



PORT of OLYMPIA

2023

Adopted Budget

Creating Economic Opportunities by Connecting
Thurston County to the World by Land, Sea, and Air



Port of Olympia 2023 Budget

Table of Contents

	Page #
2023 Statutory Budget	3
2023 Port Income Statement	4
Consolidated Airport Budget	6
Consolidated Swantown	11
Marine Terminal	15
Consolidated Properties	16
Facility Maintenance	22
Consolidated Administration	23
Non Operating Income and Expenses	30
Foreign Trade Zone	35
2023 User Fees	37
2023 Capital Investment Plan	48

Port of Olympia 2023 Statutory Budget

Port of Olympia 2023 Statutory Budget

Beginning Cash & Investments	\$ 16,375,000
Projected Sources of Funds	
Revenues	15,889,591
Operating Expense	(7,751,647)
Maintenance Expense	(3,183,489)
Administration Expense	(3,086,644)
Funds Provided by Operations	1,867,811
Interest Income	130,000
Other, Net	(4,022,558)
Ad valorem tax revenue	7,593,544
Projected Sources of Funds	5,568,797
Projected Uses of Funds	
Debt Service Payments - Existing Bonds	(4,604,686)
Service Payments - Bank Financing	-
Capital Spending - Planned Projects	(1,996,994)
Projected Uses of Funds	(6,601,680)
Projected Borrowing	
Equipment Financing	-
Total Borrowing	-
Projected Ending Cash & Investments	\$ 15,342,117

Income Statement
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Proposed Budget
Revenues:				
Landing Fees	\$7,285	\$8,160	\$7,584	\$11,090
Moorage	\$2,399,272	\$2,476,429	\$2,539,327	\$2,743,833
Dockage	\$1,022,971	\$836,966	\$1,160,453	\$842,727
Wharfage	\$14,930	\$49,333	\$196,033	\$135,000
Service & Facilities	\$1,575,664	\$1,537,548	\$1,832,236	\$2,054,792
Storage	\$2,863	\$25,000	\$97,733	\$25,000
Loading & Unloading	\$811,093	\$823,150	\$3,363,680	\$1,020,346
Handling	\$0	\$73,500	\$18,375	\$48,510
Labor	\$172,768	\$160,055	\$205,379	\$161,122
Utility (Pass Thru Costs)	\$353,099	\$356,590	\$336,071	\$346,836
Land Rents	\$3,296,552	\$3,790,152	\$3,422,281	\$4,107,705
Space & Hanger Rental	\$856,032	\$916,966	\$900,838	\$911,577
Fuel Flowage Fees	\$29,113	\$35,000	\$20,522	\$7,040
Collected Fees	\$406,360	\$419,497	\$444,363	\$447,442
General Labor Charge	\$4,540	\$6,000	\$19,260	\$22,836
Property and Land Rents	\$97,133	\$69,780	\$98,752	\$69,780
Space Rentals	\$965,059	\$934,638	\$961,885	\$1,028,427
Fuel Sales	\$586,668	\$671,192	\$743,595	\$785,030
Equipment Rental with Operator	\$302,157	\$156,052	\$282,461	\$298,555
Equipment Rental without Operator	\$67,837	\$44,960	\$49,749	\$45,982
Stormwater Fees	\$708,782	\$482,533	\$652,235	\$483,028
Tenant Revenues			\$0	\$0
Operating Grants - Federal	\$284,135	\$325,000	\$322,106	\$30,000
Other Misc. Income	\$165,762	\$134,703	\$372,171	\$262,933
Total Operating Revenues	\$14,130,075	\$14,333,204	\$18,047,089	\$15,889,591
Operating Expenses:				
Salaries	(\$2,547,062)	(\$2,696,126)	(\$2,571,377)	(\$3,067,218)
Benefits	(\$62,007)	(\$1,009,024)	(\$953,269)	(\$1,209,398)
Outside Professional Services	(\$3,011,913)	(\$2,720,160)	(\$4,119,039)	(\$2,757,057)
Write Off Bad Debt	\$527,166	\$0	\$0	\$0
Supplies	(\$712,055)	(\$850,441)	(\$935,698)	(\$1,039,288)
Equipment Rentals	(\$16,680)	(\$23,125)	(\$35,366)	(\$24,975)
Facility Rental	(\$201,146)	(\$171,985)	(\$174,618)	(\$215,808)
General & Admin - Direct	(\$900,714)	(\$1,161,744)	(\$1,018,322)	(\$1,281,085)
Utilities	(\$887,399)	(\$786,309)	(\$995,161)	(\$1,037,552)
Other Operating Expense	(\$167,340)	(\$180,471)	(\$308,567)	(\$199,092)
Allocated Costs Internal	\$9,198	\$0	\$0	\$0
Allocated Costs to Capital	\$13,175	\$0	\$0	\$0
Allocated Costs From Another Unit	\$0	\$0	\$0	(\$2,000)
Allocated Costs To Another Unit	(\$7,220)	\$0	\$0	\$0
Total Operating Expenses	(\$7,963,997)	(\$9,599,385)	(\$11,111,418)	(\$10,833,472)

