
	\$37,538	\$175,410	(\$137,872)	(79%)	\$701,650
Expenses:					
Salaries: 7211100-024 Salaries: Regular- Fuel Facility 7211300-024 Salaries: Holiday- Fuel Facility 7211700-024 Salaries: Vacation-Fuel Facility 7211800-024 Salaries: Sick	\$6,941	\$11,616	(\$4,675)	(40%)	\$46,461
	\$364	\$0	\$364	0%	\$0
	\$351	\$0	\$351	0%	\$0
Leave-Fuel Facility Total Salaries	\$455	\$0	\$455	0%	\$0
	\$8,111	\$11,616	(\$3,505)	(30%)	\$46,461
Benefits: 7212100-024 Social Security (FICA)-Fuel Facility 7212200-024 Ind. Ins (L&I)-Fuel Facility 7212300-024 Misc. Benefits- Fuel Facility 7212400-024 Pension (PERS)- Fuel Facility 7212500-024 Med/Dent/Life Insurance-Fuel Facility Total Benefits	\$612	\$885	(\$273)	(31%)	\$3,542
	\$246	\$39	\$207	531%	\$159
	\$0	\$12	(\$12)	(100%)	\$50
	\$722	\$1,059	(\$337)	(32%)	\$4,233
	\$2,525	\$2,955	(\$430)	(15%)	\$11,821
	\$4,105	\$4,950	(\$845)	(17%)	\$19,805
Outside Professional Services: 7213010-024 Outside Professional Services-Fuel Facility 7213011-024 Part-time Temp Services-Fuel Facility Total Outside Professional Services	\$0	\$876	(\$876)	(100%)	\$3,500
	\$0	\$6,249	(\$6,249)	(100%)	\$25,000
	\$0	\$7,125	(\$7,125)	(100%)	\$28,500
Supplies: 7214000-024 Supplies-Fuel Facility 7214020-024 Fuel Inventory - Gasoline(COGS)-Fuel Facility	\$0 \$17,417	\$39 \$50,001	(\$39) (\$32,584)	(100%) (65%)	\$150 \$200,000

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7214021-024 Fuel Inventory - Diesel (COGS)-Fuel Facility 7214300-024 Fuel & Lubricants	\$33,598	\$74,712	(\$41,114)	(55%)	\$298,850
-Fuel Facility Total Supplies	\$100 \$51,116	\$249 \$125,001	(\$149) (\$73,885)	(60%) (59%)	\$1,000 \$500,000
General & Admin - Direct: 7217000-024 Purchase Card					
Clearing Account-Fuel Facility 7217300-024 Insurance-Fuel	(\$17)	\$0	(\$17)	0%	\$0
Facility 7217913-024 Employee	\$7,718	\$6,624	\$1,094	17%	\$26,500
Development-Fuel Facility 7217915-024 B & O Excise	\$0	\$249	(\$249)	(100%)	\$1,000
Taxes-Fuel Facility 7217930-024 Environmental	\$229	\$624	(\$395)	(63%)	\$2,500
Compliance-Fuel Facility Total General & Admin - Direct	\$0 \$7,930	\$375 \$7,872	(\$375) \$58	(100%) 1%	\$1,500 \$31,500
Utilities: 7218800-024					
Telecommunications-Fuel Facility	\$82	\$87	(\$5)	(6%)	\$350
Total Utilities	\$82	\$87	(\$5)	(6%)	\$350
Other Operating Expense: 7219000-024 Other Operating					
Expense-Fuel Facility 7219014-024 Safety Supplies-	\$0	\$750	(\$750)	(100%)	\$3,000
Fuel Facility 7219100-024 Banking Fees-	\$0	\$126	(\$126)	(100%)	\$500
Fuel Facility Total Other Operating Expense	\$767 \$767	\$1,374 \$2,250	(\$607) (\$1,483)	(44%) (66%)	\$5,500 \$9,000
Total Expenses	\$72,111	\$158,901	(\$86,790)	(55%)	\$635,616
Maintenance Expenses:					
Other Operating Expense: 7239000-024 M&R to Buildings-					
Fuel Facility 7239060-024 M&R to Misc	\$0	\$126	(\$126)	(100%)	\$500
Equipment-Fuel Facility Total Other Operating Expense	\$6,697 \$6,697	\$1,251 \$1,377	\$5,446 \$5,320	435% 386%	\$5,000 \$5,500
Total Maint. Expenses	\$6,697	\$1,377	\$5,320	386%	\$5,500
Total Operating & Maintenance Expenses	\$78,808	\$160,278	(\$81,470)	(51%)	\$641,116
Income (Loss) Before Depr & Overhead	(\$41,270)	\$15,132	(\$56,402)	(373%)	\$60,534
	(* 21,=12)	7 20,102	(+00,100)	(0.070)	400,000
Depreciation / Amortization: 7270000-024 Depreciation-Fuel					
Facility 7270010-024 Depreciation	\$18,390	\$18,390	\$0	0%	\$73,564
Grants-Fuel Facility Total Depreciation /	\$4,125	\$4,125	\$0	0%	\$16,498
Amortization	\$22,515	\$22,515	\$0	0%	\$90,062
E/7/2025			50		M 1 .

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
General & Administrative Overhead:					
7250080-024 Executive G&A					
Overhead-Fuel Facility	\$7,399	\$0	\$7,399	0%	\$0
7250082-024 Marketing G&A					
Overhead-Fuel Facility	\$3,540	\$0	\$3,540	0%	\$0
7250083-024 Finance G&A					
Overhead-Fuel Facility	\$13,869	\$0	\$13,869	0%	\$0
7250085-024 Engineering G&A					
Overhead-Fuel Facility	\$3,594	\$0	\$3,594	0%	\$0
7250087-024 I/S G&A					
Overhead-Fuel Facility	\$3,787	\$0	\$3,787	0%	\$0
7250088-024 Administrative					
G&A Overhead-Fuel Facility	\$6,847	\$0	\$6,847	0%	\$0
7850088-024 Administrative					
G&A Overhead-Fuel Facility	\$0	\$42,285	(\$42,285)	(100%)	\$169,141
Total General & Administrative					
Overhead	\$39,035	\$42,285	(\$3,250)	(8%)	\$169,141
Net Operating Income					
(Loss)	(\$102,820)	(\$49,668)	(\$53,152)	107%	(\$198,669)

Dockage		\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Dockage	Revenues:					
Wharfage \$49,922 \$67,500 \$(\$17,578) \$(26%) \$27,525 \$28 \$27 \$28 \$28 \$27 \$28 \$28 \$27 \$28 \$		\$112 549	\$213 453	(\$100 904)	(47%)	\$853,800
Service & Facilities						\$270,000
Storage	•					\$2,050,021
Loading & Unloading \$218,389 \$332,490 \$(\$114,101) \$(34%) \$1,33 Handling \$422,175 \$371,265 \$50,910 14% \$1,48 Labor \$21,999 \$32,349 \$(\$10,350) \$(32%) \$12 Utility (Pass Thru Costs) \$48,610 \$55,503 \$(\$8,893) \$(12%) \$22 Land Rents \$170,711 \$155,619 \$15,092 10% \$62 \$59ace Rentals \$7,416 \$7,416 \$0 0% \$25 \$20 \$, ,		\$35,000
Handling						\$1,330,000
Labor \$21,999 \$32,349 \$(\$10,350) \$32% \$12\$ Utility (Pass Thru Costs) \$48,610 \$55,503 \$(\$6,893) \$(12%) \$22\$ Land Rents \$170,711 \$155,619 \$15,092 10% \$522\$ Space Rentals \$7,416 \$7,416 \$0 0% \$22\$ Equipment Rental with Operator \$24,726 \$46,875 \$(\$22,149) \$(47%) \$18\$ Equipment Rental with Operator \$324,726 \$46,875 \$(\$22,149) \$(47%) \$18\$ Equipment Rental without Operator \$800 \$3,999 \$(33,199) \$(80%) \$15\$ Stormwater Fees \$136,962 \$148,824 \$(\$11,862) \$(\$8%) \$59\$ Interest Income \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0						\$1,485,000
Utility (Pass Thru Costs)	•					\$129,400
Land Rents \$170,711 \$155,619 \$15,092 10% \$62 Space Rentals \$7,416 \$7,416 \$0 0% \$22 Space Rentals \$7,416 \$7,416 \$0 0% \$22 Space Rentals \$7,416 \$7,416 \$0 0% \$22 Space Rentals with Operator \$24,726 \$46,875 \$22,149 \$47,00 \$18 Space Rental without Operator \$36,00 \$3,999 \$3,199 \$3,199 \$48,00 \$51 Stormwater Fees \$136,062 \$148,824 \$11,862 \$8% \$59 Interest Income \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0				, ,		\$221,620
Space Rentals \$7,416 \$0 0% \$2 Equipment Rental with Operator \$24,726 \$46,875 (\$22,149) (47%) \$18 Coperator \$800 \$3,999 (\$3,199) (80%) \$59 Interest Income \$0 \$0 \$0 0% Other Misc. Income \$23,550 \$32,151 (\$8,601) (27%) \$12 Total Op Revenues \$1,730,093 \$1,988,694 (\$258,601) (13%) \$7,954, Expenses: Salaries \$143,597 \$148,572 (\$4,975) (3%) \$59 Benefits \$36,324 \$44,376 (\$8,052) (18%) \$17 Outside Professional Services \$530,955 \$489,729 \$41,226 8% \$1,955 Supplies \$46,089 \$77,748 \$31,659 (41%) \$31 Equipment Rentals \$34,026 \$59,001 \$24,975 (42%) \$23 Facility Rental \$2,034 \$2,751 (\$717) (26%) \$1 <						\$622,474
Equipment Rental with Operator Equipment Rental without Operator Sendor						\$29,664
Section	Equipment Rental with Operator					\$187,500
Stormwater Fees \$136,962 \$148,824 \$11,862 \$68% \$598 Interest Income \$0		\$800	\$3,999	(\$3,199)	(80%)	\$16,000
Interest Income	· ·					\$595,296
Other Misc. Income \$23,550 \$32,151 (\$8,601) (27%) \$12 Total Op Revenues \$1,730,093 \$1,988,694 (\$258,601) (13%) \$7,954, Expenses: Salaries \$143,597 \$148,572 (\$4,975) (3%) \$59 Benefits \$36,324 \$44,376 (\$8,052) (18%) \$17 Outside Professional Services \$530,955 \$489,729 \$41,226 8% \$1,95 Supplies \$46,089 \$77,748 (\$31,659) (41%) \$31 Equipment Rentals \$34,026 \$59,001 (\$24,975) (42%) \$23 Facility Rental \$2,034 \$2,751 (\$717) (26%) \$1 General & Admin - Direct \$75,985 \$67,602 \$8,383 12% \$27 Utilities \$90,377 \$105,018 (\$14,641) (14%) \$42 Other Operating Expenses \$961,879 \$1,002,423 (\$40,544) (4%) \$4,009, Maintenance Expenses: \$151,504 \$141,627 <th>Interest Income</th> <th></th> <th></th> <th></th> <th></th> <th>\$0</th>	Interest Income					\$0
Expenses: Salaries \$143,597 \$148,572 \$(\$4,975) \$(3%) \$59 Benefits \$36,324 \$44,376 \$(\$8,052) \$(18%) \$17 Outside Professional Services \$530,955 \$488,729 \$41,226 8% \$1,955 Supplies \$46,089 \$77,748 \$(\$31,659) \$(41%) \$31 Equipment Rentals \$34,026 \$59,001 \$(\$24,975) \$(42%) \$236 Facility Rental \$2,034 \$2,751 \$(\$717) \$(26%) \$1 General & Admin - Direct \$75,985 \$67,602 \$8,383 \$12% \$277 Utilities \$90,377 \$105,018 \$(\$14,641) \$(14%) \$42 Other Operating Expense \$2,492 \$7,626 \$(\$5,134) \$(67%) \$33 Total Expenses \$961,879 \$1,002,423 \$(\$40,544) \$4,009, Maintenance Expenses: Salaries \$151,504 \$141,627 \$9,877 7% \$566 Benefits \$51,226 \$89,973 \$(\$38,747) \$43% \$355 Supplies \$1,521 \$3,258 \$(\$1,737) \$63% \$156 General & Admin - Direct \$1,461 \$0 \$1,461 \$0% Utilities \$4,083 \$1,749 \$2,334 \$133% \$ Other Operating Expense \$60,583 \$118,652 \$(\$58,669) \$49% \$477 Total Maint. Expenses \$270,378 \$355,259 \$(\$84,881) \$(24%) \$1,421, Total Operating & Maintenance Expenses \$11,232,257 \$1,357,682 \$(\$125,425) \$(9%) \$5,431, Income (Loss) Before	Other Misc. Income	\$23,550	\$32,151	(\$8,601)	(27%)	\$128,600
Salaries \$143,597 \$148,572 (\$4,975) (3%) \$59 Benefits \$36,324 \$44,376 (\$8,052) (18%) \$17 Outside Professional Services \$530,955 \$489,729 \$41,226 8% \$1,95 Supplies \$46,089 \$77,748 (\$31,659) (41%) \$31 Equipment Rentals \$34,026 \$59,001 (\$24,975) (42%) \$23 Facility Rental \$2,034 \$2,751 (\$717) (26%) \$1 General & Admin - Direct \$75,985 \$67,602 \$8,383 12% \$27 Utilities \$90,377 \$105,018 (\$14,641) (14%) \$42 Other Operating Expense \$2,492 \$7,626 (\$5,134) (67%) \$3 Total Expenses \$961,879 \$1,002,423 (\$40,544) (4%) \$4,009, Maintenance Expenses: \$15,524 \$3,258 (\$1,737) (53%) \$1 Supplies \$1,521 \$3,258 (\$1,737) (53%) <t< th=""><th>Total Op Revenues</th><th>\$1,730,093</th><th>\$1,988,694</th><th>(\$258,601)</th><th>(13%)</th><th>\$7,954,375</th></t<>	Total Op Revenues	\$1,730,093	\$1,988,694	(\$258,601)	(13%)	\$7,954,375
Salaries \$143,597 \$148,572 (\$4,975) (3%) \$59 Benefits \$36,324 \$44,376 (\$8,052) (18%) \$17 Outside Professional Services \$530,955 \$489,729 \$41,226 8% \$1,95 Supplies \$46,089 \$77,748 (\$31,659) (41%) \$31 Equipment Rentals \$34,026 \$59,001 (\$24,975) (42%) \$23 Facility Rental \$2,034 \$2,751 (\$717) (26%) \$1 General & Admin - Direct \$75,985 \$67,602 \$8,383 12% \$27 Utilities \$90,377 \$105,018 (\$14,641) (14%) \$42 Other Operating Expense \$2,492 \$7,626 (\$5,134) (67%) \$3 Total Expenses \$961,879 \$1,002,423 (\$40,544) (4%) \$4,009, Maintenance Expenses: \$15,524 \$3,258 (\$1,737) (53%) \$1 Supplies \$1,521 \$3,258 (\$1,737) (53%) <t< th=""><td>Expenses:</td><td></td><td></td><td></td><td></td><td></td></t<>	Expenses:					
Benefits \$36,324 \$44,376 \$(\$8,052) \$(18%) \$177 Outside Professional Services \$530,955 \$489,729 \$41,226 8% \$1,955 Supplies \$46,089 \$77,748 \$(\$31,659) \$(41%) \$311 Equipment Rentals \$34,026 \$59,001 \$(\$24,975) \$(42%) \$231 Facility Rental \$2,034 \$2,751 \$(\$717) \$(26%) \$11 General & Admin - Direct \$75,985 \$67,602 \$8,383 12% \$270 Utilities \$90,377 \$105,018 \$(\$14,641) \$(14%) \$420 \$(14%) \$420 \$(14%) \$420 \$(14%) \$420 \$(14%) \$420 \$(14%) \$420 \$(14%) \$420 \$(14%) \$420 \$(14%) \$(14%) \$420 \$(14%) \$(14%) \$420 \$(14%) \$(14%) \$420 \$(14%) \$(14%) \$420 \$(14%) \$(14%) \$420 \$(14%) \$(14%) \$420 \$(14%) \$(14%) \$420 \$(14%)	-	\$143 597	\$148 572	(\$4 975)	(3%)	\$594,294
Outside Professional Services \$530,955 \$489,729 \$41,226 8% \$1,955 Supplies \$46,089 \$77,748 (\$31,659) (41%) \$31 Equipment Rentals \$34,026 \$59,001 (\$24,975) (42%) \$23 Facility Rental \$2,034 \$2,751 (\$717) (26%) \$1 General & Admin - Direct \$75,985 \$67,602 \$8,383 12% \$27 Utilities \$90,377 \$105,018 (\$14,641) (14%) \$42 Other Operating Expense \$2,492 \$7,626 (\$5,134) (67%) \$3 Total Expenses \$961,879 \$1,002,423 (\$40,544) (4%) \$4,009, Maintenance Expenses: \$151,504 \$141,627 \$9,877 7% \$56 Benefits \$51,226 \$89,973 (\$38,747) (43%) \$355 Supplies \$1,521 \$3,258 (\$1,737) (53%) \$1 General & Admin - Direct \$1,461 \$0 \$1,461 0%						\$177,504
Supplies \$46,089 \$77,748 (\$31,659) (41%) \$31 Equipment Rentals \$34,026 \$59,001 (\$24,975) (42%) \$23 Facility Rental \$2,034 \$2,751 (\$717) (26%) \$1 General & Admin - Direct \$75,985 \$67,602 \$8,383 12% \$27 Utilities \$90,377 \$105,018 (\$14,641) (14%) \$42 Other Operating Expense \$2,492 \$7,626 (\$5,134) (67%) \$3 Total Expenses \$961,879 \$1,002,423 (\$40,544) (4%) \$4,009, Maintenance Expenses: \$151,504 \$141,627 \$9,877 7% \$56 Benefits \$51,226 \$89,973 (\$38,747) (43%) \$35 Supplies \$1,521 \$3,258 (\$1,737) (53%) \$1 General & Admin - Direct \$1,461 \$0 \$1,461 0% Utilities \$4,083 \$1,749 \$2,334 133% \$ Oth						\$1,959,000
Equipment Rentals \$34,026 \$59,001 (\$24,975) (42%) \$236 Facility Rental \$2,034 \$2,751 (\$717) (26%) \$1 General & Admin - Direct \$75,985 \$67,602 \$8,383 12% \$270 Utilities \$90,377 \$105,018 (\$14,641) (14%) \$420 Other Operating Expense \$2,492 \$7,626 (\$5,134) (67%) \$3 Total Expenses \$961,879 \$1,002,423 (\$40,544) (4%) \$4,009, Maintenance Expenses: \$151,504 \$141,627 \$9,877 7% \$560 Benefits \$51,226 \$89,973 (\$38,747) (43%) \$355 Supplies \$1,521 \$3,258 (\$1,737) (53%) \$13 General & Admin - Direct \$1,461 \$0 \$1,461 0% Utilities \$4,083 \$1,749 \$2,334 133% \$ Other Operating Expense \$60,583 \$118,652 (\$58,069) (49%) \$4,74						\$311,000
Salaries						\$236,000
General & Admin - Direct \$75,985 \$67,602 \$0,383 12% \$270 Utilities \$90,377 \$105,018 (\$14,641) (14%) \$420 Other Operating Expense \$2,492 \$7,626 (\$5,134) (67%) \$30 Total Expenses \$961,879 \$1,002,423 (\$40,544) (4%) \$4,009 Maintenance Expenses: Salaries \$151,504 \$141,627 \$9,877 7% \$560 Benefits \$51,226 \$89,973 (\$38,747) (43%) \$355 Supplies \$1,521 \$3,258 (\$1,737) (53%) \$15 General & Admin - Direct \$1,461 \$0 \$1,461 0% \$1,461 0% Utilities \$4,083 \$1,749 \$2,334 133% \$ Other Operating Expense \$60,583 \$118,652 (\$58,069) (49%) \$47 Total Maint. Expenses \$270,378 \$355,259 (\$84,881) (24%) \$1,421,						\$11,000
Utilities \$90,377 \$105,018 (\$14,641) (14%) \$420 Other Operating Expense \$2,492 \$7,626 (\$5,134) (67%) \$3 Total Expenses \$961,879 \$1,002,423 (\$40,544) (4%) \$4,009, Maintenance Expenses: \$9,877 7% \$560 Salaries \$151,504 \$141,627 \$9,877 7% \$560 Benefits \$51,226 \$89,973 (\$38,747) (43%) \$355 Supplies \$1,521 \$3,258 (\$1,737) (53%) \$15 General & Admin - Direct \$1,461 \$0 \$1,461 0% Utilities \$4,083 \$1,749 \$2,334 133% \$ Other Operating Expense \$60,583 \$118,652 (\$58,069) (49%) \$47 Total Maint. Expenses \$270,378 \$355,259 (\$84,881) (24%) \$1,421, Income (Loss) Before \$1,357,682 (\$125,425) (9%) \$5,431,						\$270,421
Other Operating Expense \$2,492 \$7,626 (\$5,134) (67%) \$3 Total Expenses \$961,879 \$1,002,423 (\$40,544) (4%) \$4,009, Maintenance Expenses: Salaries \$151,504 \$141,627 \$9,877 7% \$560 Benefits \$51,226 \$89,973 (\$38,747) (43%) \$355 Supplies \$1,521 \$3,258 (\$1,737) (53%) \$1 General & Admin - Direct \$1,461 \$0 \$1,461 0% \$1 Utilities \$4,083 \$1,749 \$2,334 133% \$\$ Other Operating Expense \$60,583 \$118,652 (\$58,069) (49%) \$47 Total Maint. Expenses \$270,378 \$355,259 (\$84,881) (24%) \$1,421, Total Operating & Maintenance Expenses \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431, Income (Loss) Before \$1,432,257 \$1,357,682 \$1,232,257 \$1,357,682 \$1,232,257 \$1,232,257 <						\$420,090
Maintenance Expenses: \$961,879 \$1,002,423 (\$40,544) (4%) \$4,009, Maintenance Expenses: \$151,504 \$141,627 \$9,877 7% \$560 Benefits \$51,226 \$89,973 (\$38,747) (43%) \$355 Supplies \$1,521 \$3,258 (\$1,737) (53%) \$15 General & Admin - Direct \$1,461 \$0 \$1,461 0% Utilities \$4,083 \$1,749 \$2,334 133% \$ Other Operating Expense \$60,583 \$118,652 (\$58,069) (49%) \$474 Total Maint. Expenses \$270,378 \$355,259 (\$84,881) (24%) \$1,421, Total Operating & Maintenance Expenses \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431, Income (Loss) Before \$1,357,682 (\$125,425) (9%) \$5,431,	Other Operating Expense					\$30,500
Salaries \$151,504 \$141,627 \$9,877 7% \$560 Benefits \$51,226 \$89,973 (\$38,747) (43%) \$355 Supplies \$1,521 \$3,258 (\$1,737) (53%) \$17 General & Admin - Direct \$1,461 \$0 \$1,461 0% Utilities \$4,083 \$1,749 \$2,334 133% \$ Other Operating Expense \$60,583 \$118,652 (\$58,069) (49%) \$47 Total Maint. Expenses \$270,378 \$355,259 (\$84,881) (24%) \$1,421, Total Operating & Maintenance Expenses \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431, Income (Loss) Before \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431,						\$4,009,809
Salaries \$151,504 \$141,627 \$9,877 7% \$560 Benefits \$51,226 \$89,973 (\$38,747) (43%) \$355 Supplies \$1,521 \$3,258 (\$1,737) (53%) \$17 General & Admin - Direct \$1,461 \$0 \$1,461 0% Utilities \$4,083 \$1,749 \$2,334 133% \$ Other Operating Expense \$60,583 \$118,652 (\$58,069) (49%) \$47 Total Maint. Expenses \$270,378 \$355,259 (\$84,881) (24%) \$1,421, Total Operating & Maintenance Expenses \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431, Income (Loss) Before \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431,	Maintenance Evnences					
Benefits \$51,226 \$89,973 (\$38,747) (43%) \$355 Supplies \$1,521 \$3,258 (\$1,737) (53%) \$15 General & Admin - Direct \$1,461 \$0 \$1,461 0% Utilities \$4,083 \$1,749 \$2,334 133% \$ Other Operating Expense \$60,583 \$118,652 (\$58,069) (49%) \$47 Total Maint. Expenses \$270,378 \$355,259 (\$84,881) (24%) \$1,421, Total Operating & Maintenance Expenses \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431, Income (Loss) Before \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431,		¢151 50 <i>1</i>	¢1/1 627	¢0 977	70/.	\$566,497
Supplies \$1,521 \$3,258 (\$1,737) (53%) \$13 General & Admin - Direct \$1,461 \$0 \$1,461 0% Utilities \$4,083 \$1,749 \$2,334 133% \$ Other Operating Expense \$60,583 \$118,652 (\$58,069) (49%) \$47 Total Maint. Expenses \$270,378 \$355,259 (\$84,881) (24%) \$1,421, Total Operating & Maintenance Expenses \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431, Income (Loss) Before \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431,						\$359,884
General & Admin - Direct \$1,461 \$0 \$1,461 0% Utilities \$4,083 \$1,749 \$2,334 133% \$ Other Operating Expense \$60,583 \$118,652 (\$58,069) (49%) \$474 Total Maint. Expenses \$270,378 \$355,259 (\$84,881) (24%) \$1,421, Total Operating & Maintenance Expenses \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431, Income (Loss) Before \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431,						\$13,040
Utilities \$4,083 \$1,749 \$2,334 133% \$ Other Operating Expense \$60,583 \$118,652 (\$58,069) (49%) \$470 Total Maint. Expenses \$270,378 \$355,259 (\$84,881) (24%) \$1,421 Total Operating & Maintenance Expenses \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431 Income (Loss) Before \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431	• •			, ,		ψ13,0 1 0
Other Operating Expense \$60,583 \$118,652 (\$58,069) (49%) \$470 Total Maint. Expenses \$270,378 \$355,259 (\$84,881) (24%) \$1,421, Total Operating & Maintenance Expenses \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431, Income (Loss) Before \$1,232,257 \$1,357,682 (\$125,425) <td< th=""><th></th><th></th><th></th><th></th><th></th><th>\$7,000</th></td<>						\$7,000
Total Maint. Expenses \$270,378 \$355,259 (\$84,881) (24%) \$1,421, Total Operating & Maintenance Expenses \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431, Income (Loss) Before						\$474,800
Total Operating & \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431, Income (Loss) Before					<u></u>	\$1,421,221
Maintenance Expenses \$1,232,257 \$1,357,682 (\$125,425) (9%) \$5,431, Income (Loss) Before		, = 1 0, 1 1	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(+,,	(= : / • /	* -,,
Income (Loss) Before						
· · ·		\$1,232,257	<u>\$1,357,682</u>	(\$125,425)	(9%)	\$5,431,030
Depr & Overhead \$497,836 \$631,012 (\$133,176) (21%) \$2,523,						
	Depr & Overhead	\$497,836	\$631,012	(\$133,176)	(21%)	\$2,523,345
Depreciation / Amortization \$436,797 \$430,863 \$5,934 1% \$1,723 General & Administrative		\$436,797	\$430,863	\$5,934	1%	\$1,723,522
Overhead \$258,503 \$373,452 (\$114,949) (31%) \$1,490	Overhead	\$258,503	\$373,452	(\$114,949)	(31%)	\$1,493,810
Net Operating Income (\$197,464) (\$173,303) (\$24,161) 14% (\$693,	. •	(\$197,464)	(\$173,303)	(\$24,161)	14%	(\$693,987)

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Dockage: 6311000-032 Dockage - Vessel -Terminal Cargo Op's	\$111,585	\$212,502	(\$100,917)	(47%)	\$850,000
6311020-032 Dockage LT - 30+ days-Terminal Cargo Op's	\$963	\$951	\$12	1%	\$3,800
6311070-032 Interest Income- Terminal Cargo Op's	\$0	\$0	\$0	0%	\$0
Total Dockage	\$112,549	\$213,453	(\$100,904)	(47%)	\$853,800
Wharfage:					
6312000-032 Wharfage- Terminal Cargo Op's	\$49,922	\$67,500	(\$17,578)	(26%)	\$270,000
Total Wharfage	\$49,922	\$67,500	(\$17,578)	(26%)	\$270,000
Service & Facilities: 6313000-032 Service &					
Facilities-Terminal Cargo Op's 6313001-032 Service Fee -	\$50,079	\$67,500	(\$17,421)	(26%)	\$270,000
WEYCO-Terminal Cargo Op's 6313002-032 WeyCo Service	\$352,710	\$343,848	\$8,862	3%	\$1,375,396
Fee Credit-Terminal Cargo Op's 6313003-032 Flex Area Service	(\$83,977)	(\$73,011)	(\$10,966)	15%	(\$292,035)
Fee-Terminal Cargo Op's 6313950-032 Security - Vessel-	\$108,339	\$97,920	\$10,419	11%	\$391,680
Terminal Cargo Op's 6313955-032 Security - Log	\$35,075	\$60,000	(\$24,925)	(42%)	\$240,000
Tenant-Terminal Cargo Op's Total Service & Facilities	\$17,221 \$479,448	\$16,245 \$512,505	\$976 (\$33,057)	6% (6%)	\$64,980 \$2,050,021
Storage:					
6314000-032 Storage-Terminal Cargo Op's	\$12,836	\$8,745	\$4,091	47%	\$35,000
Total Storage	\$12,836	\$8,745	\$4,091	47%	\$35,000
Loading & Unloading: 6315000-032 Loading &					
Unloading-Terminal Cargo Op's 6315100-032 Dock Operators -	\$218,389	\$332,490	(\$114,101)	(34%)	\$1,330,000
Vessel-Terminal Cargo Op's 6315200-032 Dock Foreman -	\$0	\$0	\$0	0%	\$0
Vessel-Terminal Cargo Op's Total Loading & Unloading	\$0 \$218,389	\$0 \$332,490	\$0 (\$114,101)	0% (34%)	\$0 \$1,330,000
Handling:			,	,	
6316000-032 Handling-	4400 4==	****	4-0.040	4.407	A
Terminal Cargo Op's Total Handling	\$422,175 \$422,175	\$371,265 \$371,265	\$50,910 \$50,910	14% 14%	\$1,485,000 \$1,485,000
Labor:					
6317030-032 Line Service- Terminal Cargo Op's	\$21,999	\$32,349	(\$10,350)	(32%)	\$129,400
Total Labor	\$21,999	\$32,349	(\$10,350)	(32%)	\$129,400
Utility (Pass Thru Costs): 6318101-032 Tenant Water-					
Terminal Cargo Op's	\$56	\$99	(\$43)	(43%)	\$400

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	\$ Actual Total Jan - Mar	_\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
6318301-032 Sewer - Pass Thru Costs-Terminal Cargo					
Op's 6318501-032 WeyCo Stormwater-Terminal Cargo	\$223	\$204	\$19	9%	\$820
Op's 6318540-032 SWTF Facility	\$13,664	\$0	\$13,664	0%	\$0
Charge-Terminal Cargo Op's 6318600-032 Garbage	\$34,668	\$55,101	(\$20,433)	(37%)	\$220,000
Collection-Terminal Cargo Op's Total Utility (Pass Thru Costs)	\$0 \$48,610	\$99 \$55,503	(\$99) (\$6,893)	(100%) (12%)	\$400 \$221,620
Land Rents:					
6341000-032 Real Prop Rent - Land-Terminal Cargo Op's 6341010-032 Temp Land	\$87,250	\$80,619	\$6,631	8%	\$322,474
Rental-Terminal Cargo Op's Total Land Rents	\$83,461 \$170,711	\$75,000 \$155,619	\$8,461 \$15,092	11% 10%	\$300,000 \$622,474
Space Rentals:					
6351000-032 Space Rental - General-Terminal Cargo Op's Total Space Rentals	\$7,416 \$7,416	\$7,416 \$7,416	\$0 \$0	0% 0%	\$29,664 \$29,664
Equipment Rental with Operator: 6373000-032 Log Handler Rental with Operat-Terminal					
Cargo Op's Total Equipment Rental with	\$24,726	\$46,875	(\$22,149)	(47%)	\$187,500
Operator	\$24,726	\$46,875	(\$22,149)	(47%)	\$187,500
Equipment Rental without Operator: 6381000-032 Crane Rental without Operator-Terminal					
Cargo Op's 6389000-032 Other Pers Prop Rental w/o Opr-Terminal Cargo	\$0	\$2,499	(\$2,499)	(100%)	\$10,000
Op's Total Equipment Rental without	\$800	\$1,500	(\$700)	(47%)	\$6,000
Operator	\$800	\$3,999	(\$3,199)	(80%)	\$16,000
Stormwater Fees: 6418500-040 Stormwater					
Treatment Fee-Stormwater Total Stormwater Fees	\$136,962 \$136,962	\$148,824 \$148,824	(\$11,862) (\$11,862)	(8%) (8%)	\$595,296 \$595,296
Interest Income: 6311070-032 Interest Income-					
Terminal Cargo Op's 6411070-040 Interest Income-	\$0	\$0	\$0	0%	\$0
Stormwater Total Interest Income	\$0 \$0	\$0 \$0	\$0 \$0	0% 0%	\$0 \$0
Other Misc. Income: 6318900-032 Ship Services-					
Terminal Cargo Op's 6319000-032 CAM Charges-	\$15,000	\$15,000	\$0	0%	\$60,000
Terminal Cargo Op's	\$900	\$900	\$0	0%	\$3,600

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
6319040-032 Scale Charges- Terminal Cargo Op's 6329000-032 Other Misc. User	\$4,600	\$11,250	(\$6,650)	(59%)	\$45,000
Charges-Terminal Cargo Op's 6399002-032 Scrap Metal	\$0	\$5,001	(\$5,001)	(100%)	\$20,000
Recycled-Terminal Cargo Op's Total Other Misc. Income Total Op Revenues	\$3,050 \$23,550 \$1,730,093	\$0 \$32,151 \$1,988,694	\$3,050 (\$8,601) (\$258,601)	0% (27%) (13%)	\$0 \$128,600 \$7,954,375
Expenses:					
Salaries: 7311015-032 Longshore Fringe					
Benefits-Terminal Cargo Op's 7311100-030 Salaries: Regular-	\$38,879	\$24,999	\$13,880	56%	\$100,000
Terminal - Admin. 7311200-030 Salaries:	\$68,625	\$81,447	(\$12,822)	(16%)	\$325,782
Overtime-Terminal - Admin. 7311300-030 Salaries: Holiday-	\$720	\$0	\$720	0%	\$0
Terminal - Admin. 7311700-030 Salaries:	\$3,745	\$2,535	\$1,210	48%	\$10,145
Vacation-Terminal - Admin. 7311800-030 Salaries: Sick	\$7,209	\$5,334	\$1,875	35%	\$21,333
Leave-Terminal - Admin. 7411100-040 Salaries: Regular-	\$2,689	\$1,554	\$1,135	73%	\$6,217
Stormwater	\$18,770	\$32,703	(\$13,933)	(43%)	\$130,817
7411300-040 Salaries: Holiday- Stormwater	\$908	\$0	\$908	0%	\$0
7411700-040 Salaries: Vacation-Stormwater	\$2,052	\$0	\$2,052	0%	\$0
7411800-040 Salaries: Sick Leave-Stormwater Total Salaries	\$0 \$143,597	\$0 \$148,572	\$0 (\$4,975)	0% (3%)	\$0 \$594,294
Benefits:					
7312100-030 Social Security (FICA)-Terminal - Admin. 7312200-030 Ind. Ins (L&I)-	\$6,229	\$6,939	(\$710)	(10%)	\$27,755
Terminal - Admin.	\$1,309	\$1,482	(\$173)	(12%)	\$5,933
7312300-030 Misc. Benefits- Terminal - Admin.	\$72	\$225	(\$153)	(68%)	\$900
7312400-030 Pension (PERS)- Terminal - Admin.	\$7,458	\$8,277	(\$819)	(10%)	\$33,113
7312500-030 Med/Dent/Life Insurance-Terminal - Admin.	\$14,485	\$15,768	(\$1,283)	(8%)	\$63,068
7412100-040 Social Security (FICA)-Stormwater	\$1,437	\$2,502	(\$1,065)	(43%)	\$10,008
7412200-040 Ind. Ins. (L&I)- Stormwater	\$130	\$696	(\$566)	(81%)	\$2,788
7412303-040 Misc. Benefits PFML-Stormwater	\$0	\$126	(\$126)	(100%)	\$500
7412400-040 Pension (PERS)- Stormwater	\$1,794	\$2,979	(\$1,185)	(40%)	\$11,917
7412500-040 Med/Dent/Life Ins -Stormwater Total Benefits	\$3,413 \$36,324	\$5,382 \$44,376	(\$1,969) (\$8,052)	(37%) (18%)	\$21,522 \$177,504

Outside Professional Services:

	\$ Actual Total Jan - Mar	<u>\$ Budget Total</u> Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7313010-030 Outside					
Professional Services-Terminal	#4.000	#0.000	(0.4.000)	(450/)	# 00.000
- Admin. 7313010-032 Outside	\$4,932	\$9,000	(\$4,068)	(45%)	\$36,000
Professional Services-Terminal					
Cargo Op's	\$329	\$12,480	(\$12,151)	(97%)	\$50,000
7313013-032 Janitorial					
Services-Terminal Cargo Op's	\$3,300	\$3,249	\$51	2%	\$13,000
7313014-030 Training & Development-Terminal - Admin.	\$0	\$750	(\$750)	(100%)	\$3,000
7313015-032 Longshore	ΨΟ	Ψ130	(\$750)	(10070)	ψ3,000
Services-Terminal Cargo Op's	\$461,553	\$358,500	\$103,053	29%	\$1,434,000
7313104-030 Legal Svc -					
Special Projects-Terminal -	¢ο	¢ 0.400	(† 0.400)	(4000/)	£40,000
Admin. 7313190-030 Bad Debt	\$0	\$2,499	(\$2,499)	(100%)	\$10,000
Expense-Terminal - Admin.	\$0	\$249	(\$249)	(100%)	\$1,000
7313949-032 Vessel Ops	**	,	(+= :=)	(*****)	**,***
Security-Terminal Cargo Op's	\$16,045	\$32,499	(\$16,454)	(51%)	\$130,000
7313950-032 Terminal Security	#40 500	#25.004	\$7.507	220/	¢4.40.000
-Terminal Cargo Op's 7313951-032 Security Supplies	\$42,598	\$35,001	\$7,597	22%	\$140,000
-Terminal Cargo Op's	\$0	\$501	(\$501)	(100%)	\$2,000
7413010-040 Outside	**	****	(+)	(*****)	7-,
Professional Services-					
Stormwater	\$2,199	\$30,000	(\$27,801)	(93%)	\$120,000
7413104-040 Legal Svc - Spec Projects-Stormwater	\$0	\$5,001	(\$5,001)	(100%)	\$20,000
Total Outside Professional	ΨΟ	ψ0,001	(ψ3,001)	(10070)	Ψ20,000
Services	\$530,955	\$489,729	\$41,226	8%	\$1,959,000
Supplies:					
7314100-030 Office Supplies & Printing-Terminal - Admin.	\$0	\$249	(\$249)	(100%)	\$1,000
7314100-032 Office Supplies &	ΨΟ	Ψ243	(Ψ243)	(10070)	Ψ1,000
Printing-Terminal Cargo Op's	\$0	\$750	(\$750)	(100%)	\$3,000
7314300-032 Fuel & Lubricants					
-Terminal Cargo Op's	\$25,507	\$32,499	(\$6,992)	(22%)	\$130,000
7414000-040 Supplies- Stormwater	\$493	\$12,501	(\$12,008)	(96%)	\$50,000
7414001-040 Supplies: Small	Ψ+33	Ψ12,501	(ψ12,000)	(3070)	ψ50,000
Tools-Stormwater	\$0	\$249	(\$249)	(100%)	\$1,000
7414010-040 Chemical		***		(222)	*
Expense-Stormwater	\$20,089	\$31,251	(\$11,162)	(36%)	\$125,000
7414100-040 Office Supplies- Stormwater	\$0	\$249	(\$249)	(100%)	\$1,000
Total Supplies	\$46,089	\$77,748	(\$31,659)	(41%)	\$311,000
			(* , ,	,	
Equipment Rentals:					
7315000-030 Equipment Rentals-Terminal - Admin.	\$484	\$24,000	(\$23,516)	(98%)	\$96,000
7315000-032 Equipment	ψ404	Ψ24,000	(φ23,310)	(90%)	φ90,000
Rentals-Terminal Cargo Op's	\$33,542	\$35,001	(\$1,459)	(4%)	\$140,000
Total Equipment Rentals	\$34,026	\$59,001	(\$24,975)	(42%)	\$236,000
E 300 B 44					
Facility Rental:					
7316010-032 Porta Potty Rental-Terminal Cargo Op's	\$2,034	\$2,751	(\$717)	(26%)	\$11,000
Total Facility Rental	\$2,034	\$2,751	(\$717)	(26%)	\$11,000
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	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget	
General & Admin - Direct:	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total	
7317000-030 Purchase Card						
Clearing Account-Terminal - Admin.	\$488	\$0	\$488	0%	\$0	
7317200-030 Travel-Terminal -						
Admin. 7317300-030 Insurance-	\$0	\$2,499	(\$2,499)	(100%)	\$10,000	
Terminal - Admin.	\$45,758	\$41,910	\$3,848	9%	\$167,640	
7317400-030 Advertising-	0007	#0.400	(04.000)	(700/)	040.000	
Terminal - Admin. 7317500-030 Memberships-	\$697	\$2,499	(\$1,802)	(72%)	\$10,000	
Terminal - Admin.	\$373	\$501	(\$128)	(26%)	\$2,000	
7317910-030 Meetings Expense-Terminal - Admin.	\$0	\$249	(\$249)	(100%)	\$1,000	
7317913-036 Employee	ΦО	\$249	(\$249)	(100%)	Φ1,000	
Development-Terminal						
Maintenance 7317915-032 B & O Excise	\$1,903	\$1,500	\$403	27%	\$6,000	
Taxes-Terminal Cargo Op's	\$7,730	\$2,499	\$5,231	209%	\$10,000	
7417300-040 Insurance-						
Stormwater 7417900-040 Other G & A	\$15,017	\$12,837	\$2,180	17%	\$51,345	
Direct Costs-Stormwater	\$840	\$315	\$525	167%	\$1,260	
7417915-040 B & O Excise	* 0.4 = 0	40 -00	***	4.407		
Taxes-Stormwater Total General & Admin - Direct	\$3,176 \$75,985	\$2,793 \$67,602	\$383 \$8,383	14% 12%	\$11,176 \$270,421	
Total General & Admin - Direct	Ψ10,900	Ψ07,002	ψ0,303	12 /0	Ψ210,421	
Jtilities:						
7318100-032 Water-Terminal	ΦE 740	\$44.050	/ # E E20)	(400()	645.000	
Cargo Op's 7318102-032 Water - Purple	\$5,712	\$11,250	(\$5,538)	(49%)	\$45,000	
Pipe-Terminal Cargo Op's	\$997	\$699	\$298	43%	\$2,800	
7318200-032 Electricity-	600 554	000 740	↑ 7 000	070/	M445.000	
Terminal Cargo Op's 7318581-032 Environmental	\$36,551	\$28,749	\$7,802	27%	\$115,000	
OS Maintenance-Terminal						
Cargo Op's	\$379	\$249	\$130	52%	\$1,000	
7318600-032 Garbage Collection-Terminal Cargo Op's	\$4,828	\$2,499	\$2,329	93%	\$10,000	
7318700-032 Natural	ψ+,020	Ψ2,400	Ψ2,323	3370	Ψ10,000	
Gas/Propane/Oil-Terminal	*	**	(0.4.400)	(000()	***	
Cargo Op's 7318800-030	\$1,867	\$6,000	(\$4,133)	(69%)	\$24,000	
Telecommunications-Terminal -						
Admin.	\$2,584	\$999	\$1,585	159%	\$4,000	
7418100-040 Water- Stormwater	\$329	\$3,000	(\$2,671)	(89%)	\$12,000	
7418200-040 Electricity-	ΨΟΖΘ	ψ5,000	(ΨΖ,Ο/ 1)	(0970)	Ψ12,000	
Stormwater	\$10,037	\$8,874	\$1,163	13%	\$35,490	
7418500-040 Permits & Utilities -Stormwater	\$25,763	\$39,000	(\$13,237)	(34%)	\$156,000	
7418582-040 Environmental	Ψ25,705	ψ39,000	(ψ13,237)	(34 70)	ψ130,000	
Professional Ser-Stormwater	\$0	\$201	(\$201)	(100%)	\$800	
7418600-040 Garbage Collection-Stormwater	¢0	\$624	(\$624 <u>)</u>	(100%)	¢2 500	
7418601-040 Sludge Collection	\$0	\$624	(\$624)	(100%)	\$2,500	
-Stormwater	\$0	\$1,500	(\$1,500)	(100%)	\$6,000	
7418800-040 Telecommunications-						
Stormwater	\$1,330	\$1,374	(\$44)	(3%)	\$5,500	
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Other Operating Expense:		\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
T31900-032 Other Operating Expense-Terminal Cargo Op's \$574 \$3,750 \$(\$1,76) \$(85%) \$51,500 \$731901-032 Rodent R Pest \$574 \$3,750 \$(\$1,626) \$(100%) \$6,500 \$7319012-032 Welding Expense \$1,812 \$1,251 \$5561 \$45% \$5,000 \$7319013-032 Hardware \$1,812 \$1,251 \$5561 \$45% \$5,000 \$7319013-032 Hardware \$1,812 \$1,251 \$5561 \$45% \$5,000 \$7319013-032 Hardware \$1,812 \$1,251 \$5561 \$45% \$5,000 \$7319014-032 Safety Supplies \$1,812 \$1,251 \$5561 \$45% \$5,000 \$7319014-032 Safety Supplies \$1,812 \$1,251 \$5561 \$45% \$5,000 \$7319014-032 Safety Supplies \$1,812 \$1,251 \$1,242 \$1,000 \$1,000 \$1,000 \$7319014-032 Safety Supplies \$1,812 \$1,251 \$1,242 \$	Total Utilities					
Expense-Terminal Cargo Op's \$74 \$3,750 \$(\$3,176) \$(85%) \$15,000 \$731901-028 \$0 \$1,626 \$(\$1,626) \$(100%) \$6,500 \$731901-203 \$2406ling Expense \$-1erminal Cargo Op's \$0 \$1,826 \$31,821 \$561 \$45% \$5,000 \$731901-303 \$241erdware \$-1erminal Cargo Op's \$0 \$249 \$(\$249) \$(\$100%) \$1,000 \$731901-303 \$241erdware \$0 \$0 \$249 \$(\$249) \$(\$100%) \$1,000 \$731901-303 \$241erdware \$0 \$0 \$249 \$(\$249) \$(\$100%) \$1,000 \$731901-303 \$241erdware \$0 \$0 \$249 \$(\$249) \$(\$100%) \$1,000 \$731901-5032 \$0 \$0 \$0 \$249 \$(\$249) \$(\$100%) \$1,000 \$731901-5032 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$						
Control-Terminal Cargo Op's \$0		\$574	\$3,750	(\$3,176)	(85%)	\$15,000
-Terminal Cargo Op's \$1,812 \$1,251 \$561 45% \$5,000 7319013-032 Hardware Expense-Terminal Cargo Op's \$0 \$249 (\$249) (\$100%) \$1,000 7319014-032 Safety Supplies Terminal Cargo Op's \$0 \$249 (\$249) (\$100%) \$1,000 7319014-032 Safety Supplies \$0 \$249 (\$249) (\$100%) \$1,000 7319015-032 Non-Stormwater \$2,492 \$7,626 (\$55,134) (\$7%) \$2,000 Op's \$104 \$501 (\$397) (\$79%) \$2,000 Op's \$104 \$501 (\$397) (\$79%) \$3,0500 \$104 \$1,000	Control-Terminal Cargo Op's	\$0	\$1,626	(\$1,626)	(100%)	\$6,500
Expense-Terminal Cargo Op's \$0 \$249 \$(\$249) \$(\$100%) \$1,000 \$7319014032 Safety Supplies \$0 \$249 \$(\$249) \$(\$100%) \$1,000 \$7319015032 Non-Stormwater \$500 \$501 \$(\$397) \$(79%) \$2,000 \$075 \$075 \$104 \$5011 \$(\$397) \$(79%) \$2,000 \$075 \$075 \$104 \$5011 \$(\$397) \$(79%) \$3,050 \$075 \$104 \$1,002,423 \$(\$40,544) \$(\$476) \$4,009,809 \$1,002,423 \$(\$40,544) \$(\$476) \$4,009,809 \$1,002,423 \$(\$40,544) \$(\$476) \$4,009,809 \$1,002,423 \$(\$40,544) \$(\$476) \$4,009,809 \$1,002,423 \$(\$40,544) \$(\$476) \$4,009,809 \$1,002,423 \$(\$40,544) \$(\$476) \$4,009,809 \$1,002,423 \$(\$40,544) \$(\$476) \$4,009,809 \$1,002,423 \$(\$40,544) \$(\$476) \$4,009,809 \$1,002,423 \$1,002,42	-Terminal Cargo Op's	\$1,812	\$1,251	\$561	45%	\$5,000
Terminal Cargo Op's \$0 \$249 (\$249) (\$100%) \$1,000	Expense-Terminal Cargo Op's	\$0	\$249	(\$249)	(100%)	\$1,000
Op's Total Other Operating Expense \$104 \$501 (\$397) (79%) \$2,000 Total Expenses \$961,879 \$1,002,423 (\$40,544) (67%) \$30,500 Maintenance Expenses: Salaries: 7331100-036 Salaries: Regular-Terminal Maintenance \$117,451 \$94,398 \$23,053 24% \$377,590 7331200-036 Salaries: Regular-Terminal Maintenance \$6,047 \$12,000 (\$5,953) (50%) \$47,998 7331300-036 Salaries: Holiday-Terminal Maintenance \$6,047 \$12,000 (\$5,953) (50%) \$47,998 7331700-036 Salaries: Holiday-Terminal Maintenance \$6,321 \$5,676 \$645 11% \$22,703 7331700-036 Salaries: Sick \$11,022 \$9,675 \$1,347 14% \$38,694 7331700-036 Salaries: Sick \$5,742 \$10,983 (\$5,015) (56%) \$35,583 743100-040 Salaries: Regular-Stormwater \$3,880 \$8,895 (\$5,015) (56%) \$35,583 7431200-040 Salaries: Holiday-Stormwater \$180 \$0 \$180 </td <td>Terminal Cargo Op's 7319015-032 Non-Stormwater</td> <td>\$0</td> <td>\$249</td> <td>(\$249)</td> <td>(100%)</td> <td>\$1,000</td>	Terminal Cargo Op's 7319015-032 Non-Stormwater	\$0	\$249	(\$249)	(100%)	\$1,000
Total Expenses \$961,879 \$1,002,423 (\$40,544) (4%) \$4,009,809 Maintenance Expenses: Salaries: 7331100-036 Salaries: Regular-Terminal Maintenance \$117,451 \$94,398 \$23,053 24% \$377,590 7331200-036 Salaries: Overtime-Terminal Maintenance \$6,047 \$12,000 (\$5,953) (50%) \$47,998 7331300-036 Salaries: Holiday-Terminal Maintenance \$6,321 \$5,676 \$645 11% \$22,703 7331700-036 Salaries: Holiday-Terminal Maintenance \$11,022 \$9,675 \$1,347 14% \$38,694 7331800-036 Salaries: Sick Leave-Terminal Maintenance \$5,742 \$10,983 (\$5,241) (48%) \$43,929 7431100-040 Salaries: Regular-Stormwater \$180 \$0 \$180 0 \$40 Voertime-Stomwater \$180 \$0 \$180 0 \$0 7431300-040 Salaries: Holiday-Stormwater \$180 \$0 \$180 0 \$0 7431800-040 Salaries: Sick Leave-Stormwater \$462 \$0 \$462 \$0 \$0<	Op's					
Maintenance Expenses: Salaries: 7331100-036 Salaries: Regular-Terminal Maintenance \$117,451 \$94,398 \$23,053 24% \$377,590 7331200-036 Salaries: Overfime—Terminal Maintenance \$6,047 \$12,000 \$(\$5,953) (50%) \$47,998 7331300-036 Salaries: Holiday-Terminal Maintenance \$6,047 \$12,000 \$5,953) (50%) \$47,998 7331300-036 Salaries: Holiday-Terminal Maintenance \$6,321 \$5,676 \$645 \$11% \$22,703 7331700-036 Salaries: Vacetion-Terminal Maintenance \$11,022 \$9,675 \$1,347 \$14% \$38,694 7331800-036 Salaries: Sick Leave-Terminal Maintenance \$5,742 \$10,983 \$5,241) \$48%) \$43,929 7431100-040 Salaries: Regular-Stormwater \$3,860 \$8,895 \$(\$5,015) \$(56%) \$35,583 7431200-040 Salaries: Holiday-Stormwater \$180 \$0 \$180 0% \$0 7431300-040 Salaries: Holiday-Stormwater \$462 \$0 \$462 0% \$0 7431800-040 Salaries: Sick Leave-Stormwater \$186						
Salaries: 7331100-036 Salaries: Regular- Terminal Maintenance \$117,451 \$94,398 \$23,053 24% \$377,590 7331200-036 Salaries: Overtime-Terminal Maintenance \$6,047 \$12,000 (\$5,953) (50%) \$47,998 7331300-036 Salaries: Holiday- Terminal Maintenance \$6,321 \$5,676 \$645 11% \$22,703 7331700-036 Salaries: Vacation-Terminal Maintenance \$11,022 \$9,675 \$1,347 14% \$38,694 7331800-036 Salaries: Sick Leave-Terminal Maintenance \$5,742 \$10,983 (\$5,241) (48%) \$43,929 7431100-040 Salaries: Regular- Stormwater \$3,880 \$8,895 (\$5,015) (56%) \$35,583 7431200-040 Salaries: Holiday- Stormwater \$180 \$0 \$180 0% \$0 7431300-040 Salaries: Holiday- Stormwater \$180 \$0 \$180 0% \$0 7431700-040 Salaries: Holiday- Stormwater \$213 \$0 \$213 0% \$0 7431700-040 Salaries: Holiday- Stormwater \$462 \$0 \$462 0% \$0 7431700-040 Salaries: Sick Leave-Stormwater \$462 \$0 \$462 0% \$0 7431700-040 Salaries: Sick Leave-Stormwater \$186 \$0 \$186 0% \$0 7431800-040 Salaries: Sick Leave-Stormwater \$186 \$0 \$186 0% \$0 Total Salaries \$151,504 \$141,627 \$9,877 7% \$566,497 Benefits: 7332100-036 Social Security (FICA)-Terminal Maintenance \$2,393 \$3,033 (\$640) (21%) \$12,133 7332300-036 Ind. Ins (L81)- Terminal Maintenance \$2,393 \$3,033 (\$640) (21%) \$12,133 7332300-036 Ind. Ins (L81)- Terminal Maintenance \$70 \$12,093 (\$12,023) (99%) \$48,366 7332300-036 Misc. Benefits- FPML-Terminal Maintenance \$70 \$12,093 (\$12,023) (99%) \$48,366 7332300-036 Misc. Benefits- FPML-Terminal Maintenance \$70 \$12,093 (\$12,023) (99%) \$48,366 7332500-036 Misc. Benefits- FPML-Terminal Maintenance \$0 \$24,867 (\$24,867) (100%) \$99,470 7332500-036 Misc. Benefits- FPML-Terminal Maintenance \$0 \$24,867 (\$24,867) (100%) \$99,470 7332500-036 Misc. Benefits- FPML-Terminal Maintenance \$0 \$24,867 (\$24,867) (100%) \$99,470 7332500-036 Med/Dent/Life Insurance-Terminal	Total Expenses	Ψ301,073	Ψ1,002, 4 20	(ψ+υ,υ++)	(470)	ψ4,003,003
Tarminal Maintenance	Maintenance Expenses:					
Terminal Maintenance \$117,451 \$94,398 \$23,053 24% \$377,590 7331200-036 Salaries: Overtime-Terminal Maintenance \$6,047 \$12,000 (\$5,953) (50%) \$47,998 7331300-036 Salaries: Holiday-Terminal Maintenance \$6,321 \$5,676 \$645 11% \$22,703 7331700-036 Salaries: Wacation-Terminal Maintenance \$11,022 \$9,675 \$1,347 14% \$38,694 7331800-036 Salaries: Sick Leave-Terminal Maintenance \$5,742 \$10,983 (\$5,241) (48%) \$43,929 7431100-040 Salaries: Regular-Stormwater \$3,880 \$8,895 (\$5,015) (56%) \$35,583 7431200-040 Salaries: Holiday-Stormwater \$180 \$0 \$180 0% \$0 \$35,583 7431200-040 Salaries: Holiday-Stormwater \$180 \$0 \$180 0% \$0 \$0 \$1300-040 Salaries: Vacation-Stormwater \$180 \$0 \$180 0% \$0 \$0 \$1300-040 Salaries: Wacation-Stormwater \$462 \$0 \$4462 0% \$0 \$43100-040 Salaries: Wacation-Stormwater \$462 \$0 \$4462 0% \$0 \$0 \$1800-040 Salaries: Wacation-Stormwater \$462 \$0 \$4462 0% \$0 \$0 \$0 \$1800-040 Salaries: Wacation-Stormwater \$462 \$0 \$4462 0% \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0						
Maintenance \$6,047 \$12,000 (\$5,953) (50%) \$47,998 7331300-036 Salaries: Holiday- Terminal Maintenance \$6,321 \$5,676 \$645 11% \$22,703 7331700-036 Salaries: Vacation- Terminal Maintenance \$11,022 \$9,675 \$1,347 14% \$38,694 7331800-036 Salaries: Sick Leave-Terminal Maintenance \$5,742 \$10,983 (\$5,241) (48%) \$43,929 7431100-040 Salaries: Regular-Stormwater \$3,880 \$8,895 (\$5,015) (56%) \$35,583 7431200-040 Salaries: Holiday-Stormwater \$180 \$0 \$180 0% \$0 7431700-040 Salaries: Holiday-Stormwater \$462 \$0 \$462 0% \$0 7431700-040 Salaries: Sick Leave-Stormwater \$462 \$0 \$462 0% \$0 Leave-Stormwater \$186 \$0 \$186 0% \$0 7332100-040 Salaries: Sick Leave-Stormwater \$186 \$0 \$186 0% \$0 Leave-Stormwater \$186 \$0 \$186	Terminal Maintenance 7331200-036 Salaries:	\$117,451	\$94,398	\$23,053	24%	\$377,590
Terminal Maintenance \$6,321 \$5,676 \$645 11% \$22,703 7331700-036 Salaries: Vacation-Terminal Maintenance \$11,022 \$9,675 \$1,347 14% \$38,694 7331800-036 Salaries: Sick Leave-Terminal Maintenance \$5,742 \$10,983 (\$5,241) (48%) \$43,929 7431100-040 Salaries: Regular-Stormwater \$3,880 \$8,895 (\$5,015) (56%) \$35,583 7431200-040 Salaries: Overtime-Stormwater \$180 \$0 \$180 0% \$0 7431300-040 Salaries: Holiday-Stormwater \$213 \$0 \$213 0% \$0 \$0 7431700-040 Salaries: Vacatiion-Stormwater \$462 \$0 \$462 0% \$0 7431700-040 Salaries: Vacatiion-Stormwater \$462 \$0 \$462 0% \$0 7431700-040 Salaries: Vacatiion-Stormwater \$462 \$0 \$462 0% \$0 7431800-040 Salaries: Vacatiion-Stormwater \$462 \$0 \$462 0% \$0 \$0 7431800-040 Salaries: Vacatiion-Stormwater \$186 \$0 \$186 0% \$0 7431800-040 Salaries: \$151,504 \$141,627 \$9,877 7% \$566,497 \$0 \$151,504 \$141,627 \$9,877 7% \$566,497 \$0 \$151,504 \$141,627 \$0 \$160 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Maintenance	\$6,047	\$12,000	(\$5,953)	(50%)	\$47,998
Vacation-Terminal Maintenance 7331800-036 Salaries: Sick Leave-Terminal Maintenance 7431100-040 Salaries: Regular- Stormwater \$5,742 \$10,983 \$5,241 (48%) \$43,929 7431100-040 Salaries: Regular- Stormwater \$3,880 \$8,895 (\$5,015) (56%) \$35,583 7431200-040 Salaries: Overtime-Stormwater \$180 \$0 \$180 0% \$0 Voertime-Stormwater \$180 \$0 \$180 0% \$0 7431700-040 Salaries: Holiday- Stormwater \$213 \$0 \$213 0% \$0 7431700-040 Salaries: Vacation-Stormwater \$462 \$0 \$462 0% \$0 7431800-040 Salaries: Sick Leave-Stormwater \$186 \$0 \$186 0% \$0 Leave-Stormwater \$186 \$0 \$186 0% \$0 Total Salaries \$151,504 \$14,627 \$9,877 7% \$566,497 Benefits: 7332100-036 Social Security (FICA)-Terminal Maintenance \$10,821 \$10,155 \$666 7% \$40,615 \$40,615 \$33230-036 Misc. Benefits- \$1,023	Terminal Maintenance	\$6,321	\$5,676	\$645	11%	\$22,703
Leave-Terminal Maintenance	Vacation-Terminal Maintenance	\$11,022	\$9,675	\$1,347	14%	\$38,694
Stormwater \$3,880 \$8,895 (\$5,015) (56%) \$35,583 7431200-040 Salaries: Overtime-Stormwater \$180 \$0 \$180 0% \$0 7431300-040 Salaries: Holiday-Stormwater \$213 \$0 \$213 0% \$0 7431700-040 Salaries: \$462 \$0 \$462 0% \$0 7431800-040 Salaries: Sick Leave-Stormwater \$186 \$0 \$186 0% \$0 Total Salaries \$151,504 \$141,627 \$9,877 7% \$566,497 Benefits: 7332100-036 Social Security \$10,821 \$10,155 \$666 7% \$40,615 7332200-036 Ind. Ins (L&I)-Terminal Maintenance \$2,393 \$3,033 \$640 \$21% \$12,133 7332300-036 Misc. Benefits-Terminal Maintenance \$70 \$12,093 \$12,023 \$9% \$48,366 7332300-036 Misc. Benefits-PFML-Terminal Maintenance \$0 \$24,867 \$24,867 \$100% \$99,470 7332500-036 Med/Dent/Life Insurance-Terminal \$12,666 \$12,912 \$246	Leave-Terminal Maintenance	\$5,742	\$10,983	(\$5,241)	(48%)	\$43,929
Overtime-Stormwater 7431300-040 Salaries: Holiday-Stormwater 8213 \$0 \$180 0% \$0 7431700-040 Salaries: Holiday-Stormwater 7431700-040 Salaries: Vacatiion-Stormwater 8462 \$0 \$213 0% \$0 7431800-040 Salaries: Sick Leave-Stormwater 8186 \$0 \$186 0% \$0 Total Salaries \$151,504 \$141,627 \$9,877 7% \$566,497 Benefits: 7332100-036 Social Security (FICA)-Terminal Maintenance \$10,821 \$10,155 \$666 7% \$40,615 7332200-036 Ind. Ins (L&I)-Terminal Maintenance \$2,393 \$3,033 (\$640) (21%) \$12,133 7332300-036 Misc. Benefits-Terminal Maintenance \$70 \$12,093 (\$12,023) (99%) \$48,366 7332303-036 Misc. Benefits - PFML-Terminal Maintenance \$0 \$24,867 (\$24,867) (100%) \$99,470 7332400-036 Pension (PERS)-Terminal Maintenance \$12,666 \$12,912 (\$246) (2%) \$51,652 7332500-036 Med/Dent/Life Insurance-Terminal \$12,666 \$12,912 (\$246) (2%) \$51,652	Stormwater	\$3,880	\$8,895	(\$5,015)	(56%)	\$35,583
Stormwater \$213 \$0 \$213 0% \$0 7431700-040 Salaries: \$462 \$0 \$462 0% \$0 7431800-040 Salaries: Sick \$186 \$0 \$186 0% \$0 Leave-Stormwater \$186 \$0 \$186 0% \$0 Total Salaries \$151,504 \$141,627 \$9,877 7% \$566,497 Benefits: 7332100-036 Social Security \$10,821 \$10,155 \$666 7% \$40,615 7332200-036 Ind. Ins (L&I)- \$2,393 \$3,033 \$640 (21%) \$12,133 7332300-036 Misc. Benefits- \$70 \$12,093 \$12,023 (99%) \$48,366 7332303-036 Misc. Benefits - \$70 \$12,093 \$12,023 (99%) \$48,366 7332300-036 Pension (PERS)- \$732400-036 Pension (PERS)- \$12,666 \$12,912 (\$24,867) (100%) \$99,470 7332500-036 Med/Dent/Life Insurance-Terminal \$12,666 \$12,912 (\$246) (2%) \$51,652	Overtime-Stormwater	\$180	\$0	\$180	0%	\$0
Vacatiion-Stormwater \$462 \$0 \$462 0% \$0 7431800-040 Salaries: Sick \$186 \$0 \$186 0% \$0 Leave-Stormwater \$186 \$0 \$186 0% \$0 Total Salaries \$151,504 \$141,627 \$9,877 7% \$566,497 Benefits: 7332100-036 Social Security \$10,821 \$10,155 \$666 7% \$40,615 7332200-036 Ind. Ins (L&I)- \$10,821 \$10,155 \$666 7% \$40,615 7332200-036 Misc. Benefits- \$2,393 \$3,033 \$640 \$21% \$12,133 7332300-036 Misc. Benefits- \$70 \$12,093 \$12,023 \$9% \$48,366 7332303-036 Misc. Benefits- \$75 \$12,093 \$12,023 \$9% \$48,366 7332400-036 Pension (PERS)- \$12,666 \$12,912 \$24,867 \$100% \$99,470 7332500-036 Med/Dent/Life Insurance-Terminal \$12,666 \$12,912 \$246 \$246 \$100% \$100% \$100%	Stormwater	\$213	\$0	\$213	0%	\$0
Leave-Stormwater \$186 \$0 \$186 0% \$0 Total Salaries \$151,504 \$141,627 \$9,877 7% \$566,497 Benefits: 7322100-036 Social Security (FICA)-Terminal Maintenance \$10,821 \$10,155 \$666 7% \$40,615 7332200-036 Ind. Ins (L&I)- Terminal Maintenance \$2,393 \$3,033 (\$640) (21%) \$12,133 7332300-036 Misc. Benefits- Terminal Maintenance \$70 \$12,093 (\$12,023) (99%) \$48,366 7332303-036 Misc. Benefits - PFML-Terminal Maintenance \$0 \$24,867 (\$24,867) (100%) \$99,470 7332400-036 Pension (PERS)- Terminal Maintenance \$12,666 \$12,912 (\$246) (2%) \$51,652 7332500-036 Med/Dent/Life Insurance-Terminal	Vacatiion-Stormwater	\$462	\$0	\$462	0%	\$0
Benefits: 7332100-036 Social Security (FICA)-Terminal Maintenance \$10,821 \$10,155 \$666 7% \$40,615 7332200-036 Ind. Ins (L&I)- Terminal Maintenance \$2,393 \$3,033 (\$640) (21%) \$12,133 7332300-036 Misc. Benefits- Terminal Maintenance \$70 \$12,093 (\$12,023) (99%) \$48,366 7332303-036 Misc. Benefits - PFML-Terminal Maintenance \$0 \$24,867 (\$24,867) (100%) \$99,470 7332400-036 Pension (PERS)- Terminal Maintenance \$12,666 \$12,912 (\$246) (2%) \$51,652 7332500-036 Med/Dent/Life Insurance-Terminal						'
7332100-036 Social Security (FICA)-Terminal Maintenance \$10,821 \$10,155 \$666 7% \$40,615 7332200-036 Ind. Ins (L&I)- Terminal Maintenance \$2,393 \$3,033 (\$640) (21%) \$12,133 7332300-036 Misc. Benefits- Terminal Maintenance \$70 \$12,093 (\$12,023) (99%) \$48,366 7332303-036 Misc. Benefits - PFML-Terminal Maintenance \$0 \$24,867 (\$24,867) (100%) \$99,470 7332400-036 Pension (PERS)- Terminal Maintenance \$12,666 \$12,912 (\$246) (2%) \$51,652 7332500-036 Med/Dent/Life Insurance-Terminal	Renefite:					
(FICA)-Terminal Maintenance \$10,821 \$10,155 \$666 7% \$40,615 7332200-036 Ind. Ins (L&I)- Terminal Maintenance \$2,393 \$3,033 (\$640) (21%) \$12,133 7332300-036 Misc. Benefits- Freminal Maintenance \$70 \$12,093 (\$12,023) (99%) \$48,366 7332303-036 Misc. Benefits - FPML-Terminal Maintenance \$0 \$24,867 (\$24,867) (100%) \$99,470 7332400-036 Pension (PERS)- Terminal Maintenance \$12,666 \$12,912 (\$246) (2%) \$51,652 7332500-036 Med/Dent/Life Insurance-Terminal \$10,000 \$12,912 \$10,000 \$10,000 \$10,000						
7332300-036 Misc. Benefits- Terminal Maintenance \$70 \$12,093 (\$12,023) (99%) \$48,366 7332303-036 Misc. Benefits - PFML-Terminal Maintenance \$0 \$24,867 (\$24,867) (100%) \$99,470 7332400-036 Pension (PERS)- Terminal Maintenance \$12,666 \$12,912 (\$246) (2%) \$51,652 7332500-036 Med/Dent/Life Insurance-Terminal	(FICA)-Terminal Maintenance	\$10,821	\$10,155	\$666	7%	\$40,615
7332303-036 Misc. Benefits - PFML-Terminal Maintenance \$0 \$24,867 (\$24,867) (100%) \$99,470 7332400-036 Pension (PERS)- Terminal Maintenance \$12,666 \$12,912 (\$246) (2%) \$51,652 7332500-036 Med/Dent/Life Insurance-Terminal		\$2,393	\$3,033	(\$640)	(21%)	\$12,133
PFML-Terminal Maintenance \$0 \$24,867 (\$24,867) (100%) \$99,470 7332400-036 Pension (PERS)- Terminal Maintenance \$12,666 \$12,912 (\$246) (2%) \$51,652 7332500-036 Med/Dent/Life Insurance-Terminal		\$70	\$12,093	(\$12,023)	(99%)	\$48,366
Terminal Maintenance \$12,666 \$12,912 (\$246) (2%) \$51,652 7332500-036 Med/Dent/Life Insurance-Terminal	PFML-Terminal Maintenance	\$0	\$24,867	(\$24,867)	(100%)	\$99,470
	Terminal Maintenance 7332500-036 Med/Dent/Life	\$12,666	\$12,912	(\$246)	(2%)	\$51,652
		\$22,936	\$23,544	(\$608)	(3%)	\$94,178

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7432100-040 Social Security (FICA)-Stormwater	\$365	\$681	(\$316)	(46%)	\$2,722
7432200-040 Ind.Ins (L&I)- Stormwater	\$70	\$195	(\$125)	(64%)	\$774
7432400-040 Pension (PERS)- Stormwater	\$424	\$810	(\$386)	(48%)	\$3,242
7432500-040 Med/Dent/Life Insurance-Stormwater	\$1,482	\$1,683	(\$201)	(12%)	\$6,732
Total Benefits	\$51,226	\$89,973	(\$38,747)	(43%)	\$359,884
Supplies: 7334001-036 Supplies: Small					
Tools-Terminal Maintenance 7334260-036 Laundry Expense	\$480	\$249	\$231	93%	\$1,000
-Terminal Maintenance 7334261-036 Safety Supplies-	\$328	\$501	(\$173)	(35%)	\$2,000
Terminal Maintenance 7334300-036 Fuel & Lubricants	\$0	\$9	(\$9)	(100%)	\$40
-Terminal Maintenance Total Supplies	\$713 \$1,521	\$2,499 \$3,258	(\$1,786) (\$1,737)	(71%) (53%)	\$10,000 \$13,040
General & Admin - Direct: 7337000-036 Purchase Card Clearing Account-Terminal Maintenanc	\$1,461	\$0	\$1,461	0%	\$0
Total General & Admin - Direct	\$1,461	\$0	\$1,461	0%	\$0
Utilities: 7338700-036 Natural Gas/Propane/Oil-Terminal					
Maintenance Total Utilities	\$4,083 \$4,083	\$1,749 \$1,749	\$2,334 \$2,334	133% 133%	\$7,000 \$7,000
Other Operating Expense: 7339000-036 Other Maintenance Expense-Terminal					
Maintenance 7339003-032 Maint & Repair to Tenant Bldgs-Terminal Cargo	\$822	\$0	\$822	0%	\$0
Op's 7339004-032 Equipment Wash	\$247	\$51	\$196	384%	\$200
Facility-Terminal Cargo Op's 7339006-032 Maint & Repair Warehouse A-Terminal Cargo	\$36	\$150	(\$114)	(76%)	\$600
Op's 7339007-032 Maint & Repair	\$12,668	\$7,500	\$5,168	69%	\$30,000
Security Buildi-Terminal Cargo Op's 7339008-032 Maint & Repair	\$0	\$126	(\$126)	(100%)	\$500
Gate House-Terminal Cargo Op's 7339009-036 Maint & Repair Maint Shop-Terminal	\$776	\$2,001	(\$1,225)	(61%)	\$8,000
Maintenance 7339025-032 Maint & Repair RR Tracks-Terminal Cargo	\$164	\$750	(\$586)	(78%)	\$3,000
Op's 7339030-032 Maint & Repair	\$34	\$5,001	(\$4,967)	(99%)	\$20,000
Roads-Terminal Cargo Op's	\$8,345	\$24,950	(\$16,605)	(67%)	\$100,000

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7339040-032 Maint & Repair to Property-Terminal Cargo Op's 7339050-036 Vehicle	\$924	\$7,500	(\$6,576)	(88%)	\$30,000
Maintenance-Terminal Maintenance 7339060-032 Maint & Repair	\$122	\$1,251	(\$1,129)	(90%)	\$5,000
Misc Equipment-Terminal Cargo Op's 7339061-032 Maint & Repair	\$3,322	\$3,750	(\$428)	(11%)	\$15,000
Lift Trucks-Terminal Cargo Op's 7339062-032 Maint & Repair Log Handlers-Terminal Cargo	\$21,072	\$2,499	\$18,573	743%	\$10,000
Op's	\$4,553	\$7,500	(\$2,947)	(39%)	\$30,000
7339063-032 Maint & Repair Cranes-Terminal Cargo Op's 7339064-032 Maint & Repair Yard Equipment-Terminal	\$0	\$7,500	(\$7,500)	(100%)	\$30,000
Cargo Op's 7339065-036 Replace/Repair	\$336	\$249	\$87	35%	\$1,000
Radios-Terminal Maintenance 7339070-032 Maint & Repair Wharves/Docks-Terminal	\$304	\$375	(\$71)	(19%)	\$1,500
Cargo Op's 7439000-040 Other Maintenance Expense-	\$50	\$2,499	(\$2,449)	(98%)	\$10,000
Stormwater 7439010-040 Maint & Repair	\$4,808	\$13,749	(\$8,941)	(65%)	\$55,000
Pump-Stormwater 7439031-040 Maint & Repair	\$2,001	\$12,501	(\$10,500)	(84%)	\$50,000
Catch Basins-Stormwater 7439060-040 Maint & Repair	\$0	\$6,249	(\$6,249)	(100%)	\$25,000
FacilityEquipmt-Stormwater Total Other Operating Expense	\$0 \$60,583	\$12,501 \$118,652	(\$12,501) (\$58,069)	(100%) (49%)	\$50,000 \$474,800
Total Maint. Expenses	\$270,378	\$355,259	(\$84,881)	(24%)	\$1,421,221
Total Operating & Maintenance Expenses	\$4 222 2 5 7	¢4 257 692	(\$125 <i>1</i> 25)	(9%)	\$5,431,030
Income (Loss) Before	\$1,232,257	\$1,357,682	(\$125,425)		
Depr & Overhead	\$497,836	\$631,012	(\$133,176)	(21%)	\$2,523,345
Depreciation / Amortization: 7170000-030 Depreciation-					
Terminal - Admin. 7370000-032 Depreciation-	\$4,236	\$0	\$4,236	0%	\$0
Terminal Cargo Op's 7370010-032 Depreciation	\$343,716	\$343,050	\$666	0%	\$1,372,282
Grants-Terminal Cargo Op's 7470000-040 Depreciation-	\$31,881	\$32,367	(\$486)	(2%)	\$129,462
Stormwater Total Depreciation /	\$56,964	\$55,446	\$1,518	3%	\$221,778
Amortization	\$436,797	\$430,863	\$5,934	1%	\$1,723,522
General & Administrative Overhead: 7350080-030 Executive G&A					
Overhead-Terminal - Admin. 7350082-030 Marketing G&A	\$48,997	\$0	\$48,997	0%	\$0
Overhead-Terminal - Admin.	\$23,440	\$0	\$23,440	0%	\$0

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	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7350083-030 Finance G&A					
Overhead-Terminal - Admin.	\$91,841	\$0	\$91,841	0%	\$0
7350085-030 Engineering G&A					
Overhead-Terminal - Admin.	\$23,802	\$0	\$23,802	0%	\$0
7350087-030 I/S G&A					
Overhead-Terminal - Admin.	\$25,077	\$0	\$25,077	0%	\$0
7350088-030 Administrative					
G&A Overhead-Terminal -	0.45.0.47	^	0.45.0.47	20/	**
Admin.	\$45,347	\$0	\$45,347	0%	\$0
7450080-040 Executive G&A	¢ο	# 0	ФО.	00/	¢ο
Overhead-Stormwater	\$0	\$0	\$0	0%	\$0
7450082-040 Marketing G&A Overhead-Stormwater	¢ο	\$0	\$0	0%	\$0
7450083-040 Finance G&A	\$0	ΦΟ	φυ	0%	φυ
Overhead-Stormwater	\$0	\$0	¢ο	0%	\$0
7450085-040 Engineering G&A	Φ0	ΦΟ	\$0	0%	ΦΟ
Overhead-Stormwater	\$0	\$0	\$0	0%	\$0
7450087-040 I/S G&A	φυ	ΨΟ	φυ	0 /0	φυ
Overhead-Stormwater	\$0	\$0	\$0	0%	\$0
7450088-040 Administrative	Ψ	Ψ	ΨΟ	070	ΨΟ
G&A Overhead-Stormwater	\$0	\$0	\$0	0%	\$0
7850088-030 Administrative	**	40	Ψ*	• 70	Ψ*
G&A Overhead-Terminal -					
Admin.	\$0	\$373,452	(\$373,452)	(100%)	\$1,493,810
Total General & Administrative	·	. ,	(, , ,	,	,
Overhead	\$258,503	\$373,452	(\$114,949)	(31%)	\$1,493,810
Net Operating Income	,	·	, , ,	,	
(Loss)	(\$197,464)	(\$173,303)	(\$24,161)	14%	(\$693,987)

Port of Olympia Consolidated Properties - Q1 2025

Devenues	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
Revenues:	#4.000				
Utility (Pass Thru Costs)	\$1,036	\$1,626	(\$590)	(36%)	\$6,500
Land Rents	\$196,140	\$237,228	(\$41,088)	(17%)	\$948,906
Space Rentals	\$33,109	\$33,600	(\$491)	(1%)	\$134,405
Interest Income	\$0	\$0	\$0	0%	\$0
Other Misc. Income	\$946	\$924	\$22	2%	\$3,700
Total Op Revenues	\$231,231	\$273,378	(\$42,147)	(15%)	\$1,093,511
Expenses:					
Salaries	\$64,947	\$42,654	\$22,293	52%	\$170,623
Benefits	\$13,646	\$13,935	(\$289)	(2%)	\$55,730
Outside Professional Services	\$19,247	\$15,201	\$4,046	27%	\$60,790
Supplies	\$304	\$210	\$94	45%	\$840
Equipment Rentals	\$241	\$276	(\$35)	(13%)	\$1,100
General & Admin - Direct	\$30,181	\$17,376	\$12,805	74%	\$69,500
Utilities	\$15,486	\$17,688	(\$2,202)	(12%)	\$70,750
Other Operating Expense	\$134	\$1,356	(\$1,222)	(90%)	\$5,430
Total Expenses	\$144,186	\$108,696	\$35,490	33%	\$434,763
Maintenance Expenses:					
Salaries	\$22,021	\$17,157	\$4,864	28%	\$68,628
Benefits	\$8,748	\$9,810	(\$1,062)	(11%)	\$39,250
Facility Rental	\$5,495	\$801	\$4,694	586%	\$3,200
Maintenance and Repairs	\$1,003	\$1,518	(\$515)	(34%)	\$6,050
Utilities	\$72	\$51_	\$21	41%	\$200
Total Maint. Expenses	\$37,339	\$29,337	\$8,002	27%	\$117,328
Total Operating &					
Maintenance Expenses	\$181,525	\$138,033	\$43,492	32%	\$552,091
Income (Loss) Before					
Depr & Overhead	\$49,706	\$135,345	(\$85,639)	(63%)	\$541,420
Depreciation / Amortization General & Administrative	\$47,970	\$47,424	\$546	1%	\$189,686
Overhead	\$95,501	\$65,901	\$29,600	45%	\$263,604
Net Operating Income (Loss)	(\$93,765)	\$22,020	(\$115,785)	(526%)	\$88,130

Port of Olympia Properties Overhead - Q1 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries	\$57,227	\$19,905	\$37,322	188%	\$79,620
Benefits	\$10,593	\$6,219	\$4,374	70%	\$24,888
Outside Professional Services	\$19,247	\$9,825	\$9,422	96%	\$39,290
Supplies	\$304	\$210	\$94	45%	\$840
Equipment Rentals	\$241	\$276	(\$35)	(13%)	\$1,100
General & Admin - Direct	(\$477)	\$999	(\$1,476)	(148%)	\$4,000
Other Operating Expense	\$134	\$108	\$26	24%	\$430
Total Expenses	\$87,269	\$37,542	\$49,727	132%	\$150,168
Maintenance Expenses:					
Utilities	\$72	\$51	\$21	41%	\$200
Total Maint. Expenses	\$72	\$51	\$21	41%	\$200
Total Operating &					
Maintenance Expenses	\$87,341	\$37,593	\$49,748	132%	\$150,368
Income (Loss) Before	(007.044)	(407 500)	(0.40.740)	4000/	(0450,000)
Depr & Overhead	(\$87,341)	(\$37,593)	(\$49,748)	132%	(\$150,368)
Net Operating Income					
(Loss)	(\$87,341)	(\$37,593)	(\$49,748)	132%	(\$150,368)

Port of Olympia Properties Overhead - Q1 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:		<u> </u>		<u> </u>	
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries:					
7611100-060 Salaries: Regular- Properties Lease & Rental 7611300-060 Salaries: Holiday-	\$46,868	\$19,905	\$26,963	135%	\$79,620
Properties Lease & Rental 7611700-060 Salaries: Vacation-Properties Lease &	\$1,603	\$0	\$1,603	0%	\$0
Rental 7611800-060 Salaries: Sick	\$6,175	\$0	\$6,175	0%	\$0
Leave-Properties Lease & Rental Total Salaries	\$2,581 \$57,227	\$0 \$19,905	\$2,581 \$37,322	0% 188%	\$0 \$79,620
Total Galarioo	ΨΟΙ,ΣΣΙ	Ψ10,000	ψ01,022	10070	Ψ10,020
Benefits: 7612100-060 Social Security (FICA)-Properties Lease &					
Rental 7612200-060 Ind. Ins (L&I)-	\$4,061	\$1,509	\$2,552	169%	\$6,040
Properties Lease & Rental 7612300-060 Misc. Benefits-	\$203	\$144	\$59	41%	\$574
Properties Lease & Rental 7612302-060 Misc. Benefits -	\$78	\$105	(\$27)	(26%)	\$420
Unemployment-Properties Lease & R	\$0	\$0	\$0	0%	\$0
7612400-060 Pension (PERS)- Properties Lease & Rental 7612500-060 Med/Dent/Life	\$4,896	\$1,812	\$3,084	170%	\$7,253
Insurance-Properties Lease & Rental	\$1,355	\$2,649	(\$1,294)	(49%)	\$10,601
Total Benefits	\$10,593	\$6,219	\$4,374	70%	\$24,888
Outside Professional Services: 7613010-060 Outside					
Professional Services- Properties Lease & R 7613012-060 Properties -	\$0	\$375	(\$375)	(100%)	\$1,500
Security-Properties Lease & Rental 7613013-060 Janitorial	\$10,050	\$8,751	\$1,299	15%	\$35,000
Services-Properties Lease & Rental 7613104-060 Legal Svc -	\$0	\$699	(\$699)	(100%)	\$2,790
Special Projects-Properties Lease & Re Total Outside Professional	\$9,198	\$0	\$9,198	0%	\$0
Services	\$19,247	\$9,825	\$9,422	96%	\$39,290
Supplies:					
7614300-060 Fuel & Lubricants -Properties Lease & Rental Total Supplies	\$304 \$304	\$210 \$210	\$94 \$94	45% 45%	\$840 \$840
Equipment Pentals:					

Equipment Rentals:

Port of Olympia Properties Overhead - Q1 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7615000-060 Equipment Rentals-Properties Lease & Rental Total Equipment Rentals	\$241 \$241	\$276 \$276	(\$35) (\$35)	(13%) (13%)	\$1,100 \$1,100
General & Admin - Direct: 7617000-060 Purchase Card Clearing Account-Properties					
Lease & 7617200-060 Travel-Properties	(\$1,056)	\$0	(\$1,056)	0%	\$0
Lease & Rental	\$68	\$375	(\$307)	(82%)	\$1,500
7617910-060 Meeting Expense -Properties Lease & Rental 7617913-060 Employee	\$510	\$249	\$261	105%	\$1,000
Development-Properties Lease & Rental Total General & Admin - Direct	\$0 (\$477)	\$375 \$999	(\$375) (\$1,476)	(100%) (148%)	\$1,500 \$4,000
Other Operating Expense: 7619000-060 Other Operating Expense-Properties Lease & Rental	\$134	\$108	\$26	24%	\$430
Total Other Operating Expense Total Expenses	\$134 \$87,269	\$108 \$37,542	\$26 \$49,727	24% 132%	\$430 \$150,168
Maintenance Expenses:					
Utilities: 7638800-060 Telecommunications-Properties					
Lease & Rental Total Utilities	\$72 \$72	\$51 \$51	\$21 \$21	41% 41%	\$200 \$200
Total Maint. Expenses	\$ 72	\$ 51	\$ 21	41%	\$ 200
Total Operating &	607.044	¢07.500	¢40.740	4000/	¢450.000
Maintenance Expenses Income (Loss) Before Depr & Overhead	\$87,341 (\$87,341)	\$37,593 (\$37,593)	\$49,748 (\$49,748)	132%	\$150,368 (\$150,368)
Net Operating Income (Loss)	(\$87,341)	(\$37,593)	(\$49,748)	132%	(\$150,368)
•					