Income Statement
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Proposed Budget
Maintenance Expenses:				
Salaries	(\$898,008)	(\$964,141)	(\$778,747)	(\$983,171)
Benefits	(\$349,919)	(\$410,962)	(\$385,550)	(\$457,567)
Outside Professional Services	(\$37,130)	(\$145,259)	(\$39,695)	(\$110,538)
Supplies	(\$36,198)	(\$48,864)	(\$45,350)	(\$69,397)
Equipment Rentals	(\$2,951)	(\$5,806)	(\$1,450)	(\$5,814)
Facility Rental	(\$72,811)	(\$44,000)	(\$60,751)	(\$43,000)
General & Admin - Direct	(\$5,766)	(\$17,587)	(\$19,946)	(\$18,550)
Maintenance and Repairs	(\$31,848)	(\$143,612)	(\$74,157)	(\$174,560)
Utilities	(\$6,528)	(\$9,500)	(\$6,237)	(\$9,500)
Other Maintenance Expenses	(\$495,406)	(\$704,281)	(\$780,814)	(\$1,316,209)
Allocated Costs to Public				
Amenities	(\$44)	\$0	\$0	\$0
Allocated Costs Internal	\$1,584	\$0	\$0	\$0
Allocated Costs From Another Unit	\$0	(\$102,157)	(\$35,448)	(\$126,744)
Allocated Costs To Another Unit	\$24,559	\$102,157	\$35,448	\$126,743
Total Maintenance Expenses	(\$1,910,466)	(\$2,494,012)	(\$2,192,697)	(\$3,188,308)
Total Operating & Maintenance Expenses	(\$9,874,463)	(\$12,093,397)	(\$13,304,115)	(\$14,021,780)
Income (Loss) Before Depreciation & Overhead	\$4,255,612	\$2,239,807	\$4,742,974	\$1,867,811
Depreciation	(\$3,862,956)	(\$3,869,102)	(\$3,897,017)	(\$3,879,465)
Write Off Bad Debt	(\$527,166)	\$0	\$0	\$0
General & Administrative Overhead	\$0	\$0	\$0	\$0
Net Operating Income (Loss)	(\$134,510)	(\$1,629,293)	\$845,957	(\$2,011,654)

Income Statement
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Proposed Budget
Non Operating Revenues				
Tenant Revenues	\$16,710	(\$1,949)	(\$2,145)	\$3,100
Nonoperating Revenues	\$13,386	\$15,000	\$7,124	\$15,000
Interest Income	(\$15,281)	\$130,000	\$157,908	\$130,000
Ad Valorem Taxes	\$6,918,061	\$7,124,012	\$7,118,670	\$7,592,365
Tax Sharing	\$221,598	\$165,500	\$204,034	\$180,500
Grant Revenue	\$147,845	\$100,000	\$35,567	\$1,424,190
Gain (Loss) on Investments	(\$5,675)	\$0	\$0	\$0
Total Non Operating Revenues:	\$7,296,644	\$7,532,563	\$7,521,158	\$9,345,155
Non Operating Expenses				
Salaries	(\$139,957)	(\$122,925)	(\$101,029)	(\$103,176)
Benefits	(\$59,812)	(\$53,711)	(\$44,153)	(\$54,126)
Other NonOp Expenses	(\$23,411)	(\$20,000)	(\$7,373)	(\$20,000)
Closed Projects	(\$59,155)	\$0	\$0	\$0
Commission	(\$357,124)	(\$446,097)	(\$442,001)	(\$705,391)
Environmental	(\$854,812)	(\$1,734,897)	(\$1,214,419)	(\$4,321,749)
Banking/Investment Fees	(\$16,089)	(\$10,000)	(\$17,790)	(\$15,000)
Financing Interest Expense	(\$12,357)	(\$10,151)	(\$10,363)	(\$7,848)
Bond Interest Expense	(\$1,444,916)	(\$1,342,431)	(\$1,342,428)	(\$1,231,338)
Bond Disc/Issue Cost	(\$80,444)	(\$80,445)	(\$79,161)	(\$80,445)
Premium on Bonds	\$163,368	\$163,368	\$163,368	\$163,368
Election Expense	(\$207,280)	(\$75,000)	(\$19,100)	(\$300,000)
Public Amenities	(\$56,966)	(\$130,051)	(\$98,801)	(\$138,122)
Commission Special Projects	(\$94,317)	(\$265,642)	(\$172,900)	(\$170,650)
Total Non Operating Expenses:	(\$3,243,272)	(\$4,127,982)	(\$3,386,150)	(\$6,984,477)
Non Operating Income (Loss)	\$4,053,372	\$3,404,581	\$4,135,008	\$2,360,678
Total Port Income (Deficit)	\$3,918,862	\$1,775,288	\$4,980,965	\$349,024

Olympia Regional Airport
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Landing Fees	\$7,285	\$8,160	\$7,584	\$11,090
Utility (Pass Thru Costs)	\$15,528	\$20,890	\$20,852	\$22,909
Land Rents	\$2,048,831	\$2,085,259	\$2,096,151	\$2,310,822
Space & Hanger Rental	\$856,032	\$916,966	\$900,838	\$911,577
Fuel Flowage Fees	\$29,113	\$35,000	\$20,522	\$7,040
Operating Grants - Federal	\$284,135	\$325,000	\$322,103	\$30,000
Other Misc. Income	\$43,573	\$2,620	\$4,063	\$1,800
Total Operating Revenues	\$3,284,497	\$3,393,895	\$3,372,113	\$3,295,238
Operating Expenses:				
Salaries	(\$238,207)	(\$322,329)	(\$281,455)	(\$357,643)
Benefits	(\$84,296)	(\$109,417)	(\$92,668)	(\$123,525)
Outside Professional Services	(\$386,587)	(\$376,980)	(\$394,693)	(\$100,360)
Equipment Rentals	(\$1,206)	(\$1,150)	(\$1,349)	(\$1,500)
General & Admin - Direct	(\$101,597)	(\$109,626)	(\$106,221)	(\$141,717)
Utilities	(\$99,766)	(\$96,952)	(\$110,759)	(\$119,693)
Other Operating Expense	(\$6,943)	(\$18,630)	(\$10,683)	(\$13,530)
Allocated Costs Internal	\$8,573	\$0	\$0	\$0
Total Operating Expenses	(\$910,029)	(\$1,035,084)	(\$997,828)	(\$857,968)
Maintenance Expenses:				
Salaries	(\$159,125)	(\$186,474)	(\$137,903)	(\$176,269)
Benefits	(\$64,978)	(\$88,240)	(\$82,028)	(\$102,733)
Outside Professional Services	(\$20,035)	(\$55,340)	(\$14,867)	(\$1,550)
Supplies	(\$21,788)	(\$13,000)	(\$22,874)	(\$29,000)
Equipment Rentals	(\$890)	(\$1,000)	(\$249)	(\$1,000)
General & Admin - Direct	(\$5,641)	(\$6,000)	(\$10,114)	(\$6,500)
Other Maintenance Expenses	(\$150,466)	(\$201,500)	(\$227,066)	(\$411,300)
Allocated Costs Internal	\$307	\$0	\$0	\$0
Allocated Costs From Another Unit	\$0	(\$38,621)	(\$13,401)	(\$47,915)
Total Maintenance Expenses	(\$422,616)	(\$590,175)	(\$508,502)	(\$776,267)
Total Operating & Maintenance Expenses	(\$1,332,645)	(\$1,625,259)	(\$1,506,330)	(\$1,634,235)
Income (Loss) Before Depreciation & Overhead	\$1,951,852	\$1,768,636	\$1,865,783	\$1,661,003
Depreciation	(\$986,533)	(\$967,398)	(\$967,990)	(\$963,130)
General & Administrative Overhead	(\$415,361)	(\$645,483)	(\$660,198)	(\$827,637)
Net Operating Income (Loss)	\$549,958	\$155,755	\$237,595	(\$129,764)

Airport Operations
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Landing Fees	\$7,285	\$8,160	\$7,584	\$11,090
Utility (Pass Thru Costs)	\$4,247	\$3,890	\$4,405	\$4,155
Land Rents	\$532,277	\$530,995	\$541,975	\$562,666
Space & Hanger Rental	\$600,156	\$640,793	\$639,002	\$673,093
Fuel Flowage Fees	\$29,113	\$35,000	\$20,522	\$7,040
Operating Grants - Federal	\$284,135	\$325,000	\$322,103	\$30,000
Other Misc. Income	\$21,879	\$2,120	\$2,245	\$1,800
Total Operating Revenues	<u>\$1,479,092</u>	<u>\$1,545,958</u>	<u>\$1,537,836</u>	<u>\$1,289,844</u>
Operating Expenses:				
Salaries	(\$117,433)	(\$206,344)	(\$165,200)	(\$252,580)
Benefits	(\$43,779)	(\$71,696)	(\$55,440)	(\$85,996)
Outside Professional Services	(\$358,615)	(\$358,500)	(\$371,535)	(\$77,860)
Equipment Rentals	(\$1,206)	(\$1,150)	(\$1,349)	(\$1,500)
General & Admin - Direct	(\$54,003)	(\$57,636)	(\$52,550)	(\$68,350)
Utilities	(\$56,361)	(\$56,969)	(\$64,110)	(\$71,185)
Other Operating Expense	(\$6,519)	(\$13,100)	(\$8,867)	(\$7,600)
Allocated Costs Internal	\$8,573	\$0	\$0	\$0
Total Operating Expenses	<u>(\$629,343)</u>	<u>(\$765,395)</u>	<u>(\$719,051)</u>	<u>(\$565,071)</u>
Maintenance Expenses:				
Salaries	(\$157,838)	(\$84,681)	(\$60,179)	(\$58,845)
Benefits	(\$64,733)	(\$36,817)	(\$39,618)	(\$34,150)
Outside Professional Services	(\$16,353)	(\$36,240)	(\$9,855)	(\$1,100)
Supplies	(\$21,732)	(\$13,000)	(\$22,874)	(\$29,000)
Equipment Rentals	(\$890)	(\$1,000)	(\$249)	(\$1,000)
General & Admin - Direct	(\$3,189)	(\$3,000)	(\$9,344)	(\$3,500)
Other Maintenance Expenses	(\$113,629)	(\$153,000)	(\$204,733)	(\$297,000)
Allocated Costs Internal	\$307	\$0	\$0	\$0
Allocated Costs From Another Unit	\$0	(\$15,310)	(\$5,314)	(\$18,755)
Total Maintenance Expenses	<u>(\$378,057)</u>	<u>(\$343,048)</u>	<u>(\$352,166)</u>	<u>(\$443,350)</u>
Total Operating & Maintenance Expenses	<u>(\$1,007,400)</u>	<u>(\$1,108,443)</u>	<u>(\$1,071,217)</u>	<u>(\$1,008,421)</u>
Income (Loss) Before Depreciation & Overhead	\$471,692	\$437,515	\$466,619	\$281,423
Depreciation	(\$743,580)	(\$726,573)	(\$726,934)	(\$720,258)
General & Administrative Overhead	(\$182,759)	(\$255,887)	(\$261,729)	(\$323,959)
Net Operating Income (Loss)	<u><u>(\$454,647)</u></u>	<u><u>(\$544,945)</u></u>	<u><u>(\$522,044)</u></u>	<u><u>(\$762,794)</u></u>