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Utility (Pass Thru Costs)	\$1,036	\$1,626	(\$590)	(36%)	\$6,500
Land Rents	\$135,493	\$171,750	(\$36,257)	(21%)	\$687,000
Other Misc. Income	\$946	\$924	\$22	2%	\$3,700
Total Op Revenues	\$137,475	\$174,300	(\$36,825)	(21%)	\$697,200
Expenses:					
Salaries	\$5,974	\$11,247	(\$5,273)	(47%)	\$44,991
Benefits	\$1,764	\$3,711	(\$1,947)	(52%)	\$14,830
Outside Professional Services	\$0	\$3,249	(\$3,249)	(100%)	\$13,000
General & Admin - Direct	\$22,772	\$10,077	\$12,695	126%	\$40,300
Utilities	\$7,513	\$7,689	(\$176)	(2%)	\$30,750
Other Operating Expense	\$0_	\$249	(\$249)	(100%)	\$1,000
Total Expenses	\$38,023	\$36,222	\$1,801	5%	\$144,871
Maintenance Expenses:					
Salaries	\$11,396	\$5,577	\$5,819	104%	\$22,308
Benefits	\$3,630	\$3,210	\$420	13%	\$12,848
Facility Rental	\$3,053	\$0	\$3,053	0%	\$0
Maintenance and Repairs	\$714	\$1,002	(\$288)	(29%)	\$4,000
Total Maint. Expenses	\$18,793	\$9,789	\$9,004	92%	\$39,156
Total Operating &					
Maintenance Expenses	\$56,816	\$46,011	\$10,805	23%	\$184,027
Income (Loss) Before	·		•		·
Depr & Overhead	\$80,659	\$128,289	(\$47,630)	(37%)	\$513,173
Depreciation / Amortization General & Administrative	\$13,002	\$13,005	(\$3)	0%	\$52,012
Overhead	\$58,784	\$42,018	\$16,766	40%	\$168,068
Net Operating Income				-	
(Loss)	\$8,873	\$73,266	(\$64,393)	(88%)	\$293,093

	\$ Actual Total	\$ Budget Total	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:	Jan - Mar	Jan - Mar	Over/(Orlder)	<u>Over/(Orlder)</u>	2025 TOtal
Utility (Pass Thru Costs): 6618201-062 Electricity - Pass Thru Cost Son College	\$1,036	\$1,125	(\$89)	(8%)	\$4,500
6618501-062 Stormwater - Pass Thru Costs-Market District Total Utility (Pass Thru Costs)	\$0 \$1,036	\$501 \$1,626	(\$501) (\$590)	(100%) (36%)	\$2,000 \$6,500
Land Rents: 6641000-062 Real Prop Rent - Land-Market District 6641010-062 Temporary Land	\$129,741	\$129,750	(\$9)	0%	\$519,000
Rental-Market District 6649001-062 Percentage	\$5,752	\$8,499	(\$2,747)	(32%)	\$34,000
Rental - Land-Market District Total Land Rents	\$0 \$135,493	\$33,501 \$171,750	(\$33,501) (\$36,257)	(100%) (21%)	\$134,000 \$687,000
Other Misc. Income: 6619000-062 Other User Charges-Market District Total Other Misc. Income Total Op Revenues	\$946 \$946 \$137,475	\$924 \$924 \$174,300	\$22 \$22 (\$36,825)	2% 2% (21%)	\$3,700 \$3,700 \$697,200
Expenses:					
Salaries: 7611100-062 Salaries: Regular- Market District	\$5,120	\$11,247	(\$6,127)	(54%)	\$44,991
7611300-062 Salaries: Holiday- Market District	\$296	\$0	\$296	0%	\$0
7611700-062 Salaries: Vacation-Market District 7611800-062 Salaries: Sick	\$111	\$0	\$111	0%	\$0
Leave-Market District Total Salaries	\$446 \$5,974	\$0 \$11,247	\$446 (\$5,273)	0% (47%)	\$0 \$44,991
Benefits: 7612100-062 Social Security (FICA)-Market District 7612200-062 Ind. Ins (L&I)-	\$488	\$861	(\$373)	(43%)	\$3,442
Market District 7612300-062 Misc. Benefits-	\$17	\$27	(\$10)	(37%)	\$103
Market District 7612400-062 Pension (PERS)-	\$22	\$0	\$22	0%	\$0
Market District 7612500-062 Med/Dent/Life	\$587	\$1,026	(\$439)	(43%)	\$4,099
Insurance-Market District Total Benefits	\$652 \$1,764	\$1,797 \$3,711	(\$1,145) (\$1,947)	(64%) (52%)	\$7,186 \$14,830
Outside Professional Services: 7613010-062 Outside Professional Services-Market					
District Total Outside Professional	\$0	\$3,249	(\$3,249)	(100%)	\$13,000
Services	\$0	\$3,249	(\$3,249)	(100%)	\$13,000
General & Admin - Direct:					

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
7617001-062 Land Rental-	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
Market District 7617300-062 Insurance-Market	\$12,325	\$5,001	\$7,324	146%	\$20,000
District 7617915-062 B & O Excise	\$10,383	\$5,001	\$5,382	108%	\$20,000
Taxes-Market District Total General & Admin - Direct	\$65 \$22,772	\$75 \$10,077	(\$10) \$12,695	(13%) 126%	\$300 \$40,300
Utilities:					
7618050-062 Utilities - Port Plaza-Market District	\$0	\$0	\$0	0%	\$0
7618100-062 Water-Market District	\$2,358	\$2,001	\$357	18%	\$8,000
7618200-062 Electricity-Market District 7618700-062 Natural	\$716	\$999	(\$283)	(28%)	\$4,000
Gas/Propane/Oil-Market District 7618800-062	\$0	\$189	(\$189)	(100%)	\$750
Telecommunications-Market District 7618910-062 Other-CAM	\$1,008	\$750	\$258	34%	\$3,000
Charges-Market District Total Utilities	\$3,432 \$7,513	\$3,750 \$7,689	(\$318) (\$176)	(8%) (2%)	\$15,000 \$30,750
	* /-	, ,	(* - /	()	, ,
Other Operating Expense:					
7619000-062 Other Operating Expense-Market District	\$0	\$249	(\$249)	(100%)	\$1,000
Total Other Operating Expense	\$0	\$249	(\$249)	(100%)	\$1,000
Total Expenses	\$38,023	\$36,222	\$1,801 [°]	5%	\$144,871
Maintenance Expenses:					
Salaries:					
7631100-062 Salaries: Regular-					
Market District	\$10,538	\$5,577	\$4,961	89%	\$22,308
7631200-062 Salaries: Overtime-Market District 7631300-062 Salaries: Holiday-	\$0	\$0	\$0	0%	\$0
Market District 7631700-062 Salaries:	\$543	\$0	\$543	0%	\$0
Vacation-Market District 7631800-062 Salaries: Sick	\$99	\$0	\$99	0%	\$0
Leave-Market District Total Salaries	\$217 \$11,396	\$0 \$5,577	\$217 \$5,819	0% 104%	\$0 \$22,308
Danafita					
Benefits: 7632100-062 Social Security (FICA)-Market District	\$899	\$426	\$473	111%	\$1,707
7632200-062 Ind. Ins. (L&I)-	,,,,,	,	****		¥ 1,1 2 1
Market District 7632300-062 Misc. Benefits-	\$175	\$774	(\$599)	(77%)	\$3,098
Market District 7632400-062 Pension (PERS)-	\$36	\$0	\$36	0%	\$0
Market District	\$1,072	\$507	\$565	111%	\$2,032
7632500-062 Med/Dent/Life Insurance-Market District	\$1,449	\$1,503	(\$54)	(4%)	\$6,011
Total Benefits	\$3,630	\$3,210	\$420	13%	\$12,848
Facility Rental:					

Facility Rental:

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7636000-062 Facility Rental- Market District Total Facility Rental	\$3,053 \$3,053	\$0 \$0	\$3,053 \$3,053	0% 0%	\$0 \$0
Maintenance and Repairs: 7639000-062 Maint & Repair to Buildings-Market District	\$0	\$126	(\$126)	(100%)	\$500
7639040-062 Maint & Repair to Property-Market District	\$0	\$876	(\$876)	(100%)	\$3,500
7639043-062 Landscaping- Market District Total Maintenance and Repairs Total Maint. Expenses	\$714 \$714 \$18,793	\$0 \$1,002 \$9,789	\$714 (\$288) \$9,004	0% (29%) 92%	\$0 \$4,000 \$39,156
Total Operating & Maintenance Expenses	\$56.916	\$46,011	\$10,805	23%	\$49 <i>4</i> 027
Income (Loss) Before Depr & Overhead	\$56,816 \$80,659	\$128,289	(\$47,630)	(37%)	\$184,027 \$513,173
Depreciation / Amortization: 7670000-062 Depreciation-					
Market District Total Depreciation /	\$13,002	\$13,005	(\$3)	0%	\$52,012
Amortization	\$13,002	\$13,005	(\$3)	0%	\$52,012
General & Administrative Overhead 7650080-062 Executive G&A	:				
Overhead-Market District 7650082-062 Marketing G&A	\$11,142	\$0	\$11,142	0%	\$0
Overhead-Market District 7650083-062 Finance G&A	\$5,331	\$0	\$5,331	0%	\$0
Overhead-Market District	\$20,885	\$0	\$20,885	0%	\$0
7650085-062 Engineering G&A Overhead-Market District 7650087-062 I/S G&A	\$5,413	\$0	\$5,413	0%	\$0
Overhead-Market District	\$5,703	\$0	\$5,703	0%	\$0
7650088-062 Administrative G&A Overhead-Market District 7850088-062 Administrative	\$10,312	\$0	\$10,312	0%	\$0
G&A Overhead-Market District	\$0	\$42,018	(\$42,018)	(100%)	\$168,068
Total General & Administrative Overhead	\$58,784	\$42,018	\$16,766	40%	\$168,068
Net Operating Income (Loss)	\$8,873	\$73,266	(\$64,393)	(88%)	\$293,093

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Land Rents	\$20,697	\$28,785	(\$8,088)	(28%)	\$115,136
Total Op Revenues	\$20,697	\$28,785	(\$8,088)	(28%)	\$115,136
Expenses:					
Salaries	\$1,091	\$7,596	(\$6,505)	(86%)	\$30,389
Benefits	\$833	\$2,640	(\$1,807)	(68%)	\$10,554
Outside Professional Services	\$0	\$876	(\$876)	(100%)	\$3,500
General & Admin - Direct	\$2,271	\$1,626	\$645	40%	\$6,500
Utilities	\$3,511	\$3,750	(\$239)	(6%)	\$15,000
Total Expenses	\$7,706	\$16,488	(\$8,782)	(53%)	\$65,943
Maintenance Expenses:					
Salaries	\$5,309	\$5,790	(\$481)	(8%)	\$23,160
Benefits	\$2,447	\$3,300	(\$853)	(26%)	\$13,201
Facility Rental	\$916	\$225	\$691	307%	\$900
Maintenance and Repairs	\$23	\$315	(\$292)	(93%)	\$1,250
Total Maint. Expenses	\$8,695	\$9,630	(\$935)	(10%)	\$38,511
Total Operating &					
Maintenance Expenses	\$16,401	\$26,118	(\$9,717)	(37%)	\$104,454
Income (Loss) Before					
Depr & Overhead	\$4,296	\$2,667	\$1,629	61%	\$10,682
Depreciation / Amortization General & Administrative	\$25,863	\$25,590	\$273	1%	\$102,357
Overhead	\$10,013	\$6,939	\$3,074	44%	\$27,755
Net Operating Income	4.0,510		+0,011		
(Loss)	(\$31,580)	(\$29,862)	(\$1,718)	6%	(\$119,430)

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total	
Revenues:	Jan - Iviai	Jaii - iviai		Over/(Orider)		
Land Rents: 6641000-064 Real Prop Rent - Land-NorthPoint Total Land Rents Total Op Revenues Expenses:	\$20,697 \$20,697 \$20,697	\$28,785 \$28,785 \$28,785	(\$8,088) (\$8,088) (\$8,088)	(28%) (28%) (28%)	\$115,136 \$115,136 \$115,136	
•						
Salaries: 7611100-064 Salaries: Regular- NorthPoint 7611300-064 Salaries: Holiday-	\$856	\$7,596	(\$6,740)	(89%)	\$30,389	
NorthPoint 7611700-064 Salaries:	\$50	\$0	\$50	0%	\$0	
Vacation-NorthPoint 7611800-064 Salaries: Sick	\$111	\$0	\$111	0%	\$0	
Leave-NorthPoint Total Salaries	\$74 \$1,091	\$0 \$7,596	\$74 (\$6,505)	0% (86%)	\$0 \$30,389	
Benefits: 7612100-064 Social Security (FICA)-NorthPoint	\$81	\$582	(\$501)	(86%)	\$2,325	
7612200-064 Ind. Ins (L&I)- NorthPoint	\$3	\$18	(\$15)	(83%)	\$75	
7612300-064 Misc. Benefits-						
NorthPoint 7612400-064 Pension (PERS)-	\$4	\$0	\$4	0%	\$0	
NorthPoint 7612500-064 Med/Dent/Life	\$99	\$693	(\$594)	(86%)	\$2,768	
Insurance-NorthPoint Total Benefits	\$647 \$833	\$1,347 \$2,640	(\$700) (\$1,807)	(52%) (68%)	\$5,386 \$10,554	
Outside Professional Services: 7613010-064 Outside Professional Services- NorthPoint Total Outside Professional	\$0	\$876	(\$876)	(100%)	\$3,500	
Services	\$0	\$876	(\$876)	(100%)	\$3,500	
General & Admin - Direct: 7617300-064 Insurance- NorthPoint Total General & Admin - Direct	\$2,271 \$2,271	\$1,626 \$1,626	\$645 \$645	40% 40%	\$6,500 \$6,500	
Utilities: 7618200-064 Electricity- NorthPoint 7618500-064 Stormwater-	\$1,097	\$0	\$1,097	0%	\$0	
NorthPoint Total Utilities Total Expenses	\$2,414 \$3,511 \$7,706	\$3,750 \$3,750 \$16,488	(\$1,336) (\$239) (\$8,782)	(36%) (6%) (53%)	\$15,000 \$15,000 \$65,943	
Maintenance Expenses:	¥-,. ••	Ţ. J, . J	(+-,)	(5070)	,	
Salaries:						
7631100-064 Salaries: Regular- NorthPoint 5/7/2025 8:02 PM	\$4,858	\$5,790	(\$932) 89	(16%)	\$23,160 Monday,	March 31, 2025

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
7631200-064 Salaries: Overtime-NorthPoint	\$0	\$0	\$0	0%	\$0
7631300-064 Salaries: Holiday- NorthPoint 7631700-064 Salaries:	\$251	\$0	\$251	0%	\$0
Vacation-NorthPoint 7631800-064 Salaries: Sick	\$96	\$0	\$96	0%	\$0
Leave-NorthPoint	\$106	\$0	\$106	0%	\$0
Total Salaries	\$5,309	\$5,790	(\$481)	(8%)	\$23,160
Benefits:					
7632100-064 Social Security (FICA)-NorthPoint	\$417	\$444	(\$27)	(60/)	¢1 770
7632200-064 Ind. Ins. (L&I)-	Ψ417	Ф444	(ΦΖΙ)	(6%)	\$1,772
NorthPoint 7632300-064 Misc. Benefits-	\$85	\$774	(\$689)	(89%)	\$3,098
NorthPoint	\$16	\$0	\$16	0%	\$0
7632400-064 Pension (PERS)-	ψισ	ΨΟ	Ψισ	0 /0	ΨΟ
NorthPoint 7632500-064 Med/Dent/Life	\$495	\$528	(\$33)	(6%)	\$2,110
Insurance-NorthPoint	\$1,437	\$1,554	(\$117)	(8%)	\$6,221
Total Benefits	\$2,447	\$3,300	(\$853)	(26%)	\$13,201
Facility Rental:					
7636000-064 Facility Rental- NorthPoint	\$916	\$225	\$691	307%	\$900
Total Facility Rental	\$916	\$225	\$691	307%	\$900
Maintenance and Repairs:					
7639030-064 Maint & Repair					
Roads-NorthPoint	\$0	\$126	(\$126)	(100%)	\$500
7639040-064 Maint & Repair to					
Property-NorthPoint	\$23	\$189	(\$166)	(88%)	\$750
Total Maintenance and Repairs Total Maint. Expenses	\$23 \$8,695	\$315 \$9,630	(\$292) (\$935)	(93%) (10%)	\$1,250 \$38,511
•	Ф 0,095	49,630	(\$935)	(10 /0)	Ф30,311
Total Operating & Maintenance Expenses	\$16,401	\$26,118	(\$9,717)	(37%)	\$104,454
Income (Loss) Before					
Depr & Overhead	\$4,296	\$2,667	\$1,629	61%	\$10,682
Depreciation / Amortization:					
7270000-064 Depreciation-					
NorthPoint	\$276	\$0	\$276	0%	\$0
7670000-064 Depreciation-					
NorthPoint Total Depreciation /	\$25,590	\$25,590	\$0	0%	\$102,357
Total Depreciation / Amortization	\$25,863	\$25,590	\$273	1%	\$102,357
General & Administrative Overhead:					
7650080-064 Executive G&A					
Overhead-NorthPoint	\$1,898	\$0	\$1,898	0%	\$0
7650082-064 Marketing G&A	#000	Φ0	# 000	00/	Φ0
Overhead-NorthPoint 7650083-064 Finance G&A	\$908	\$0	\$908	0%	\$0
Overhead-NorthPoint	\$3,558	\$0	\$3,558	0%	\$0
7650085-064 Engineering G&A					
Overhead-NorthPoint	\$922	\$0	\$922	0%	\$0
5/7/2025 8:02 PM			90		Monday, Mai

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	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
7650087-064 I/S G&A					
Overhead-NorthPoint	\$972	\$0	\$972	0%	\$0
7650088-064 Administrative					
G&A Overhead-NorthPoint	\$1,757	\$0	\$1,757	0%	\$0
7850088-064 Administrative					
G&A Overhead-NorthPoint	\$0	\$6,939	(\$6,939)	(100%)	\$27,755
Total General & Administrative					
Overhead	\$10,013	\$6,939	\$3,074	44%	\$27,755
Net Operating Income					
(Loss)	(\$31,580)	(\$29,862)	(\$1,718)	6%_	(\$119,430)

	\$ Actual Total	\$ Budget Total	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
D	Jan - Mar	Jan - Mar	Over/(Onder)	Over/(Orlder)	
Revenues:	400.054	400.000	40.050	00/	A440 770
Land Rents	\$39,951	\$36,693	\$3,258	9%	\$146,770
Space Rentals	\$33,109	\$33,600	(\$491)	(1%)	\$134,405
Total Op Revenues	\$73,060	\$70,293	\$2,767	4%	\$281,175
Expenses:					
Salaries	\$655	\$3,906	(\$3,251)	(83%)	\$15,623
Benefits	\$457	\$1,365	(\$908)	(67%)	\$5,458
Outside Professional Services	\$0	\$1,251	(\$1,251)	(100%)	\$5,000
General & Admin - Direct	\$5,615	\$4,674	\$941	` 20%´	\$18,700
Utilities	\$4,461	\$6,249	(\$1,788)	(29%)	\$25,000
Other Operating Expense	\$0	\$999	(\$999)	(100%)	\$4,000
Total Expenses	\$11,188	\$18,444	(\$7,256)	(39%)	\$73,781
Maintenance Expenses:					
Salaries	\$5,316	\$5,790	(\$474)	(8%)	\$23,160
Benefits	\$2,670	\$3,790 \$3,300	(\$630)	(19%)	\$13,201
Facility Rental	\$1,526	\$5,500 \$576	\$950	165%	\$2,300
Maintenance and Repairs	\$267	\$201	\$66	33%	\$800
Total Maint. Expenses	\$9,779	\$9,867	(\$88)	(1%)	\$39,461
•	. ,	. ,	(, ,	` ,	. ,
Total Operating &	_	_	_		
Maintenance Expenses	\$20,967	\$28,311	(\$7,344)	(26%)	\$113,242
Income (Loss) Before					
Depr & Overhead	\$52,093	\$41,982	\$10,111	24%	\$167,933
Depreciation / Amortization	\$9,105	\$8,829	\$276	3%	\$35,317
General & Administrative	70,	**,*=*	7 =. 7		****
Overhead	\$26,704	\$16,944	\$9,760	58%	\$67,781
Net Operating Income					
(Loss)	\$16,284	\$16,209	\$75	0%	\$64,835

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:	Uaii - iviai	<u>van - Mai</u>	<u> </u>	<u> </u>	2020 10101
Land Rents: 6641000-066 Real Prop Rent - Land-East Bay 6649001-066 Percentage Rental - Land-East Bay	\$27,731 \$12,221	\$27,942 \$8,751	(\$211) \$3,470	(1%) 40%	\$111,770 \$35,000
Total Land Rents	\$39,951	\$36,693	\$3,258	9%	\$146,770
Space Rentals: 6652000-066 Space Rental - Buildings-East Bay Total Space Rentals Total Op Revenues	\$33,109 \$33,109 \$73,060	\$33,600 \$33,600 \$70,293	(\$491) (\$491) \$2,767	(1%) (1%) 4%	\$134,405 \$134,405 \$281,175
Expenses:					
Salaries: 7611100-066 Salaries: Regular- East Bay	\$513	\$3,906	(\$3,393)	(87%)	\$15,623
7611300-066 Salaries: Holiday- East Bay	\$30	\$0	\$30	0%	\$0
7611700-066 Salaries: Vacation-East Bay 7611800-066 Salaries: Sick	\$66	\$0	\$66	0%	\$0
Leave-East Bay Total Salaries	\$44 \$655	\$0 \$3,906	\$44 (\$3,251)	0% (83%)	\$0 \$15,623
Benefits:					
7612100-066 Social Security (FICA)-East Bay 7612200-066 Ind. Ins (L&I)-	\$48	\$300	(\$252)	(84%)	\$1,195
East Bay 7612300-066 Misc. Benefits-	\$2	\$9	(\$7)	(78%)	\$39
East Bay 7612400-066 Pension (PERS)-	\$2	\$0	\$2	0%	\$0
East Bay 7612500-066 Med/Dent/Life	\$60	\$357	(\$297)	(83%)	\$1,423
Insurance-East Bay Total Benefits	\$346 \$457	\$699 \$1,365	(\$353) (\$908)	(51%) (67%)	\$2,801 \$5,458
Outside Professional Services: 7613010-066 Outside					
Professional Services-East Bay Total Outside Professional	\$0	\$1,251	(\$1,251)	(100%)	\$5,000
Services	\$0	\$1,251	(\$1,251)	(100%)	\$5,000
General & Admin - Direct: 7617300-066 Insurance-East Bay	\$5,615	\$4,674	\$941	20%	\$18,700
Total General & Admin - Direct	\$5,615	\$4,674	\$941	20%	\$18,700
Utilities: 7618500-066 Stormwater-East	04.404	ФС 0.40	(ft4.700)	(000/)	фо <u>г</u> 000
Bay Total Utilities	\$4,461 \$4,461	\$6,249 \$6,249	(\$1,788) (\$1,788)	(29%) (29%)	\$25,000 \$25,000
Other Operating Expense:					

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7619000-066 Other Operating Expense-East Bay Total Other Operating Expense Total Expenses	\$0 \$0 \$11,188	\$999 \$999 \$18,444	(\$999) (\$999) (\$7,256)	(100%) (100%) (39%)	\$4,000 \$4,000 \$73,781
Maintenance Expenses:					
Salaries: 7631100-066 Salaries: Regular- East Bay	\$4,859	\$5,790	(\$931)	(16%)	\$23,160
7631200-066 Salaries: Overtime-East Bay	\$0	\$0	\$0	0%	\$0
7631300-066 Salaries: Holiday- East Bay 7631700-066 Salaries:	\$251	\$0	\$251	0%	\$0
Vacation-East Bay 7631800-066 Salaries: Sick	\$101	\$0	\$101	0%	\$0
Leave-East Bay Total Salaries	\$105 \$5,316	\$0 \$5,790	\$105 (\$474)	0% (8%)	\$0 \$23,160
Benefits:					
7632100-066 Social Security (FICA)-East Bay 7632200-066 Ind. Ins. (L&I)-	\$417	\$444	(\$27)	(6%)	\$1,772
Fast Bay 7632300-066 Misc. Benefits-	\$85	\$774	(\$689)	(89%)	\$3,098
East Bay 7632400-066 Pension (PERS)-	\$16	\$0	\$16	0%	\$0
East Bay 7632500-066 Med/Dent/Life	\$495	\$528	(\$33)	(6%)	\$2,110
Insurance-East Bay Total Benefits	\$1,660 \$2,670	\$1,554 \$3,300	\$106 (\$630)	7% (19%)	\$6,221 \$13,201
Facility Rental: 7636000-066 Facility Rental-					
East Bay Total Facility Rental	\$1,526 \$1,526	\$576 \$576	\$950 \$950	165% 165%	\$2,300 \$2,300
Maintenance and Repairs:					
7639000-066 Maint & Repair to Buildings-East Bay 7639040-066 Maint & Repair to	\$267	\$150	\$117	78%	\$600
Property-East Bay Total Maintenance and Repairs	\$0 \$267	\$51 \$201	(\$51) \$66	(100%) 33%	\$200 \$800
Total Maint. Expenses	\$9,779	\$9,867	(\$88)	(1%)	\$39,461
Total Operating & Maintenance Expenses	\$20,967	\$28,311	(\$7,344)	(26%)	\$113,242
Income (Loss) Before Depr & Overhead	\$52,093	\$41,982	\$10,111	24%	\$167,933
Depreciation / Amortization:					
7270000-066 Depreciation-East Bay	\$276	\$0	\$276	0%	\$0
7670000-066 Depreciation-East Bay	\$8,829	\$8,829	\$0	0%	\$35,317

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Total Depreciation / Amortization	\$9,105	\$8,829	\$276	3%	\$35,317
General & Administrative Overhead: 7650080-066 Executive G&A					
Overhead-East Bay	\$5,062	\$0	\$5,062	0%	\$0
7650082-066 Marketing G&A Overhead-East Bay	\$2,422	\$0	\$2,422	0%	\$0
7650083-066 Finance G&A		, ,			
Overhead-East Bay 7650085-066 Engineering G&A	\$9,487	\$0	\$9,487	0%	\$0
Overhead-East Bay 7650087-066 I/S G&A	\$2,459	\$0	\$2,459	0%	\$0
Overhead-East Bay	\$2,591	\$0	\$2,591	0%	\$0
7650088-066 Administrative G&A Overhead-East Bay	\$4,684	\$0	\$4,684	0%	\$0
7850088-066 Administrative	\$0	\$16,944	(\$16,944)	(1000/)	\$67,781
G&A Overhead-East Bay Total General & Administrative	ΦΟ		,	(100%)	φ07,701
Overhead Net Operating Income	\$26,704	\$16,944	\$9,760	58%	\$67,781
(Loss)	\$16,284	\$16,209	\$75	0%	\$64,835

Port of Olympia Consolidated Administration - Q1 2025

Jan - Mar 💎 Jan - Mar 💮 Over/(Under) 💮 Over/(Under)	2025 Total
Revenues:	
Total Op Revenues \$0 \$0 \$0 0%	\$0
Expenses:	
Salaries \$374,969 \$458,865 (\$83,896) (18%)	\$1,835,456
Benefits \$139,794 \$164,685 (\$24,891) (15%)	\$658,753
Outside Professional Services \$172,057 \$187,095 (\$15,038) (8%)	\$748,000
Supplies \$11,257 \$14,322 (\$3,065) (21%)	\$57,300
Equipment Rentals \$1,505 \$2,499 (\$994) (40%)	\$10,000
Facility Rental \$70,295 \$62,001 \$8,294 13%	\$248,000
General & Admin - Direct \$74,007 \$102,813 (\$28,806) (28%)	\$411,235
Utilities \$38,613 \$36,576 \$2,037 6%	\$146,300
Other Operating Expense \$1,381 \$6,249 (\$4,868) (78%)	\$25,000
Total Expenses \$883,878 \$1,035,105 (\$151,227) (15%)	\$4,140,044
Maintenance Expenses:	
Supplies \$45 \$249 (\$204) (82%)	\$1,000
General & Admin - Direct \$30 \$0 \$30 0%	\$0
Maintenance and Repairs \$50 \$813 (\$763) (94%)	\$3,250
Total Maint. Expenses \$125 \$1,062 (\$937) (88%)	\$4,250
Total Operating &	
Maintenance Expenses \$884,003 \$1,036,167 (\$152,164) (15%)	\$4,144,294
Income (Loss) Before	
Depr & Overhead (\$884,003) (\$1,036,167) \$152,164 (15%)	(\$4,144,294)
Depreciation / Amortization \$43,113 \$25,143 \$17,970 71% General & Administrative	\$100,577
Overhead (\$927,114) (\$1,061,220) \$134,106 (13%)	(\$4,244,871)
Net Operating Income	<u>, , , , , , , , , , , , , , , , , , , </u>
(Loss) (\$2) (\$90) \$88 (98%)	\$0

Port of Olympia Executive - Q1 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries	\$70,470	\$87,081	(\$16,611)	(19%)	\$348,328
Benefits	\$28,088	\$26,571	\$1,517	6%	\$106,292
Outside Professional Services	\$65,400	\$57,999	\$7,401	13%	\$232,000
Supplies	\$15	\$24	(\$9)	(38%)	\$100
General & Admin - Direct	\$11,600	\$11,667	(\$67)	(1%)	\$46,655
Utilities	\$157	\$249	(\$92)	(37%)	\$1,000
Other Operating Expense	\$14	\$3,750	(\$3,736)	(100%)	\$15,000
Total Expenses	\$175,744	\$187,341	(\$11,597)	(6%)	\$749,375
Maintenance Expenses:					
Total Maint. Expenses	\$0	\$0	\$0	0%	\$0
Total Operating &					
Maintenance Expenses	\$175,744	\$187,341	(\$11,597)	(6%)	\$749,375
Income (Loss) Before	•	•			•
Depr & Overhead	(\$175,744)	(\$187,341)	\$11,597	(6%)	(\$749,375)
General & Administrative					
Overhead	(\$175,744)	(\$187,344)	\$11,600	(6%)	(\$749,375)
Net Operating Income		(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		(575)	(,,,,,,,,,,
(Loss)	\$0	\$3	(\$3)	(100%)	\$0

Port of Olympia Executive - Q1 2025

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
Revenues:	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries:					
7811100-080 Salaries: Regular- Executive	\$63,391	\$87,081	(\$23,690)	(27%)	\$348,328
7811200-080 Salaries: Overtime-Executive	\$1,303	\$0	\$1,303	0%	\$0
7811300-080 Salaries: Holiday-					
Executive 7811700-080 Salaries:	\$3,216	\$0	\$3,216	0%	\$0
Vacation-Executive 7811800-080 Salaries: Sick	\$2,560	\$0	\$2,560	0%	\$0
Leave-Executive Total Salaries	\$0 \$70,470	\$0 \$87,081	\$0 (\$16,611)	0% (19%)	\$0 \$348,328
	Ψ10,410	ψον,001	(ψ10,011)	(1370)	ψ340,320
Benefits: 7812100-080 Social Security					
(FICA)-Executive 7812200-080 Ind. Ins (L&I)-	\$5,778	\$6,180	(\$402)	(7%)	\$24,722
Executive	\$101	\$174	(\$73)	(42%)	\$698
7812300-080 Misc. Benefits- Executive	\$0	\$105	(\$105)	(100%)	\$420
7812400-080 Pension (PERS)- Executive	\$6,881	\$7,932	(\$1,051)	(13%)	\$31,733
7812500-080 Med/Dent/Life Insurance-Executive	\$15,330	\$12,180	\$3,150	26%	\$48,719
Total Benefits	\$28,088	\$26,571	\$1,517	6%	\$106,292
Outside Professional Services:					
7813010-080 O/S Professional Services-Executive	\$43,654	\$43,749	(\$95)	0%	\$175,000
7813014-080 Intern Program-			, ,		
Executive 7813104-080 Legal Svc -	\$0	\$8,001	(\$8,001)	(100%)	\$32,000
Special Projects-Executive 7813115-080 Settlement of	\$21,747	\$6,249	\$15,498	248%	\$25,000
Claim-Executive Total Outside Professional	\$0	\$0	\$0	0%	\$0
Services	\$65,400	\$57,999	\$7,401	13%	\$232,000
Supplies:					
7814100-080 Office Supplies- Executive	\$15	\$24	(\$9)	(38%)	\$100
Total Supplies	\$15	\$24	(\$9)	(38%)	\$100
General & Admin - Direct:					
7817000-080 Purchase Card Clearing Account-Executive	(\$3,144)	\$0	(\$3,144)	0%	\$0
7817100-080 Promotional Hosting-Executive	\$0	\$501	(\$501)	(100%)	\$2,000
7817200-080 Travel-Executive	\$210	\$3,249	(\$3,039)	(94%)	\$13,000
7817500-080 Memberships- Executive	\$8,951	\$999	\$7,952	796%	\$4,000
7817900-080 Other G & A Direct Costs-Executive	\$3,043	\$501	\$2,542	507%	\$2,000
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Port of Olympia Executive - Q1 2025

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
7817910-080 Meeting Expense -Executive 7817920-080 Publications/Subscriptions-	\$2,707	\$5,001	(\$2,294)	(46%)	\$20,000
Executive 7817925-080 Licenses-	\$0	\$15	(\$15)	(100%)	\$55
Executive 7817940-080 Employee	\$0	\$150	(\$150)	(100%)	\$600
Development-Executive Total General & Admin - Direct	(\$166) \$11,600	\$1,251 \$11,667	(\$1,417) (\$67)	(113%) (1%)	\$5,000 \$46,655
Utilities: 7818800-080					
Telecommunications-Executive Total Utilities	\$157 \$157	\$249 \$249	(\$92) (\$92)	(37%) (37%)	\$1,000 \$1,000
Other Operating Expense: 7819041-080 Employee Recognition-Executive Total Other Operating Expense Total Expenses	\$14 \$14 \$175,744	\$3,750 \$3,750 \$187,341	(\$3,736) (\$3,736) (\$11,597)	(100%) (100%) (6%)	\$15,000 \$15,000 \$749,375
Maintananaa Eynanaaa			, , ,	` ,	
Maintenance Expenses: Total Maint. Expenses	\$0	\$0	\$0	0%	\$0
Total Operating & Maintenance Expenses	\$175,744	\$187,341	(\$11,597)	(6%)	\$749,375
Income (Loss) Before Depr & Overhead	(\$175,744)	(\$187,341)	\$11,597	(6%)	(\$749,375)
General & Administrative Overhead: 7850080-080 Executive G&A					
Overhead-Executive Total General & Administrative	(\$175,744)	(\$187,344)	\$11,600	(6%)	(\$749,375)
Overhead Net Operating Income	(\$175,744)	(\$187,344)	\$11,600	(6%)	(\$749,375)
(Loss)	<u>\$0</u>	\$3	(\$3)	(100%)	<u>\$0</u>

Port of Olympia Communications, Marketing and Outreach - Q1 2025

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
Revenues:					
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries	\$57,494	\$53,175	\$4,319	8%	\$212,698
Benefits	\$19,492	\$19,320	\$172	1%	\$77,274
Outside Professional Services	\$4,710	\$43,749	(\$39,039)	(89%)	\$175,000
General & Admin - Direct	\$2,014	\$21,003	(\$18,989)	(90%)	\$84,000
Utilities	\$279	\$51	\$228	447%	\$200
Total Expenses	\$83,989	\$137,298	(\$53,309)	(39%)	\$549,172
Maintenance Expenses:					
Total Maint. Expenses	\$0	\$0	\$0	0%	\$0
Total Operating &					
Maintenance Expenses	\$83,989	\$137,298	(\$53,309)	(39%)	\$549,172
Income (Loss) Before			, , , , , , , , , , , , , , , , , , ,	,	
Depr & Overhead	(\$83,989)	(\$137,298)	\$53,309	(39%)	(\$549,172)
General & Administrative					
Overhead	(\$83,988)	(\$137,292)	\$53,304	(39%)	(\$549,172)
Net Operating Income	(+==,==)			(/	
(Loss)	(\$1)	(\$6)	\$5	(83%)	\$0

Port of Olympia Communications, Marketing and Outreach - Q1 2025

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget	
Revenues:	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total	
Total Op Revenues	\$0	\$0	\$0	0%	\$0	
Expenses:						
Salaries:						
7811100-082 Salaries: Regular- Communications & Marketing 7811200-082 Salaries: Overtime-Communications &	\$50,655	\$53,175	(\$2,520)	(5%)	\$212,698	
Marketing	\$1,015	\$0	\$1,015	0%	\$0	
7811300-082 Salaries: Holiday- Communications & Marketing 7811700-082 Salaries:	\$2,561	\$0	\$2,561	0%	\$0	
Vacation-Communications & Marketing 7811800-082 Salaries: Sick	\$3,264	\$0	\$3,264	0%	\$0	
Leave-Communications & Marketing	\$0	\$0	\$0	0%	\$0	
Total Salaries	\$57,494	\$53,175	\$4,319	8%	\$212,698	
Benefits: 7812100-082 Social Security (FICA)-Communications &						
Marketing	\$4,322	\$4,068	\$254	6%	\$16,271	
7812200-082 Ind. Ins (L&I)- Communications & Marketing	\$279	\$141	\$138	98%	\$558	
7812300-082 Misc. Benefits- Communications & Marketing 7812303-082 Misc. Benefits -	\$0	\$105	(\$105)	(100%)	\$420	
PFML-Communications & Marketing	(\$1)	\$0	(\$1)	0%	\$0	
7812400-082 Pension (PERS)- Communications & Marketing 7812500-082 Med/Dent/Life	\$5,142	\$4,845	\$297	6%	\$19,377	
Insurance-Communications &						
Marketing Total Benefits	\$9,749 \$19,492	\$10,161 \$19,320	(\$412) \$172	(4%) 1%	\$40,648 \$77,274	
Outside Professional Services: 7813010-082 O/S Professional Services-Communications &						
Marketi	\$4,710	\$43,749	(\$39,039)	(89%)	\$175,000	
Total Outside Professional Services	\$4,710	\$43,749	(\$39,039)	(89%)	\$175,000	
General & Admin - Direct: 7217441-082 Advertising &						
Promo-Communications & Marketing 7817000-082 Purchase Card Clearing Account-	\$0	\$0	\$0	0%	\$0	
Communications & Ma 7817200-082 Travel-	(\$786)	\$0	(\$786)	0%	\$0	
Communications & Marketing 7817402-082 Promotional	\$81	\$501	(\$420)	(84%)	\$2,000	
Advertising-Communications & Marketing	\$0	\$375	(\$375)	(100%)	\$1,500	

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Port of Olympia Communications, Marketing and Outreach - Q1 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7817403-082 Advertising/Promo-Community- Communications & Marke 7817432-082 Advertising &	\$1,692	\$15,000	(\$13,308)	(89%)	\$60,000
Promo: Property- Communications & Mar 7817433-082 Marketing Matl: Property-Communications &	\$766	\$501	\$265	53%	\$2,000
Marketin 7817441-082 Advertising & Promo-Communications &	\$107	\$375	(\$268)	(71%)	\$1,500
Marketing 7817500-082 Memberships-	\$0	\$2,499	(\$2,499)	(100%)	\$10,000
Communications & Marketing	\$0	\$126	(\$126)	(100%)	\$500
7817910-082 Meeting Expense -Communications & Marketing	\$0	\$501	(\$501)	(100%)	\$2,000
7817925-082 Licenses- Communications & Marketing 7817940-082 Employee Development-Communications	\$30	\$126	(\$96)	(76%)	\$500
& Marketing	\$124	\$999	(\$875)	(88%)	\$4,000
Total General & Admin - Direct	\$2,014	\$21,003	(\$18,989)	(90%)	\$84,000
Utilities: 7818800-082 Telecommunications- Communications & Marketing Total Utilities Total Expenses	\$279 \$279 \$83,989	\$51 \$51 \$137,298	\$228 \$228 (\$53,309)	447% 447% (39%)	\$200 \$200 \$549,172
Maintenance Expenses: Total Maint. Expenses	\$0	\$0	\$0	0%	\$0
Total Operating & Maintenance Expenses Income (Loss) Before	\$83,989	\$137,298	(\$53,309)	(39%)	\$549,172
Depr & Overhead	(\$83,989)	(\$137,298)	\$53,309	(39%)	(\$549,172)
General & Administrative Overhead: 7850082-082 Marketing G&A Overhead-Communications &					
Marketing	(\$83,988)	(\$137,292)	\$53,304	(39%)	(\$549,172)
Total General & Administrative Overhead	(\$83,988)	(\$137,292)	\$53,304	(39%)	(\$549,172)
Net Operating Income (Loss)	(\$1)	(\$6)	<u>\$5</u>	(83%)	<u>\$0</u>

Port of Olympia Finance and Accounting - Q1 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries	\$136,321	\$135,393	\$928	1%	\$541,570
Benefits	\$54,033	\$50,322	\$3,711	7%	\$201,302
Outside Professional Services	\$93,262	\$27,849	\$65,413	235%	\$111,000
Facility Rental	\$1,505	\$2,001	(\$496)	(25%)	\$8,000
General & Admin - Direct	\$9,788	\$6,891	\$2,897	42%	\$27,580
Utilities	\$512	\$624	(\$112)	(18%)	\$2,500
Total Expenses	\$295,421	\$223,080	\$72,341	32%	\$891,952
Maintenance Expenses:					
Total Maint. Expenses	\$0	\$0	\$0	0%	\$0
Total Operating &					
Maintenance Expenses	\$295,421	\$223,080	\$72,341	32%	\$891,952
Income (Loss) Before					
Depr & Overhead	(\$295,421)	(\$223,080)	(\$72,341)	32%	(\$891,952)
Depreciation / Amortization General & Administrative	\$33,995	\$15,387	\$18,608	121%	\$61,551
Overhead	(\$329,416)	(\$238,377)	(\$91,039)	38%	(\$953,503)
Net Operating Income (Loss)	<u>\$0</u>	(\$90)	<u>\$90</u>	(100%)	\$0