NewMarket Industrial Campus
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Land Rents	\$1,516,555	\$1,554,264	\$1,551,729	\$1,689,106
Space & Hanger Rental	\$63,936	\$63,936	\$63,936	\$67,776
Other Misc. Income	\$1,694	\$500	\$126	\$0
Total Operating Revenues	\$1,582,185	\$1,618,700	\$1,615,791	\$1,756,882
Operating Expenses:				
Salaries	(\$95,908)	(\$99,904)	(\$96,544)	(\$87,705)
Benefits	(\$32,487)	(\$32,913)	(\$31,581)	(\$31,258)
Outside Professional Services	(\$23,112)	(\$5,480)	(\$16,030)	(\$7,500)
General & Admin - Direct	(\$42,549)	(\$45,478)	(\$47,045)	(\$64,255)
Utilities	(\$6,732)	(\$6,525)	(\$5,981)	(\$6,200)
Other Operating Expense	\$0	(\$1,280)	(\$321)	(\$1,280)
Total Operating Expenses	(\$200,788)	(\$191,580)	(\$197,502)	(\$198,198)
Maintenance Expenses:				
Salaries	(\$644)	(\$50,896)	(\$38,862)	(\$58,845)
Benefits	(\$21)	(\$25,711)	(\$21,205)	(\$34,512)
Outside Professional Services	(\$763)	(\$150)	(\$89)	(\$150)
General & Admin - Direct	\$0	(\$3,000)	(\$750)	(\$3,000)
Other Maintenance Expenses	(\$9,833)	(\$20,000)	(\$5,161)	(\$85,000)
Allocated Costs From Another Unit	\$0	(\$20,419)	(\$7,086)	(\$25,546)
Total Maintenance Expenses	(\$11,261)	(\$120,176)	(\$73,153)	(\$207,053)
Total Operating & Maintenance Expenses	(\$212,049)	(\$311,756)	(\$270,655)	(\$405,251)
Income (Loss) Before Depreciation & Overhead	(\$1,370,136)	\$1,306,944	\$1,345,136	\$1,351,631
Depreciation	(\$89,734)	(\$87,606)	(\$87,832)	(\$89,654)
General & Administrative Overhead	(\$199,373)	(\$341,266)	(\$348,995)	(\$441,262)
Net Operating Income (Loss)	(\$1,081,029)	\$878,072	\$908,309	\$820,715

Cleanwater Centre
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Utility (Pass Thru Costs)	\$11,281	\$17,000	\$16,447	\$18,754
Land Rents	\$0	\$0	\$2,448	\$59,050
Space & Hanger Rental	\$191,941	\$212,237	\$197,895	\$170,708
Other Misc. Income	\$20,000	\$0	\$1,695	\$0
Total Operating Revenues	\$223,222	\$229,237	\$218,485	\$248,512
Operating Expenses:				
Salaries	(\$24,866)	(\$16,081)	(\$19,711)	(\$17,358)
Benefits	(\$8,031)	(\$4,809)	(\$5,650)	(\$6,271)
Outside Professional Services	(\$4,860)	(\$13,000)	(\$7,125)	(\$15,000)
General & Admin - Direct	(\$5,045)	(\$6,512)	(\$6,627)	(\$9,112)
Utilities	(\$36,673)	(\$33,458)	(\$40,670)	(\$42,308)
Other Operating Expense	(\$424)	(\$4,250)	(\$1,496)	(\$4,650)
Total Operating Expenses	(\$79,899)	(\$78,110)	(\$81,279)	(\$94,699)
Maintenance Expenses:				
Salaries	(\$644)	(\$50,896)	(\$38,862)	(\$58,579)
Benefits	(\$224)	(\$25,711)	(\$21,210)	(\$34,071)
Outside Professional Services	(\$2,919)	(\$18,950)	(\$4,924)	(\$300)
Supplies	(\$56)	\$0	\$0	\$0
General & Admin - Direct	(\$2,451)	\$0	(\$20)	\$0
Other Maintenance Expenses	(\$27,005)	(\$28,500)	(\$17,172)	(\$29,300)
Allocated Costs From Another Unit	\$0	(\$2,892)	(\$1,003)	(\$3,614)
Total Maintenance Expenses	(\$33,299)	(\$126,949)	(\$83,191)	(\$125,864)
Total Operating & Maintenance Expenses	(\$113,198)	(\$205,059)	(\$164,470)	(\$220,563)
Income (Loss) Before Depreciation & Overhead	(\$110,024)	\$24,178	\$54,015	\$27,949
Depreciation	(\$153,219)	(\$153,219)	(\$153,216)	(\$153,219)
General & Administrative Overhead	(\$33,229)	(\$48,330)	(\$49,477)	(\$62,416)
Net Operating Income (Loss)	(\$76,424)	(\$177,371)	(\$148,678)	(\$187,686)

Consolidated Swanton Operations
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Moorage	\$2,399,272	\$2,476,429	\$2,539,327	\$2,743,833
Utility (Pass Thru Costs)	\$319,823	\$235,250	\$202,719	\$246,197
Collected Fees	\$406,360	\$419,497	\$444,363	\$447,442
General Labor Charge	\$4,540	\$6,000	\$19,260	\$22,836
Property and Land Rents	\$97,133	\$69,780	\$98,752	\$69,780
Space Rentals	\$212,371	\$216,625	\$262,579	\$264,427
Fuel Sales	\$586,668	\$671,192	\$743,595	\$785,030
Equipment Rental with Operator	\$20,925	\$21,500	\$28,162	\$31,675
Other Misc. Income	(\$104,945)	\$10,000	\$19,283	\$21,500
Total Operating Revenues	\$3,942,147	\$4,126,273	\$4,358,040	\$4,632,720
Operating Expenses:				
Salaries	(\$598,265)	(\$654,884)	(\$639,928)	(\$725,842)
Benefits	(\$293,406)	(\$297,120)	(\$291,950)	(\$349,247)
Outside Professional Services	(\$262,831)	(\$295,713)	(\$215,104)	(\$298,747)
Supplies	(\$473,075)	(\$550,680)	(\$631,153)	(\$682,640)
Equipment Rentals	(\$4,497)	(\$3,000)	(\$4,538)	(\$4,500)
General & Admin - Direct	(\$312,440)	(\$368,988)	(\$339,777)	(\$401,489)
Utilities	(\$266,878)	(\$297,200)	(\$311,651)	(\$336,650)
Other Operating Expense	(\$105,584)	(\$111,500)	(\$122,863)	(\$127,807)
Total Operating Expenses	(\$2,316,976)	(\$2,579,085)	(\$2,556,964)	(\$2,926,922)
Maintenance Expenses:				
Salaries	(\$130,844)	(\$193,442)	(\$143,496)	(\$205,796)
Benefits	(\$52,785)	(\$84,562)	(\$70,397)	(\$101,409)
Outside Professional Services	(\$8,266)	(\$3,000)	(\$2,102)	(\$3,000)
Supplies	(\$6,164)	(\$7,400)	(\$5,348)	(\$8,450)
Equipment Rentals	(\$2,061)	(\$2,100)	(\$525)	(\$2,000)
Facility Rental	(\$37,936)	(\$44,000)	(\$46,119)	(\$42,000)
General & Admin - Direct	\$0	\$0	(\$1)	\$0
Other Maintenance Expenses	(\$91,644)	(\$99,100)	(\$91,676)	(\$100,000)
Allocated Costs From Another Unit	\$0	(\$38,620)	(\$13,401)	(\$47,915)
Total Maintenance Expenses	(\$329,700)	(\$472,224)	(\$373,065)	(\$510,570)
Total Operating & Maintenance Expenses	(\$2,646,676)	(\$3,051,309)	(\$2,930,029)	(\$3,437,492)
Income (Loss) Before Deprec & Overhead	\$1,295,471	\$1,074,964	\$1,428,011	\$1,195,228
Depreciation	(\$635,954)	(\$649,229)	(\$651,217)	(\$653,544)
General & Administrative Overhead	(\$415,361)	(\$645,482)	(\$660,005)	(\$827,637)
Net Operating Income (Loss)	\$244,156	(\$219,747)	\$116,789	(\$285,953)

Swantown Marina
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Moorage	\$2,151,970	\$2,239,729	\$2,267,016	\$2,468,964
Utility (Pass Thru Costs)	\$313,663	\$227,500	\$196,687	\$238,797
Collected Fees	\$126,292	\$142,747	\$141,861	\$148,274
Property and Land Rents	\$7,982	\$10,980	\$11,230	\$10,980
Space Rentals	\$101,302	\$102,000	\$103,492	\$111,537
Other Misc. Income	(\$115,385)	\$4,500	\$2,842	\$4,000
Total Operating Revenues	\$2,585,824	\$2,727,456	\$2,723,128	\$2,982,552
Operating Expenses:				
Salaries	(\$329,334)	(\$369,803)	(\$372,525)	(\$391,231)
Benefits	(\$166,903)	(\$162,128)	(\$158,941)	(\$183,920)
Outside Professional Services	(\$214,032)	(\$248,113)	(\$193,535)	(\$264,500)
Supplies	(\$9,172)	(\$9,000)	(\$8,167)	(\$9,000)
Equipment Rentals	(\$4,497)	(\$3,000)	(\$4,538)	(\$4,500)
General & Admin - Direct	(\$245,958)	(\$305,094)	(\$280,311)	(\$323,383)
Utilities	(\$220,097)	(\$244,000)	(\$261,939)	(\$278,000)
Other Operating Expense	(\$76,088)	(\$95,250)	(\$87,801)	(\$101,876)
Total Operating Expenses	(\$1,266,081)	(\$1,436,388)	(\$1,367,757)	(\$1,556,410)
Maintenance Expenses:				
Salaries	(\$130,844)	(\$193,442)	(\$143,496)	(\$205,796)
Benefits	(\$52,785)	(\$84,562)	(\$70,397)	(\$101,409)
Outside Professional Services	(\$8,266)	(\$3,000)	(\$2,102)	(\$3,000)
Supplies	(\$5,793)	(\$7,000)	(\$5,149)	(\$8,000)
Equipment Rentals	(\$1,039)	(\$1,500)	(\$375)	(\$1,500)
Facility Rental	(\$37,936)	(\$44,000)	(\$46,119)	(\$42,000)
General & Admin - Direct	\$0	\$0	(\$1)	\$0
Other Maintenance Expenses	(\$61,525)	(\$60,000)	(\$49,253)	(\$61,000)
Allocated Costs From Another Unit	\$0	(\$25,528)	(\$8,857)	(\$30,848)
Total Maintenance Expenses	(\$298,188)	(\$419,032)	(\$325,749)	(\$453,553)
Total Operating & Maintenance Expenses	(\$1,564,269)	(\$1,855,420)	(\$1,693,506)	(\$2,009,963)
Income (Loss) Before Depreciation & Overhead	\$1,021,555	\$872,036	\$1,029,622	\$972,589
Depreciation	(\$441,496)	(\$455,961)	(\$457,242)	(\$460,276)
General & Administrative Overhead	(\$299,060)	(\$426,662)	(\$436,260)	(\$532,835)
Net Operating Income (Loss)	\$280,999	(\$10,587)	\$136,120	(\$20,522)