Port of Olympia Finance and Accounting - Q1 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries:					
7811100-083 Salaries: Regular- Finance & Accounting 7811200-083 Salaries:	\$115,687	\$135,393	(\$19,706)	(15%)	\$541,570
Overtime-Finance & Accounting 7811300-083 Salaries: Holiday-	\$4,193	\$0	\$4,193	0%	\$0
Finance & Accounting 7811700-083 Salaries:	\$5,684	\$0	\$5,684	0%	\$0
Vacation-Finance & Accounting 7811800-083 Salaries: Sick	\$8,113	\$0	\$8,113	0%	\$0
Leave-Finance & Accounting Total Salaries	\$2,645 \$136,321	\$0 \$135,393	\$2,645 \$928	0% 1%	\$0 \$541,570
Benefits:					
7812100-083 Social Security (FICA)-Finance & Accounting	\$9,874	\$10,326	(\$452)	(4%)	\$41,309
7812200-083 Ind. Ins (L&I)- Finance & Accounting 7812300-083 Misc. Benefits-	\$586	\$348	\$238	68%	\$1,396
Finance & Accounting 7812303-083 Misc. Benefits -	\$4,745	\$120	\$4,625	3854%	\$480
PFML-Finance & Accounting 7812400-083 Pension (PERS)-	\$0	\$0	\$0	0%	\$0
Finance & Accounting 7812500-083 Med/Dent/Life Insurance-Finance &	\$11,911	\$12,333	(\$422)	(3%)	\$49,337
Accounting Total Benefits	\$26,918 \$54,033	\$27,195 \$50,322	(\$277) \$3,711	(1%) 7%	\$108,780 \$201,302
Outside Professional Services: 7813009-083 Audit, Finance,					
Acct'g & Treas-Finance & Accountin	\$23,630	\$15,000	\$8,630	58%	\$60,000
7813010-083 O/S Professional Services-Finance & Accounting 7813104-083 Legal Svc -	\$69,632	\$12,600	\$57,032	453%	\$50,000
Special Projects-Finance & Accounting	\$0	\$249	(\$249)	(100%)	\$1,000
Total Outside Professional Services	\$93,262	\$27,849	\$65,413	235%	\$111,000
Facility Rental:					
7816000-083 Facility Rental- Finance & Accounting Total Facility Rental	\$1,505 \$1,505	\$2,001 \$2,001	(\$496) (\$496)	(25%) (25%)	\$8,000 \$8,000
General & Admin - Direct: 7817000-083 Purchase Card					
Clearing Account-Finance & Accountin 7817200-083 Travel-Finance &	\$6,175	\$0	\$6,175	0%	\$0
Accounting	\$0	\$2,499	(\$2,499)	(100%)	\$10,000

Port of Olympia Finance and Accounting - Q1 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7817300-083 Property Liab.					
Insurance-Finance &	ФО.	#040	(0040)	(4000()	#000
Accounting 7817500-083 Memberships-	\$0	\$219	(\$219)	(100%)	\$880
Finance & Accounting	\$0	\$624	(\$624)	(100%)	\$2,500
7817900-083 Other G & A	Ψ	Ψ02 1	(ΨΟΣ 1)	(10070)	Ψ2,000
Direct Costs-Finance &					
Accounting	\$1,691	\$999	\$692	69%	\$4,000
7817910-083 Meeting Expense	Φ0	#040	(00.40)	(4000()	# 4 000
-Finance & Accounting 7817915-083 B & O Excise	\$0	\$249	(\$249)	(100%)	\$1,000
Taxes-Finance & Accounting	\$0	\$0	\$0	0%	\$0
7817920-083	Ψ*	Ψ*	**	• 7.0	4.0
Publications/Subscriptions-					
Finance & Accounting	\$0	\$51	(\$51)	(100%)	\$200
7817925-083 Licenses-Finance	(#00 7)	#07 5	(\$ 500)	(4550/)	£4 500
& Accounting 7817940-083 Employee	(\$207)	\$375	(\$582)	(155%)	\$1,500
Development-Finance &					
Accounting	\$2,129	\$999	\$1,130	113%	\$4,000
7817945-083 Training Program					
-Finance & Accounting	\$0	\$876	(\$876)	(100%)	\$3,500
Total General & Admin - Direct	\$9,788	\$6,891	\$2,897	42%	\$27,580
Utilities: 7818800-083 Telecommunications-Finance & Accounting Total Utilities Total Expenses	\$512 \$512 \$295,421	\$624 \$624 \$223,080	(\$112) (\$112) \$72,341	(18%) (18%) 32%	\$2,500 \$2,500 \$891,952
Total Exponded	4200 , 121	4220,000	Ψ. Ξ , σ -τ.	0270	Ψου 1,002
Maintenance Expenses:					
Total Maint. Expenses	\$0	\$0	\$0	0%	\$0
Total Operating &	_	_	_		_
Maintenance Expenses	\$295,421	\$223,080	\$72,341	32%	\$891,952
Income (Loss) Before	(4444	(****	(4=== =)	2221	(4444444
Depr & Overhead	(\$295,421)	(\$223,080)	(\$72,341)	32%	(\$891,952)
Depreciation / Amortization:					
7870000-083 Depreciation-					
Finance & Accounting	\$33,995	\$15,387	\$18,608	121%	\$61,551
Total Depreciation /	#00.00F	045.007	#40.000	4040/	004 554
Amortization	\$33,995	\$15,387	\$18,608	121%	\$61,551
General & Administrative Overhead: 7850083-083 Finance G&A Overhead-Finance &					
Accounting	(\$329,416)	(\$238,377)	(\$91,039)	38%	(\$953,503)
Total General & Administrative					
Overhead	(\$329,416)	(\$238,377)	(\$91,039)	38%	(\$953,503)
Net Operating Income (Loss)	¢۸	(\$90)	\$90	(100%)	¢٥
(LU33)	<u>\$0</u>	<u>(490)</u>		(100%)	\$0

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries	\$61,687	\$63,669	(\$1,982)	(3%)	\$254,671
Benefits	\$15,978	\$22,107	(\$6,129)	(28%)	\$88,445
Outside Professional Services	\$1,096	\$17,499	(\$16,403)	(94%)	\$70,000
Supplies	\$0	\$51	(\$51)	(100%)	\$200
General & Admin - Direct	\$3,996	\$9,873	(\$5,877)	(60%)	\$39,500
Utilities	\$124	\$0	\$124	0%	\$0
Total Expenses	\$82,881	\$113,199	(\$30,318)	(27%)	\$452,816
Maintenance Expenses:					
Supplies	\$45	\$249	(\$204)	(82%)	\$1,000
General & Admin - Direct	\$30	\$0	\$30	0%	\$0
Maintenance and Repairs	\$0	\$312	(\$312)	(100%)	\$1,250
Total Maint. Expenses	\$75	\$561	(\$486)	(87%)	\$2,250
Total Operating &					
Maintenance Expenses	\$82,956	\$113,760	(\$30,804)	(27%)	\$455,066
Income (Loss) Before Depr & Overhead	(\$82,956)	(\$113,760)	\$30,804	(27%)	(\$455,066)
Jopi di Citollida	(ψ02,000)	(ψ110,100)	ψου,σοτ	(21 70)	(φ-100,000)
Depreciation / Amortization General & Administrative	\$2,415	\$2,529	(\$114)	(5%)	\$10,120
Overhead	(\$85,371)	(\$116,298)	\$30,927	(27%)	(\$465,186)
Net Operating Income (Loss)	<u>\$0</u>	\$9_	(\$9)	(100%)	<u>\$0</u>

Revenues	-	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
Solution	- -	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
Salaries: 7811100-085 Salaries: Regular- Planning & Public Works \$52,049 \$63,669 \$1,1620 \$1,16	_	\$0	\$0	\$0	0%	\$0
7811100-085 Salaries: Regular- Planning & Public Works \$52,049 \$63,669 \$11,620 \$186) \$7811200-085 Salaries: Overtime-Planning & Public Works \$3,256 \$0 \$3,256 \$0% 7811300-085 Salaries: Holiday- Planning & Public Works \$2,555 \$0 \$2,555 \$0% 7811300-085 Salaries: Holiday- Planning & Public Works \$2,555 \$0 \$2,555 \$0% \$2,555 \$0% \$7811700-085 Salaries: Vacation-Planning & Public Works \$2,595 \$0 \$2,595 \$0% \$0	es:					
7811100-085 Salaries: Regular- Planning & Public Works \$52,049 \$63,669 \$11,620 \$186) \$7811200-085 Salaries: Overtime-Planning & Public Works \$3,256 \$0 \$3,256 \$0% 7811300-085 Salaries: Holiday- Planning & Public Works \$2,555 \$0 \$2,555 \$0% 7811300-085 Salaries: Holiday- Planning & Public Works \$2,555 \$0 \$2,555 \$0% \$2,555 \$0% \$7811700-085 Salaries: Vacation-Planning & Public Works \$2,595 \$0 \$2,595 \$0% \$0						
Works \$3,256 \$0 \$3,256 0% 7811300-085 Salaries: Holiday- Planning & Public Works \$2,555 \$0 \$2,555 0% 7811700-085 Salaries: Vacation-Planning & Public Works \$2,595 \$0 \$2,595 0% 7811800-085 Salaries: Sick Leave-Planning & Public Works \$1,232 \$0 \$1,232 0% Total Salaries \$61,687 \$63,669 \$1,982 (3%) \$ Benefits: 7812100-085 Social Security (FICA)-Planning & Public Works \$4,570 \$4,857 \$287 (6%) 7812200-085 Ind. Ins (L&I)- Planning & Public Works \$271 \$843 (\$572) (68%) 7812200-085 Misc. Benefits- Planning & Public Works \$0 \$105 \$(105) (100%) 7812400-085 Pension (PERS)- Planning & Public Works \$5,442 \$5,799 \$357) (6%) 7812500-085 Med/Den/fulfe Insurance-Planning & Public Works \$5,695 \$10,503 \$4,808) \$46%) Total Benefits \$15,978 \$22,107 \$6,129 \$28%) Outside Professional Services-Planning & Public Works \$1,096 \$17,499	& Public Works 085 Salaries:	\$52,049	\$63,669	(\$11,620)	(18%)	\$254,671
Planning & Public Works \$2,555 \$0 \$2,555 \$0% \$78170-085 Salaries: \$12,595 \$0 \$2,595 \$0% \$3,595 \$0% \$0% \$0% \$0% \$0% \$0% \$0% \$0% \$0%	-	\$3,256	\$0	\$3,256	0%	\$0
Works	& Public Works 085 Salaries:	\$2,555	\$0	\$2,555	0%	\$0
Leave-Planning & Public Works \$1,232 \$0 \$1,232 0% Total Salaries \$61,687 \$63,669 \$1,382 0% Total Salaries \$61,687 \$63,669 \$1,382 0% Total Salaries \$61,687 \$63,669 \$1,382 0% Senefits:		\$2,595	\$0	\$2,595	0%	\$0
7812100-085 Social Security (FICA)-Planning & Public Works \$4,570 \$4,857 (\$287) (6%) 7812200-085 Ind. Ins (L&I)- Planning & Public Works \$271 \$843 (\$572) (68%) 7812300-085 Misc. Benefits- Planning & Public Works \$0 \$105 (\$105) (100%) 7812400-085 Pension (PERS)- Planning & Public Works \$5,442 \$5,799 (\$357) (6%) 7812500-085 Med/Dent/Life Insurance-Planning & Public Works \$5,695 \$10,503 (\$4,808) (46%) Total Benefits \$15,978 \$22,107 (\$6,129) (28%) Dutside Professional Services: 7813010-085 O/S Professional Services-Planning & Public Works \$1,096 \$17,499 (\$16,403) (94%) Total Outside Professional Services \$1,096 \$17,499 (\$16,403) (94%) Total Outside Professional Services \$1,096 \$17,499 (\$16,403) (94%) Total Outside Professional Services \$1,096 \$17,499 (\$16,403) (94%) Total Outside Professional Services \$1,096 \$17,499 (\$16,403) (94%) Supplies: 7814300-085 Fuel & Lubricants -Planning & Public Works \$0 \$51 (\$51) (100%) General & Admin - Direct: 7817000-085 Purchase Card Clearing Account-Planning &	anning & Public Works					\$0 \$254,671
(FICA)-Planning & Public Works \$4,570 \$4,857 (\$287) (6%) 7812200-085 Ind. Ins (L&I)- Planning & Public Works \$271 \$843 (\$572) (68%) 7812300-085 Misc. Benefits- Planning & Public Works \$0 \$105 (\$105) (100%) 7812400-085 Pension (PERS)- Planning & Public Works \$5,442 \$5,799 (\$357) (6%) 7812500-085 Med/Dent/Life Insurance-Planning & Public Works \$5,695 \$10,503 (\$4,808) (46%) Total Benefits \$15,978 \$22,107 (\$6,129) (28%) Outside Professional Services: 7813010-085 O/S Professional Services-Planning & Public Works \$1,096 \$17,499 (\$16,403) (94%) Total Outside Professional Services \$1,096 \$17,499 (\$16,403) (94%) Gupplies: 7814300-085 Fuel & Lubricants -Planning & Public Works \$0 \$51 (\$51) (100%) General & Admin - Direct: 7817000-085 Purchase Card Clearing Account-Planning &	085 Social Security					
7812200-085 Ind. Ins (L&I)- Planning & Public Works \$271 \$843 (\$572) (68%) 7812300-085 Misc. Benefits- Planning & Public Works \$0 \$105 (\$105) (100%) 7812400-085 Pension (PERS)- Planning & Public Works \$5,442 \$5,799 (\$357) (6%) 7812500-085 Med/Dent/Life Insurance-Planning & Public Works \$5,695 \$10,503 (\$4,808) (46%) Works \$5,695 \$10,503 (\$4,808) (46%) Total Benefits \$15,978 \$22,107 (\$6,129) (28%) Dutside Professional Services: 7813010-085 O/S Professional Services: \$1,096 \$17,499 (\$16,403) (94%) Total Outside Professional Services: \$1,096 \$17,499 (\$16,403) (94%) Services \$1,096 \$17,499 (\$16,403) (94%) Supplies: 7814300-085 Fuel & Lubricants \$0 \$51 (\$51) (100%) Total Supplies \$0 \$51 (\$51) (100%) General & Admin - Direct: 781700		\$4,570	\$4,857	(\$287)	(6%)	\$19,432
Planning & Public Works \$0					, ,	\$3,377
Planning & Public Works	& Public Works	\$0	\$105	(\$105)	(100%)	\$420
Works \$5,695 \$10,503 (\$4,808) (46%) Total Benefits \$15,978 \$22,107 (\$6,129) (28%) Outside Professional Services: 7813010-085 O/S Professional \$1,096 \$17,499 (\$16,403) (94%) Services-Planning & Public \$1,096 \$17,499 (\$16,403) (94%) Total Outside Professional \$200 \$17,499 (\$16,403) (94%) Supplies: 7814300-085 Fuel & Lubricants \$0 \$51 (\$51) (100%) Total Supplies \$0 \$51 (\$51) (100%) General & Admin - Direct: 7817000-085 Purchase Card \$0 \$51 (\$51) (100%) Clearing Account-Planning & \$0 \$	& Public Works 085 Med/Dent/Life	\$5,442	\$5,799	(\$357)	(6%)	\$23,201
7813010-085 O/S Professional Services-Planning & Public Works \$1,096 \$17,499 (\$16,403) (94%) Total Outside Professional Services \$1,096 \$17,499 (\$16,403) (94%) Supplies: 7814300-085 Fuel & Lubricants -Planning & Public Works \$0 \$51 (\$51) (100%) Total Supplies \$0 \$51 (\$51) (100%) Seneral & Admin - Direct: 7817000-085 Purchase Card Clearing Account-Planning &	•					\$42,015 \$88,445
Services-Planning & Public Works \$1,096 \$17,499 (\$16,403) (94%) Total Outside Professional Services \$1,096 \$17,499 (\$16,403) (94%) Services \$1,096 \$17,499 (\$16,403) (94%) Upplies: 7814300-085 Fuel & Lubricants \$0 \$51 (\$51) (100%) For all & Public Works \$0 \$51 (\$51) (100%) Planning & Public Works \$0 \$51 (\$51) (100%) Peneral & Admin - Direct: 7817000-085 Purchase Card Clearing Account-Planning &						
Total Outside Professional Services \$1,096 \$17,499 (\$16,403) (94%) Supplies: 7814300-085 Fuel & Lubricants -Planning & Public Works \$0 \$51 (\$51) (100%) Total Supplies \$0 \$51 (\$51) (100%) Seneral & Admin - Direct: 7817000-085 Purchase Card Clearing Account-Planning &		\$1,096	\$17 <i>1</i> 00	(\$16.403)	(9/1%)	\$70,000
upplies: 7814300-085 Fuel & Lubricants -Planning & Public Works \$0 \$51 (\$51) (100%) Total Supplies \$0 \$51 (\$51) (100%) ieneral & Admin - Direct: 7817000-085 Purchase Card Clearing Account-Planning &	side Professional					\$70,000
7814300-085 Fuel & Lubricants -Planning & Public Works \$0 \$51 (\$51) (100%) Total Supplies \$0 \$51 (\$51) (100%) eneral & Admin - Direct: 7817000-085 Purchase Card Clearing Account-Planning &		, ,	, , , , ,	(1 -, -2)	()	, .,
7817000-085 Purchase Card Clearing Account-Planning &	& Public Works					\$200 \$200
	085 Purchase Card					
7817200-085 Travel-Planning &	•	(\$907)	\$0	(\$907)	0%	\$0
Public Works \$116 \$1,500 (\$1,384) (92%) 7817400-085 Advertising-	orks 085 Advertising-					\$6,000
Planning & Public Works \$266 \$1,500 (\$1,234) (82%) 7817500-085 Memberships-	& Public Works 085 Memberships-				, ,	\$6,000
Planning & Public Works \$162 \$750 (\$588) (78%) 7817910-085 Meeting Expense	085 Meeting Expense				, ,	\$3,000
-Planning & Public Works \$0 \$249 (\$249) (100%) 17/2025 118	& Public Works	\$0		• •	(100%)	\$1,000 Monda y

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	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget	
7817920-085	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total	
Publications/Subscriptions- Planning & Public Works 7817925-085 Licenses-	\$3,963	\$4,374	(\$411)	(9%)	\$17,500	
Planning & Public Works 7817940-085 Employee	\$0	\$249	(\$249)	(100%)	\$1,000	
Development-Planning & Public Works Total General & Admin - Direct	\$395 \$3,996	\$1,251 \$9,873	(\$856) (\$5,877)	(68%) (60%)	\$5,000 \$39,500	
Utilities: 7818800-085 Telecommunications-Planning & Public Works Total Utilities Total Expenses	\$124 \$124 \$82,881	\$0 \$0 \$113,199	\$124 \$124 (\$30,318)	0% 0% (27%)	\$0 \$0 \$452,816	
Maintenance Expenses:						
Supplies: 7834225-085 Supplies: Small Tools-Planning & Public Works Total Supplies	\$45 \$45	\$249 \$249	(\$204) (\$204)	(82%) (82%)	\$1,000 \$1,000	
General & Admin - Direct: 7837940-085 Employee Development-Planning & Public Works Total General & Admin - Direct	\$30 \$30	\$0 \$0	\$30 \$30	0% 0%	\$0 \$0	
Maintenance and Repairs: 7839050-085 Vehicle	· ·	4 0	***		**	
Maintenance-Planning & Public Works 7839060-085 Maint & Repair Misc Equipment-Planning &	\$0	\$249	(\$249)	(100%)	\$1,000	
Public Wo Total Maintenance and Repairs Total Maint. Expenses	\$0 \$0 \$75	\$63 \$312 \$561	(\$63) (\$312) (\$486)	(100%) (100%) (87%)	\$250 \$1,250 \$2,250	
Total Operating & Maintenance Expenses Income (Loss) Before	\$82,956	\$113,760	(\$30,804)	(27%)	\$455,066	
Depr & Overhead	(\$82,956)	(\$113,760)	\$30,804	(27%)	(\$455,066)	
Depreciation / Amortization:						
7870000-085 Depreciation- Planning & Public Works Total Depreciation /	\$2,415	\$2,529	(\$114)	(5%)	\$10,120	
Amortization	\$2,415	\$2,529	(\$114)	(5%)	\$10,120	
General & Administrative Overhead: 7850085-085 Engineering G&A Overhead-Planning & Public						
Works Total General & Administrative	(\$85,371)	(\$116,298)	\$30,927	(27%)	(\$465,186)	
Overhead	(\$85,371)	(\$116,298)	\$30,927	(27%)	(\$465,186)	
5/7/2025 8·02 PM			119		Monday, Marc	ch 31,

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	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
Net Operating Income					
(Loss)	\$0_	\$9	(\$9)	(100%)	\$0

Port of Olympia Information Systems - Q1 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries	\$0	\$24,999	(\$24,999)	(100%)	\$100,000
Benefits	\$0	\$9,492	(\$9,492)	(100%)	\$37,963
Outside Professional Services	\$5,428	\$24,999	(\$19,571)	(78%)	\$100,000
Supplies	\$126	\$4,251	(\$4,125)	(97%)	\$17,000
General & Admin - Direct	\$43,646	\$26,052	\$17,594	68%	\$104,200
Utilities	\$34,042	\$35,250	(\$1,208)	(3%)	\$141,000
Total Expenses	\$83,242	\$125,043	(\$41,801)	(33%)	\$500,163
Maintenance Expenses:					
Maintenance and Repairs	\$0	\$375	(\$375)	(100%)	\$1,500
Total Maint. Expenses	\$0	\$375	(\$375)	(100%)	\$1,500
Total Operating &					
Maintenance Expenses	\$83,242	\$125,418	(\$42,176)	(34%)	\$501,663
Income (Loss) Before	, , ,	, , ,	(1)	(2.27)	, , , , , , , , , , , , , , , , , , , ,
Depr & Overhead	(\$83,242)	(\$125,418)	\$42,176	(34%)	(\$501,663)
Depreciation / Amortization	\$6,702	\$7,227	(\$525)	(7%)	\$28,906
General & Administrative	ψ0,102	Ψ1,221	(ψ020)	(1 70)	Ψ20,300
Overhead	(\$89,944)	(\$132,642)	\$42,698	(32%)	(\$530,569)
Net Operating Income					
(Loss)	\$0	(\$3)	\$3	(100%)	\$0

Port of Olympia Information Systems - Q1 2025

	\$ Actual Total	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance	Budget 2025 Total
Revenues:	Jan - Mar	Jan - Mai	Over/(Orlder)	Over/(Under)	2025 TOtal
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries:					
7811100-087 Salaries: Regular- Information Systems	\$0	\$24,999	(\$24,999)	(100%)	\$100,000
7811200-087 Salaries: Overtime-Information Systems	\$0	\$0	\$0	0%	\$0
7811700-087 Salaries: Vacation-Information Systems	\$0	\$0	\$0	0%	\$0
Total Salaries	\$0	\$24,999	(\$24,999)	(100%)	\$100,000
Benefits:					
7812100-087 Social Security (FICA)-Information Systems	\$0	\$1,914	(\$1,914)	(100%)	\$7,650
7812200-087 Ind. Ins (L&I)-			,	, ,	
Information Systems 7812400-087 Pension (PERS)-	\$0	\$48	(\$48)	(100%)	\$195
Information Systems 7812500-087 Med/Dent/Life	\$0	\$2,277	(\$2,277)	(100%)	\$9,110
Insurance-Information Systems	\$0	\$5,253	(\$5,253)	(100%)	\$21,008
Total Benefits	\$0	\$9,492	(\$9,492)	(100%)	\$37,963
Outside Professional Services:					
7813010-087 O/S Professional Services-Information Systems	\$5,428	\$24,999	(\$19,571)	(78%)	\$100,000
Total Outside Professional Services	\$5,428	\$24,999	, ,	(78%)	¢100.000
Services	φ3,426	Ф24,999	(\$19,571)	(10%)	\$100,000
Supplies: 7814000-087 Computer					
Supplies-Information Systems	\$0	\$1,251	(\$1,251)	(100%)	\$5,000
7814050-087 Computer Equipment-Information					
Systems	\$126	\$2,001	(\$1,875)	(94%)	\$8,000
7814110-087 Printer Supplies- Information Systems	\$0	\$750	(\$750)	(100%)	\$3,000
7814125-087 Network Supplies			, ,	, ,	
-Information Systems Total Supplies	\$0 \$126	\$249 \$4,251	(\$249) (\$4,125)	(100%) (97%)	\$1,000 \$17,000
• •		, , -	(+ , ,	(* **)	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
General & Admin - Direct: 7817900-087 Other G & A					
Direct Costs-Information	\$2,672	\$501	\$2,171	433%	\$2,000
Systems 7817910-087 Meeting Expense	φ 2,07 2	φ501	Ψ2,171	433%	\$2,000
-Information Systems 7817925-087 Licenses-	\$0	\$51	(\$51)	(100%)	\$200
Information Systems	\$40,974	\$24,999	\$15,975	64%	\$100,000
7817940-087 Employee Development-Information					
Systems	\$0	\$501	(\$501)	(100%)	\$2,000
Total General & Admin - Direct	\$43,646	\$26,052	\$17,594	68%	\$104,200
Litilition					

Utilities:

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Port of Olympia Information Systems - Q1 2025

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
7818800-087					
Telecommunications-					
Information Systems	\$13,375	\$6,000	\$7,375	123%	\$24,000
7818805-087 Portable Telecom					
-Information Systems	\$0	\$501	(\$501)	(100%)	\$2,000
7818810-087 Network Expenses-Information Systems	\$20.667	\$28,749	(\$8,082)	(28%)	\$115,000
Total Utilities	\$20,007 \$34,042	\$20,749 \$35,250	(\$0,002) (\$1,208)	(3%)	\$141,000
Total Expenses	\$83,242	\$1 25,043	(\$41,801)	(33%)	\$500,163
Total Expenses	ψ00, 2 -72	Ψ120,040	(ψ+1,001)	(33 /0)	ψ500,105
Maintenance Expenses:					
Maintenance and Repairs:					
7839060-087 Maint & Repair					
Misc Equipment-Information					
Systems	\$0	\$375	(\$375)	(100%)	\$1,500
Total Maintenance and Repairs	\$0	\$375	(\$375)	(100%)	\$1,500
Total Maint. Expenses	\$0	\$375	(\$375)	(100%)	\$1,500
Total Operating &					
Maintenance Expenses	\$83,242	\$125,418	(\$42,176)	(34%)	\$501,663
Income (Loss) Before	+++++++++++++++++++++++++++++++++++++	V120,110	(\$ 12,11 \$)	(3.70)	4001,000
Depr & Overhead	(\$83,242)	(\$125,418)	\$42,176	(34%)	(\$501,663)
	(400,2 12)	(4:20,::0)	Ų . <u>_</u> , o	(0.170)	(4001,000)
Depreciation / Amortization:					
7870000-087 Depreciation- Information Systems	\$6,702	\$7,227	(\$525)	(7%)	\$28,906
Total Depreciation /	Φ0,702	Φ1,221	(\$323)	(170)	φ20,900
Amortization	\$6,702	\$7,227	(\$525)	(7%)	\$28,906
	7-7: -	¥·,==-	(+)	(1.75)	,
General & Administrative Overhead:					
7850087-087 I/S G&A	(\$89,944)	(\$132,642)	\$42,600	(32%)	(¢E20 E60)
Overhead-Information Systems Total General & Administrative	(\$05,544)	(\$132,042)	\$42,698	(32%)	(\$530,569)
Overhead	(\$89,944)	(\$132,642)	\$42,698	(32%)	(\$530,569)
Net Operating Income	(+00,011)	(+, - 12)	Ţ . <u>_</u> ,500	(0=70)	(4000,000)
(Loss)	\$0	(\$3)	\$3	(100%)	\$0

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries	\$48,997	\$94,548	(\$45,551)	(48%)	\$378,189
Benefits	\$22,204	\$36,873	(\$14,669)	(40%)	\$147,477
Outside Professional Services	\$2,161	\$15,000	(\$12,839)	(86%)	\$60,000
Supplies	\$11,116	\$9,996	\$1,120	11%	\$40,000
Equipment Rentals	\$1,505	\$2,499	(\$994)	(40%)	\$10,000
Facility Rental	\$68,789	\$60,000	\$8,789	15%	\$240,000
General & Admin - Direct	\$2,964	\$27,327	(\$24,363)	(89%)	\$109,300
Utilities	\$3,498	\$402	\$3,096	770%	\$1,600
Other Operating Expense	\$1,367	\$2,499	(\$1,132)	(45%)	\$10,000
Total Expenses	\$162,601	\$249,144	(\$86,543)	(35%)	\$996,566
Maintenance Expenses:					
Maintenance and Repairs	\$50	\$126	(\$76)	(60%)	\$500
Total Maint. Expenses	\$50	\$126	(\$76)	(60%)	\$500
Total Operating &					
Maintenance Expenses	\$162,651	\$249,270	(\$86,619)	(35%)	\$997,066
Income (Loss) Before Depr & Overhead	(\$162,651)	(\$249,270)	\$86,619	(35%)	(\$997,066)
2001 0 0 10111000	(ψ102,001)	(ΨΣ-10,Σ10)	ψου,στο	(0070)	(4001,000)
General & Administrative					
Overhead	(\$162,651)	(\$249,267)	\$86,616	(35%)	(\$997,066)
Net Operating Income	· ,				· ,
(Loss)	\$0	(\$3)	\$3_	(100%)	\$0

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:	Jan - Mai	Jan - Iviai	Over/(Orider)	Over/(Orlder)	
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries:					
7811100-088 Salaries: Regular- Administrative	\$37,194	\$94,548	(\$57,354)	(61%)	\$378,189
7811300-088 Salaries: Holiday- Administrative	\$2,352	\$0	\$2,352	0%	\$0
7811700-088 Salaries: Vacation-Administrative	\$6,665	\$0	\$6,665	0%	\$0
7811800-088 Salaries: Sick	#0. 7 00	40	40.700	00/	••
Leave-Administrative Total Salaries	\$2,786 \$48,997	\$0 \$94,548	\$2,786 (\$45,551)	0% (48%)	\$0 \$378,189
Benefits:					
7812100-088 Social Security					
(FICA)-Administrative 7812200-088 Ind. Ins (L&I)-	\$3,666	\$7,233	(\$3,567)	(49%)	\$28,931
Administrative 7812300-088 Misc. Benefits-	\$98	\$264	(\$166)	(63%)	\$1,061
Administrative 7812303-088 Misc. Benefits -	\$124	\$249	(\$125)	(50%)	\$1,000
PFML-Administrative 7812400-088 Pension (PERS)-	\$0	\$252	(\$252)	(100%)	\$1,000
Administrative 7812500-088 Med/Dent/Life	\$3,918	\$8,616	(\$4,698)	(55%)	\$34,453
Insurance-Administrative Total Benefits	\$14,400 \$22,204	\$20,259 \$36,873	(\$5,859) (\$14,669)	(29%) (40%)	\$81,032 \$147,477
	ΨΖΖ,ΖΟ Ι	Ψ00,070	(ψ11,000)	(1070)	Ψιτι,τι
Outside Professional Services: 7813010-088 O/S Professional					
Services-Administrative 7813013-088 Janitorial	\$2,161	\$9,501	(\$7,340)	(77%)	\$38,000
Services-Administrative 7813104-088 Legal Svc -	\$0	\$0	\$0	0%	\$0
Special Projects-Administrative Total Outside Professional	\$0	\$5,499	(\$5,499)	(100%)	\$22,000
Services	\$2,161	\$15,000	(\$12,839)	(86%)	\$60,000
Supplies:					
7814010-088 Postage- Administrative	\$6,312	\$3,750	\$2,562	68%	\$15,000
7814100-088 Office Supplies-					
Administrative 7814105-088 Office Furniture-	\$4,804	\$2,499	\$2,305	92%	\$10,000
Administrative 7814115-088 Printing Expense-	\$0	\$999	(\$999)	(100%)	\$4,000
Administrative 7814200-088 Janitorial	\$0	\$999	(\$999)	(100%)	\$4,000
Supplies-Administrative Total Supplies	\$0 \$11,116	\$1,749 \$9,996	(\$1,749) \$1,120	(100%) 11%	\$7,000 \$40,000
Equipment Rentals: 7815000-088 Equipment					
Rentals-Administrative Total Equipment Rentals	\$1,505 \$1,505	\$2,499 \$2,499	(\$994) (\$994)	(40%) (40%)	\$10,000 \$10,000
	+ 1,000	Ţ <u>_</u> , 100	(4001)	(1070)	Ţ.0,000

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Facility Rental: 7816000-088 Facility Rental-					
Administrative	\$68,789	\$60,000	\$8,789	15%	\$240,000
Total Facility Rental	\$68,789	\$60,000	\$8,789	15%	\$240,000
General & Admin - Direct: 7817000-088 Purchase Card					
Clearing Account- Administrative 7817200-088 Travel-	\$571	\$0	\$571	0%	\$0
Administrative 7817500-088 Memberships-	\$0	\$750	(\$750)	(100%)	\$3,000
Administrative	\$8	\$249	(\$241)	(97%)	\$1,000
7817900-088 Other G & A Direct Costs-Administrative	\$303	\$750	(\$447)	(60%)	\$3,000
7817905-088 Recruiting- Administrative	\$1,742	\$20,001	(\$18,259)	(91%)	\$80,000
7817910-088 Meeting Expense -Administrative	\$346	\$249	\$97	39%	\$1,000
7817920-088 Publications/Subscriptions-					
Administrative 7817925-088 Licenses-	\$167	\$126	\$41	33%	\$500
Administrative 7817940-088 Employee	\$171	\$201	(\$30)	(15%)	\$800
Development-Administrative 7817945-088 Training Program	\$239	\$3,000	(\$2,761)	(92%)	\$12,000
-Administrative 7817948-088 Wellness	\$0	\$750	(\$750)	(100%)	\$3,000
Program-Administrative	(\$584)	\$1,251	(\$1,835)	(147%)	\$5,000
Total General & Admin - Direct	\$2,964	\$27,327	(\$24,363)	(89%)	\$109,300
Utilities:					
7818100-088 Water- Administrative	\$227	\$201	\$26	13%	\$800
7818800-088	ΨΖΖΙ	Ψ201	Ψ20	15 /0	ΨΟΟΟ
Telecommunications-					
Administrative	\$3,272	\$201	\$3,071	1528%	\$800
Total Utilities	\$3,498	\$402	\$3,096	770%	\$1,600
Other Operating Expense: 7819014-088 Safety Supplies-					
Administrative	\$1,367	\$2,499	(\$1,132)	(45%)	\$10,000
Total Other Operating Expense	\$1,367	\$2,499	(\$1,132)	(45%)	\$10,000
Total Expenses	\$162,601	\$249,144	(\$86,543)	(35%)	\$996,566
Maintenance Expenses:					
Maintenance and Repairs: 7839015-088 Maint & Repair					
Admin Building-Administrative	\$50	\$126	(\$76)	(60%)	\$500
Total Maintenance and Repairs	\$50	\$126	(\$76)	(60%)	\$500
Total Maint. Expenses	\$50	\$126	(\$76)	(60%)	\$500
Total Operating &		A	,		*
Maintenance Expenses Income (Loss) Before	\$162,651	\$249,270	(\$86,619)	(35%)	\$997,066
Depr & Overhead	(\$162,651)	(\$249,270)	\$86,619	(35%)	(\$997,066)

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
General & Administrative Overhead: 7850088-088 Administrative					
G&A Overhead-Administrative	(\$162,651)	(\$249,267)	\$86,616	(35%)	(\$997,066)
Total General & Administrative		, , ,,,,,,,,	***	4==41	/***
Overhead	(\$162,651)	(\$249,267)	\$86,616	(35%)	(\$997,066)
Net Operating Income					
(Loss)	<u>\$0</u>	(\$3)	\$3	<u>(100%)</u>	<u> </u>

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	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Total Expenses	\$0	\$0	\$0	0%	\$0
Maintenance Expenses:					
Total Maint. Expenses	\$0	\$0	\$0	0%	\$0
Total Operating &					
Maintenance Expenses	\$0	\$0	\$0	0%	\$0
Income (Loss) Before					
Depr & Overhead	\$0	\$0	\$0	0%	\$0
Net Operating Income					
(Loss)	<u> </u>	<u> </u>	<u> </u>	0%	<u> </u>

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Non Operating	<u>Jan - Iviai</u>	- Vari - Iviai	<u> </u>	<u> </u>	
Revenues					
Nonoperating Revenues	\$502	\$2,499	(\$1,997)	(80%)	\$10,000
Interest Income	\$208.974	\$30,000	\$178,974	597%	\$120,000
Ad Valorem Taxes	\$1,998,665	\$2,014,515	(\$15,850)	(1%)	\$8,058,061
Non-Operating Grants	\$313,045	\$2,427,812	(\$2,114,767)	(87%)	\$9,711,250
Tax Sharing	\$5,324	\$28,998	(\$23,674)	(82%)	\$116,000
Gain (Loss) on Investments	\$0	(\$62,499)	\$62,499	(100%)	(\$250,000)
Total Non Operating					
Revenues:	\$2,526,510	\$4,441,325	(\$1,914,815)	(43%)	\$17,765,311
Non Operating					
Expenses					
Other NonOp Expenses	(\$2,698)	\$249	(\$2,947)	(1184%)	\$1,000
Salaries	\$13,679	\$9,834	\$3,845	39%	\$39,340
Benefits	\$4,421	\$4,251	\$170	4%	\$16,992
Government Services	\$199,263	\$434,205	(\$234,942)	(54%)	\$1,736,823
Environmental Costs	\$1,532,860	\$1,545,882	(\$13,022)	(1%)	\$6,183,518
Banking/Investment Fees	\$6,990	\$6,249	\$741	12%	\$25,000
Financing Interest Expense	\$975	\$0	\$975	0%	\$0
Bond Interest Expense	\$205,566	\$205,569	(\$3)	0%	\$822,266
Bond Disc/Issue Cost	\$19,683	\$11,940	\$7,743	65%	\$47,765
Premium on Bonds	(\$25,917)	\$14,148	(\$40,065)	(283%)	\$56,591
Election Expense	\$0	\$0	\$0	0%	\$300,000
Public Amenities	\$0	\$0	\$0	0%	\$0
Commission Special Projects	\$8,970	\$0_	\$8,970	0%	\$0
Total Non Operating					
Expenses	\$1,963,792	\$2,232,327	(\$268,535)	(12%)	\$9,229,295
Non Operating Income					
(Loss)	\$562,718	\$2,208,998	(\$1,646,280)	(75%)	\$8,536,016
Total Port Income					
(Loss)	\$562,718	\$2,208,998	(\$1,646,280)	(75%)	\$8,536,016

	\$ Actual Total Jan - Mar	<u>\$ Budget Total</u> Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Total Expenses	\$0	\$0	\$0	0%	\$0
Maintenance Expenses:					
Total Maint. Expenses	\$0	\$0	\$0	0%	\$0
Total Operating &					
Maintenance Expenses	\$0	\$0	\$0	0%	\$0
Income (Loss) Before Depr & Overhead	\$0	\$0	\$0	0%	\$0
Not O conflor become					
Net Operating Income (Loss)	<u>\$0</u>	<u>\$0</u>	<u>*0</u>	0%	<u>*0</u>

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget	
Non Operating	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total	
Revenues						
Nonoperating Revenues: 6990000-090 Nonoperating Revenues-NonOperating Business Relate Total Nonoperating Revenues	\$502 \$502	\$2,499 \$2,499	(\$1,997) (\$1,997)	(80%) (80%)	\$10,000 \$10,000	
•	·	, ,	(, , ,	(,		
Interest Income: 6991022-090 Interest Income: GO P&I Fund-NonOperating Business 6991070-090 Interest: Accts	\$204,617	\$30,000	\$174,617	582%	\$120,000	
Rec Late Fees-NonOperating Busines	\$4,357	\$0	\$4,357	0%	\$0	
Total Interest Income	\$208,974	\$30,000	\$178,974	597%	\$120,000	
Ad Valorem Taxes: 6992000-090 Ad Valorem Taxes-NonOperating Business Related Total Ad Valorem Taxes	\$1,998,665 \$1,998,665	\$2,014,515 \$2,014,515	(\$15,850) (\$15,850)	(1%) (1%)	\$8,058,061 \$8,058,061	
Non-Operating Grants:						
6992050-090 Operating Grant- WA State Agenc-NonOperating Busine 6992051-090 Operating Grant-	\$39,732	\$448,749	(\$409,017)	(91%)	\$1,795,000	
FEMA-NonOperating Business Related 6992060-090 Fed Grant - FAA-	\$0	\$36,564	(\$36,564)	(100%)	\$146,250	
NonOperating Business Related 6992082-090 Non-Operating Grant - Other-NonOperating	\$273,313	\$1,142,499	(\$869,186)	(76%)	\$4,570,000	
Business Total Non-Operating Grants	\$0 \$313,045	\$800,000 \$2,427,812	(\$800,000) (\$2,114,767)	(100%) (87%)	\$3,200,000 \$9,711,250	
Tax Sharing: 6993010-090 Forest Board Taxes-NonOperating Business Related	¢4.0C4	¢24.000	(# 22.020)	(000()	¢400.000	
6993020-090 Excise/Leasehold	\$1,061	\$24,999	(\$23,938)	(96%)	\$100,000	
Tax Sharing-NonOperating Business 6993030-090 Misc Tax Sharing	\$3,182	\$3,000	\$182	6%	\$12,000	
-NonOperating Business Related Total Tax Sharing	\$1,083 \$5,324	\$999 \$28,998	\$84 (\$23,674)	8% (82%)	\$4,000 \$116,000	
Gain (Loss) on Investments: 6994000-090 Gains & Losses- NonOperating Business						
Related Total Gain (Loss) on	\$0	(\$62,499)	\$62,499	(100%)	(\$250,000)	
Investments	\$0	(\$62,499)	\$62,499	(100%)	(\$250,000)	
Total Non Operating Revenues:	\$2,526,510	\$4,441,325	(\$1,914,815)	(43%)	\$17,765,311	
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	\$ Actual Total	\$ Budget Total	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total	
	Jan - Mar	Jan - Mar	Over/(Orlder)	Over/(Orider)	2025 TOtal	
Non Operating Expenses						
Other NonOp Expenses: 7990000-090 Other NonOp Expenses-NonOperating Business Related	(\$2,698)	\$249	(\$2,947)	(1184%)	\$1,000	
Total Other NonOp Expenses	(\$2,698)	\$249	(\$2,947)	(1184%)	\$1,000	
Salaries: 7990010-090 Salaries:Regular- NonOperating Business Related	\$12,848	\$9,834	\$3,014	31%	\$39,340	
7990012-090 Salaries:Overtime						
-NonOperating Business Related 7990013-090 Salaries:Holiday- NonOperating Business	\$0	\$0	\$0	0%	\$0	
Related 7990017-090 Salaries:Vacation -NonOperating Business	\$672	\$0	\$672	0%	\$0	
Related 7990018-090 Salaries:Sick Leave-NonOperating Business	(\$222)	\$0	(\$222)	0%	\$0	
Related Total Salaries	\$381 \$13,679	\$0 \$9,834	\$381 \$3,845	0% 39%	\$0 \$39,340	
Benefits: 7990021-090 Social Security (FICA)-NonOperating Business Relat 7990022-090 Ind. Ins (L&I)-	\$1,113	\$753	\$360	48%	\$3,010	
NonOperating Business Related 7990023-090 Misc. Benefits-	\$286	\$291	(\$5)	(2%)	\$1,162	
NonOperating Business Related 7990024-090 Pension (PERS)- NonOperating Business	\$50	\$0	\$50	0%	\$0	
Related 7990025-090 Med/Dent/Life Insurance-NonOperating	\$1,326	\$897	\$429	48%	\$3,584	
Business Rela Total Benefits	\$1,646 \$4,421	\$2,310 \$4,251	(\$664) \$170	(29%) 4%	\$9,236 \$16,992	
Government Services: 7999081-090 Allocated Commission Costs-						
NonOperating Business R Total Government Services	\$199,263 \$199,263	\$434,205 \$434,205	(\$234,942) (\$234,942)	(54%) (54%)	\$1,736,823 \$1,736,823	
Environmental Costs: 7999084-090 Allocated Environmental Costs-						
NonOperating Busines 7999086-090 Allocated Cascade Pole Costs-	\$1,361,940	\$1,302,294	\$59,646	5%	\$5,209,172	
NonOperating Business	\$170,920	\$243,588	(\$72,668)	(30%)	\$974,346	
5/7/2025 8:02 PM			137		Monday, N	March 31, 2

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Total Environmental Costs	\$1,532,860	\$1,545,882	(\$13,022)	(1%)	\$6,183,518
Banking/Investment Fees: 7990100-090 Banking Expense -NonOperating Business					
Related Total Banking/Investment Fees	\$6,990 \$6,990	\$6,249 \$6,249	\$741 \$741	12% 12%	\$25,000 \$25,000
Financing Interest Expense: 7999001-090 Interest Exp: Equipment Financ-					
NonOperating Busine Total Financing Interest	\$975	\$0	\$975	0%	\$0
Expense	\$975	\$0	\$975	0%	\$0
Bond Interest Expense: 7999013-090 Interest Exp: 2013A Bond-NonOperating					
Business Rel 7999014-090 Interest Exp: 2013B Bond-NonOperating	\$0	\$0	\$0	0%	\$0
Business Rel 7999015-090 Interest Exp: 2015 Refund LTGO-	\$64,719	\$64,719	\$0	0%	\$258,876
NonOperating Busine 7999016-090 Interest Exp: 2016A Bonds-NonOperating	\$10,563	\$10,563	\$0	0%	\$42,250
Business Re 7999017-090 Interest Exp: 2016B Bonds-NonOperating	\$33,774	\$33,774	\$0	0%	\$135,090
Business Re 7999018-090 Interest Exp: 2018A Bonds-NonOperating	\$0	\$0	\$0	0%	\$0
Business Re 7999019-090 Interest Exp: 2018B Bonds-NonOperating	\$76,389	\$76,389	\$0	0%	\$305,550
Business Re Total Bond Interest Expense	\$20,124 \$205,566	\$20,124 \$205,569	\$0 (\$3)	0% 0%	\$80,500 \$822,266
Bond Disc/Issue Cost: 7990300-090 Misc Bond Expenses-NonOperating					
Business Related 7999030-090 Bond Deferred Outflow Amort-NonOperating	\$0	\$249	(\$249)	(100%)	\$1,000
Business Total Bond Disc/Issue Cost	\$19,683 \$19,683	\$11,691 \$11,940	\$7,992 \$7,743	68% 65%	\$46,765 \$47,765
Premium on Bonds: 7999053-090 2013A Amortized Premium exp-NonOperating Business	\$0	\$0	\$0	0%	\$0
7999054-090 2013B Amortized Premium exp-NonOperating					
Business 7999055-090 2018A Amortized Premium exp-NonOperating	(\$14,148)	\$14,148	(\$28,296)	(200%)	\$56,591
Business	(\$7,515)	\$0	(\$7,515)	0%	\$0

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7999056-090 2018B Amortized					
Premium exp-NonOperating	(0.4.057)	**	(0.4.057)	20/	•
Business	(\$4,257)	\$0	(\$4,257)	0%	\$0
Total Premium on Bonds	(\$25,917)	\$14,148	(\$40,065)	(283%)	\$56,591
Election Expense: 7999200-090 Election Expense -NonOperating Business Related Total Election Expense	\$0 \$0	\$0 \$0	\$0 \$0	0% 0%	\$300,000 \$300,000
Public Amenities: 7990500-090 Public Amenity - Plaza-NonOperating Business Relat	\$0	\$0	\$0	0%	\$0
7990501-090 Public Amenity -	, .	, .			, ,
Trail-NonOperating Business					
Relat	\$0	\$0	\$0	0%	\$0
7990502-090 Public Amenity -					
Roads-NonOperating Business Relat	\$0	\$0	\$0	0%	\$0
7990503-090 Public Amenity -	ΦΟ	φυ	φυ	0 70	φυ
Street Lights-NonOperating					
Busine	\$0	\$0	\$0	0%	\$0
7990513-090 Public Amenity					
NM-Street Light-NonOperating	**	**	40	20/	•
Busine	\$0	\$0	\$0	0%	\$0
7990550-090 Public Amenity - Harbor Patrol-NonOperating					
Busine	\$0	\$0	\$0	0%	\$0
Total Public Amenities	\$0	\$0	\$0	0%	\$0
Commission Special Projects:					
7990600-090 Commission					
Special Projects-NonOperating Business	¢Λ	c 0	¢0	0%	¢ 0
7990610-090 Small Cities	\$0	\$0	\$0	0%	\$0
Program-NonOperating					
Business Related	\$0	\$0	\$0	0%	\$0
7990630-090 Special					
Events/Promo/Staff-	A0.07 0	**	40.070	20/	•
NonOperating Business R 7999000-090 2018 Levy	\$8,970	\$0	\$8,970	0%	\$0
Commish Projects-					
NonOperating Business R	\$0	\$0	\$0	0%	\$0
Total Commission Special	**	**	**		**
Projects	\$8,970	\$0	\$8,970	0%	\$0
Total Non Operating					
Expenses	<u>\$1,963,792</u>	\$2,232,327	(\$268,535)	(12%)	\$9,229,295
Non Operating Income					
(Loss)	<u>\$562,718</u>	\$2,208,998	(\$1,646,280)	<u>(75%)</u>	\$8,536,016
Total Port Income	A=65 = 15	40.000.000	(64.646.555)	,—-a,;	A0 #00 015
(Loss)	<u>\$562,718</u>	\$2,208,998	(\$1,646,280)	<u>(75%)</u>	\$8,536,016

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
Revenues:					
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries	\$57,326	\$75,648	(\$18,322)	(24%)	\$302,588
Benefits	\$35,966	\$39,150	(\$3,184)	(8%)	\$156,588
Outside Professional Services	\$47,098	\$199,998	(\$152,900)	(76%)	\$800,000
Facility Rental	\$6,732	\$8,886	(\$2,154)	(24%)	\$35,547
General & Admin - Direct	\$15,023	\$67,746	(\$52,723)	(78%)	\$271,000
Utilities	\$762	\$774	(\$12)	(2%)	\$3,100
Total Expenses	\$162,907	\$392,202	(\$229,295)	(58%)	\$1,568,823
Maintenance Expenses:					
Public Amenities	\$36,356	\$41,970	(\$5,614)	(13%)	\$168,000
Total Maint. Expenses	\$36,356	\$41,970	(\$5,614)	(13%)	\$168,000
Total Operating &					
Maintenance Expenses	\$199,263	\$434,172	(\$234,909)	(54%)	\$1,736,823
Income (Loss) Before Depr & Overhead	(\$199,263)	(\$434,172)	\$234,909	(54%)	(\$1,736,823)
Depi & Overnead	(φ199,203)	(\$454,172)	Ψ 2 34,303	(34 /0)	(\$1,730,023)
Allocated Costs to Non					
Operations	(\$199,263)	(\$434,205)	\$234,942	(54%)	(\$1,736,823)
Net Operating Income					
(Loss)	\$0	\$33	(\$33)	(100%)	\$0

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
Revenues:	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:		·			
Salaries:					
7811100-081 Salaries: Regular-					
Government Services	\$51,871	\$75,648	(\$23,777)	(31%)	\$302,588
7811200-081 Salaries: Overtime-Government Services	\$3,076	\$0	\$3,076	0%	\$0
7811300-081 Salaries: Holiday-					
Government Services 7811700-081 Salaries:	\$1,956	\$0	\$1,956	0%	\$0
Vacation-Government Services	\$423	\$0	\$423	0%	\$0
7811800-081 Salaries: Sick Leave-Government Services	\$0	\$0	\$0	0%	\$0
Total Salaries	\$57,326	\$75,648	(\$18,322)	(24%)	\$302,588
.			,	, ,	
Benefits: 7812100-081 Social Security					
(FICA)-Government Services	\$4,858	\$5,628	(\$770)	(14%)	\$22,506
7812200-081 Ind. Ins (L&I)- Government Services	\$69	\$105	(\$36)	(34%)	\$419
7812300-081 Misc. Benefits-	Φ09	\$105	(\$30)	(34%)	ф4 19
Government Services	\$0	\$105	(\$105)	(100%)	\$420
7812303-081 Misc. Benefits - PFML-Government Services	\$2	\$0	\$2	0%	\$0
7812400-081 Pension (PERS)-					
Government Services 7812500-081 Med/Dent/Life	\$4,712	\$4,344	\$368	8%	\$17,377
Insurance-Government					
Services	\$26,324	\$28,968	(\$2,644)	(9%)	\$115,866
Total Benefits	\$35,966	\$39,150	(\$3,184)	(8%)	\$156,588
Outside Professional Services:					
7813010-081 O/S Professional Services-Government Services	¢47.000	¢174.000	(\$127,901)	(720/)	¢700 000
7813104-081 Legal Svc -	\$47,098	\$174,999	(\$127,901)	(73%)	\$700,000
Special Projects-Government	**	* 04.000	(40.4.000)	(4000()	* 400.000
Services Total Outside Professional	\$0	\$24,999	(\$24,999)	(100%)	\$100,000
Services	\$47,098	\$199,998	(\$152,900)	(76%)	\$800,000
Facility Rental:					
7816000-081 Facility Rental-					
Government Services	\$6,732	\$8,886	(\$2,154)	(24%)	\$35,547
Total Facility Rental	\$6,732	\$8,886	(\$2,154)	(24%)	\$35,547
General & Admin - Direct:					
7817000-081 Purchase Card Clearing Account-Government					
Services	(\$221)	\$0	(\$221)	0%	\$0
7817100-081 Promotional	¢ο	# CO4	(¢ CQ4)	(4000/)	#0.500
Hosting-Government Services 7817200-081 Travel-	\$0	\$624	(\$624)	(100%)	\$2,500
Government Services	\$0	\$12,999	(\$12,999)	(100%)	\$52,000
7817500-081 Memberships- Government Services	\$14,881	\$43,749	(\$28,868)	(66%)	\$175,000
23737777677	ψ11,001	ψ 10,7 10	(ψ20,000)	(0070)	ψ110,000

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7817600-081 Local Marketing Expense-Government Services 7817908-081 Citizens Advisory	\$0	\$624	(\$624)	(100%)	\$2,500
Committee-Government Services 7817909-081 Televised Meeting Expenses-Government	\$0	\$624	(\$624)	(100%)	\$2,500
Services 7817910-081 Meeting Expense	\$0	\$1,626	(\$1,626)	(100%)	\$6,500
-Government Services 7817925-081 Licenses-	\$295	\$6,249	(\$5,954)	(95%)	\$25,000
Government Services 7817940-081 Employee Development-Government	\$69	\$0	\$69	0%	\$0
Services Total General & Admin - Direct	\$0 \$15,023	\$1,251 \$67,746	(\$1,251) (\$52,723)	(100%) (78%)	\$5,000 \$271,000
Utilities: 7818800-081					
Telecommunications- Government Services 7818805-081 Portable Telecom	\$762	\$399	\$363	91%	\$1,600
-Government Services Total Utilities	\$0 \$762	\$375 \$774	(\$375) (\$12)	(100%) (2%)	\$1,500 \$3,100
Total Expenses	\$162,907	\$392,202	(\$229,295)	(58%)	\$1,568,823
Maintenance Expenses:					
Public Amenities: 7810500-081 Public Amenities - Plaza NonOp-Government					
Services 7810501-081 Public Amenities - Trail NonOp-Government	\$12,633	\$6,240	\$6,393	102%	\$25,000
Services 7810502-081 Public Amenities - Roads NonOp-Government	\$3,663	\$6,240	(\$2,577)	(41%)	\$25,000
Services 7810503-081 Public Amenities-	\$2,013	\$21,240	(\$19,227)	(91%)	\$85,000
Street Lights-Government Services 7810513-081 Public Amenity	\$4,670	\$0	\$4,670	0%	\$0
NM-St Lights-Government Services 7810550-081 Public Amenity- Harbor Patrol-Government	\$1,001	\$0	\$1,001	0%	\$0
Services Total Public Amenities	\$12,376 \$36,356	\$8,250 \$41,970	\$4,126 (\$5,614)	50% (13%)	\$33,000 \$168,000
Total Maint. Expenses	\$36,356	\$41,970	(\$5,614)	(13%)	\$168,000
Total Operating & Maintenance Expenses	\$199,263	\$434,172	(\$224 QAQ)	/EA0/\	¢1 726 922
Income (Loss) Before			(\$234,909)	(54%)	\$1,736,823
Depr & Overhead	(\$199,263)	(\$434,172)	\$234,909	(54%)	(\$1,736,823)

Allocated Costs to Non Operations:

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
7899999-081 Allocated Costs					
to Maintenance-Government					
Services	(\$199,263)	(\$434,205)	\$234,942	(54%)	(\$1,736,823)
Total Allocated Costs to Non					
Operations	(\$199,263)	(\$434,205)	\$234,942	(54%)	(\$1,736,823)
Net Operating Income	_				
(Loss)	<u> </u>	<u>\$33</u>	(\$33)	<u>(100%)</u>	<u> </u>

Port of Olympia Consolidated Environmental - Q1 2025

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries	\$164,869	\$119,847	\$45,022	38%	\$479,386
Benefits	\$44,435	\$39,483	\$4,952	13%	\$157,920
Outside Professional Services	\$3,386	\$121,437	(\$118,051)	(97%)	\$485,750
Supplies	\$751	\$2,361	(\$1,610)	(68%)	\$9,450
General & Admin - Direct	(\$4,234)	\$6,753	(\$10,987)	(163%)	\$26,988
Utilities	\$3,759	\$5,805	(\$2,046)	(35%)	\$23,225
Other Operating Expense	\$1,121,014	\$1,021,999	\$99,015	10%	\$4,088,000
Total Expenses	\$1,333,980	\$1,317,685	\$16,295	1%	\$5,270,719
Maintenance Expenses:					
Supplies	\$0	\$75	(\$75)	(100%)	\$300
Equipment Rentals	\$0	\$66	(\$66)	(100%)	\$260
Maintenance and Repairs	\$58,545	\$77,001	(\$18,456)	(24%)	\$308,000
Total Maint. Expenses	\$58,545	\$77,142	(\$18,597)	(24%)	\$308,560
Total Operating &					
Maintenance Expenses	\$1,392,525	\$1,394,827	(\$2,302)	0%	\$5,579,279
Income (Loss) Before					
Depr & Overhead	(\$1,392,525)	(\$1,394,827)	\$2,302	0%	(\$5,579,279)
Depreciation / Amortization General & Administrative	\$46,965	\$45,138	\$1,827	4%	\$180,552
Overhead Allocated Costs to Non	\$93,369	\$105,921	(\$12,552)	(12%)	\$423,687
Operations	(\$1,532,860)	(\$1,545,882)	\$13,022	(1%)	(\$6,183,518)
Net Operating Income (Loss)	<u>*1</u>	(\$4)	<u>\$5</u>	(125%)	<u>\$0</u>

Revenues: \$0 \$0 \$0 \$0 Expenses: \$132,389 \$72,633 \$59,756 82% \$290, Benefits \$33,566 \$23,214 \$10,352 45% \$92, Outside Professional Services \$977 \$85,650 (\$84,673) (99%) \$342, Supplies \$369 \$249 \$120 48% \$1, General & Admin - Direct (\$4,076) \$6,126 (\$10,202) (167%) \$24,	al
Expenses: Salaries \$132,389 \$72,633 \$59,756 82% \$290, Benefits \$33,566 \$23,214 \$10,352 45% \$92, Outside Professional Services \$977 \$85,650 (\$84,673) (99%) \$342, Supplies \$369 \$249 \$120 48% \$1, General & Admin - Direct (\$4,076) \$6,126 (\$10,202) (167%) \$24,	
Salaries \$132,389 \$72,633 \$59,756 82% \$290, Benefits \$33,566 \$23,214 \$10,352 45% \$92, Outside Professional Services \$977 \$85,650 (\$84,673) (99%) \$342, Supplies \$369 \$249 \$120 48% \$1, General & Admin - Direct (\$4,076) \$6,126 (\$10,202) (167%) \$24,	\$0
Benefits \$33,566 \$23,214 \$10,352 45% \$92, Outside Professional Services \$977 \$85,650 (\$84,673) (99%) \$342, Supplies \$369 \$249 \$120 48% \$1, General & Admin - Direct (\$4,076) \$6,126 (\$10,202) (167%) \$24,	
Outside Professional Services \$977 \$85,650 (\$84,673) (99%) \$342, Supplies \$369 \$249 \$120 48% \$1, General & Admin - Direct (\$4,076) \$6,126 (\$10,202) (167%) \$24,	,534
Supplies \$369 \$249 \$120 48% \$1, General & Admin - Direct (\$4,076) \$6,126 (\$10,202) (167%) \$24,	,851
General & Admin - Direct (\$4,076) \$6,126 (\$10,202) (167%) \$24,	,600
	,000
Utilities \$537 \$249 \$288 116% \$1	,500
700. 710	,000
Other Operating Expense \$1,104,809 \$1,008,250 \$96,559 10% \$4,033,	,000
Total Expenses \$1,268,571 \$1,196,371 \$72,200 6% \$4,785,4	85
Maintenance Expenses:	
Total Maint. Expenses \$0 \$0 \$0 0%	\$0
Total Operating &	
Maintenance Expenses \$1,268,571 \$1,196,371 \$72,200 6% \$4,785,4	85
Income (Loss) Before Depr & Overhead (\$1,268,571) (\$1,196,371) (\$72,200) 6% (\$4,785,4)	185)
General & Administrative	
Overhead \$93,369 \$105,921 (\$12,552) (12%) \$423,	,687
Allocated Costs to Non	4-0)
Operations (\$1,361,940) (\$1,302,294) (\$59,646) 5% (\$5,209,	,1/2)
Net Operating Income	
(Loss) \$0 \$2 (\$2) (100%)	\$0

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:		<u> </u>		<u> </u>	
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries:					
7811100-084 Salaries: Regular-	¢447.050	\$70.000	#45.206	C20/	¢200 F24
Environmental 7811300-084 Salaries: Holiday-	\$117,959	\$72,633	\$45,326	62%	\$290,534
Environmental	\$5,630	\$0	\$5,630	0%	\$0
7811700-084 Salaries:	¢6.010	¢0	¢6.040	00/	c 0
Vacation-Environmental 7811800-084 Salaries: Sick	\$6,012	\$0	\$6,012	0%	\$0
Leave-Environmental	\$2,789	\$0	\$2,789	0%	\$0
Total Salaries	\$132,389	\$72,633	\$59,756	82%	\$290,534
Benefits:					
7812100-084 Social Security					
(FICA)-Environmental	\$9,767	\$5,556	\$4,211	76%	\$22,226
7812200-084 Ind. Ins (L&I)-	0004	# 400	# 400	200/	04.070
Environmental 7812300-084 Misc. Benefits-	\$601	\$492	\$109	22%	\$1,970
Environmental	\$0	\$0	\$0	0%	\$0
7812400-084 Pension (PERS)-					
Environmental	\$11,688	\$6,618	\$5,070	77%	\$26,468
7812500-084 Med/Dent/Life Insurance-Environmental	\$11,510	\$10,548	\$962	9%	\$42,187
Total Benefits	\$33,566	\$23,214	\$10,352	45%	\$92,851
Outside Professional Services: 7813010-084 O/S Professional					
Services-Environmental	\$0	\$37,500	(\$37,500)	(100%)	\$150,000
7813070-084 Marine	Ψū	ψο, ,σσσ	(\$\psi 0.00)	(10070)	ψ100,000
Sediments Remediation-					
Environmental 7813072-084 Operating	\$0	\$0	\$0	0%	\$0
Permits-Environmental	\$657	\$6,249	(\$5,592)	(89%)	\$25,000
7813073-084 E. Bay Enviro.			, ,	, ,	
Remedi Study-Environmental	\$17	\$0	\$17	0%	\$0
7813074-084 Municipal Permit Phase 2 Compl-Environmental	\$0	\$9,189	(\$9,189)	(100%)	\$36,750
7813075-084 Dangerous Waste	Ψ	ψ0,100	(ψο, 1οο)	(10070)	ψου, του
Compliance-Environmental	\$303	\$2,499	(\$2,196)	(88%)	\$10,000
7813079-084 Green Marine- Environmental	\$0	\$3,000	(\$3,000)	(100%)	\$12,000
7813080-084 Sea Level Rise-	ΨΟ	ψ0,000	(\$0,000)	(10070)	Ψ12,000
Environmental	\$0	\$22,212	(\$22,212)	(100%)	\$88,850
7813104-084 Legal Svc -	¢ο	ФE 004	(¢ E 004)	(4000/)	#20.000
Special Projects-Environmental Total Outside Professional	\$0	\$5,001	(\$5,001)	(100%)	\$20,000
Services	\$977	\$85,650	(\$84,673)	(99%)	\$342,600
Cumpling					
Supplies: 7814000-084 Computer					
Supplies-Environmental	\$198	\$0	\$198	0%	\$0
7814060-084 Supplies (CPC	A170	40.40	/ ^	(0.40/)	#1 000
Office)-Environmental Total Supplies	\$172 \$369	\$249 \$249	(\$77) \$120	(31%) 48%	\$1,000 \$1,000
rotal cappilos	ψυσυ	ΨΔΤΟ	ΨΙΖΟ	1 0 /0	ψ1,000

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
General & Admin - Direct: 7817000-084 Purchase Card					
Clearing Account- Environmental 7817200-084 Travel-	(\$4,924)	\$0	(\$4,924)	0%	\$0
Environmental 7817500-084 Memberships-	\$0	\$4,374	(\$4,374)	(100%)	\$17,500
Environmental 7817900-084 Other G & A	\$224	\$501	(\$277)	(55%)	\$2,000
Direct Costs-Environmental 7817910-084 Meeting Expense	\$0	\$126	(\$126)	(100%)	\$500
-Environmental 7817925-084 Licenses-	(\$110)	\$501	(\$611)	(122%)	\$2,000
Environmental 7817940-084 Employee	\$124 \$610	\$0 \$624	\$124	0%	\$0 \$2,500
Development-Environmental Total General & Admin - Direct	(\$4,076)	\$6,126	(\$14) (\$10,202)	(2%) (167%)	\$2,500 \$24,500
Utilities: 7818800-084					
Telecommunications-					
Environmental Total Utilities	\$537 \$537	\$249 \$249	\$288 \$288	116% 116%	\$1,000 \$1,000
Other Operating Expense: 7819017-084 Environmental: Pearson Air UST-					
Environmental 7819018-084 Budd Inlet	\$6,282	\$4,374	\$1,908	44%	\$17,500
Remediation-Environmental 7819019-084 East Bay CAP	\$1,096,769	\$1,000,000	\$96,769	10%	\$4,000,000
Amendments-Environmental 7819020-084 Habitat Conservation Plan-	\$1,095	\$1,251	(\$156)	(12%)	\$5,000
Environmental 7819090-084 Special Projects-	\$663	\$2,499	(\$1,836)	(73%)	\$10,000
Environmental Total Other Operating Expense	\$0 \$1,104,809	\$126 \$1,008,250	(\$126) \$96,559	(100%) 10%	\$500 \$4,033,000
Total Expenses	\$1,268,571	\$1,196,371	\$72,200	6%	\$4,785,485
Maintenance Expenses: Total Maint. Expenses	\$0	\$0	\$0	0%	\$0
Total Operating & Maintenance Expenses	\$4 269 E74	¢4 406 274	\$72 200	6%	¢4 705 405
Income (Loss) Before Depr & Overhead	\$1,268,571	\$1,196,371	\$72,200		\$4,785,485
Depr & Overnead	(\$1,268,571)	(\$1,196,371)	(\$72,200)	6%	(\$4,785,485)
General & Administrative Overhead: 7850080-084 Executive G&A					
Overhead-Environmental 7850082-084 Marketing G&A	\$17,697	\$0	\$17,697	0%	\$0
Overhead-Environmental 7850083-084 Finance G&A	\$8,466	\$0	\$8,466	0%	\$0
Overhead-Environmental 7850085-084 Engineering G&A	\$33,173	\$0	\$33,173	0%	\$0
Overhead-Environmental	\$8,597	\$0	\$8,597	0%	\$0

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	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7850087-084 I/S G&A					
Overhead-Environmental	\$9,058	\$0	\$9,058	0%	\$0
7850088-084 Administrative G&A Overhead-Environmental	\$16.379	\$105.921	(\$89,542)	(85%)	\$423,687
Total General & Administrative	φ10,579	\$105,921	(\$03,342)	(0376)	Ψ423,007
Overhead	\$93,369	\$105,921	(\$12,552)	(12%)	\$423,687
Allocated Costs to Non Operations: 7899999-084 Allocated Costs					
to Maintenance-Environmental Total Allocated Costs to Non	(\$1,361,940)	(\$1,302,294)	(\$59,646)	5%	(\$5,209,172)
Operations	(\$1,361,940)	(\$1,302,294)	(\$59,646)	5%	(\$5,209,172)
Net Operating Income	(* ,	(* , , ,	(, ,		(, , , ,
(Loss)	\$0	\$2	(\$2)	(100%)	\$0

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues:					
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Salaries	\$32,480	\$47,214	(\$14,734)	(31%)	\$188,852
Benefits	\$10,869	\$16,269	(\$5,400)	(33%)	\$65,069
Outside Professional Services	\$2,409	\$35,787	(\$33,378)	(93%)	\$143,150
Supplies	\$382	\$2,112	(\$1,730)	(82%)	\$8,450
General & Admin - Direct	(\$157)	\$627	(\$784)	(125%)	\$2,488
Utilities	\$3,222	\$5,556	(\$2,334)	(42%)	\$22,225
Other Operating Expense	\$16,205	\$13,749	\$2,456	18%	\$55,000
Total Expenses	\$65,410	\$121,314	(\$55,904)	(46%)	\$485,234
Maintenance Expenses:					
Supplies	\$0	\$75	(\$75)	(100%)	\$300
Equipment Rentals	\$0	\$66	(\$66)	(100%)	\$260
Maintenance and Repairs	\$58,545	\$77,001	(\$18,456)	(24%)	\$308,000
Total Maint. Expenses	\$58,545	\$77,142	(\$18,597)	(24%)	\$308,560
Total Operating &					
Maintenance Expenses	\$123,955	\$198,456	(\$74,501)	(38%)	\$793,794
Income (Loss) Before					
Depr & Overhead	(\$123,955)	(\$198,456)	\$74,501	(38%)	(\$793,794)
Depreciation / Amortization Allocated Costs to Non	\$46,965	\$45,138	\$1,827	4%	\$180,552
Operations	(\$170,920)	(\$243,588)	\$72,668	(30%)	(\$974,346)
Net Operating Income	(+ ,)	(+= :=,===)	Ţ. <u>_</u> ,300	(3370)	(+5: :,5:0)
(Loss)	\$0	(\$6)	\$6	(100%)	\$0

Revenues So So So So So So So S		\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
Solution	_	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
Salaries:					0%	<u> </u>
Salaries: 781100.086 Salaries: Regular- Cascade Pole \$26,591	•	Ų.	Ų.	Ų.	0 70	Ψ0
781100-086 Salaries: Regular	Expenses:					
Cascade Pole \$26,591 \$47,214 \$20,623 \$(44%) \$188,852 \$7811300.086 Salaries: Holiday-Cascade Pole \$1,399 \$0 \$1,399 0% \$0 \$7811700.086 Salaries: \$1,399 \$0 \$1,399 0% \$0 \$1,399 \$0 \$1,399 \$0 \$0 \$1,399 \$0 \$0 \$1,399 \$0 \$0 \$1,399 \$0 \$0 \$0 \$1,399 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Salaries:					
T811300-086 Salaries: Holiday-Cascade Pole \$1,399 \$0 \$1,399 0% \$0		\$26.591	\$47.214	(\$20.623)	(44%)	\$188.852
7811700-086 Salaries:						
7811800-086 Salaries: Sick Leave-Cascade Pole \$32,480 \$47,214 \$(\$14,734) \$(31%) \$188,852		\$1,399	\$0	\$1,399	0%	\$0
Leave-Cascade Pole		\$3,789	\$0	\$3,789	0%	\$0
Total Salaries \$32,480 \$47,214 \$(\$14,734) \$(31%) \$188,852		\$700	\$0	\$700	0%	\$0
T812100-086 Social Security (FICA)-Cascade Pole	Total Salaries					
T812100-086 Social Security (FICA)-Cascade Pole	Benefits:					
T812200-086 Ind. Ins (L&I)- Cascade Pole \$498	7812100-086 Social Security	#0.046	#0.046	(64,000)	(000/)	644.44
Cascade Pole \$498 \$876 (\$378) (43%) \$3,503 7812300-086 Misc. Benefits- Cascade Pole \$70 \$105 (\$35) (33%) \$420 7812400-086 Pension (PERS)- Cascade Pole \$2,763 \$4,302 (\$1,539) (36%) \$17,204 7812500-086 Med/Den/IL/ie Insurance-Cascade Pole \$5,219 \$7,374 (\$2,155) (29%) \$29,495 Total Benefits \$10,869 \$16,269 (\$5,400) (33%) \$65,069 Outside Professional Services: 781301-0.086 O/S Professional Services-Cascade Pole \$157 \$24,999 (\$24,842) (99%) \$100,000 7813017-0.086 Janitorial Services-Cascade Pole \$1,600 \$789 \$811 103% \$3,150 7813017-0.086 Dangerous Waste Compliance-Cascade Pole \$652 \$6,249 (\$5,597) (90%) \$25,000 7813107-0.086 Legal Svo - Special Projects-Cascade Pole \$0 \$3,750 (\$3,750) (100%) \$15,000 7814050-086 Computer Equipment-Cascade Pole \$30 \$1,749 (\$1,719) (99%) \$7,000 7814050-086 Sup		\$2,319	\$3,612	(\$1,293)	(36%)	\$14,447
Cascade Pole \$70 \$105 (\$35) (33%) \$420 7812400-086 Pension (PERS)- Cascade Pole \$2,763 \$4,302 (\$1,539) (36%) \$17,204 7812500-086 Med/Dent/Life Insurance-Cascade Pole \$5,219 \$7,374 (\$2,155) (29%) \$29,495 Total Benefits \$10,869 \$16,269 (\$5,400) (33%) \$65,069 Outside Professional Services: 7813010-086 O/S Professional Services-Cascade Pole \$157 \$24,999 (\$24,842) (99%) \$100,000 PR13013-086 Janitorial Services-Cascade Pole \$1,600 \$789 \$811 103% \$3,150 PR13017-086 Daniperous Waste Compliance-Cascade Pole \$652 \$6,249 (\$5,597) (90%) \$25,000 PR13104-086 Legal Svc - Special Projects-Cascade Pole \$0 \$3,750 (\$3,750) (100%) \$15,000 Total Outside Professional Services \$2,409 \$35,787 (\$33,378) (93%) \$143,150 Supplies: 814050-086 Computer Equipment-Cascade Pole \$30 \$1,749 (\$1,719) (98%) \$7,000 PR14060-086 Supplies (CPC Office)-Cascade Pole \$0 \$51 (\$51) (100%) \$200 PR14000-086 Fuel & Lubricants -Cascade Pole \$352 \$312 \$40 13% \$1,250 Total Supplies \$382 \$2,112 (\$1,730) (82%) \$8,450 General & Admin - Direct: PR17000-086 Purchase Card Clearing Account-Cascade Pole \$0 \$63 (\$63) (100%) \$250 PR187100-086 Memberships- Cascade Pole \$0 \$30 \$30 (\$30) (100%) \$250 PR1871500-086 Other G & A Direct Costs-Cascade Pole \$56 \$18 \$38 \$211% \$66 S67/2025	Cascade Pole	\$498	\$876	(\$378)	(43%)	\$3,503
T8112400-086 Pension (PERS)- Cascade Pole \$2,763 \$4,302 \$(\$1,539) \$(36%) \$17,204 T812500-086 Med/Dent/Life Insurance-Cascade Pole \$5,219 \$7,374 \$(\$2,155) \$(29%) \$29,495 Total Benefits \$10,869 \$16,269 \$(\$5,400) \$(33%) \$65,069 Outside Professional Services: T813010-086 O/S Professional Services-Cascade Pole \$157 \$24,999 \$24,842 \$(99%) \$100,000 T813013-086 Janitonal Services-Cascade Pole \$1,600 \$789 \$811 \$103% \$3,150 T813075-086 Dangerous Waste \$652 \$6,249 \$(\$5,597) \$(90%) \$25,000 T813104-086 Legal Svc - \$9,624 \$(\$5,597) \$(90%) \$15,000 Total Outside Professional Services \$2,409 \$33,750 \$(\$3,750) \$(100%) \$15,000 Total Outside Professional Services \$2,409 \$35,787 \$(\$33,378) \$(93%) \$143,150 Supplies: T814050-086 Computer Equipment-Cascade Pole \$0 \$1,749 \$(\$1,719) \$(98%) \$7,000 T814000-086 Supplies (CPC Office)-Cascade Pole \$0 \$51 \$(\$51) \$(100%) \$200 T814300-086 Fuel & Lubricants \$2,409 \$352 \$312 \$40 \$13% \$1,250 Total Supplies \$382 \$2,112 \$(\$1,730) \$(82%) \$8,450 General & Admin - Direct: T817000-086 Purchase Card Clearing Account-Cascade Pole \$0 \$63 \$(\$541) \$(401%) \$534 T817200-086 Travel-Cascade Pole \$0 \$63 \$(\$541) \$(401%) \$534 T817200-086 Memberships- Cascade Pole \$0 \$0 \$30 \$(\$30) \$(100%) \$250 T817500-086 Memberships- Cascade Pole \$0 \$30 \$30 \$(\$30) \$(100%) \$125 T817900-086 Other G & A Direct Costs-Cascade Pole \$56 \$18 \$38 \$211% \$66 507/2025 \$156 \$Monday, Marvi		\$70	\$105	(\$35)	(33%)	\$420
T81250-086 Med/DentLife Insurance-Cascade Pole		φο 7 00				
Total Benefits \$10,869 \$16,269 \$\$5,400 \$33% \$65,069\$ Outside Professional Services: 7813010-086 O/S Professional Services-Cascade Pole \$157 \$24,999 \$24,842 \$99% \$100,000 7813013-086 Janitorial Services-Cascade Pole \$1,600 \$789 \$811 \$103% \$3,150 7813075-086 Dangerous Waste Compliance-Cascade Pole \$652 \$6,249 \$5,597 \$90% \$25,000 7813104-086 Legal Svc - Special Projects-Cascade Pole \$0 \$3,750 \$3,750 \$100% \$15,000 Total Outside Professional Services \$2,409 \$35,787 \$33,378 \$93% \$143,150 Supplies: 7814050-086 Computer Equipment-Cascade Pole \$30 \$1,749 \$1,719 \$98% \$7,000 7814060-086 Supplies (CPC Office)-Cascade Pole \$0 \$51 \$51 \$100% \$200 7814300-086 Fuel & Lubricants -Cascade Pole \$352 \$312 \$40 \$13% \$1,250 Total Supplies \$382 \$2,112 \$1,730 \$82% \$8,450 General & Admin - Direct: 7817000-086 Purchase Card Clearing Account-Cascade Pole \$0 \$63 \$63 \$1541 \$100% \$250 7817500-086 Memberships- Cascade Pole \$0 \$30 \$30 \$30 \$30 \$100% \$250 7817500-086 Memberships- Cascade Pole \$0 \$30 \$30 \$30 \$30 \$100% \$125 7817900-086 Other G & A Direct Costs-Cascade Pole \$56 \$18 \$38 \$211% \$66		\$2,763	\$4,302	(\$1,539)	(36%)	\$17,204
Outside Professional Services: 7813010-086 O/S Professional Services-Cascade Pole \$157 \$24,999 (\$24,842) (99%) \$100,000 7813013-086 Janitorial Services-Cascade Pole \$1,600 \$789 \$811 103% \$3,150 7813075-086 Dangerous Waste Compliance-Cascade Pole \$652 \$6,249 (\$5,597) (90%) \$25,000 7813104-086 Legal Svc - Special Projects-Cascade Pole \$0 \$3,750 (\$3,750) (100%) \$15,000 Total Outside Professional Services \$2,409 \$35,787 (\$33,378) (93%) \$143,150 Supplies: 7814050-086 Computer Equipment-Cascade Pole \$30 \$1,749 (\$1,719) (98%) \$7,000 7814050-086 Computer Equipment-Cascade Pole \$30 \$1,749 (\$1,719) (98%) \$7,000 7814050-086 Computer Equipment-Cascade Pole \$0 \$51 (\$51) (\$100%) \$200 7814300-086 Supplies (CPC						
7813010-086 O/S Professional Services-Cascade Pole \$157 \$24,999 (\$24,842) (99%) \$100,000 7813075-086 Janitorial Services-Cascade Pole \$1,600 \$789 \$811 103% \$3,150 7813075-086 Dangerous Waste Compliance-Cascade Pole \$652 \$6,249 (\$5,597) (90%) \$25,000 7813104-086 Legal Svc - Special Projects-Cascade Pole \$0 \$3,750 (\$3,750) (100%) \$15,000 Total Outside Professional Services \$2,409 \$35,787 (\$33,378) (93%) \$143,150 Supplies: 7814050-086 Computer Equipment-Cascade Pole \$30 \$1,749 (\$1,719) (98%) \$7,000 7814060-086 Supplies (CPC Office)-Cascade Pole \$0 \$51 (\$51) (100%) \$200 7814300-086 Fuel & Lubricants -Cascade Pole \$352 \$312 \$40 13% \$1,250 Total Supplies \$382 \$2,112 (\$1,730) (82%) \$8,450 General & Admin - Direct: 7817000-086 Purchase Card Clearing Account-Cascade Pole \$0 \$63 (\$63) (100%) \$250 7817500-086 Memberships- Cascade Pole \$0 \$30 \$30 (\$30) (100%) \$250 7817500-086 Memberships- Cascade Pole \$0 \$30 \$30 (\$30) (100%) \$250 7817500-086 Memberships- Cascade Pole \$0 \$30 \$30 (\$30) (100%) \$250 7817500-086 Other G & A Direct Costs-Cascade Pole \$56 \$18 \$38 211% \$66 5/7/2025	Total Benefits	\$10,869	\$16,269	(\$5,400)	(33%)	\$65,069
Services-Cascade Pole	Outside Professional Services:					
7813013-086 Janitorial Services-Cascade Pole \$1,600 \$789 \$811 103% \$3,150 7813075-086 Dangerous Waste Compliance-Cascade Pole \$652 \$6,249 (\$5,597) (90%) \$25,000 7813104-086 Legal Svc - Special Projects-Cascade Pole \$0 \$3,750 (\$3,750) (100%) \$15,000 Total Outside Professional Services \$2,409 \$35,787 (\$33,378) (93%) \$143,150 Supplies: 7814050-086 Computer Equipment-Cascade Pole \$30 \$1,749 (\$1,719) (98%) \$7,000 7814060-086 Supplies (CPC Office)-Cascade Pole \$0 \$51 (\$51) (100%) \$200 7814300-086 Fuel & Lubricants -Cascade Pole \$352 \$312 \$40 13% \$1,250 Total Supplies \$382 \$2,112 (\$1,730) (82%) \$8,450 General & Admin - Direct: 7817000-086 Purchase Card Clearing Account-Cascade Pole \$0 \$63 (\$63) (100%) \$250 7817500-086 Memberships- Cascade Pole \$0 \$30 \$30 (\$30) (100%) \$250 7817500-086 Memberships- Cascade Pole \$0 \$63 (\$63) (100%) \$250 7817500-086 Memberships- Cascade Pole \$0 \$30 \$30 (\$30) (100%) \$125 78177900-086 Other G & A Direct Costs-Cascade Pole \$56 \$18 \$38 211% \$66 5/7/2025		\$157	\$24.999	(\$24.842)	(99%)	\$100.000
7813075-086 Dangerous Waste Compliance-Cascade Pole \$652 \$6,249 (\$5,597) (90%) \$25,000 7813104-086 Legal Svc - Special Projects-Cascade Pole \$0 \$3,750 (\$3,750) (100%) \$15,000 Total Outside Professional Services \$2,409 \$35,787 (\$33,378) (93%) \$143,150 Supplies: 7814050-086 Computer Equipment-Cascade Pole \$30 \$1,749 (\$1,719) (98%) \$7,000 7814060-086 Supplies (CPC Office)-Cascade Pole \$0 \$51 (\$51) (100%) \$200 7814300-086 Fuel & Lubricants -Cascade Pole \$332 \$312 \$40 13% \$1,250 Total Supplies \$332 \$2,112 (\$1,730) (82%) \$8,450 General & Admin - Direct: 7817000-086 Purchase Card Clearing Account-Cascade Pole \$0 \$63 (\$63) (100%) \$250 7817500-086 Memberships- Cascade Pole \$0 \$30 \$30 (\$30) (100%) \$250 7817500-086 Memberships- Cascade Pole \$0 \$30 \$30 (\$30) (100%) \$125 7817500-086 Other G & A Direct Costs-Cascade Pole \$56 \$18 \$38 211% \$66 5/7/2025				, ,		
Compliance-Cascade Pole		\$1,600	\$789	\$811	103%	\$3,150
Special Projects-Cascade Pole Total Outside Professional Services \$0 \$3,750 (\$3,750) (100%) \$15,000 Supplies: 7814050-086 Computer Equipment-Cascade Pole 7814060-086 Supplies (CPC Office)-Cascade Pole \$30 \$1,749 (\$1,719) (98%) \$7,000 7814060-086 Supplies (CPC Office)-Cascade Pole 7814300-086 Fuel & Lubricants \$0 \$51 (\$51) (100%) \$200 7814300-086 Fuel & Lubricants \$352 \$312 \$40 13% \$1,250 Cascade Pole \$382 \$2,112 (\$1,730) (82%) \$8,450 General & Admin - Direct: 7817000-086 Purchase Card Clearing Account-Cascade Pole \$382 \$2,112 (\$541) (401%) \$534 7817200-086 Travel-Cascade Pole \$0 \$0 \$63 (\$63) (100%) \$250 7817500-086 Memberships-Cascade Pole \$0 \$0 \$30 (\$30) (100%) \$125 7817900-086 Other G & A Direct Costs-Cascade Pole \$56 \$18 \$38 211% \$66 57/2025 \$156 \$Monday, Marc	Compliance-Cascade Pole	\$652	\$6,249	(\$5,597)	(90%)	\$25,000
Total Outside Professional Services \$2,409 \$35,787 (\$33,378) (93%) \$143,150 Supplies: 7814050-086 Computer Equipment-Cascade Pole \$30 \$1,749 (\$1,719) (98%) \$7,000 7814060-086 Supplies (CPC Office)-Cascade Pole \$0 \$51 (\$51) (100%) \$200 7814300-086 Fuel & Lubricants -Cascade Pole \$352 \$312 \$40 13% \$1,250 Total Supplies \$382 \$2,112 (\$1,730) (82%) \$8,450 General & Admin - Direct: 7817000-086 Purchase Card Clearing Account-Cascade Pole (\$406) \$135 (\$541) (401%) \$534 7817200-086 Travel-Cascade Pole \$0 \$63 (\$63) (100%) \$250 7817500-086 Memberships- Cascade Pole \$0 \$30 (\$30) (100%) \$125 7817900-086 Other G & A Direct Costs-Cascade Pole \$56 \$18 \$38 211% \$66 5/7/2025		\$0	\$3,750	(\$3,750)	(100%)	\$15,000
Supplies: 7814050-086 Computer Equipment-Cascade Pole \$30 \$1,749 \$(\$1,719) \$(98%) \$7,000 7814060-086 Supplies (CPC Office)-Cascade Pole \$0 \$51 \$(\$51) \$(100%) \$200 7814300-086 Fuel & Lubricants -Cascade Pole \$352 \$312 \$40 \$13% \$1,250 Total Supplies \$382 \$2,112 \$(\$1,730) \$(82%) \$8,450 General & Admin - Direct: 7817000-086 Purchase Card Clearing Account-Cascade Pole \$0 \$135 \$(\$541) \$(401%) \$534 7817200-086 Travel-Cascade Pole \$0 \$63 \$(\$63) \$(100%) \$250 7817500-086 Memberships- Cascade Pole \$0 \$30 \$30 \$(\$30) \$(100%) \$125 7817900-086 Other G & A Direct Costs-Cascade Pole \$56 \$18 \$38 \$211% \$66 Monday, Marc	Total Outside Professional			, ,	, ,	
7814050-086 Computer Equipment-Cascade Pole \$30 \$1,749 (\$1,719) (98%) \$7,000 7814060-086 Supplies (CPC Office)-Cascade Pole \$0 \$51 (\$51) (100%) \$200 7814300-086 Fuel & Lubricants - - - - \$200 7814300-086 Fuel & Lubricants - - \$352 \$312 \$40 13% \$1,250 Total Supplies \$382 \$2,112 (\$1,730) (82%) \$8,450 General & Admin - Direct: 7817000-086 Purchase Card Clearing Account-Cascade Pole (\$406) \$135 (\$541) (401%) \$534 7817200-086 Travel-Cascade Pole \$0 \$63 (\$63) (100%) \$250 7817500-086 Memberships-Cascade Pole \$0 \$30 (\$30) (100%) \$125 7817900-086 Other G & A Direct Costs-Cascade Pole \$56 \$18 \$38 211% \$66 57//2025 \$156 \$Monday, Marc	Services	\$2,409	\$35,787	(\$33,378)	(93%)	\$143,150
Equipment-Cascade Pole \$30 \$1,749 (\$1,719) (98%) \$7,000 7814060-086 Supplies (CPC Office)-Cascade Pole \$0 \$51 (\$51) (100%) \$200 7814300-086 Fuel & Lubricants -Cascade Pole \$352 \$312 \$40 13% \$1,250 Total Supplies \$382 \$2,112 (\$1,730) (82%) \$8,450 General & Admin - Direct: 7817000-086 Purchase Card Clearing Account-Cascade Pole \$0 \$135 (\$541) (401%) \$534 7817200-086 Travel-Cascade Pole \$0 \$63 (\$63) (100%) \$250 7817500-086 Memberships- Cascade Pole \$0 \$30 (\$30) (100%) \$125 7817900-086 Other G & A Direct Costs-Cascade Pole \$56 \$18 \$38 211% \$66 Monday, Marc	Supplies:					
7814060-086 Supplies (CPC Office)-Cascade Pole \$0 \$51 (\$51) (100%) \$200 7814300-086 Fuel & Lubricants -Cascade Pole \$352 \$312 \$40 13% \$1,250 Total Supplies \$382 \$2,112 (\$1,730) (82%) \$8,450 General & Admin - Direct: 7817000-086 Purchase Card Clearing Account-Cascade Pole (\$406) \$135 (\$541) (401%) \$534 7817200-086 Travel-Cascade Pole \$0 \$63 (\$63) (100%) \$250 7817500-086 Memberships- Cascade Pole \$0 \$30 (\$30) (100%) \$125 7817900-086 Other G & A Direct Costs-Cascade Pole \$56 \$18 \$38 211% \$66		\$30	\$1,749	(\$1,719)	(98%)	\$7,000
7814300-086 Fuel & Lubricants -Cascade Pole \$352 \$312 \$40 13% \$1,250 Total Supplies \$382 \$2,112 (\$1,730) (82%) \$8,450 General & Admin - Direct: 7817000-086 Purchase Card Clearing Account-Cascade Pole (\$406) \$135 (\$541) (401%) \$534 7817200-086 Travel-Cascade Pole \$0 \$63 (\$63) (100%) \$250 7817500-086 Memberships- Cascade Pole \$0 \$30 (\$30) (100%) \$125 7817900-086 Other G & A Direct Costs-Cascade Pole \$56 \$18 \$38 211% \$66 Monday, Marc				, ,		
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Direct Costs-Cascade Pole \$56 \$18 \$38 211% \$66 5/7/2025 156 Monday, Marc	Cascade Pole	\$0	\$30	(\$30)	(100%)	\$125
= = · · · · · · · · · · · · · · · · · ·		\$56	\$18	\$38	211%	\$66
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	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7817910-086 Meeting Expense -Cascade Pole 7817920-086	\$0	\$66	(\$66)	(100%)	\$263
Publications/Subscriptions- Cascade Pole 7817925-086 Licenses-	\$0	\$63	(\$63)	(100%)	\$250
Cascade Pole 7817940-086 Employee	\$0	\$126	(\$126)	(100%)	\$500
Development-Cascade Pole Total General & Admin - Direct	\$193 (\$157)	\$126 \$627	\$67 (\$784)	53% (125%)	\$500 \$2,488
Utilities: 7818100-086 Water-Cascade					
Pole 7818200-086 Electricity-	\$0	\$393	(\$393)	(100%)	\$1,575
Cascade Pole 7818700-086 Natural	\$1,814	\$3,750	(\$1,936)	(52%)	\$15,000
Gas/Propane/Oil-Cascade Pole 7818800-086 Telecommunications-Cascade	\$1,283	\$789	\$494	63%	\$3,150
Pole Total Utilities	\$124 \$3,222	\$624 \$5,556	(\$500) (\$2,334)	(80%) (42%)	\$2,500 \$22,225
Other Operating Expense: 7819010-086 Monitoring Exp. (Spectra)-Cascade Pole	\$16,205	\$13,749	\$2,456	18%	\$55,000
Total Other Operating Expense Total Expenses	\$16,205 \$65,410	\$13,749 \$121,314	\$2,456 (\$55,904)	18% (46%)	\$55,000 \$485,234
Maintenance Expenses:					
Supplies: 7834225-086 Supplies: Small Tools-Cascade Pole	\$0	\$75	(\$75)	(100%)	\$300
Total Supplies	\$0	\$75	(\$75)	(100%)	\$300
Equipment Rentals: 7835000-086 Equipment Rentals-Cascade Pole	\$0	\$66	(\$66)	(100%)	\$260
Total Equipment Rentals	\$0	\$66	(\$66)	(100%)	\$260
Maintenance and Repairs: 7839000-086 Maint & Repair to Buildings-Cascade Pole	\$382	\$6,249	(\$5,867)	(94%)	\$25,000
7839020-086 Plant: Environmental-Cascade Pole	\$2,944	\$15,000	(\$12,056)	(80%)	\$60,000
7839021-086 Treatment Fac: Environmental-Cascade Pole	\$0	\$6,249	(\$6,249)	(100%)	\$25,000
7839040-086 Maint & Repair Property-Cascade Pole	\$0	\$375	(\$375)	(100%)	\$1,500
7839050-086 Vehicle Maintenance-Cascade Pole	\$0	\$126	(\$126)	(100%)	\$500
7839060-086 Maint & Repair Misc Equipment-Cascade Pole 7839070-086 CPS Marine	\$0	\$3,000	(\$3,000)	(100%)	\$12,000
Sediment Monitoring-Cascade Pole 7930074 096 CW Extract System	\$0	\$1,251	(\$1,251)	(100%)	\$5,000
7839071-086 GW Extract Syst: O & M & R-Cascade Pole	\$11,809	\$15,000	(\$3,191)	(21%)	\$60,000
E/7/2025			157		M 1 .