Swantown Boatworks
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Moorage	\$247,302	\$236,700	\$272,309	\$274,869
Utility (Pass Thru Costs)	\$6,160	\$7,750	\$6,032	\$7,400
Collected Fees	\$279,868	\$276,100	\$302,093	\$298,868
General Labor Charge	\$4,540	\$6,000	\$19,260	\$22,836
Property and Land Rents	\$89,151	\$58,800	\$87,522	\$58,800
Space Rentals	\$111,069	\$114,625	\$159,089	\$152,890
Equipment Rental with Operator	\$20,925	\$21,500	\$28,162	\$31,675
Other Misc. Income	\$10,439	\$5,500	\$16,442	\$17,500
Total Operating Revenues	\$769,454	\$726,975	\$890,909	\$864,838
Operating Expenses:				
Salaries	(\$245,447)	(\$257,791)	(\$240,293)	(\$291,924)
Benefits	(\$113,266)	(\$120,878)	(\$118,722)	(\$144,802)
Outside Professional Services	(\$30,990)	(\$25,100)	(\$14,288)	(\$19,247)
Supplies	(\$6,507)	(\$4,700)	(\$8,555)	(\$7,000)
General & Admin - Direct	(\$52,736)	(\$42,118)	(\$37,631)	(\$53,327)
Utilities	(\$46,496)	(\$52,850)	(\$49,405)	(\$58,300)
Other Operating Expense	(\$16,873)	(\$13,000)	(\$26,900)	(\$20,056)
Total Operating Expenses	(\$512,315)	(\$516,437)	(\$495,794)	(\$594,656)
Maintenance Expenses:				
Supplies	(\$372)	(\$400)	(\$196)	(\$450)
Equipment Rentals	(\$1,022)	(\$600)	(\$150)	(\$500)
Other Maintenance Expenses	(\$29,720)	(\$37,300)	(\$41,875)	(\$37,200)
Allocated Costs From Another Unit	\$0	(\$6,804)	(\$2,360)	(\$8,945)
Total Maintenance Expenses	(\$31,114)	(\$45,104)	(\$44,581)	(\$47,095)
Total Operating & Maintenance Expenses	(\$543,429)	(\$561,541)	(\$540,375)	(\$641,751)
Income (Loss) Before Deprec & Overhead	\$226,025	\$165,434	\$350,534	\$223,087
Depreciation	(\$104,396)	(\$103,206)	(\$103,926)	(\$103,206)
General & Administrative Overhead	(\$66,458)	(\$113,722)	(\$116,325)	(\$154,503)
Net Operating Income (Loss)	\$55,171	(\$51,494)	\$130,283	(\$34,622)

Swantown Fuel Facility
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Collected Fees	\$199	\$650	\$411	\$300
Fuel Sales	\$586,668	\$671,192	\$743,595	\$785,030
Total Operating Revenues	\$586,867	\$671,842	\$744,006	\$785,330
Operating Expenses:				
Salaries	(\$23,483)	(\$27,291)	(\$27,110)	(\$42,687)
Benefits	(\$13,237)	(\$14,115)	(\$14,285)	(\$20,525)
Outside Professional Services	(\$17,810)	(\$22,500)	(\$7,279)	(\$15,000)
Supplies	(\$457,397)	(\$536,980)	(\$614,430)	(\$666,640)
General & Admin - Direct	(\$13,745)	(\$21,776)	(\$21,833)	(\$24,779)
Utilities	(\$286)	(\$350)	(\$303)	(\$350)
Other Operating Expense	(\$12,623)	(\$3,250)	(\$8,158)	(\$5,875)
Total Operating Expenses	(\$538,581)	(\$626,262)	(\$693,398)	(\$775,856)
Maintenance Expenses:				
Other Maintenance Expenses	(\$399)	(\$1,800)	(\$548)	(\$1,800)
Allocated Costs From Another Unit	\$0	(\$6,288)	(\$2,183)	(\$8,122)
Total Maintenance Expenses	(\$399)	(\$8,088)	(\$2,731)	(\$9,922)
Total Operating & Maintenance Expenses	(\$538,980)	(\$634,350)	(\$696,129)	(\$785,778)
Income (Loss) Before Depreciation & Overhead	\$47,887	\$37,492	\$47,877	(\$448)
Depreciation	(\$90,062)	(\$90,062)	(\$90,060)	(\$90,062)
General & Administrative Overhead	(\$49,843)	(\$105,098)	(\$107,420)	(\$140,299)
Net Operating Income (Loss)	(\$92,018)	(\$157,668)	(\$149,603)	(\$230,809)