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
7839073-086 Port Admin & Mgmt Costs-Cascade Pole 7839074-086 CPS Stormwater	\$1,906	\$3,750	(\$1,844)	(49%)	\$15,000
System MaintCascade Pole 7839075-086 CPS Ground	\$0	\$1,875	(\$1,875)	(100%)	\$7,500
Water Monitoring-Cascade Pole 7839078-086 CPS Cap system:	\$41,505	\$23,751	\$17,754	75%	\$95,000
Monit & Repair-Cascade Pole	\$0	\$375	(\$375)	(100%)	\$1,500
Total Maintenance and Repairs	\$58,545	\$77,001	(\$18,456)	(24%)	\$308,000
Total Maint. Expenses	\$58,545	\$77,142	(\$18,597)	(24%)	\$308,560
Total Operating &	0.400.055	0400 450	(074 504)	(000()	A700 704
Maintenance Expenses	\$123,955	\$198,456	(\$74,501)	(38%)	\$793,794
Income (Loss) Before	(\$400 OFF)	(\$400.4FC)	¢74 F04	(200/)	(\$702.704)
Depr & Overhead	(\$123,955)	(\$198,456)	\$74,501	(38%)	(\$793,794)
Depreciation / Amortization:					
7870000-086 Depreciation-					
Cascade Pole	\$46,965	\$45,138	\$1,827	4%	\$180,552
Total Depreciation /					
Amortization	\$46,965	\$45,138	\$1,827	4%	\$180,552
Allegated Costs to New Operations					
Allocated Costs to Non Operations: 7899999-086 Allocated Costs					
to Maintenance-Cascade Pole	(\$170,920)	(\$243,588)	\$72,668	(30%)	(\$974,346)
Total Allocated Costs to Non	(+ : : 0,0=0)	(4=10,000)	4. 2,000	(3373)	(40,0.0)
Operations	(\$170,920)	(\$243,588)	\$72,668	(30%)	(\$974,346)
Net Operating Income					
(Loss)	\$0	(\$6)	<u>\$6</u>	(100%)	\$0

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues: Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Outside Professional Services	\$0	\$750	(\$750)	(100%)	\$3,000
Supplies	\$0	\$24	(\$24)	(100%)	\$100
General & Admin - Direct	\$60	\$1,302	(\$1,242)	(95%)	\$5,200
Total Expenses	\$60	\$2,076	(\$2,016)	(97%)	\$8,300
Maintenance Expenses:					
Total Maint. Expenses	\$0	\$0	\$0	0%	\$0
Total Operating &					
Maintenance Expenses	\$60	\$2,076	(\$2,016)	(97%)	\$8,300
Income (Loss) Before		•			
Depr & Overhead	(\$60)	(\$2,076)	\$2,016	(97%)	(\$8,300)
Net Operating Income					
(Loss)	(\$60)	(\$2,076)	\$2,016	(97%)	(\$8,300)

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Non Operating Revenues					
Tenant Revenues	\$0	\$3,750	(\$3,750)	(100%)	\$15,000
Interest Income	\$288	\$126	\$162 [°]	`129% [´]	\$500
Total Non Operating					
Revenues:	\$288	\$3,876	(\$3,588)	(93%)	\$15,500
Non Operating Income (Loss)	\$288	\$3,876	(\$3,588)	(93%)	\$15,500
Total Port Income (Loss)	\$228	\$1,800	(\$1,572)	(87%)	\$7,200

_	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Revenues: Total Op Revenues	\$0	\$0	\$0	0%	\$0
Total Op Revenues	Φ0	φU	ΨU	0 76	φU
Expenses:					
Outside Professional Services: 7813010-089 O/S Professional	•	4	(2)	(1000)	40.000
Services-Foreign Trade Zone Total Outside Professional	\$0	\$750	(\$750)	(100%)	\$3,000
Services	\$0	\$750	(\$750)	(100%)	\$3,000
Supplies: 7814100-089 Office Supplies-					
Foreign Trade Zone	\$0	\$24	(\$24)	(100%)	\$100
Total Supplies	\$0	\$24	(\$24)	(100%)	\$100
General & Admin - Direct: 7817200-089 Travel-Foreign					
Trade Zone	\$0	\$501	(\$501)	(100%)	\$2,000
7817400-089 Advertising- Foreign Trade Zone 7817500-089 Memberships-	\$60	\$501	(\$441)	(88%)	\$2,000
Foreign Trade Zone 7817910-089 Meeting Expense	\$0	\$249	(\$249)	(100%)	\$1,000
-Foreign Trade Zone 7817915-089 B & O Excise	\$0	\$51	(\$51)	(100%)	\$200
Taxes-Foreign Trade Zone	\$0	\$0	\$0	0%	\$0
Total General & Admin - Direct	\$60	\$1,302	(\$1,242)	(95%)	\$5,200
Total Expenses	\$60	\$2,076	(\$2,016)	(97%)	\$8,300
Maintenance Expenses:					
Total Maint. Expenses	\$0	\$0	\$0	0%	\$0
Total Operating &					
Maintenance Expenses	\$60	\$2,076	(\$2,016)	(97%)	\$8,300
Income (Loss) Before Depr & Overhead	(\$60)	(\$2,076)	\$2,016	(97%)	(\$8,300)
Net Operating Income (Loss)	(\$60)	(\$2,076)	\$2,016	(97%)	(\$8,300)

	\$ Actual Total Jan - Mar	\$ Budget Total Jan - Mar	\$ Variance Over/(Under)	% Variance Over/(Under)	Budget 2025 Total
Non Operating Revenues					
Tenant Revenues: 6880002-089 FTZ Tenant Revenues-Foreign Trade Zone Total Tenant Revenues	\$0 \$0	\$3,750 \$3,750	(\$3,750)	(100%)	\$15,000 \$15,000
	Φ0	\$3,750	(\$3,750)	(100%)	\$15,000
Interest Income: 6999070-089 FTZ Interest	#200	¢400	£400	4000/	\$ 500
Income-Foreign Trade Zone Total Interest Income Total Non Operating	\$288 \$288	\$126 \$126	\$162 \$162	129% 129%	\$500 \$500
Revenues:	\$288	\$3,876	(\$3,588)	(93%)	\$15,500
Non Operating Income					
(Loss) Total Port Income	\$288	\$3,876	(\$3,588)	(93%)	\$15,500
(Loss)	\$228	\$1,800	(\$1,572)	(87%)	\$7,200

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
Revenues:					
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Total Expenses	\$0	\$0	\$0	0%	\$0
Maintenance Expenses:					
Total Maint. Expenses	\$0	\$0	\$0	0%	\$0
Total Operating &					
Maintenance Expenses	\$0	\$0	\$0	0%	\$0
Income (Loss) Before					
Depr & Overhead	\$0	\$0	\$0	0%	\$0
Net Operating Income	-				
(Loss)	<u>\$0</u>	<u>*0</u>	<u>\$0</u>	0%	<u>\$0</u>
Net Operating Income (Loss)	<u>\$0</u>	\$0	<u>\$0</u>	0%	\$0

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
Non Operating					
Revenues					
Interest Income	\$22	\$0	\$22	0%	\$0
Total Non Operating					
Revenues:	\$22	\$0	\$22	0%	\$0
Non Operating Income					
(Loss)	\$22	\$0	\$22	0%	\$0
Total Port Income					
(Loss)	\$22	\$0	\$22	0%	\$0

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
Revenues:					
Total Op Revenues	\$0	\$0	\$0	0%	\$0
Expenses:					
Total Expenses	\$0	\$0	\$0	0%	\$0
Maintenance Expenses:					
Total Maint. Expenses	\$0	\$0	\$0	0%	\$0
Total Operating &					
Maintenance Expenses	\$0	\$0	\$0	0%	\$0
Income (Loss) Before					
Depr & Overhead	\$0	\$0	\$0	0%	\$0
Net Operating Income					
(Loss)	<u>\$0</u>	<u>*0</u>	<u>*0</u>	0%	<u>\$0</u>

	\$ Actual Total	\$ Budget Total	\$ Variance	% Variance	Budget
	Jan - Mar	Jan - Mar	Over/(Under)	Over/(Under)	2025 Total
Non Operating Revenues					
Interest Income: 6991049-125 Interest Income:					
EDC-EDC	\$22	\$0	\$22	0%	\$0
Total Interest Income	\$22	\$0	\$22	0%	\$0
Total Non Operating					
Revenues:	\$22	\$0	\$22	0%	\$0
Non Operating Income (Loss)	\$22	\$0	\$22	0%	\$0
Total Port Income (Loss)	<u>\$22</u>	<u>\$0</u>	\$22	0%	\$0



COVER MEMO

Briefing Date/Time: May 12, 2025

Staff Contact/Title: Mike Reid, Community and Economic Development

Director, 360.764.5395, Miker@portolympia.com

Subject: Purchase and Sale Agreement to the City of Olympia for

the Expansion of the Hands On Children's Museum

Purpose: ☐ Information Only ☒ Decision Needed

Overview:

- At the April 14, 2025 Port Commission meeting staff provided an advisory on a Purchase and Sale with the City of Olympia for the sale of two properties located at 427 and 517 Marine Dr NE.
- The City of Olympia is acquiring these two properties to facilitate the expansion of the Hands On Children's Museum.
- The sale price for the property is \$2,100,000.
- The closing date is on or before November 7, 2025.
- There is an "environmental covenant" that will recorded with the deed that articulates the contamination mitigation and cleanup requirements associated with the property. Following these requirements will be the responsibility of the buyer (City of Olympia).
- The deed will include a use restriction limiting the use of the property to that of a "Children's Museum" with the potential for reversion back to Port ownership if this requirement is not upheld.
- Commission will take action on the following supporting resolutions:
 - Resolution 2025-04: A Resolution of the Port of Olympia to surplus real property located in downtown Olympia in Thurston County.
 - 2. Resolution 2025-05: A Resolution of the Port of Olympia to amend its Comprehensive Scheme of Harbor Improvements regarding certain East Bay District property



- 3. Resolution 2025-06: A Resolution of the Port of Olympia Authorizing the sale of real property located in downtown Olympia in Thurston County.
- To accommodate the modification of the Comprehensive Scheme of Harbor Improvements the Commission will need to hold a public hearing as part of the May 12, 2025 Commission meeting.
- Public notice was provided in The Olympian about Public Hearing on April 30 and May 7, 2025.

Background:

- In 2007 the Port, in partnership with the City of Olympia, LOTT Cleanwater Alliance, and the Hands On Children's Museum, launched the "East Bay Redevelopment Project."
- The intention of this effort was to revitalize an underutilized area of downtown Olympia.
- Anchoring this redevelopment project was the development of new Hands On Children's Museum.
- Since its launch the Hands On Children's Museum has garnered state and national recognition as a premier destination for families, exceeding over 300,000 visitors a year.
- This transaction would accommodate the opportunity for the Hands On Children's Museum to create a 30,000 35,000 square foot expansion.

Documents Attached:

PowerPoint presentation Real Estate Purchase and Sale Agreement Resolution 2025-04 Resolution 2025-05 Resolution 2025-06

Summary and Financial Impact:

This transaction would yield \$2,100,000 in sales proceeds to the Port of Olympia.

Consistency with Vision 2050:



- Goal 3: Turn the Port Peninsula into a premier destination by adding attractions, increasing accessibility and maintaining a clean and safe environment.
 - Action Item 12: Collaborate with the City of Olympia and other partners on strategies to maintain a welcoming environment throughout downtown and the Port Peninsula.

Environmental Considerations:

Environmental review and compliance for the development of the site will be the sole responsibility of the buyer (City of Olympia).

Staff Recommendation:

Move to approve Commission Resolutions 2025-04, 2025-05, and 2025-06 to accommodate the sale of Port property to the City of Olympia for the expansion of the Hands on Children's Museum.



Purchase and Sale Agreement – City of Olympia

Mike Reid Community and Economic Development Director May 12, 2025



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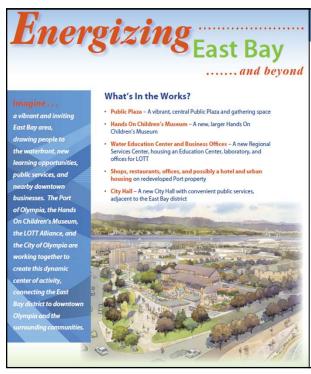
Today's Presentation

Action Required

- Resolution 2025-04
 - Surplus of Real Property
- Resolution 2025-05
 - Amend the Comprehensive Scheme of Harbor Improvements
- Resolution 2025-06
 - Authorization of Sale



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Background

- April 14, 2025 Advisory
 - Project background and history
 - Purchase and Sale Agreement Terms
 - Vision 2050 Alignment
 - Children's Museum Presentation on expansion plans and projections



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Purchase and Sale Agreement City of Olympia

Two parcels

• 427 Marine Dr - .92 Acres

• 517 Marine Dr - .65 Acres

Sale price: \$2,100,000

Closing date: November 7, 2025

Environmental covenant

 Deed restriction (use limited to Children's Museum)





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PORT of OLYMPIA

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Resolution 2025-04 – Surplus Real Property

- City of Olympia wishes to purchase for Children's Museum
- Property is currently undeveloped and underutilized
- No longer needed for Port district purposes
- Surplus and sale is in the public interest



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Resolution 2025-05 – Amend the Comprehensive Scheme of Harbor Improvements (CSHI)

- Port has a CSHI
- Port has determined that it intends to surplus and sell a piece of property within a district of the CSHI
- Public hearing has been held notifying the public
- CSHI can be modified to remove the property



Resolution 2025-06 Authorizing the Sale of Real Property

• ...managing officials of the Port are hereby authorized to act on behalf of the Port to negotiate any and all additional agreements as may be necessary or appropriate in connection with the sale of such Property and to execute and deliver the Purchase And Sale Agreement negotiated by the parties and any and all additional documents, instruments and certificates, and to take any and all action as may be necessary, appropriate or required to carry out the terms and provisions of this resolution and the agreements to be entered into between the Port and the City of Olympia pursuant thereto."



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Public Hearing Procedure

- Staff will conclude presentation
- Sign in sheet for hearing public comment is given to Commission
- Public testimony occurs
- After last testimony, that portion of hearing closes Commission can discuss and take action on the matter.



Sample Motions

- 1. "...move to approve Resolution 2025-04: A Resolution of the Port of Olympia to surplus real property located in downtown Olympia in Thurston County."
- 2. "...move to approve Resolution 2025-05: A Resolution of the Port of Olympia to amend its Comprehensive Scheme of Harbor Improvements regarding certain East Bay District property."
- 3. "...move to approve Resolution 2025-06: A Resolution of the Port of Olympia Authorizing the sale of real property located in downtown Olympia in Thurston County."



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Questions and Comments



REAL ESTATE PURCHASE AND SALE AGREEMENT

This Real Estate Purchase and Sale Agreement ("Agreement") is made and entered into as of the last date of an authorized signature set forth below by and between the PORT OF OLYMPIA, a Washington port district ("Seller"), and the CITY OF OLYMPIA, a Washington municipal corporation ("Buyer"). Seller and Buyer are collectively referred to as the "Parties".

WHEREAS, Seller is the owner of certain real property located in Olympia, Thurston County, Washington; and

WHEREAS, Buyer wishes to purchase from Seller, and Seller wishes to sell to Buyer, upon the terms and conditions set forth herein, the property;

NOW, THEREFORE, in consideration of the terms and conditions of this Agreement, and the mutual promises and covenants herein, the Parties hereby agree as follows:

- 1. **PROPERTY.** The property consists of lots located in the East Bay Redevelopment Short Plat, City of Olympia Master File #07-0154 and is comprised of two parcels of land: Parcel 6 consisting of approximately 0.92 acres and Parcel 7 consisting of approximately 0.65 acres, as generally depicted in Exhibit A hereto (together, the "Property"). Seller shall sell and convey the Property to Buyer, and Buyer shall purchase and acquire the Property from Seller, upon and subject to the terms and conditions set forth in this Agreement.
- 2. **PURCHASE PRICE**. The Purchase Price to be paid by Buyer to Seller for the Property shall be Two Million One Hundred Thousand and No/100 Dollars (\$2,100,000.00).
- 3. **PAYMENT OF PURCHASE PRICE**. At Closing, the entire amount of the Purchase Price shall be paid by Buyer to Escrow Agent in a form of payment recognized by Escrow Agent as immediately available funds, subject, however, to the closing adjustments, prorations, and other provisions set forth in this Agreement.

4. CONDITIONS TO PURCHASE AND SALE.

4.1 Title Matters.

4.1.1 Title Binder. Within ten (10) business days from the execution of this Agreement by Buyer and Seller, Seller shall obtain and provide to Buyer a title insurance policy commitment issued by Thurston County Title Insurance Company (the "Title Company"), or such other Title Company that the Parties may agree to in writing, describing the Property, showing all matters pertaining to the Property, listing Buyer as the prospective named insured, and showing as the policy amount the total Purchase Price without any deduction for credits. At the same time, the Title Company shall deliver to Buyer true, correct, and legible copies of all instruments referred to in such title commitment as affecting title to the Property. Such title insurance policy commitment and instruments affecting title are herein collectively referred to as the "Title Binder".

- 4.1.2 Title Objections. Buyer shall have twenty (20) business days after Buyer's receipt of the Title Binder as to exceptions contained in such Title Binder, and twenty (20) business days after Buyer's receipt of any supplemental report as to exceptions contained in such supplemental report, to disapprove any such exceptions other than Permitted Exceptions (defined below), in Buyer's sole and absolute discretion. If Buyer fails to give Seller notice of its disapproval of any exception (including any exception noted in the Title Binder as an exception to be deleted at or prior to Closing upon the occurrence of certain specified events) within such period, then Buyer shall be deemed to have approved such exception (except for monetary liens attributable to Seller, which Seller shall pay or cause to be satisfied at or prior to Closing).
- **4.1.3** Action on Objections. If Buyer disapproves any exception (other than a Permitted Exception) appearing in the Title Binder or any supplemental report, then Seller shall have twenty (20) days after receipt of Buyer's notice to notify Buyer, in writing, of its agreement to cure or remove any of the disapproved exceptions. Seller's failure to notify Buyer that it will cure or remove a particular exception shall be deemed to constitute notice by Seller that it will not cure or remove that exception. Seller shall remove or cure by Closing those exceptions that Seller has agreed to remove or cure. If Seller notifies or is deemed to have notified Buyer that it will not cure or remove any exception disapproved by Buyer, Buyer shall have twenty (20) days from the date of such notification to notify Seller, in writing, whether Buyer in its sole discretion will waive such objections and close the transaction, or terminate this Agreement. Buyer's failure to give such notice shall constitute Buyer's election to waive its objections and close the transaction. In that event, the disapproved exceptions shall become Permitted Exceptions. If Buyer elects to terminate this Agreement, then Seller shall pay any cancellation fee or other cost of the Title Company and Escrow Agent, and this Agreement and all rights and obligations of the parties under this Agreement shall terminate, except for such obligations as expressly survive any termination of this Agreement. Notwithstanding anything to the contrary contained herein, a lien, encumbrance, or other exception to title representing a security interest relating to an obligation to pay money and attributable to Seller shall be deemed disapproved and shall be removed by Seller at or before Closing.
- 4.1.4 Title Policy. At Closing, Seller at its cost will cause the Title Company to issue to Buyer an ALTA standard coverage owner's policy of title insurance, in the amount of the Purchase Price, without any deduction for credits, insuring Buyer against loss or damage arising from defects in title to the Property other than Permitted Exceptions (the "Title Policy"). The policy shall contain such endorsements as may be reasonably requested by Buyer. If Buyer elects to obtain an ALTA extended coverage owner's policy, then Buyer shall pay the difference

in the premium between the standard coverage policy and the extended coverage policy, together with the cost of a survey or an update of any existing survey, if such is required in order to obtain the extended owner's coverage. Buyer will also pay for the cost of any endorsements requested by Buyer. If at Closing the Title Company will not insure the title as provided above, Buyer may either proceed to close despite the lack of required insurance or terminate this Agreement. Seller shall pay any cancellation fee or other cost of the Title Company, and this Agreement and all rights and obligations of the parties there under shall terminate, except for such obligations as expressly survive any termination of this Agreement.

- 4.1.5 Permitted Exceptions. As used herein, the term "Permitted Exceptions" means: (i) all existing building and use restrictions, easements, rights of way, reservations, conditions, covenants, and restrictions presently of record or general to the area; (ii) all building and zoning ordinances, laws, regulations, and restrictions of any municipal or other governmental authority applicable to the Property; (iii) all easements, encroachments, and other encumbrances that do not materially affect the value of the Property or unduly interfere with Buyer's reasonable use of the Property; (iv) all taxes and special assessments which are a lien but which are not yet due and payable or for which statements have not yet been tendered; (v) all matters created by Buyer; (vi) all other matters contained in the preprinted exceptions for a standard owner's policy of title insurance contained in the Title Binder: and (vii) all exceptions which have been approved by Buyer or which Buyer is deemed to have approved as provided in this Agreement.
- **4.2 Buyer's Feasibility Contingency.** Buyer's obligation to purchase the Property is subject to and contingent on the satisfaction or waiver, within the applicable contingency period, of the following condition:
 - 4.2.1 Documents from Seller. Seller agrees to promptly provide Buyer with access to documents regarding the Property reasonably requested by Buyer and in the possession or control of Seller, including environmental reports, inspection reports, surveys, engineering reports and analyses, and other documents in the possession or control of Seller relating to the Property, except to the extent such documents are protected from disclosure under any applicable law. Seller will make copies of such documents as Buyer may request and Buyer shall pay for the cost of such copies. Buyer shall use the documents and information obtained from Seller only for purposes of analyzing whether it will complete the purchase of the Property and shall not disclose the contents thereof to any person other than its employees, attorneys, accountants, consultants, agents and representatives who are assisting Buyer in evaluating the Property, unless required by law. Seller makes no representations or warranties to Buyer regarding the accuracy or

completeness of the information in such documents, and all documents and information provided to Buyer pursuant to this Agreement are provided without any warranty whatsoever. Upon termination of this Agreement, Buyer shall return all hard copies of Seller's documents to Seller upon Seller's request, except such copies as Buyer is required to retain pursuant to any applicable law.

- 4.2.2 Review of Property and Related Matters by Buyer. Buyer shall have until June 30, 2025, in which to investigate and review the Property and all matters relating thereto and to determine, in Buyer's sole and absolute discretion, whether to proceed with this transaction (the "Feasibility Contingency Period"). Subject to the notification requirements and the Washington State Department of Ecology's consent set forth in Section 5 (Buyer's License to Enter Property). Buyer's investigation and review may include the review of all existing surveys, reports, studies, and other written materials regarding the Property: the conducting of surveys, toxic and hazardous waste studies, engineering, electrical, mechanical, historical use, structural, geologic, hydrologic, and other studies, and physical inspections, soils sampling and/or tests (including borings) with respect to the Property: the investigation and review of endangered species, habitat, wetlands, zoning, and other laws, ordinances, codes, covenants, and/or restrictions affecting the Property: and the review of the requirements and conditions of governmental bodies with jurisdiction over the Property, the restrictions, if any, to demolishing any existing improvements on the Property, the certificates, licenses, and permits existing with respect to the Property and the likelihood and anticipated cost of obtaining additional certificates, licenses, and permits that Buyer desires to obtain with respect thereto, the availability and access to public roads, the availability of utilities and sewer capacity, the potential opportunity to acquire additional property adjacent to or contiguous with the Property, the leases and other agreements affecting the Property, the past performance of the Property and the potential future performance of the Property, the potential to finance the Property and/or the development thereof in a manner satisfactory to Buyer, in all respects, and the feasibility of Buyer's planned use of the Property. All reviews, investigations, inspections, and studies made by Buyer shall be at Buyer's sole cost and expense. All investigations of the physical condition of the Property shall be pursuant to the license provision, Section 5, or other agreement between Seller and Buyer. If Buyer terminates this Agreement as provided elsewhere herein, then the results of all tests, surveys, reviews, investigations, inspections, and studies of the Property made by or for Buyer, and all reports and other documents relating thereto, except internal reports and strategic analyses prepared by or for Buyer, shall be made available to Seller upon Seller's written request.
- **4.2.3 Extension of Feasibility Period.** If Buyer has made a good faith and diligent effort to complete its feasibility investigation within the initial

Feasibility Contingency Period but is unable to do so, then Buyer may request an extension of the Feasibility Contingency Period by up to an additional three (3) months if necessary to complete its feasibility investigation, and Seller shall not unreasonably withhold its consent to such an extension.

- 4.2.4 Buyer's Right to Terminate. If Buyer does not approve the results of its investigation and review of the Property and all matters relating thereto, and/or Buyer decides not to proceed with this transaction, then Buyer may terminate this Agreement by giving a written notice to Seller and Escrow Agent stating Buyer's disapproval and/or intent to terminate this Agreement ("Feasibility Termination Notice"). Buyer's failure to give written notice of its dissatisfaction with the results of its investigation and review prior to the expiration of the Feasibility Contingency Period (including any extensions thereof) shall be deemed to constitute a waiver of the Feasibility Contingency. If Buyer gives its Feasibility Termination Notice to Seller prior to the expiration of the Feasibility Contingency Period (including any extensions thereof), then neither Buyer nor Seller shall have any further liability to the other under this Agreement, except for such obligations as expressly survive any termination of this Agreement.
- **4.3 Buyer's Closing Conditions.** Buyer's obligation to purchase the Property is subject to and contingent upon the satisfaction or waiver, as of Closing, of the following conditions:
 - **4.3.1** At the time of Closing, Seller shall have terminated all tenancies and all other agreements and contracts affecting the Property other than such agreements as Buyer has by written agreement agreed to assume at Closing, and all tenants, including Seller, shall have vacated the Property.
 - **4.3.2** Seller shall have performed all other obligations to be performed by Seller hereunder and under escrow on or before the Closing Date (or, if earlier, on or before the date set forth in this Agreement for such performance).
 - 4.3.3 At the time of Closing, Seller shall deliver title to the Property by means of a statutory warranty as set forth in Section 4.6 (Deed and Environmental Covenant), conveying fee simple title to the Property, and the Title Company shall deliver the Standard Owner's A.LT.A. Title Policy specified in Section 4.1 of this Agreement, or an Extended Title Policy if requested by Buyer pursuant to Section 10.4, and Seller shall deliver the Affidavit specified in Section 10.2.2 of this Agreement.
 - **4.3.4** At the time of Closing, the condition of the Property shall be substantially the same as it was on the effective date of this Agreement, except for the effects of ordinary wear and tear and completion of actions taken by either party in accordance with this Agreement.

- 4.4 Parties' Closing Condition Concerning Governing Body Approval and Actions. The Parties' obligations under this Agreement are subject to and contingent on (i) the approval of this Agreement and all terms of this transaction by the Port of Olympia Commission in open public meeting, (ii) the Port of Olympia Commission declaring the Property to be surplus and amending the Port's comprehensive plan to permit the sale of the Property in open public meeting, and (iii) the successful completion of all appropriate environmental review processes necessary for the sale of the Property, including any appeals, all prior to Closing. The Parties' obligations under this Agreement are also subject to and contingent on the approval of this Agreement and all terms of this transaction by the City of Olympia City Council, in open public meeting prior to Closing.
- 4.5 Use of Property: Use Restrictions: Seller's Right to Reversion and Repurchase. Buyer acknowledges, covenants, represents, and warrants that the Property will be used solely for the expansion of the existing Hands On Children's Museum (the "Children's Museum") and additional surface parking. Buyer shall not build above 30 feet within 20 feet of the eastern boundary of the Property, to maintain a view corridor to/from adjoining property. Buyer shall not use the Property for any other purpose without the prior written consent of the Port in its sole and absolute discretion, and any use of the Property other than the Children's Museum shall be a public use. Buyer shall not sell, assign, or lease the Property or any part thereof, or the operation of the Children's Museum, to any person without the prior written consent of the Port in its sole and absolute discretion. Pursuant to the preceding sentence, a mere change in the name of such entity shall not give rise to the requirement for the prior written consent of the Port and other rights of the Port as provided herein. If any change other than a mere name change - e.g., a change in ownership of the entity, merger with another entity, or change in the form, type, or purpose of the entity - leads to modifications in the nature and operation of the Children's Museum that are inconsistent with the children's museum envisioned in this Agreement, such change shall give rise to such requirements and such rights of the Port. If Buyer fails or ceases to use the Property for the Children's Museum or other public use approved by the Port in advance in writing, or attempts or actually does sell, assign, or lease the Property or any part thereof, or the operation of the Children's Museum without the prior written consent of the Port, then the Port shall have the right, but not the obligation, to declare a reversion and to retake ownership and possession of the Property on the following terms:
 - **4.5.1** The Port shall have one hundred eighty (180) days from the Port's actual notice of any event on which a reversion may be based to exercise its right to declare a reversion.
 - **4.5.2** The Port shall pay the owner of the Property as of the Port's exercise of its right of reversion the fair market value of the Property (land only) at such time. Payment shall be made within one hundred twenty (120) days from the Port's exercise of its right of reversion.

- 4.5.3 The Port shall pay the owner of the Property as of the Port's exercise of its right of reversion the value of such part or all of the building and other improvements constructed by Buyer then located on the Property ("improvements") that the Port, in its sole and absolute discretion, decides to keep on the Property. Payment shall be made within one hundred twenty (120) days from the Port's exercise of its right of reversion.
- 4.5.4 If the Port decides not to keep some or all of the improvements on the Property, then the owner of the Property shall remove such improvements at its cost or abandon such improvements, and if such improvements are abandoned then the Port may remove such improvements, and the reasonable cost of such removal shall be credited against the amount to be paid by the Port for the Property, and any cost in excess of the value of the Property shall be paid by the owner to the Port at Closing.
- 4.6 Deed and Environmental Covenant. The deed to be delivered by Seller at Closing shall be in the form of Exhibit C and contain an environmental covenant including restrictions on use of the Property and provisions on Seller's right of reversion/repurchase in accordance with Section 4.5 (the "Deed"). In addition to the Deed, Seller shall deliver an environmental covenant at Closing in favor of Ecology in the form of Exhibit C.
- **4.7 Obligations of Parties Post-Closing.** As additional consideration for this Agreement, unless this Agreement is terminated by either party prior to Closing in accordance with this Agreement, Buyer and Seller shall have the following obligations post-Closing, which obligations shall survive Closing and shall not be merged into the Deed:
 - **4.7.1 Environmental Covenant.** Buyer shall maintain and uphold the environmental covenants set forth in this Agreement and Exhibit C.

5. BUYER'S LICENSE TO ENTER PROPERTY.

5.1 License to Enter Property. Subject to (1) the submission of a scope of work by Buyer to Seller in writing of its site investigation and other due diligence activities and (2) the written consent of Ecology and Seller, from the date of this Agreement through the end of the Feasibility Contingency Period or earlier termination of this Agreement, Buyer and its contractors, agents, servants, employees, and licensees shall have the right and permission to enter upon the Property or any part thereof at all reasonable times after reasonable notice to Seller, without interfering with the use of the Property by Seller or any other person rightfully in possession of the Property, for the purpose of making any and all soil tests, surveys, and such other studies and investigations of the Property as Buyer may desire to make, all at Buyer's sole cost and expense. Specifically, Buyer shall not conduct any sampling, boring, or other investigation of the soil or groundwater on the Property without first providing a scope of work that includes a work plan for such activities to Ecology and Seller, and obtaining Ecology's and Seller's prior written consent to such work plan. The Seller agrees that it will not unreasonably withhold consent of any work plan that has been approved by Ecology regarding work to be performed on the Property.

- 5.2 Restoration of Property. Buyer shall, at Buyer's sole cost and expense, immediately repair any and all damage to the Property caused by Buyer or its agents, employees or contractors caused by its due diligence activities, and immediately restore the Property to the same physical condition it was in prior to the time Buyer and its agents, employees, or contractors entered on the Property. Furthermore, Buyer shall comply with any and all requirements and timelines mandated by Ecology (including but not limited to restoration of institutional controls such as clean cap and fencing). If Buyer fails to restore the Property, then Seller may perform the restoration work and Buyer shall reimburse Seller for the reasonable cost thereof within thirty (30) days after Seller's delivery of an invoice for such costs to Buyer.
- 5.3 Indemnification of Seller. Buyer shall defend, indemnify and hold harmless Seller from and against any mechanic's or other liens, and any other claims or encumbrances, that may be filed or asserted against the Property or Seller arising out of or related to any actions or omissions of Buyer or Buyer's contractors, agents, servants, employees, or licensees in connection with the Property or Buyer's due diligence activities and investigation. In addition, to the fullest extent it may lawfully do so, Buyer shall defend, indemnify and hold harmless Seller, its commissioners, members, directors, officers, agents, servants and employees, from and against any and all liability, loss, costs, and expense of whatsoever nature growing out of property damage, personal injury to, or death of, persons whomsoever, where such property damage, personal injury, death, loss, destruction or damage arises from the occupation or use of the Property by, or the presence thereon of, Buyer or Buyer's contractors, agents, servants, employees, or licensees prior to Closing.
- **Survival of Buyer's Obligations.** Notwithstanding anything in this Agreement to the contrary, the obligations of Buyer in this Section 5 shall survive any termination of this Agreement.

6. "AS IS" PURCHASE.

Except as otherwise expressly provided in Section 7 of this Agreement, Buyer agrees that the Property is being sold to and purchased by Buyer "AS IS, WHERE IS, AND WITH ALL FAULTS", and Seller hereby disclaims any and all warranties, and makes no representations or warranties to Buyer of any kind, express or implied, regarding the Property, including, without limitation, the physical or environmental condition, habitability, or suitability for any particular purpose of the Property or any improvements or personal property located thereon. Buyer acknowledges, covenants, represents, and warrants that: (i) Buyer has inspected or will inspect the Property, the improvements thereon, if any, and all matters relating thereto which Buyer desires; (ii) except as otherwise expressly provided in this Agreement, neither Seller nor anyone on Seller's behalf has made or is making any representations or warranties with respect to the Property, and Seller expressly disclaims any representations or warranties concerning the accuracy or completeness of any of the disclosures made to Buyer with respect to the Property; (iii) Buyer is relying solely on Buyer's own

investigation of the Property and all matters pertaining thereto, including but not limited to the environmental condition of the Property; and (iv) except as otherwise expressly set forth in this Agreement, Buyer is purchasing the Property "AS IS, WHERE IS, AND WITH ALL FAULTS". Buyer further agrees that, notwithstanding anything in this Agreement to the contrary, in no event shall Seller be liable to Buyer for any special, indirect, or consequential damages, including but not limited to claims for loss of use, rents, anticipated profit or business opportunity, business interruption, diminution in value, or mental or emotional distress or fear of injury or disease.

7. ENVIRONMENTAL MATTERS

- 7.1 Condition of Property. Seller and Buyer acknowledge that, in the past, the Property and surrounding properties have been developed with buildings and/or other improvements and have been used for various commercial and industrial purposes for many years, and that portions of the Property and surrounding properties are or may be affected by releases or threatened releases of hazardous substances, as those terms are defined under applicable environmental laws, and that such area constitutes a "Facility" under RCW 70.105D.020(4). The boundaries of the Facility, as defined under applicable environmental laws, may include an area larger than the boundaries of the Property, and the boundaries of the Facility may change from time to time based on additional information obtained and activities undertaken with respect to the Facility. Existing site assessments and other environmental reports describe the known physical condition of the Property and surrounding properties. Further environmental investigations that may be conducted in the future may reveal additional releases or threatened releases of hazardous substances affecting the Property or surrounding properties. Subject to the provisions of Sections 7.2 and 7.3 below, Seller and Buyer shall cooperate regarding any additional remediation of the Property and surrounding properties, and the Parties' involvement with the Washington State Department of Ecology regarding such remediation.
- **8. REPRESENTATIONS AND WARRANTIES OF BUYER.** Buyer hereby represents and warrants to Seller, which representations and warranties shall be deemed made by Buyer to Seller also as of the Closing Date, that:
 - **8.1** Buyer has the power and authority to enter into this Agreement, and each individual executing this Agreement on behalf of Buyer has the full power and authority to enter into this Agreement and to perform on Buyer's behalf all of Buyer's obligations hereunder.
 - **8.2** Except as provided in Section 4.4 above, no consent, approval, authorization, or order of, or registration or filing with, any court or governmental agency or body or other third party is required in connection with Buyer's execution and delivery of this Agreement or the performance by Buyer of its obligations hereunder.
 - 8.3 The obligations of Buyer set forth in this Agreement are valid and binding obligations of Buyer, enforceable against Buyer in accordance with the

- provisions of this Agreement.
- 8.4 Neither execution or delivery of this Agreement, nor consummation of the transactions contemplated hereby, nor fulfillment of or compliance with the terms and conditions hereof, contravenes any provision of any law, rule, statute, or ordinance to which Buyer is subject, or conflicts with or results in a breach of, or constitutes a default under, any of the terms, conditions, or provisions of any agreement or instrument to which Buyer is a party.
- **9. REPRESENTATIONS AND WARRANTIES OF SELLER.** Seller hereby makes the following representations and warranties to Buyer, which representations and warranties shall also be deemed to be made by Seller to Buyer as of Closing:
 - 9.1 Seller has the power and authority to enter into this Agreement, and each individual executing this Agreement on behalf of Seller has the full power and authority to enter into this Agreement and to perform on Seller's behalf all of Seller's obligations hereunder.
 - **9.2** Except as provided in Section 4.4 above, no consent, approval, authorization, or order of, or registration or filing with, any court or governmental agency or body or other third party is required in connection with Seller's execution and delivery of this Agreement or the performance by Seller of its obligations hereunder.
 - **9.3** The obligations of Seller set forth in this Agreement are valid and binding obligations of Seller, enforceable against Seller in accordance with the provisions of this Agreement.
 - 9.4 Neither execution or delivery of this Agreement, nor consummation of the transactions contemplated hereby, nor fulfillment of or compliance with the terms and conditions hereof, contravenes any provision of any law, rule, statute, or ordinance to which Seller is subject, or conflicts with or results in a breach of, or constitutes a default under, any of the terms, conditions, or provisions of any agreement or instrument to which Seller is a party.
 - 9.5 Seller is the sole legal fee owner of the Property, and is not holding fee title as a nominee for any other person or entity. No person or entity other than Buyer has any right of first refusal or option to acquire any interest in the Property or any part thereof, and Seller has not sold or contracted to sell the Property or any portion thereof or interest therein other than as set forth herein.
 - **9.6** Except as expressly set forth in this Agreement, Seller makes no representations or warranties regarding the Property or any improvements, including without limitation any warranties with respect to condition or suitability for a particular purpose.

10. ESCROW.

10.1 Opening of Escrow. Upon execution of this Agreement by Buyer and Seller, Buyer shall open escrow with Thurston County Title Insurance Company in

Olympia, Washington ("Escrow Agent"), by depositing with Escrow Agent a copy of this Agreement. This Agreement shall become a part of the escrow and shall constitute the basic instructions of Buyer and Seller to Escrow Agent. However, Buyer and Seller agree to execute such additional instructions and documents as are reasonably required to complete the closing of the sale of the Property in accordance with the terms and conditions of this Agreement. In case of conflict, this Agreement shall control.

- **10.2 Deposits into Escrow.** Buyer and Seller shall deposit into Escrow, on or before the Closing Date, all documents and funds necessary to carry out this Agreement, including the following:
 - 10.2.1 Deposits by Buyer. Buyer shall deposit into Escrow: (i) Funds in a form acceptable to Escrow Agent equal to the Purchase Price plus Buyer's share of escrow fees and related charges; (ii) the exact vesting required by Buyer for title to the Property. Buyer shall also deposit into Escrow such other documents and funds as are reasonably required to close the sale of the Property pursuant to the terms of this Agreement; an Environmental Covenant, in the form set forth in Exhibit C, which shall be duly executed and acknowledged by Buyer.
 - 10.2.2 Deposits by Seller. Seller shall deposit into Escrow: (i) a Statutory Warranty Deed, in the form set forth in Exhibit B, which shall be duly executed and acknowledged by Seller so as to convey to Buyer all of the Property in accordance with the terms of this Agreement; (ii) a Real Estate Excise Tax Affidavit, in proper form for submission to the Thurston County Auditor, and duly executed by Seller; and (iii) an affidavit executed by Seller to the effect that as of the Close of Escrow Seller is a "United States person" as that term is defined in Section 7701(a)(30) of the Internal Revenue Code of 1986 as amended (the "Code"), and is not a foreign person as defined by the Code ("FIRPTA Affidavit"). Seller shall also deposit into Escrow such other documents and funds as are reasonably required to close the sale of the Property pursuant to the terms of this Agreement.
- **10.3 Prorations.** The following items shall be prorated as follows:
 - **10.3.1** Real and personal property taxes and assessments with respect to the Property, and any refunds thereof, which shall be prorated as of Closing.
 - 10.3.2 Utility charges and assessments with respect to the Property, if any, which shall be prorated as of Closing, but Buyer and Seller hereby waive the services of the Closing Agent in disbursing closing funds necessary to satisfy unpaid utility charges affecting the Property, pursuant to RCW 60.80.
 - **10.3.3** All charges and payments made or received with respect to any contracts with respect to the Property which are assigned to and assumed by Buyer, which shall be prorated as of Closing.

- 10.4 Fees and Costs. Buyer and Seller shall pay their own respective fees and costs incurred with respect to this transaction including, without limitation, attorney fees. Notwithstanding the foregoing. Buyer shall pay at Closing the cost of recording the Deed, and one-half of the escrow fees pertaining to this transaction. If Buyer elects to obtain an ALTA extended coverage owner's policy, then Buyer shall also pay the difference in the premium between the standard policy and the extended coverage policy, together with the cost of a survey or an update of the existing survey, if such is required in order to obtain the extended owner's coverage. Buyer shall also pay for the cost of any endorsements requested by Buyer. Seller shall pay at Closing the cost of a standard ALTA owner's title insurance policy, all real estate excise taxes or similar charges incident to the conveyance of title to the Property to Buyer, and the other one-half of the escrow fees pertaining to this transaction. Provided, however, that if escrow is terminated due to the failure of both parties to perform any of their respective material obligations, then the parties shall each pay one-half (1/2) of the escrow fees charged, but if escrow is terminated due to the failure of only one party to perform any of its material obligations, then such defaulting party shall pay all escrow fees charged. Such payment shall not affect any other rights between the parties.
- Date. Provided that all conditions set forth in this Agreement have been fulfilled or waived, this transaction shall be closed at the offices of the Escrow Agent on a date to be selected by Buyer which shall be on or before November 7, 2025 (the "Closing Date"); provided, however, that the Parties may by mutual agreement select a Closing Date prior to November 7, 2025. This escrow may be extended by a written extension agreed to and signed by both Buyer and Seller. If this transaction does not close by the Closing Date as provided herein or as subsequently agreed to by the parties in writing, then escrow shall be terminated. Notwithstanding anything to the contrary, if Seller requires additional time to complete actions required to be completed by Seller prior to Closing, then Closing shall be extended for a reasonable time to permit Seller to complete such actions, provided that Seller diligently pursues completion of such actions.
- **10.6** Closing. When all of the conditions and instructions provided for herein have been satisfied and complied with, and this transaction is ready to close, then Escrow Agent shall promptly close this transaction (the "Close of Escrow" or "Closing") and shall:
 - **10.6.1** Record the original Statutory Warranty Deed for the Property;
 - **10.6.2** Record the original Environmental Covenant:
 - **10.6.3** Disburse funds on deposit in escrow to the appropriate persons in accordance with this Agreement and final settlement statements approved by the Parties;
 - **10.6.4** Deliver the original title insurance policy to Buyer; and

10.6.5 Deliver copies of the recorded Deed, filed excise tax affidavit, final settlement statements, and all other documents included in the sale of the Property, to Buyer and to Seller.

11. GENERAL PROVISIONS.

- **11.1 No Agency or Partnership.** Buyer and Seller agree that nothing herein shall be construed to create the relationship of principal and agent, joint venture, partnership, or any other form of legal association which would impose liability upon one party for the act or failure to act of another party.
- **11.2 Amendment or Modification.** No amendment, modification, or change of this Agreement shall be valid unless made in writing and signed by the parties hereto.
- **11.3 Assignment.** Buyer shall not assign, agree to assign, offer to assign, or solicit offers for, Buyer's interest in or rights to purchase the Property, without the prior written consent of Seller, in its sole and absolute discretion; provided, that upon notice to Seller, Buyer may assign its rights hereunder to a wholly-owned subsidiary, parent, or sister entity of Buyer.
- **11.4 Further Assurances.** Each of the parties shall execute and deliver any and all additional papers, documents and other assurances, and shall do any and all acts and things reasonably necessary in connection with the performance of its obligations hereunder in good faith, to carry out the intent of the parties herein.
- **11.5 Authority.** Each of the signatories hereto hereby represents and warrants that he or she has the right, power, legal capacity, and authority to enter into this Agreement and to bind the entity he or she represents to this Agreement and the obligations hereunder.
- 11.6 Real Estate Commissions. Each party represents and warrants that it is not represented by any broker or agent in connection with any of the transactions contemplated by this Agreement, and that it has not dealt with any broker or other person to which a commission or other fee is due in connection with any of the transactions contemplated by this Agreement, and that insofar as it knows, no broker or other person is entitled to any commission, charge, or fee in connection with any of the transactions contemplated by this Agreement. Each party agrees to indemnify, defend, and hold harmless the other party against any loss, liability, damage, cost, claim, or expense, including interest, penalties, and reasonable attorney fees that the other party shall incur or suffer by reason of a breach by the first party of the representations and warranties set forth in the preceding sentence.
- **11.7 Counterparts.** This Agreement may be executed in several counterparts, and all counterparts so executed shall constitute one Agreement binding on the parties.
- **11.8 Default.** In the event of a breach or default under this Agreement by Seller without

any default by Buyer or failure of any condition to Seller's obligations hereunder. which is not cured by Seller in a timely manner, Buyer at its election may terminate this Agreement. The foregoing shall be Buyer's sole and exclusive remedies for Seller's breach or default, other than breach or default of a post-Closing obligation. In the event of Buyer's breach of its obligation to purchase the Property pursuant to this Agreement without any default by Seller or failure of any condition to Buyer's obligations hereunder, which is not cured by Buyer in a timely manner, Seller at its election may terminate this Agreement. The foregoing shall be Seller's sole and exclusive remedies for Buyer's breach or default, other than breach or default of a post-Closing obligation. The parties acknowledge that in the event of a default, Buyer or Seller may have incurred substantial but unascertainable damages and that, therefore, the provisions herein for liquidated damages are valid and enforceable. Buyer further agrees that, notwithstanding anything in this Agreement to the contrary, in no event shall Seller be liable for any special, consequential, or other damages, including but not limited to claims for loss of use, rents, anticipated profit or business opportunity, business interruption, or diminution in value.

- 11.9 Escrow Agent. The funds deposited into escrow and all interest earned thereon shall be disbursed by the Escrow Agent to the party ultimately entitled to receive same pursuant to the terms and conditions of this Agreement. Escrow Agent has executed this Agreement to indicate its agreement to comply with each of the obligations imposed on it hereunder and to acknowledge that it is aware that in entering into this Agreement both Buyer and Seller are relying on Escrow Agent's agreement so to comply. All parties hereby agree to indemnify and hold Escrow Agent harmless from any loss, liability or expense incurred by Escrow Agent hereunder except for violation by Escrow Agent of this Agreement. If Escrow Agent becomes uncertain at any time of the proper disposition of any funds or documents it may be holding hereunder, then it may interplead the same with a court of competent jurisdiction and abide by such court's direction. Escrow Agent shall file all tax reporting documents required to be filed in connection with the transaction described herein.
- **11.10 Exhibits.** All exhibits attached hereto are incorporated herein by reference and are an integral part of this Agreement.
- **11.11 Headings.** The captions and paragraph headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit, or otherwise affect the interpretation or construction of any term or provision of this Agreement.
- **11.12 Inducements.** The execution and delivery of this Agreement by the parties hereto has not been induced by any statements, representations, warranties, or agreements other than those expressed herein.
- **11.13 Integration.** This Agreement constitutes the entire understanding and agreement of the parties with respect to its subject matter, and any and all other agreements, understandings, or representations with respect thereto are of no force or effect.

- **11.14 Interpretation.** This Agreement is the result of negotiations between the parties hereto, each of which was represented by legal counsel or had the opportunity to be represented by legal counsel. Each party participated in the preparation of this Agreement and reviewed this Agreement. No particular provision shall be deemed to have been drafted by any particular party, and no question of interpretation shall be resolved by any rule of interpretation providing for interpretation against a drafting party. This Agreement shall be interpreted and construed according to the intent of the parties and a fair reading of the language of this Agreement as a whole, and not for or against any particular party.
- 11.15 Notices. Any and all notices, requests, approvals, or other communications required or desired to be given hereunder (collectively, "notice") shall be in writing and shall be validly given or made if: (i) personally served; (ii) sent by certified, registered, or express mail with postage prepaid thereon and return receipt requested: or (iii) sent by e-mail if e-mail addresses are provided: provided, that in case of notice of breach or termination, notice shall be in writing and (i) personally served or (ii) sent by certified, registered, or express mail with postage prepaid thereon and return receipt requested. Notice shall be deemed given (i) at the time of personal service; (ii) five (5) business days after mailing; or (iii) at the time of e-mail transmission. Notice shall be effective and deemed given only if properly addressed to the party to whom such notice is to be given as follows:

To Seller:

Port of Olympia 606 Columbia St NW #300, Olympia, WA 98501 Attn: Executive Director Phone: (360) 528-8000

To Buyer:

City of Olympia 601 4th Ave E P.O. Box 1967 Olympia, WA 98507 Attn: Steven J. Burney, City Manager

Phone: (360) 753-8740

To Escrow Agent:

Thurston County Title Insurance Company 105 8th Avenue SE Olympia, Washington 98501 Phone: (360) 743-7300

Any party may change its address for the purpose of receiving notices as herein provided by a written notice given to the other parties hereto.

11.16 Possession. Buyer shall be entitled to possession of the Property upon

Closing.

- **11.17 Successors and Assigns.** This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective heirs, legal representatives, successors, and assigns.
- 11.18 Third Party Beneficiaries. Except as otherwise expressly provided in this Agreement, nothing in this Agreement is intended to confer any rights or remedies under or by reason of this Agreement on any person other than the parties to it and their respective successors and assigns, if any, nor shall any provision give any third parties any right of subrogation or action against any party to this Agreement.
- **11.19 Time.** Time is of the essence of each provision of this Agreement.
- 11.20 Waiver. No waiver shall be effective against a party unless set forth in writing and signed by the party charged with making the waiver. No waiver of any provision of this Agreement shall constitute a waiver of any other provision of this Agreement, whether or not similar, nor shall any waiver constitute a waiver of any preceding, succeeding, or continuing occurrence or condition, unless expressly stated in the waiver.
- **11.21 Applicable Law; Venue.** This Agreement shall be governed in all respects by the laws of the State of Washington. The venue of any action or dispute regarding this Agreement shall be Thurston County Superior Court, Thurston County, Washington.
- 11.22 Attorney Fees. In any legal action or proceeding, including but not limited to arbitration, brought to enforce this Agreement, to declare the rights and duties under this Agreement, or to resolve a dispute, breach, or default in connection with any of the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and other costs, including expert witness fees, incurred in such action or proceeding, in addition to any other relief to which such party may be entitled.
- 11.23 Dispute Resolution. In the event of any dispute, claim, question, or disagreement arising from or relating to this Agreement, or the breach thereof, the Parties hereto shall use their best efforts to settle the dispute, claim, question, or disagreement. To this effect, they shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable resolution.

[signature page follows]

IN WITNESS WHEREOF, the parties have hereunto set their hands on the day and year written below.

SELLER:	BUYER:
PORT OF OLYMPIA	CITY OF OLYMPIA
By: Name: Alexandra K. Smith Title: Executive Director Date:	By: Name: Steven J. Burney Title: City Manager Date:
Approved as to Form:	Approved as to Form:
By: Name: Christopher Pierce-Wright Title: General Counsel, Port of Olympia	By: Name: Mark Barber Title: City Attorney, City of Olympia

ACKNOWLEDGMENT STATE OF _____ **COUNTY OF** _____, Notary Public, personally before me, _____ On _____, personally known to me, or proved to me on the basis of appeared satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal. (SEAL) Notary Public Signature **ACKNOWLEDGMENT** STATE OF **COUNTY OF** before me, _____, Notary Public, personally On , personally known to me, or proved to me on the basis of appeared satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

(SEAL)

Notary Public Signature

EXHIBIT A

The Property

Lot 6 - Tax Parcel #: 66130000406

Address: 427 Marine Dr NE, Olympia WA 98501

Legal Description: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan

OLYMPIA AREA ROWING LT 6 THIRD AMENDMENT 4611194

Lot 7 - Tax Parcel #: 66130000407

Address: 517 Marine Dr NE, Olympia WA 98501

Legal Description: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan

OLYMPIA AREA ROWING LT 7 THIRD AMENDMENT 4611194



Completed Interim Actions -Washington State -Parcel Boundaries Exhibit B Site Boundary Soil Cover 1982 FIII Sidewalk PD9D9 Exhibit B-2 Illustration of Lot 6 and 7, Olympia Area Rowing Binding Site Plan Amendment #3 Lot 7 Olympia Area Rowing Binding Site Plan Amendment #3, as recorded February 13, 2018 under Auditor's File No. 4611194. Thurston County, WA Tax Parcel No: Engineering Design Report for Cleanup Implementation East Bay Redevelopment Site Lot 13 Soil Cover Locations East Bay of Budd Inlet 66130000407. Marine Orive Lot 12 1982 FIII Lot 11 Lot 6 Lot 4 Lot 10 Lot 7 Lot 5 Lot 1 Lot 6 Olympia Area Rowing Binding Site Plan Amendment #3, as recorded February 13, 2018 under Auditor's File Thurston County, WA Tax Parcel No: Binding Site Plan Amendment for the actual surveyed boundaries. Lot 9 approximated. Refer to the TECHNOLOGIES CORPORATION and 12 on this Figure are 66130000406 No. 4611194.

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EXHIBIT B

Form of Deed

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

City of Olympia 601 4th Ave E P.O. Box 1967 Olympia, WA 98507 Attn: City Attorney

STATUTORY WARRANTY DEED

Grantor/Seller/Port: PORT OF OLYMPIA

Grantee/Buyer/City: CITY OF OLYMPIA

Abbreviated Legal:

Lot 6: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan Olympia Area

Rowing LT 6 Third Amendment 4611194

Lot 7: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan Olympia Area

Rowing LT 7 Third Amendment 4611194

Assessor's Tax Parcel:

Lot 6: 66130000406 **Lot 7**: 66130000407

Address:

Lot 6: 427 Marine Dr NE, Olympia WA 98501 Lot 7: 517 Marine Dr NE, Olympia WA 98501

The Grantor, PORT OF OLYMPIA, for good and valuable consideration received, conveys and warrants to Grantee, CITY OF OLYMPIA, the real estate legally described in Schedule A attached hereto and incorporated by this reference, situated in the County of Thurston, State of Washington (the "Property"):

The Property shall be subject to the following conditions and restrictions, which shall run with the land:

- A. The Property will be used solely for the expansion of the Hands On Children's Museum (the "Children's Museum") and additional surface parking for the Children's Museum.
- B. Buyer shall not build above 30 feet within 20 feet of the eastern boundary of the Property, to maintain a view corridor to/from adjoining property.
- C. Buyer shall not use the Property for any other purpose without the prior written consent of the Port in its sole and absolute discretion, and any use of the Property other than the

Children's Museum shall be a public use. Buyer shall not sell, assign, or lease the Property or any part thereof, or the operation of the Children's Museum, to any person without the prior written consent of the Port in its sole and absolute discretion. Pursuant to the preceding sentence, a mere change in the name of such entity shall not give rise to the requirement for the prior written consent of the Port and other rights of the Port as provided herein. If any change other than a mere name change (e.g., a change in ownership of the entity, merger with another entity, or change in the form, type, or purpose of the entity) leads to modifications in the nature and operation of the Children's Museum, such change shall give rise to such requirements and such rights of the Port. If Buyer fails or ceases to use the Property for the Children's Museum or other public use approved by the Port in advance in writing, or attempts or actually does sell, assign, or lease the Property or any part thereof, or the operation of the Children's Museum without the prior written consent of the Port, then the Port shall have the right, but not the obligation, to declare a reversion and to retake ownership and possession of the Property on the following terms:

- 1. The Port shall have one hundred eighty (180) days from the Port's actual notice of any event on which a reversion may be based to exercise its right to declare a reversion.
- 2. The Port shall pay the owner of the Property as of the Port's exercise of its right of reversion the fair market value of the Property (land only) at such time. Payment shall be made within one hundred twenty (120) days from the Port's exercise of its right of reversion.
- 3. The Port shall pay the owner of the Property as of the Port's exercise of its right of reversion the value of such part or all of the building and other improvements constructed by Buyer then located on the Property ("improvements") that the Port, in its sole and absolute discretion, decides to keep on the Property. Payment shall be made within one hundred twenty (120) days from the Port's exercise of its right of reversion.
- 4. If the Port decides not to keep some or all of the improvements on the Property, then the owner of the Property shall remove such improvements at its cost or abandon such improvements, and if such improvements are abandoned then the Port may remove such improvements, and the reasonable cost of such removal shall be credited against the amount to be paid by the Port for the Property, and any cost in excess of the value of the Property shall be paid by the owner to the Port at closing.

The above conditions and restrictions shall be covenants running with the land and shall be stated in all subsequent deeds to the Property, and any violation thereof shall result in the right by the Port to declare a forfeiture of all interests in the Property and reassume title to the Property.

Furthermore, the Property shall be subject to those permitted exceptions shown on Schedule B attached hereto and incorporated by this reference.

[signature page follows]

IN WITNESS WHEREOF, the undersign 2025.	ned has executed this Deed as of,
	GRANTOR:
	PORT OF OLYMPIA
	By: Name: Alexandra K. Smith Title: Executive Director Date:
ACKNOWLEDGMENT	
STATE OF	
satisfactory evidence, to be the person(s) wand acknowledged to me that he/she/they ex	, Notary Public, personally ally known to me, or proved to me on the basis of whose name(s) is/are subscribed to the within instrument executed the same in his/her/their authorized capacity(ies) e instrument the person(s), or the entity upon behalf of strument.
WITNESS my hand and official seal.	
Notary Public Signature	SEAL)

Schedule A to Warranty Deed Legal Description of the Property

Lot 6: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan Olympia Area Rowing LT 6 Third Amendment 4611194

Lot 7: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan Olympia Area Rowing LT 7 Third Amendment 4611194

Schedule B to Warranty Deed Permitted Exceptions

[to be inserted after Buyer's review of title report]

EXHIBIT C

Form of Environmental Covenant

After Recording Return to: Toxics Cleanup Program Department of Ecology 300 Desmond Drive Lacey, WA 98503

ENVIRONMENTAL COVENANT

Grantor: City of Olympia

Grantee: State of Washington, Department of Ecology (hereafter

"Ecology")

Brief Legal Description: Lot 6: Section 14 Township 18 Range 2W Quarter NW, NE,

SE Binding Site Plan OLYMPIA AREA ROWING LT 6

THIRD AMENDMENT 4611194

Lot 7: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan OLYMPIA AREA ROWING LT 7

THIRD AMENDMENT 4611194

Tax Parcel Nos.: Lot 6: 66130000406

Lot 7: 66130000407

RECITALS

- A. This document is an environmental (restrictive) covenant (hereafter "Covenant") executed pursuant to the Model Toxics Control. Act ("MTCA"), chapter 70.105D RCW, and Uniform Environmental Covenants Act ("UECA"), chapter 64.70 RCW, as amended.
- B. The Property that is the subject of this Covenant is part of a site commonly known as the East Bay Redevelopment Site. The Property is legally described in Exhibit A and illustrated in Exhibit B, both of which are attached (hereafter "Property"). If there are differences between these two Exhibits, the legal description in Exhibit A shall prevail.
- C. The property is the subject of remedial action conducted under MTCA. This Covenant is required because residual contamination remains on the Property after completion of remedial actions. Specifically, the following principal contaminants remain on the Property:

Medium	Principal Contaminants Present	
Soil	Arsenic, lead, total petroleum hydrocarbons (TPH) in the	
	gasoline range (TPH-G), total naphthalenes, TPH in the diesel	

- range (TPH-D) and TPH in the heavy oil range (TPH-HO) combined, total carcinogenic polycyclic aromatic hydrocarbons (cPAHs), and total chlorinated dibenzo-p-dioxins and chlorinated dibenzofurans (dioxins/furans) were identified as soil constituents of concern (COCs)
- D. It is the purpose of this Covenant to restrict certain activities and uses of the Property to protect human health and the environment and the integrity of remedial actions conducted at the site. Records describing the extent of residual contamination and the remedial actions conducted are available through Ecology.
- E. This Covenant grants Ecology certain rights under UECA and as specified in this Covenant. As a Holder of this Covenant under UECA, Ecology has an interest in real property; however, this is not an ownership interest which equates to liability under MTCA or the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.). The rights of Ecology as an "agency" under UECA, other than its rights as a "holder", are not an interest in real property.

COVENANT

The City of Olympia, as Grantor and fee simple owner of the Property hereby grants to the Washington State Department of Ecology, and its successors and assignees, the following covenants. Furthermore, it is the intent of the Grantor that such covenants shall supersede any prior interests the Grantor has in the property and run with the land and be binding on all current and future owners of any portion of, or interest in, the Property.

Section 1. General Restrictions and Requirements.

The following general restrictions and requirements shall apply to the Property:

- a. Interference with Remedial Action. The Grantor shall not engage in any activity on the Property that may impact or interfere with the remedial action and any operation, maintenance, inspection, or monitoring of that remedial action without prior written approval from Ecology.
- b. Protection of Human Health and the Environment. The Grantor shall not engage in any activity on the Property that may threaten continued protection of human health or the environment without prior written approval from Ecology. This includes, but is not limited to, any activity that results in the release of residual contamination that was contained as part of the remedial action or that exacerbates or creates a new exposure to residual contamination remaining on the Property.
- c. Continued Compliance Required. Grantor shall not convey any interest in any portion of the Property without providing for continued adequate and complete operation, maintenance and monitoring of remedial actions and continued compliance with this Covenant.
- d. Leases. Grantor shall restrict any lease for any portion of the Property to uses and activities consistent with this Covenant and notify all lessees of the restrictions on the use of the Property.

e. Preservation of Reference Monuments. Grantor shall make a good faith effort to preserve any reference monuments and boundary markers used to define the areal extent of coverage of this Covenant. Should a monument or marker be damaged or destroyed, Grantor shall have it replaced by a licensed professional surveyor within thirty (30) days of discovery of the damage or destruction.

Section 2. Specific Prohibitions and Requirements.

In addition to the general restrictions in Section I of this Covenant, the following additional specific restrictions and requirements shall apply to the Property.

- a. Land Use. Prohibited uses on the Property include but are not limited to K-12 public or private schools, grazing of animals, and growing of food crops.
- b. Containment of Soil/Waste Materials. The remedial action for the Property is based on containing contaminated soil under a cap consisting of an engineered cap consisting of 12 inches of clean, washed gravel overlying a permeable, geotextile fabric and located as illustrated in Exhibit B. The primary purpose of this cap is to minimize the potential for contact with contaminated soil; prevent runoff from contacting contaminated soil; and minimize airborne contaminants. As such, the following restrictions shall apply within the area illustrated in Exhibit B:

Any activity on the Property that will compromise the integrity of the cap including: drilling; digging; piercing the cap with sampling device, post, stake or similar device; grading; excavation; installation of underground utilities; removal of the cap; or, application of loads in excess of the cap load bearing capacity, is prohibited without prior written approval by Ecology. The Grantor shall report to Ecology within forty-eight (48) hours of the discovery of any damage to the cap. Unless an alternative plan has been approved by Ecology in writing, the Granter shall promptly repair the damage and submit a report documenting this work to Ecology within thirty (30) days of completing the repairs.

The Grantor covenants and agrees that it shall annually, or at another time as approved in writing by Ecology, inspect the cap and report within thirty (30) days of the inspection the condition of the cap and any changes to the cap that would impair its performance.

- c. Stormwater Facilities. To minimize the potential for mobilization of contaminants remaining in the soil on the Property, no storm water infiltration facilities or ponds shall be constructed within the area of the Property illustrated in Exhibit B. All stormwater catch basins, conveyance systems, and other appurtenances located within this area shall be of water-tight construction.
- d. Groundwater Use. The groundwater beneath the Property remains contaminated and shall not be extracted for any purpose other than temporary construction dewatering, investigation, monitoring or remediation. Drilling of a well for any water supply purpose is strictly prohibited. Groundwater extracted from the Property for any purpose shall be considered potentially contaminated and any discharge of this water shall be done in accordance with state and federal law.

Section 3. Access.

- a. The Grantor shall maintain clear access to all remedial action components necessary to construct, operate, inspect, monitor and maintain the remedial action.
- b. The Grantor freely and voluntarily grants Ecology and its authorized representatives, upon reasonable notice, the right to enter the Property at reasonable times to evaluate the effectiveness of this Covenant and associated remedial actions, and enforce compliance with this Covenant and those actions, including the right to take samples, inspect any remedial actions conducted on the Property, and to inspect related records.
- c. No right of access or use by a third party to any portion of the Property is conveyed by this instrument.

Section 4. Notice Requirements.

- a. Conveyance of any Interest. The Grantor, when conveying any interest in any part of the Property, including but not limited to title, easement, leases, and security or other interest, must:
- i. Provide written notice to Ecology of the intended conveyance at least thirty (30) days in advance of the conveyance.
- ii. Include in the conveying document a notice in substantially the following form, as well as a complete copy of this Covenant:

NOTICE: THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL COVENANT GRANTED TO THE WASHINGTON STATE DEPARTMENT OF ECOLOGY ON [DATE] AND RECORDED WITH THE THURSTON COUNTY AUDITOR UNDER RECORDING NUMBER [INSERT NUMBER]. USES AND ACTIVITIES ON THIS PROPERTY MUST COMPLY WITH THAT COVENANT, A COMPLETE COPY OF WHICH IS ATTACHED TO THIS DOCUMENT.

- iii. Unless otherwise agreed to in writing by Ecology, provide Ecology with a complete copy of the executed document within thirty (30) days of the date of execution of such document.
- b. Reporting Violations. Should the Grantor become aware of any violation of this Covenant, Grantor shall promptly report such violation in writing to Ecology.
- c. Emergencies. For any emergency or significant change in site conditions due to Acts of Nature (for example, flood or fire) resulting in a violation of this Covenant, the Grantor is authorized to respond to such an event in accordance with state and federal law. The Grantor must notify Ecology in writing of the event and response actions planned or taken as soon as practical but no later than within 24 hours of the discovery of the event.
- d. Notification Procedure. Any required written notice, approval, reporting or other communication shall be personally delivered or sent by first class mail to the following

persons. Any change in this contact information shall be submitted in writing to all parties to this Covenant. Upon mutual agreement of the parties to this Covenant, an alternative to personal delivery or first class mail, such as e-mail or other electronic means, may be used for these communications.

To Grantor: City of Olympia

601 4th Ave E P.O. Box 1967 Olympia, WA 98507 Attn: City Attorney

To Ecology: Washington State Department of Ecology

Toxics Cleanup Program 300 Desmond Drive Lacey, WA 98503-1274

Section 5. Modification or Termination.

- a. Grantor must provide written notice and obtain approval from Ecology at least sixty (60) days in advance of any proposed activity or use of the Property in a manner that is inconsistent with this Covenant. For any proposal that is inconsistent with this Covenant and permanently modifies an activity or use restriction at the site:
- i. Ecology must issue a public notice and provide an opportunity for the public to comment on the proposal; and
- ii. If Ecology approves of the proposal, the Covenant must be amended to reflect the change before the activity or use can proceed.
- b. If the conditions at the Property requiring a Covenant have changed or no longer exist, then the Grantor may submit a request to Ecology that this Covenant be amended or terminated.

Any amendment or termination of this Covenant must follow the procedures in MTCA and UECA and any rules promulgated under these chapters.

c. By signing this Agreement, per RCW 64.70.100, the original signatories to this agreement, other than Ecology, agree to waive all rights to sign amendments to and termination of this Covenant.

Section 6. Enforcement and Construction.

- a. This Covenant is being freely and voluntarily granted by the Grantor.
- b. Within ten (10) days of execution of this Covenant, Grantor shall provide Ecology with an original signed Covenant and proof of recording and a copy of the Covenant and proof

of recording to others required by RCW 64.70.070.

- c. Ecology shall be entitled to enforce the terms of this Covenant by resort to specific performance or legal process. All remedies available in this Covenant shall be in addition to all remedies at law or in equity, including MTCA and UECA. Enforcement of the terms of this Covenant shall be at the discretion of Ecology, and any forbearance, delay, or omission to exercise its rights under this Covenant in the event of a breach of any term of this Covenant is not a waiver by Ecology of that term or of any subsequent breach of that term, or any other term in this Covenant, or of any rights of Ecology under this Covenant.
- d. The Grantor shall be responsible for all costs associated with implementation of this Covenant. Furthermore, the Grantor, upon request by Ecology, shall be obligated to pay for Ecology's costs to process a request for any modification or termination of this Covenant and any approval required by this Covenant.
 - e. This Covenant shall be liberally construed to meet the intent of MTCA.
- f. The provisions of this Covenant shall be severable. If any provision in this Covenant or its application to any person or circumstances is held invalid, the remainder of this Covenant or its application to any person or circumstance is not affected and shall continue in full force and effect as though such void provisions had not been contained herein.
- g. A heading used at the beginning of any section or exhibit of this Covenant may be used to aid in the interpretation of that section or exhibit but does not override the specific requirements in that section or exhibit.

[signature page follows]

The undersigned warrants that he/she has on behalf of the Grantor.	authority to execute this Environmental Covenant
EXECUTED this day of	2025
GRANTOR:	
CITY OF OLYMPIA	
(Signature)	_
,	
(Printed Name)	_
Title:	_
The Department of Ecology, hereby acce above Environmental Covenant.	pts the status as GRANTEE and HOLDER of the
GRANTEE:	
STATE OF WASHINGTON DEPARTMENT OF ECOLOGY	
	_
(Signature)	
(Printed Name)	_
Title:	_
Dated:	_

GRANTOR ACKNOWLEDGMENT:
STATE OF
COUNTY OF)
On before me,, Notary Public personally appeared, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.
WITNESS my hand and official seal.
(SEAL) Notary Public Signature
WASHINGTON DEPARTMENT OF ECOLOGY ACKNOWLEDGMENT: STATE OF) COUNTY OF)
On
WITNESS my hand and official seal.
(SEAL) Notary Public Signature

Exhibit A to Environmental Covenant

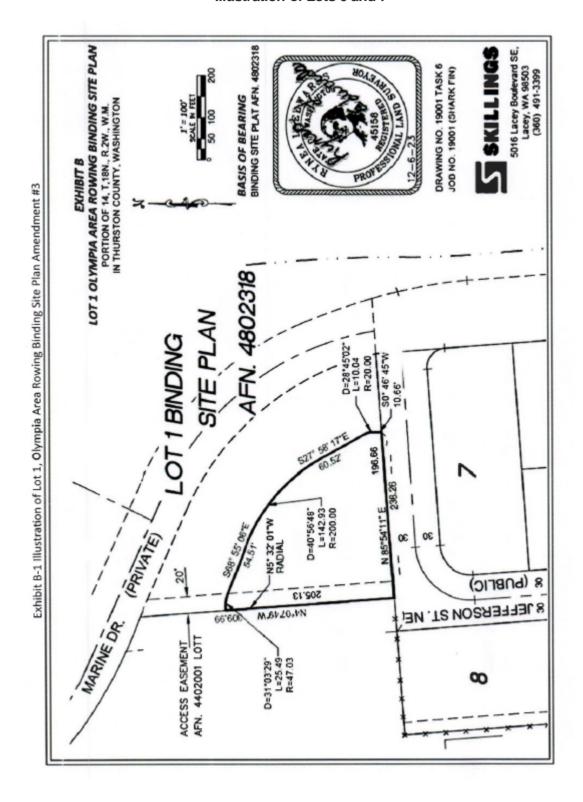
Legal Description

Lot 6: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan OLYMPIA AREA ROWING LT 6 THIRD AMENDMENT 4611194

Lot 7: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan OLYMPIA AREA ROWING LT 7 THIRD AMENDMENT 4611194

Exhibit B to Environmental Covenant

Illustration of Lots 6 and 7





PORT OF OLYMPIA COMMISSION Resolution 2025-04

A Resolution of the Port of Olympia to surplus real property located in downtown Olympia in Thurston County.

WHEREAS, the Port of Olympia owns certain real property described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Property");

WHEREAS, the City of Olympia wishes to purchase the Property, and to use the Property for an expansion of the Hands On Children's Museum as well as incidental uses directly related thereto such as sidewalks or landscaping, and the Port wishes to sell the Property to the City of Olympia for the uses stated above; and

WHEREAS, the Property is currently undeveloped and underutilized, is no longer needed for Port of Olympia port district purposes, is surplus to the Port's needs, and the sale of the Property is in the public interest;

NOW, THEREFORE, be it resolved that:

The Property is hereby found and determined to be no longer needed for Port of Olympia port district purposes and to be surplus to the Port's needs, and the sale of such Property is in the public interest.

ADOPTED this 12th day of May 2025, by the Port of Olympia Commission.

Jasmine	Vasavada, President
Maggie	Sanders, Vice President

EXHIBIT "A"

Description of Property

Lot 6: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan OLYMPIA AREA ROWING LT 6 THIRD AMENDMENT 4611194

Lot 7: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan OLYMPIA AREA ROWING LT 7 THIRD AMENDMENT 4611194

PORT OF OLYMPIA COMMISSION Resolution 2025-05

A Resolution of the Port of Olympia to amend its Comprehensive Scheme of Harbor Improvements regarding certain East Bay District property.

WHEREAS, the Port of Olympia has approved a Comprehensive Scheme of Harbor Improvements for the development of harbor improvements, industrial lands and other lands owned by the Port of Olympia in Thurston County;

WHEREAS, the City of Olympia wishes to purchase certain real property described on Exhibit "A" attached hereto (the "Property"), and to use the Property for an expansion of the Hands On Children's Museum new site location as well as incidental uses directly related thereto such as sidewalks or landscaping, and the Port wishes to sell the Property to the City of Olympia for the uses stated above;

WHEREAS, the Property is no longer needed for Port district purposes and is surplus to the Port's needs, and the sale of such Property is in the public interest. Under RCW 53.08.090, property which is part of the Comprehensive Scheme of Harbor Improvements or modification thereof shall not be disposed of until the Comprehensive Scheme of Harbor Improvements has been modified to find the property surplus to port needs, after public notice and hearing as provided by RCW 53.20.010; and

WHEREAS, public notice was given and a public hearing was held as required by statute;

NOW, THEREFORE, be it resolved that:

The Property is no longer needed for Port district purposes and is surplus to the Port's needs, and the sale of such Property is in the public interest. The Comprehensive Scheme of Harbor Improvements shall be and hereby is amended to find the Property surplus to Port needs and to remove the Property from the East Bay District section of the Comprehensive Scheme of Harbor Improvements to permit the proposed sale of the Property to the City of Olympia.

ADOPTED this 12 day of May 2025, by the Port of Olympia Commission.

Jasmine Vasavada, President		
Maggie	Sanders, Vice Pro	esident

EXHIBIT "A"

Description of Property

Lot 6: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan OLYMPIA AREA ROWING LT 6 THIRD AMENDMENT 4611194

Lot 7: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan OLYMPIA AREA ROWING LT 7 THIRD AMENDMENT 4611194

PORT OF OLYMPIA COMMISSION Resolution 2025-06

A Resolution of the Port of Olympia Authorizing the sale of real property located in downtown Olympia in Thurston County.

WHEREAS, the Port of Olympia owns certain real property described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Property").

WHEREAS, the City of Olympia wishes to purchase the Property, and to use the Property for an expansion of the Hands On Children's Museum as well as incidental uses directly related thereto such as sidewalks or landscaping, and the Port wishes to sell the Property to the City of Olympia for the uses stated above.

WHEREAS, following public notice and hearing the Port Commission has by resolution found and determined that the Property is no longer needed for Port district purposes and is surplus to the Port's needs, and that the sale of such Property is in the public interest.

WHEREAS, following public notice and hearing the Port Commission has by resolution also found and determined that the Comprehensive Scheme of Harbor Improvements should be amended and has so amended the Comprehensive Scheme of Harbor Improvements to find the Property surplus to Port needs and removed the Property from the East Bay District section of the Comprehensive Scheme of Harbor Improvements to permit the proposed sale of the Property to the City of Olympia.

WHEREAS, public notice was given and a public hearing was held pursuant to RCW 53.08.090 and RCW 39.33.020 regarding a proposed sale of the Property to the City of Olympia.

NOW, THEREFORE, be it resolved that:

The proposed sale of the Property to the City of Olympia is in the public interest. The Port is authorized to sell the Property described in Exhibit "A" attached hereto at its fair market value to the City of Olympia, and the managing officials of the Port are hereby authorized to act on behalf of the Port to negotiate any and all additional agreements as may be necessary or appropriate in connection with the sale of such Property and to execute and deliver the Purchase And Sale Agreement negotiated by the parties and any and all additional documents, instruments and certificates, and to take any and all action as may be necessary, appropriate or required to carry out the terms and provisions of this resolution and the agreements to be entered into between the Port and the City of Olympia pursuant thereto.

ADOPTED this 12 th day of May 2025, by the Po	ort of Olympia Commission.
	Jasmine Vasavada, President
	Maggie Sanders, Vice President
	Sarah Montano, Secretary

EXHIBIT "A"

Description of Property

Lot 6: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan OLYMPIA AREA ROWING LT 6 THIRD AMENDMENT 4611194

Lot 7: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan OLYMPIA AREA ROWING LT 7 THIRD AMENDMENT 4611194

COVER MEMO

Briefing Date/Time: May 12, 2025

Staff Contact/Title: Alex Smith, Executive Director, 360.528.8001,

Alexs@portolympia.com)

Subject: Interlocal Agreement with Thurston Regional Planning

Council

Purpose:
☐ Information Only ☐ Decision Needed

Overview:

This is an Advisory presentation, with the request for action on this item coming to the Commission May 27th.