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Dockage	\$1,022,971	\$836,966	\$1,160,453	\$842,727
Wharfage	\$14,930	\$49,333	\$196,033	\$135,000
Service & Facilities	\$1,575,664	\$1,537,548	\$1,832,236	\$2,054,792
Storage	\$2,863	\$25,000	\$97,733	\$25,000
Loading & Unloading	\$811,093	\$823,150	\$3,363,680	\$1,020,346
Handling	\$0	\$73,500	\$18,375	\$48,510
Labor	\$172,768	\$160,055	\$205,379	\$161,122
Utility (Pass Thru Costs)	\$13,165	\$95,150	\$106,792	\$71,230
Land Rents	\$447,964	\$857,202	\$551,215	\$972,883
Space Rentals	\$33,919	\$34,000	\$33,769	\$34,000
Equipment Rental with Operator	\$281,232	\$134,552	\$254,303	\$266,880
Equipment Rental without Operator	\$67,837	\$44,960	\$49,749	\$45,982
Stormwater Fees	\$708,782	\$482,533	\$652,235	\$483,028
Other Misc. Income	\$129,960	\$42,083	\$230,538	\$139,633
Total Operating Revenues	\$5,283,148	\$5,196,032	\$8,752,490	\$6,301,133
Operating Expenses:				
Salaries	(\$299,280)	(\$391,086)	(\$326,034)	(\$419,370)
Benefits	(\$107,774)	(\$141,770)	(\$109,016)	(\$159,577)
Outside Professional Services	(\$1,736,504)	(\$1,530,237)	(\$2,900,279)	(\$1,665,464)
Supplies	(\$179,645)	(\$223,500)	(\$236,855)	(\$268,500)
Equipment Rentals	(\$1,505)	(\$2,500)	(\$18,161)	(\$2,500)
Facility Rental	(\$8,316)	(\$10,000)	(\$10,795)	(\$12,000)
General & Admin - Direct	(\$171,134)	(\$308,680)	(\$261,052)	(\$309,493)
Utilities	(\$397,877)	(\$274,950)	(\$437,131)	(\$440,700)
Other Operating Expense	(\$30,143)	(\$26,550)	(\$160,033)	(\$32,550)
Total Operating Expenses	(\$2,932,178)	(\$2,909,273)	(\$4,459,356)	(\$3,310,154)
Maintenance Expenses:				
Salaries	(\$477,851)	(\$468,069)	(\$411,691)	(\$509,474)
Benefits	(\$165,969)	(\$178,525)	(\$186,712)	(\$199,662)
Supplies	(\$6,891)	(\$13,000)	(\$13,011)	(\$15,000)
General & Admin - Direct	\$0	\$0	(\$2,548)	\$0
Utilities	(\$5,883)	(\$9,000)	(\$7,522)	(\$9,000)
Other Maintenance Expenses	(\$253,295)	(\$391,750)	(\$453,046)	(\$792,500)
Allocated Costs Internal	\$1,277	\$0	\$0	\$0
Allocated Costs To Another Unit	\$24,559	\$0	\$0	\$0
Total Maintenance Expenses	(\$884,053)	(\$1,060,344)	(\$1,074,530)	(\$1,525,636)
Total Operating & Maintenance Expenses	(\$3,816,231)	(\$3,969,617)	(\$5,533,886)	(\$4,835,790)
Income (Loss) Before Deprec & Overhead	\$1,466,917	\$1,226,415	\$3,218,604	\$1,465,343
Depreciation	(\$1,749,500)	(\$1,768,102)	(\$1,790,351)	(\$1,777,884)
General & Administrative Overhead	(\$564,891)	(\$695,376)	(\$711,221)	(\$891,610)
Net Operating Income (Loss)	(\$847,474)	(\$1,237,063)	\$717,032	(\$1,204,151)