Background:

The Thurston Regional Planning Council (TRPC) is a regional planning organization, comprised of representatives from local governments within Thurston County. One of the services TRPC can provide is planning for smaller jurisdictions that do not have planning expertise in-house.

The Port does not have planning expertise in-house, yet has planning projects we want to complete over the next few years. We worked with TRPC to draft an agreement with them whereby the Port can take advantage of TRPC's planning and outreach experts for our planning needs. The attached draft Interlocal Agreement (ILA) is modeled on similar agreements TRPC has with other local jurisdictions in Thurston County.

The draft ILA works like an on-call contract, with specific scopes of work developed for specific projects. TRPC then bills the Port for the work done pursuant to the Scope of Work. The ILA calls for automatic annual renewals until terminated by the parties. It also calls for a maximum expenditure over the life of the ILA of \$2,000,000, unless that amount if changed by agreement of the parties.

The Port plans to use the ILA with TRPC for things that include, but are not limited to, the following:

Modeling

- Mapping
- Data analysis
- Meeting facilitation
- Planning studies
- Communication materials
- Environmental review support
- Outreach to support planning efforts

Documents Attached:

PowerPoint presentation
Draft Interlocal Agreement

Summary and Financial Impact:

A maximum of \$2 million dollars over the life of the contract.

Staff Recommendation:

Staff recommends that we take advantage of the cost-effective expertise of the TRPC staff by entering into this ILA.

Next Steps/Timeframe:

Staff will bring the ILA to the Commission at the May 27, 2025 meeting as an Action item.



TRPC Interlocal Agreement

Alex Smith **Executive Director** May 12, 2025





Today's Presentation *Advisory Only – No Action Required*



Purpose of ILA

- TRPC provides planning assistance and expertise to jurisdictions without planning staff
- The Port would like to use TRPC's expert staff for assistance with:
 - Modeling
 - Mapping
 - Data analysis
 - Meeting facilitation
 - Planning studies
 - · Communication materials
 - Environmental review support
 - Outreach to support planning efforts



3



ILA Framework

- On Call Contract
- Provides for Individual Scopes of Work for Individual Projects
- Automatically Renews Annually
- Maximum Expense Over the Life of the Contract: \$2,000,000



4

Next Steps

 We will bring the ILA back to the Commission at the May 27, 2025 meeting to request approval.

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Questions and Comments

6



PORT OF OLYMPIA

AND

THURSTON REGIONAL PLANNING COUNCIL

INTERLOCAL AGREEMENT FOR PLANNING & DATA SERVICES

This Agreement is entered into pursuant to RCW 39.34.080 between Thurston Regional Planning Council ("TRPC"), and Port of Olympia ("the Port"), collectively referred to as "parties" and individually as "party."

Recitals:

WHEREAS, the general and special purpose jurisdictions and public institutions of Thurston County have joined together to form a Regional Planning Council known as TRPC;

WHEREAS, TRPC is also the federally recognized Metropolitan Planning Organization (MPO) for the Thurston region and as such maintains an approved Indirect Cost Plan;

WHEREAS, TRPC may provide, on a contractual basis, planning and technical assistance for member and nonmember agencies as set forth in the TRPC Agreement and Operating Procedures;

WHEREAS, the Port desires to enter into an agreement with TRPC to perform certain planning and data services as hereinafter agreed to by both parties.

NOW, THEREFORE, in consideration of covenants, conditions, performances and promises contained herein, the parties agree as follows:

I. <u>PURPOSE</u>

The general objective(s) of this Agreement shall be for TRPC to provide planning and data services to the Port.

II. DUTIES OF TRPC

TRPC shall provide the necessary planning, personnel, and services to accomplish tasks at the request of the Port. Examples of the types of services TRPC may provide to the Port are contained in Exhibit A attached hereto and incorporated herein by reference. TRPC shall prepare a scope of work and budget and provide it to the authorized official for the Port identified in section III for review and approval prior to the commencement of work on each

project. To accomplish the general objective(s) of this Agreement, TRPC shall provide all services and materials specified in the scope(s) of work for each project. All services and materials shall be provided in accordance with the scope(s) of work in a competent and professional manner. Each accepted scope of work shall be incorporated into and become a part of this Agreement. The Port assumes responsibility for seeking any separate required approval from its governing body for any project pursuant to a scope of work under this Agreement, consistent with the Port policies and procedures.

TRPC shall establish and maintain books, records, documents, and other evidence and accounting procedures and practices, sufficient to reflect properly all direct and indirect costs of whatever nature claimed to have been incurred and anticipated to be incurred for the performance of this Agreement. To facilitate the administration of this Agreement, separate project accounts shall be established and maintained within TRPC's existing accounting system. TRPC shall track employee time and expenses for all projects agreed to within this Agreement and provide the Port with a monthly invoice, which will include an accounting of expenses and status of work elements.

Records and accounts pertaining to the work and accounting shall be kept for six years from the final date of payment and be kept available for inspection by either party or by the state or federal government. If any litigation, claim, or audit is commenced, the records and accounts along with supporting documentation shall be retained until all litigation, claim, or audit finding has been resolved even though such litigation, claim, or audit continues past the six-year retention period.

TRPC at such times and in such forms as the Port may require, shall furnish to the Port such statements, records, reports, data, and information as the Port may request pertaining to matters covered by this Agreement. All reports, information, data, records, and other related materials prepared or assembled by TRPC under this Agreement may be subject to public disclosure pursuant to chapter 42.56 RCW.

TRPC shall at any time during normal business hours and as often as the Port or authorized state or federal government representatives may deem necessary, make available for examination all of its records and data with respect to all matters covered, directly or indirectly, by this Agreement and shall permit the Port or its designated authorized representative to audit and inspect other data relating to all matters covered by this Agreement. The Port shall receive a copy of all audit reports made by the agency or firm as to TRPC's activities. the Port may, at its discretion, conduct an audit at its expense, using its own or outside auditors, of TRPC'S activities that relate, directly or indirectly, to this Agreement.

III. <u>AUTHORIZED OFFICIALS</u>

The authorized official for the Port is the Executive Director or designee; and for TRPC it is the Executive Director.

IV. DURATION OF THE AGREEMENT

This Agreement shall become effective upon the last date of execution and shall automatically renew on January 1 of each year unless action is taken to terminate or revise this agreement. Prior to commencement, this Agreement shall be filed in accordance with RCW 39.34.040.

V. PAYMENT FOR SERVICES

The Port shall pay TRPC for planning services rendered, as specified herein, and as outlined in each scope of work. TRPC shall submit monthly vouchers for services rendered under this Agreement and the Port shall pay thereon within thirty (30) days of receipt. The maximum amount payable for work to be performed under this Agreement is two million dollars (\$2,000,000.00) unless otherwise amended in accordance with section XVIII, Changes Modifications, and Amendments.

VI. PROHIBITION AGAINST ASSIGNMENT

Neither this Agreement nor any interest therein may be assigned by either party, without first obtaining the written consent of the other party.

VII. OWNERSHIP OF MATERIALS

Ownership of materials produced as part of this Agreement, including but not limited to documents, maps, and computer data, etc. shall be the property of the Port and shall be made available upon request.

VIII. TERMINATION

This Agreement may be terminated by either party upon thirty (30) calendar days prior written notice to the other party specifying the date of termination. The Port agrees to be responsible for financial obligations incurred by TRPC up through, and including the date of termination, for work performed in accordance with the terms of this Agreement on behalf of the Port. Upon receipt of written notice of termination of this Agreement, TRPC agrees not to undertake any further obligations on behalf of the Port beyond the date scheduled for termination.

IX. ADMINISTRATION; ACQUISITION OF PROPERTY

This Agreement will be administered by the Port. This Agreement is for the benefit of the parties, and no third party beneficiary relationship is intended. No separate legal entity is

Master Interlocal Agreement
THURSTON REGIONAL PLANNING COUNCIL & PORT OF OLYMPIA
Agreement No. XXXXX

created by this Agreement. No joint organization is created. No common budget is to be established. No real or personal property is to be jointly acquired or held.

X. <u>EQUAL EMPLOYMENT OPPORTUNITY</u>

In execution of this Agreement, TRPC shall not discriminate against any employee or applicant for employment because of race, creed, religion, ethnicity, marital status, veteran status, age, color, sex, national origin, sexual orientation or disability.

XI. HOLD HARMLESS/INDEMNIFICATION AND INSURANCE

TRPC shall defend, indemnify and hold the Port, its officers, officials, employees and agents harmless from all claims, injuries, damages, losses or suits including costs and attorneys' fees, arising out of or resulting from the acts, errors or omissions of TRPC or its subcontractors in performance of this Agreement, except for injuries and damages caused by the sole negligence of the Port.

The Port shall defend, indemnify and hold TRPC, its officers, officials, employees and agents harmless from all claims, injuries, damages, losses or suits including costs and attorneys' fees, arising out of or resulting from the acts, errors or omissions of the Port in performance of this Agreement, except for injuries and damages caused by the sole negligence of TRPC.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of TRPC and the Port, its officers, officials, employees, and agents, TRPC's liability, including the duty and cost to defend, hereunder shall be only to the extent of TRPC's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes TRPC's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the completion, expiration or termination of this Agreement.

TRPC shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by TRPC, its agents, representatives, or employees.

TRPC's membership in a public insurance risk pool that provides equal coverage as that specified below shall satisfy the requirements of this section.

A. Insurance Term

TRPC shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by TRPC, its agents, representatives, or employees.

B. No Limitation

TRPC's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of TRPC to the coverage provided by such insurance, or otherwise limit the Port's recourse to any remedy available at law or in equity.

C. Minimum Scope of Insurance

TRPC shall obtain insurance of the types and coverage described below:

- 1. <u>Automobile Liability</u> insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage.
- 2. <u>Commercial General Liability</u> insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stopgap independent contractors and personal injury and advertising injury.
- 3. <u>Workers' Compensation</u> coverage as required by the Industrial Insurance laws of the State of Washington.
- 4. <u>Professional Liability</u> insurance.

D. Minimum Amounts of Insurance

TRPC shall maintain the following insurance limits:

- 1. <u>Automobile Liability</u> insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
- 2. <u>Commercial General Liability</u> insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
- 3. <u>Professional Liability</u> insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

E. Other Insurance Provisions

TRPC's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance as respect to the Port. Any Insurance, self-insurance, or self-insured pool coverage maintained by the Port shall be excess of TRPC's insurance and shall not contribute with it.

F. Acceptability of Insurers

Insurance is to be placed with insurers with a current A. M. Best rating of not less than A:VII.

G. Verification of Coverage

TRPC shall, upon request, furnish the Port with original certificates and a copy evidencing the insurance requirements. A letter of coverage from a public insurance risk pool shall satisfy this requirement.

H. Notice of Cancellation

TRPC shall provide the Port with written notice of any policy cancellation within two business days of their receipt of such notice.

XII. <u>INDEPENDENT CONTRACTOR</u>

The parties intend that an independent contractor relationship will be created by this Agreement. The Port will not exercise control and direction over the work of TRPC, and is interested primarily in the results to be achieved. Subject to paragraphs herein, the implementation of services pursuant to this Agreement will lie solely within the discretion of TRPC. No agent, employee, servant or representative of TRPC shall be deemed to be an employee, agent, servant or representative of the Port for any purpose, and the employees of the TRPC are not entitled to any of the benefits the Port provides for its employees. TRPC will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, subcontractors or representatives during the performance of this Agreement.

In the performance of the services herein contemplated TRPC is an independent contractor with the authority to control and direct the performance of the details of the work; however, the results of the work contemplated herein must meet the approval of the Port and shall be subject to the Port's general rights of inspection and review to secure the satisfactory completion thereof.

As an independent contractor, TRPC shall be responsible for the reporting and payment of all applicable local, state, and federal taxes.

XIII. COMPLIANCE WITH LAWS

TRPC, in the performance of this Agreement, shall comply with all applicable federal, state and local laws and ordinances, including regulations for licensing, certification and operation of facilities, programs and accreditation, and licensing of individuals, and any other standards or criteria as described in this Agreement to assure quality of services.

XIV. POLITICAL ACTIVITY PROHIBITED

None of the funds, materials, property or services provided directly or indirectly under the Agreement shall be used for any partisan political activity, or to further the election or defeat of any candidate for public office.

XV. NOTICE

Notice provided for in this Agreement shall be sent by certified mail to the addresses designated for the parties on the last page of this Agreement.

XVI. GOVERNING LAW AND VENUE

This Agreement has been and shall be construed as having been made and delivered within the state of Washington, and it is agreed by each party hereto that this Agreement shall be governed by laws of the state of Washington, both as to interpretation and performance.

Any action of law, suit in equity, or judicial proceeding for the enforcement of this Agreement or any provisions thereof shall be instituted and maintained only in any of the courts of competent jurisdiction in Thurston County, Washington.

XVII. SEVERABILITY

If, for any reason, any part, term or provision of this Agreement is held by a court of the United States to be illegal, void or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.

XVIII. CHANGES, MODIFICATIONS, AND AMENDMENTS

This Agreement may be changed, modified, amended or waived only by written agreement executed by each party's authorized governing authority as provided in chapter 39.34 RCW.

XIX. RECORDING

Prior to its entry into force, this Agreement must be filed with the Thurston County Auditor's Office or posted upon the parties' websites as provided by RCW 39.34.040.

PORT OF OLYMPIA	THURSTON REGIONAL PLANNING COUNCIL
Alex Smith, Executive Director 606 Columbia Street NW, Suite 300 Olympia, WA 98501	Marc Daily, Executive Director 2411 Chandler Court SW Olympia, WA 98502
DATE	DATE

IN WITNESS WHEREOF, TRPC and the Port have executed this Agreement as of the date and year

written below.

EXHIBIT A

(Examples of authorized activities)

Planning and Data Services: The following are examples of services that may be provided:

- Modeling
- Mapping
- Data analysis
- Meeting facilitation
- Planning studies
- Communication materials
- Environmental review support
- Outreach to support planning efforts

COVER MEMO

Briefing Date/Time: May 12, 2025

Staff Contact/Title: Alex Smith, Executive Director, 360.528.8001,

alexs@portolympia.com)

Subject: Port Legal Counsel Contract Amendment

Purpose: ☐ Information Only ☐ Decision Needed

Overview:

This Advisory item is to apprise the Commission of the need to increase the "not-to-exceed" amount in the Port's contract with Dickson Frohlich Phillips Burgess PLLC (DFPB).

Background:

The Port of Olympia chose DFPB to provide general counsel legal services to the Port following a public procurement process. On June 27, 2024, the Port entered into Agreement No. 2024-1017 with DFPB with an initial term of one year, starting July 1, 2024, and ending June 30, 2025. The parties agreed to a "not-to-exceed" amount of \$250,000 for that one-year period.

The Port has used DFPB's services more than anticipated, and will exceed the initial not-to-exceed amount approximately a month sooner than anticipated. The Port would like to add an additional \$300,000 to the contract and extend it for an additional year.

Documents Attached:

PowerPoint presentation Contract 2024-1017

Summary and Financial Impact:

The additional funds indicate the Port spent more on general counsel legal services than we budgeted for. The Port will be looking for ways to save on those costs as we move into the second year of the contract.

Staff Recommendation:

Staff recommend that we increase the amount of the contract with DFPB to a new not-to-exceed amount of \$550,000.

Next Steps/Timeframe:

We will bring this item back to request Commission Action at the May 27, 2025 Commission Meeting.



Port Legal Counsel Contract Amendment

Alex Smith Executive Director May 12, 2025



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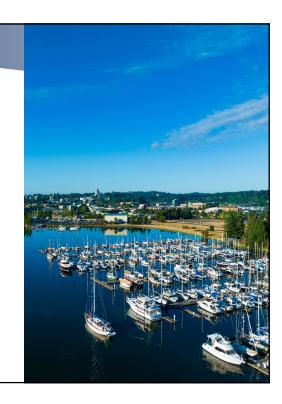
Today's Presentation *Advisory Only – No Action Required*

PORT of OLYMPIA

2

Background

- The Port entered into Agreement No. 2024-1017 with Dickson Frohlich Phillips Burgess on June 27, 2024.
- The contract for general counsel legal services is for a one-year duration (7/1/2024 6/30/2025) with a not-to-exceed (NTE) amount of \$250,000.
- The Port will exceed the \$250,000 limit roughly one-month earlier than anticipated.



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Background (cont.)

- Staff would like to extend the contract duration by one year and the NTE amount by \$300,000
- Proposed Contract Extension:
 - Through Jun 30, 2026
- Proposed NTE Amount:
 - \$550,000



1

Next Steps

 We will bring the contract amendment back to the Commission at the May 27, 2025 meeting to request approval.

5



Questions and Comments

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3



OPERATIONAL PERSONAL SERVICES AGREEMENT NO. 2024-1017 GENERAL COUNSEL LEGAL SERVICES

THIS AGREEMENT, is made by and between the Port of Olympia, a Washington municipal corporation (the "Port") and the Dickson Frohlich Phillips Burgess PLLC, UBI 604-985-657 (the "Consultant"), and collectively sometimes referred to as "Parties" or individually as "Party" for the purpose of this Agreement.

WHEREAS, the Port desires to retain the Consultant to provide legal services in the role of General Counsel to the Port as requested by the Executive Director, and other services as mutually agreed upon in writing (the "Project"), which requires specialized skills and other support capabilities the Port is not able to provide; and

WHEREAS, the Consultant is qualified and possesses sufficient skills and the necessary capabilities, including technical and professional expertise, to perform the services and/or tasks set forth in this Agreement for the Project.

NOW, THEREFORE, the Parties agree as follows:

1. Scope of Services.

a. The Consultant shall perform such services and accomplish such tasks, as requested by the Port, including the furnishing of all materials and equipment necessary for full performance thereof (the "Services"), as detailed in Exhibit "A". All Services shall be provided according to the care and skill ordinarily used by members of the Consultant's profession practicing under the same or similar circumstances at the same time and in the same locality as the Services being performed. As an attorney engaged in the business of legal services, all necessary licenses and registrations have been obtained.

2. <u>Term</u>.

a. This Agreement is effective upon execution by an Authorized Representative for the Consultant and the Executive Director of the Port. The Consultant shall begin and complete the provision of the Services, unless sooner terminated according to this Agreement, as follows:

Commencement Date: July 1, 2024 Completion Date: June 30, 2025



3. <u>Amendments.</u>

a. Any changes to this Agreement, after execution, will be made through a mutually agreed upon Amendment(s) and ratified by signature of the appropriate Authorized Representatives of each Party.

4. <u>Compensation and Method of Payment.</u>

a. Compensation.

- i. The Port shall pay the Consultant according to the Fee & Expenses shown in Exhibit "A". The Parties agree to a not-to-exceed amount for this Agreement of two hundred fifty thousand dollars and zero cents (\$250,000.00), for the initial term of this Agreement.
- ii. No payment shall be made for any Service rendered by the Consultant except for Services and expenses identified in this Agreement.

b. Method of Payment.

i. The Consultant will transmit invoices to the Port no more often than once each month, for the Services and expenses provided pursuant to this Agreement. All invoices shall list the actual dates during which the Services were performed and shall include a report generally describing the progress of the Services and the Project. Payment for the amount stated on the invoice shall be due thirty (30) days from the receipt of the invoice by the Port.

5. <u>Information Requests.</u>

a. The Consultant shall furnish to the Port within a reasonable time such statements, records, reports, data, and information as the Port may request pertaining to the Services and the Project.

6. <u>Independent Contractor Relationship.</u>

a. The Parties intend that an independent contractor relationship will be created by this Agreement. The Port is interested primarily in the results to be achieved by the Services. Implementation of the Services will lie solely within the discretion of the Consultant. No agent, employee, servant or representative of the Consultant shall be deemed an employee, agent, servant or representative of the Port for any purpose, and the employees of the Consultant are not entitled to any of the benefits the Port provides for its employees. The Consultant will be solely and entirely responsible for



its acts and for the acts of its agents, employees, servants, subcontractors or representatives during the performance of the Services.

b. In the performance of the Services, the Consultant is an independent contractor with the authority to control and direct the performance of the details of the Services; however, the results of the Services shall be approved by the Port and shall be subject to the Port's general rights of inspection and review to secure the satisfactory performances of the Services. Notwithstanding, the Port may, at its sole discretion, require the Consultant to remove an employee(s), agent(s) or subcontractor(s) from providing Services or otherwise being involved with the Project.

7. Right to Inspection.

a. The Port reserves the right to, or have a third party, inspect the Services provided in this Agreement at any time. The Services shall be approved by the Port and shall be subject to the Port's general rights of inspection and review to secure the satisfactory performances of the Services prior to payment.

8. <u>Hold Harmless/Indemnification</u>.

- a. Consultant shall defend, indemnify and hold the Port, its officers, officials, employees, contractors and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the negligent acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the negligence of the PORT.
- b. For purposes of this indemnification and hold harmless agreement, the Consultant waives any immunity that may be granted to it under the Washington State Industrial Insurance Act, Title 51 RCW. The Parties expressly agree that this waiver of workers' compensation immunity has been negotiated.

9. Insurance.

- a. The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from, or in connection with, the performance of the Services by the Consultant, its agents, representatives, or employees.
- b. Consultant shall obtain insurance of the types described below:
 - i. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles, with a minimum combined single limit for bodily injury and property



damage of One Million Dollars (\$1,000,000) per accident. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.

- ii. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury, with limits no less than One Million Dollars (\$1,000,000) each occurrence, Two Million Dollars (\$2,000,000) general aggregate. The Port shall be named as an insured under the CONSULTANT's Commercial General Liability insurance policy with respect to the work performed for the Port.
- iii. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
- iv. Professional Liability Insurance appropriate to the Consultant's profession, with limits no less than One Million Dollars (\$1,000,000) per claim and One Million Dollars (\$1,000,000) policy aggregate limit.
- c. The insurance policies are to contain, or be endorsed to contain, the following provisions for Automobile Liability, Professional Liability and Commercial General Liability insurance:
 - i. The Consultant's insurance coverage shall be primary insurance with respect to the Port. Any insurance, self-insurance, or insurance pool coverage maintained by the PORT shall be excess of the Consultant's insurance and shall not contribute with it.
 - ii. The Consultant's insurance shall be endorsed to state that coverage shall not be cancelled by either Party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Port.
- d. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.
- e. Consultant shall furnish the Port with original certificates and a copy of the amendatory endorsements including, but not necessarily limited to, the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the Services.



10. Dispute Resolution.

- a. Any controversy or claim arising related to this Agreement, or the breach thereof, shall be subject to dispute resolution as described.
 - i. Prior to the initiation of any action or proceeding to resolve disputes between the parties, both shall make a good faith effort to resolve any such disputes by negotiation between representatives with decision-making power, who shall not have substantive involvement in the matters involved in the dispute, unless the parties otherwise agree.
 - ii. Failing resolution, the parties shall attempt to resolve the dispute through a mediation conducted by a person(s), or organization experienced in mediation initiated within thirty (30) days from the date of the request unless extended by agreement of both parties.
 - iii. The positions expressed and mediator's recommendations, if any, shall not be admissible as evidence in any subsequent proceeding. At all times during the course of any unresolved dispute between the parties, the Consultant shall supervise, direct and perform the Work in a diligent and professional manner and without delay as provided under the terms of the Agreement. The good faith completion of negotiation efforts and mediation pursuant to this Article shall be a prerequisite to the filing of any litigation.

11. Ownership of Property.

a. Port Property.

i. All property furnished by the Port for the use of the Consultant shall remain the property of the Port.

b. Instruments of Service.

i. All documents, including drawings and specifications, prepared by the Consultant pursuant to this Agreement are the instruments of service with respect to the Services and shall be owned by the PORT upon payment of the Consultant fee by the PORT. The Consultant shall provide the PORT with both the native file formats and reproducible copies of all documents, drawings, specifications, and other work products constituting the instruments of service. The instruments of service are not intended nor represented by the Consultant to be suitable for reuse by the Port or others on extensions of the services provided for the



Services, or any other project. Any reuse without written verification or adaptation by the Port will be at the Port's sole risk and without liability or legal exposure to the Consultant, and the Port shall indemnify and hold the Consultant harmless from all claims, damages; losses, and expenses including attorney's fees arising out of or resulting therefrom.

12. <u>Compliance with Laws</u>.

- a. The Consultant, in the performance of this Agreement, shall comply with all applicable federal, state or local laws and ordinances, including regulations for licensing, certification and operation of facilities, programs and accreditation, and licensing of individuals, and any other standards or criteria as described in this Agreement to assure quality of services.
- b. The Consultant specifically agrees to pay any applicable business and occupation (B&O) taxes that may be due on account of this Agreement.
- c. Furthermore, the Consultant specifically agrees that any/all information provided to the PORT in regard to the Consultant Profile submitted is true and complete. If any response is found to be inaccurate, the PORT reserves the right to terminate this Agreement for cause and may seek compensation for damages based on time and severity.

13. Nondiscrimination.

a. In the performance of this Agreement, the Consultant will not discriminate, or allow discrimination, against any employee or applicant for employment on any of the following grounds: race, creed, color, national origin, sex, marital status, sexual orientation, age, honorably discharged veteran or military status, or the presence of any sensory, mental or physical disability, or the use of a trained dog guide or service animal by a person with a disability; provided that the prohibition against discrimination in employment because of disability, or the use of a trained dog guide or service animal by a person with a disability, shall not apply if the particular disability prevents the proper performance of the particular worker involved. Such action shall include, but not be limited to employment, upgrading, demotion or transfers, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and programs for training including apprenticeships. The Consultant shall take such action with respect to this Agreement as may be required to ensure full compliance with local, state and federal laws prohibiting discrimination in employment.



- b. Additionally, the Consultant will not discriminate against any recipient of any services or benefits provided for in this Agreement on the grounds of race, creed, color, national origin, sex, marital status, sexual orientation, age, honorably discharged veteran or military status, or the presence of any sensory, mental or physical disability or the use of a trained guide dog or service animal by a person with a disability.
- c. If any assignment or subcontracting has been authorized by the Port, the assignment or subcontract shall include appropriate safeguards against discrimination.

14. <u>Assignment/subcontracting</u>.

- a. The Consultant shall not assign its performance of the Services or any portion of this Agreement without the PORT's prior written consent of not less than thirty (30) days. The Port reserves the right to reject without cause any such assignment.
- b. Any assignment shall be subject to each provision of this Agreement and proper bidding procedures where applicable as set forth in local, state and/or federal statutes, ordinances and guidelines.
- c. Any technical/professional service subcontract not listed in this Agreement, must have express advance approval by the PORT.

15. Maintenance and Inspection of Records.

- a. The Consultant shall maintain books, records and documents, which sufficiently and properly reflect all direct and indirect costs related to the performance of this Agreement and shall maintain such accounting procedures and practices as may be necessary to assure proper accounting of all funds paid pursuant to this Agreement. These records shall be subject at all reasonable times to inspection, review, or audit, by the PORT, its authorized representative, the State Auditor, or other governmental officials authorized by law to monitor this Agreement.
- b. The Consultant shall retain all books, records, documents and other material relevant to this Agreement, for six (6) years after its expiration. The Consultant agrees that the PORT or its designee shall have full access and right to examine any of said materials at all reasonable times during said period.



16. <u>Termination</u>.

a. Termination for Convenience.

i. The Port may terminate this Agreement, in whole or in part, at any time, by giving thirty (30) calendar days' written notice to the Consultant. Upon such termination for convenience, the PORT shall pay the Consultant for all Services provided under this Agreement through the date of termination.

b. Termination for Cause.

i. If the Consultant fails to perform in the manner called for in this Agreement, or if the Consultant fails to comply with any other provisions of the Agreement and fails to correct such failure or noncompliance within five (5) business days' written notice thereof, the PORT may terminate this Agreement for cause. Termination shall be effected by serving a notice of termination on the Consultant setting forth the manner in which the Consultant is in default and the date of the termination. The Consultant will only be paid for Services performed in accordance with this Agreement through the date of termination.

17. Notice.

a. All notices provided for in this Agreement shall be sent by certified mail to the addresses designated below:

Port

Contracts Coordinator Port of Olympia 606 Columbia St. NW, STE 300 Olympia, WA 98501

Consultant

Robert Dickson Dickson Frohlich Phillips Burgess PLLC 1200 East D Street Tacoma, WA 98421

18. <u>Attorney's Fees and Costs.</u>

a. In any dispute arising from the terms or performance of this Agreement, whether a lawsuit is commencing, the prevailing Party shall be entitled to recover from the other Party, in addition to any other relief to which such Party may be entitled, reasonable attorney's fees and other costs incurred in that action or proceeding, including an appeal.



19. Jurisdiction and Venue.

- a. This Agreement has been and shall be construed as having been made and delivered within the State of Washington and shall be governed by laws of the State of Washington, both as to interpretation and performance.
- b. Any action of law, suit in equity, or judicial proceeding for the enforcement of this Agreement or any provisions thereof shall be instituted and maintained only in any of the courts of competent jurisdiction in Thurston County, Washington.

20. <u>Severability</u>.

a. If any portion of this Agreement is held to be invalid or unenforceable for any reason, such holding shall not affect the validity or enforceability of the remaining portions of this Agreement.

21. <u>Entire Agreement</u>.

a. This Agreement, including the Exhibit(s) attached, is the complete and exclusive expression of the agreement between the Parties and shall bind their successors and assigns. Any modification of this Agreement shall be in writing and signed by both PARTIES. Failure to comply with any provision of this Agreement shall constitute a material breach of contract and be cause for termination. The PARTIES recognize time is of the essence in the performance of this Agreement. The forgiveness or waiver of the nonperformance of any provision of this Agreement does not constitute a waiver of any subsequent nonperformance by a Party.

IN WITNESS WHEREOF, the PARTIES hereto have signed this Agreement on the day and year written below.

Port of Olympia

606 Columbia St. NW., STE 300

Olympia, WA 98501

Doculsigned by:

Light Mich 6/27/2024

EIDSBC4DC1B074B8...

Alexandra Smith

Date

Executive Director

Dickson Frohlich Phillips Burgess PLLC

1200 East D Street

Tacoma, WA 98421

Lob Dickson

Fobert Dickson

Date

Managing Partner





Exhibit A DICKSON FROHLICH PHILLIPS BURGESS PLLC



90/100

May 17, 2024

Delivered by hand

Attn: Alex Smith, Executive Director Port of Olympia 606 Columbia St. NW, Suite 300 Olympia, Washington 98501

RE: Response to Request for Proposal for General Counsel Services

Dear Ms. Smith:

Dickson Frohlich Phillips Burgess PLLC (the "firm" or "DFPB") is pleased to respond to the Port of Olympia's Request for Proposal for General Counsel Services (the "RFP").

DFPB was formed in December 2022 by the merger of Dickson Frolich, P.S. and Phillips Burgess, PLLC. Our combined firm currently has 23 attorneys working from offices in Olympia, Tacoma, Seattle, and Portland. Collectively, our attorneys have dozens of years of service in public and private practice, including representing port districts and public agencies, executing high-value real estate transactions and significant development projects, and successfully resolving complex litigation and appellate matters in areas that include environmental, zoning, real estate, and land use subject matter areas. We outline additional details in the enclosed submittal.

DFPB, including all of its attorneys, is licensed, insured, and authorized by the Washington Supreme Court to practice law in the State of Washington. DFPB currently represents the Port of Olympia as contract special counsel on certain matters, and has no known conflicts of interest with respect to work to be performed for the Port of Olympia. To the extent a conflict of interest could arise, the firm will take all appropriate and necessary measures to address such conflicts including disclosure, applying internal firewalls and, if necessary, recusal from discreet matters and identification of qualified substitute counsel.

We welcome and appreciate the opportunity to respond to this RFP. If you find more information would help your decision, please do not hesitate to contact me directly.

Sincerely,

DICKSON FROHLICH PHILLIPS BURGESS PLLC

CHRIS PIERCE-WRIGHT

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ATTORNEY

RESPONSE TO PORT OF OLYMPIA REQUEST FOR PROPOSAL FOR GENERAL COUNSEL SERVICES Dickson Frohlich Phillips Burgess, PLLC

3.1.2. Approach and Qualifications

A. Approach to providing general counsel services.

The general counsel should provide the guidance needed to allow an organization to pursue its goals confidently. That service is particularly important as the Port of Olympia moves forward with new leadership at both the staff and Commission levels, and refines how it will create economic opportunity in the region.

The Port of Olympia exists in a complex and evolving legal reality. As general counsel, DFPB's mission will be to leverage its considerable and comprehensive understanding of this legal environment to guide the Port in achieving its objectives. Put simply, we know the Port has big goals and our job as its general counsel is to provide advice that does not simply control risk, but maximizes the Port's likelihood of success.

Like any successful entity, the Port thrives through establishing strong relationships. Its relationship with its general counsel should be no different. By forming relationships of trust with the Port, DFPB will be able to work closely with the executive director, department directors, and staff to ensure that the Port fully understands the legal guardrails that channel its whole range of operations, from operating marine terminals and an airport to serving as a landlord and developing its real estate portfolio. We intend to be present and accessible to staff, not only in response to day-to-day legal concerns but also in helping to develop strategic, forward-thinking policies and practices that govern the Port's decision making.

The firm's experience will also be integral to informing the recently expanded Commission. With a majority of seats occupied by first-time commissioners, it will be essential for the Port's general counsel to clearly communicate not only the Port's powers and authority but also its legal limits – from public meeting requirements to restrictions on use of the Port's funds, it is the general counsel's role to ensure that the Port has the tools it needs to be efficient, transparent, and successful. DFPB will provide the knowledge, resources, and practical training necessary to empower the Port to operate both effectively and in accordance with Washington law.

DFPB has the resources to help the Port maximize its most valuable asset: *its people*. Through the experience of its attorneys, the firm will provide practical, solution-focused counsel for operational needs, as well as strategic advice for complex, long-term initiatives and major transactions. Ultimately, the Port will have ready access to the firm's extensive experience, helping it reach its full potential. For its existing clients, the firm serves as a trusted advisor and proactive partner, understanding that the form and function of legal counsel must serve the client's goals. DFPB will bring that same level of service to the Port, helping it to navigate a changing legal landscape while advancing its mission of fostering economic vitality and sustainable development in the region.

B. Areas of legal practice and subject matter expertise.

The firm's areas of practice include each of the following:

- <u>Port General Counsel</u> the firm has previously served as outside General Legal Counsel to the Ports of Olympia and Centralia and currently serves as outside General Counsel for the Port of Tacoma. The firm is an associate member of WPPA; Chris Pierce-Wright and Heather Burgess are active members of the WPPA Legal Committee.
- Contracting and Purchasing DFPB assists clients with reviewing and drafting contracts, including review of contract specifications and terms and resolution of disputes with contractor performance. It also advises clients on development and implementation of purchasing policies, limits of purchasing authority, and similar compliance and control measures.
- Records and Public Records Act the firm has extensive experience with state public records request law, policies, implementation, and related litigation, primarily from its representation of the Ports of Olympia and Tacoma. The firm also frequently requests and reviews documents from state agencies and local governments on behalf of private clients. The firm's work with public records for its clients has included review and redaction of documents subject to exemption, preparation of exemption logs, and providing advice and legal support to public records officers in responding to requests and inquiries.
- Risk Management, Litigation Oversight, and Insurance Issues DFPB has extensive
 experience advising public and private clients on matters of risk management,
 including evaluating and advising decisionmakers of potential litigation risks across a
 broad range of legal disciplines. The firm also regularly evaluates and tenders claims
 to property, casualty, liability, and title insurance companies on behalf of clients in
 response to civil demands and suits.
- Commission Meetings and Advising the firm has extensive experience advising
 public entities and elected bodies. This work includes providing guidance on legal
 compliance with governing areas of law like the Open Public Meetings Act ("OPMA"),
 reviewing and approving Execution Session agendas, and developing rules for regular
 meetings.
- Land Use and Environmental Law Land use and environmental law are core practice areas for DFPB. The firm has represented property owners in a range of land use issues in Washington related to residential, commercial, and industrial projects, including successfully defending clients' projects in response to challenges under local zoning and land use laws and the State Environmental Policy Act. The firm has advised and defended Port district clients in developing real estate assets, environmental cleanup and remediation projects, and in response to citizen suits under the Clean Water Act.

C. Principal attorney and relevant background.

If DFPB is selected, Chris Pierce-Wright would serve as the Principal Attorney and primary contact for the Port. Chris currently provides legal services to the Port of Olympia regarding public records matters and assists the firm in providing General Counsel services to the Port of Tacoma. Chris's practice also includes representing public and private clients in land use matters and in general civil litigation, with substantive areas such as real estate, landlord-tenant, and contract disputes.

Chris's relevant work includes the following:

- <u>Contracting</u> Chris advises clients in reviewing and drafting contracts and represents them in contested matters. Currently, he is lead counsel in a Port of Tacoma dispute with a contractor's work in connection with an environmental remediation project.
- Records and Public Records Act Chris leads the DFPB's work with its Port district clients in the areas of records management, including compliance with the Public Records Act, creation and implementation of policies, and processing of records requests. For instance, one of the firm's clients is currently processing a records request involving national security-related issues, requiring coordination between multiple government stakeholders at both the local and federal level.
- Risk Management, Litigation Oversight, and Insurance Issues Chris has significant civil litigation experience, having advised and represented insurance carriers in coverage matters. He also assists with overseeing outside litigation counsel for the Port of Tacoma. Chris acted as lead counsel in representing the Northwest Seaport Alliance in a recent dispute with a tenant, which arose out of the catastrophic failure of an electrical substation due to deficient maintenance with damages in the millions of dollars. Chris was instrumental in guiding the dispute to a favorable settlement. Chris's experience also extends to complex financial matters as well, as Chris has previously represented the Port of Olympia in bankruptcy and receivership proceedings involving nonperforming tenants.
- <u>Commission Meetings and Advising</u> Chris serves as reserve counsel for the Port of Tacoma for purposes of providing legal counsel at public meetings and executive session, and has provided legal services to the Port of Tacoma in both settings.
- Land Use and Environmental Law Chris has represented property owners in a variety of land use issues related to residential, commercial, and industrial projects. His experience includes successfully defending clients' projects against challenges under local zoning and land use laws, as well as the State Environmental Policy Act. Chris is also involved in real estate and land use policy issues at the local and state level, including membership in the Legislative Strategy Committee for the Master Builders Association of Pierce County, the Legal Committee for the Building Industry Association of Washington, and the South Sound Committee for the NAIOP (a

commercial real estate organization), and participation in Pierce County's Permit Workflow Improvement Project (a work group intended to improve the County's permitting process).

D. Background and experience of other attorneys and professional staff.

<u>Heather Burgess</u> – Heather previously served as General Counsel for the Port of Olympia and Port of Centralia and currently serves as the lead for the firm's General Counsel contract with the Port of Tacoma. Heather has extensive experience advising public and private clients in areas relevant to all core areas of representation required for the Port of Olympia, including contracting, open government laws, litigation oversight and risk management, and real estate and land use matters. If the firm is selected for this RFP, Heather will serve in a supporting role in those areas. Heather is licensed to practice law in the State of Washington.

<u>Julia Shemesh</u> – Julia is of counsel to the firm and served as Deputy General Counsel for 14 years with Crowley Maritime Corporation, overseeing business units operating in the transportation and distribution of petroleum products, renewable energy (wind, liquid natural gas), and shipping industries. She oversaw matters in the areas of corporate transactions, harbor services, ship assist & escort, environmental cleanup, emergency response, mergers and acquisitions, corporate finance/treasury and IT services. Julia currently assists the firm in providing advice to its clients related to real estate transactions, environmental matters and general corporate. Julia is licensed to practice law in the State of Washington.

<u>Cambria Queen</u> — Cambria is a partner in the firm's Tacoma office. Her practice includes civil litigation and open governance matters, and she has experience litigating on behalf of public entities including in public records matters. In the event of scheduling conflicts or other unavailability for Commission meetings, Cambria would serve as principal lead attorney in Chris's place. Cambria is licensed to practice law in the State of Washington.

<u>Caelen Anacker</u> – Caelen is an associate in the firm's Seattle office. His practice focuses on property and construction litigation, and he currently provides counsel to the Port of Olympia regarding public records compliance, including reviewing public records requests and preparing responsive documents and exemption logs. Caelen is licensed to practice law in the State of Washington.

<u>Sareana Farnam</u> – Sareana serves as Chris's legal assistant and would be the principal point of contact for purposes of scheduling and providing legal supporting work for the firm's work with the Port.

3.1.3. Professional Fees

For each of the above persons, the firm's standard billing rate and reduced rate for the Port is as follows:

Person	Standard Rate	Port of Olympia Rate
Chris Pierce-Wright	\$415	\$350
Heather Burgess	\$500	\$385
Julia Shemesh	\$490	\$375
Cambria Queen	\$440	\$350
Caelen Anacker	\$350	\$275

The firm further proposes for these amounts to be subject to an annual adjustment of 3 percent, effective January 1 of each year.

4.2. References

Northwest Seaport Alliance

Dana Henderson General Counsel Northwest Seaport Alliance One Sitcum Plaza Tacoma, Washington 98421 (253) 888-4712 dhenderson@nwseaportalliance.com

The firm coordinates closely with the Northwest Seaport Alliance ("NWSA") in substantive areas including governance, records, and landlord-tenant matters. The firm has also served as outside litigation counsel for NWSA in litigation involving a tenant dispute related to ongoing leasehold maintenance and catastrophic failure of an electrical substation, with a favorable settlement reached mid-way through the first day of arbitration.

Port of Tacoma

Eric Johnson
Lisa Billak
Executive Director
Port of Tacoma
One Sitcum Plaza
Tacoma, Washington 98421
(253) 428-8633
ejohnson@portoftacoma.com

Lisa Billak
Records Program Manager
Port of Tacoma
One Sitcum Plaza
Tacoma, Washington 98421
(253) 888-4794
lbillak@portoftacoma.com

The firm currently serves as outside General Counsel for the Port of Tacoma. In that role, the firm provides comprehensive legal services to the Executive Director, the Port of Tacoma Commission, and all Port departments (real estate, marine terminals, environmental planning, contracts, security, and records). In addition to direct legal support, the firm supervises other law firms providing specialized legal services to the Port.

Washington Court of Appeals

Judge Bradley Maxa
Washington Court of Appeals, Division Two
909 A Street, Suite 200
Tacoma, Washington 98402
(253) 593-2970
j_b.maxa@courts.wa.gov

Chris worked as a judicial clerk for Judge Maxa, preparing dozens judicial opinions in appellate matters that included contract disputes, construction defect claims, and land use appeals.

Milestone Companies

L. Brandon Smith
Managing Member
PO Box 1376
Sumner, WA 98390
(253) 720-2813
brandon@themilestonecompanies.com

The Milestone Companies are a development company with projects principally in the south Puget Sound. The firm has represented Milestone and its managing member Brandon Smith in multiple matters, including complex land use entitlement work for a the in-progress West Bay Yards project. The firm successfully defended that project against a citizen challenge to its development agreement with the City of Olympia (Olympia Coal. for Ecosystems Pres. v. City of Olympia, No. 56314-2-II (Oct. 25, 2022)).