Consolidated Properties
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Utility (Pass Thru Costs)	\$4,583	\$5,300	\$5,708	\$6,500
Land Rents	\$799,757	\$847,691	\$774,918	\$824,000
Space Rentals	\$718,770	\$684,013	\$665,529	\$730,000
Other Misc. Income	\$97,175	\$80,000	\$118,286	\$100,000
Total Operating Revenues	\$1,620,285	\$1,617,004	\$1,564,441	\$1,660,500
Operating Expenses:				
Salaries	(\$249,007)	(\$262,995)	(\$258,108)	(\$243,378)
Benefits	(\$83,019)	(\$85,517)	(\$83,163)	(\$83,745)
Outside Professional Services	(\$193,604)	(\$110,000)	(\$81,011)	(\$80,000)
Supplies	(\$1,986)	(\$3,500)	(\$4,065)	(\$4,000)
Equipment Rentals	(\$1,206)	(\$2,000)	(\$1,386)	(\$2,000)
General & Admin - Direct	(\$103,877)	(\$125,383)	(\$115,607)	(\$140,180)
Utilities	(\$76,282)	(\$73,300)	(\$91,422)	(\$92,500)
Other Operating Expense	(\$9,052)	(\$8,350)	(\$6,437)	(\$8,800)
Allocated Costs From Another Unit	\$0	\$0	\$0	(\$2,000)
Total Operating Expenses	(\$718,033)	(\$671,045)	(\$641,199)	(\$656,603)
Maintenance Expenses:				
Salaries	(\$130,188)	(\$116,156)	(\$85,661)	(\$91,639)
Benefits	(\$56,264)	(\$59,635)	(\$46,408)	(\$53,763)
Outside Professional Services	(\$8,828)	(\$23,950)	(\$6,133)	(\$20,000)
Supplies	(\$1,290)	(\$2,500)	(\$624)	(\$2,500)
Facility Rental	\$0	\$0	(\$14,632)	(\$1,000)
General & Admin - Direct	(\$125)	\$0	\$0	\$0
Maintenance and Repairs	(\$29,250)	(\$141,200)	(\$68,413)	(\$170,700)
Utilities	(\$645)	(\$500)	(\$342)	(\$500)
Allocated Costs From Another Unit	\$0	(\$24,916)	(\$8,645)	(\$30,914)
Total Maintenance Expenses	(\$226,590)	(\$368,857)	(\$230,858)	(\$371,016)
Total Operating & Maintenance Expenses	(\$944,623)	(\$1,039,902)	(\$872,057)	(\$1,027,619)
Income (Loss) Before Depreciation & Overhead	\$675,662	\$577,102	\$692,384	\$632,881
Depreciation	(\$363,087)	(\$362,084)	(\$362,117)	(\$357,986)
General & Administrative Overhead	(\$265,831)	(\$420,966)	(\$430,403)	(\$539,760)
Net Operating Income (Loss)	\$46,744	(\$205,948)	(\$100,136)	(\$264,865)

Properties Overhead
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Total Operating Revenues	\$0	\$0	\$0	\$0
Operating Expenses:				
Salaries	(\$155,968)	(\$168,485)	(\$161,260)	(\$151,260)
Benefits	(\$50,706)	(\$53,442)	(\$50,994)	(\$50,105)
Outside Professional Services	(\$42,929)	(\$47,500)	(\$42,316)	(\$50,000)
Supplies	(\$1,986)	(\$3,500)	(\$4,065)	(\$4,000)
Equipment Rentals	(\$1,206)	(\$2,000)	(\$1,386)	(\$2,000)
General & Admin - Direct	(\$5,361)	(\$17,350)	(\$8,283)	(\$16,000)
Utilities	(\$48)	(\$200)	(\$304)	\$0
Other Operating Expense	(\$518)	(\$450)	(\$278)	(\$300)
Total Operating Expenses	(\$258,722)	(\$292,927)	(\$268,886)	(\$273,665)
Maintenance Expenses:				
Benefits	(\$47)	\$0	\$0	\$0
Outside Professional Services	(\$8,828)	(\$5,000)	(\$1,251)	(\$5,000)
Supplies	(\$1,290)	(\$1,500)	(\$375)	(\$1,500)
General & Admin - Direct	(\$125)	\$0	\$0	\$0
Maintenance and Repairs	(\$5,194)	(\$36,400)	(\$9,099)	(\$36,200)
Utilities	(\$645)	(\$500)	(\$342)	(\$500)
Total Maintenance Expenses	(\$16,129)	(\$43,400)	(\$11,067)	(\$43,200)
Total Operating & Maintenance Expenses	(\$274,851)	(\$336,327)	(\$279,953)	(\$316,865)
Income (Loss) Before Deprec & Overhead	(\$274,851)	(\$336,327)	(\$279,953)	(\$316,865)
Net Operating Income (Loss)	(\$274,851)	(\$336,327)	(\$279,953)	(\$316,865)

Market District
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Utility (Pass Thru Costs)	\$4,583	\$5,300	\$5,708	\$6,500
Land Rents	\$597,914	\$587,523	\$539,511	\$580,000
Space Rentals	\$0	\$15,000	\$3,750	\$5,000
Other Misc. Income	\$0	\$0	\$444	\$0
Total Operating Revenues	\$602,497	\$607,823	\$549,413	\$591,500
Operating Expenses:				
Salaries	(\$22,167)	(\$22,702)	(\$23,611)	(\$24,326)
Benefits	(\$7,637)	(\$7,616)	(\$7,632)	(\$8,672)
Outside Professional Services	\$0	(\$17,500)	(\$4,374)	(\$10,000)
General & Admin - Direct	(\$63,513)	(\$63,911)	(\$64,743)	(\$69,438)
Utilities	(\$24,657)	(\$22,300)	(\$29,217)	(\$24,500)
Total Operating Expenses	(\$117,974)	(\$134,029)	(\$129,577)	(\$136,936)
Maintenance Expenses:				
Salaries	(\$41,691)	(\$38,429)	(\$27,482)	(\$19,980)
Benefits	(\$17,956)	(\$18,867)	(\$14,577)	(\$12,050)
Outside Professional Services	\$0	\$0	(\$145)	\$0
Facility Rental	\$0	\$0	(\$5,499)	\$0
Maintenance and Repairs	(\$1,039)	(\$2,000)	(\$1,709)	(\$3,000)
Allocated Costs From Another Unit	\$0	(\$9,366)	(\$3,252)	(\$11,012)
Total Maintenance Expenses	(\$60,686)	(\$68,662)	(\$52,664)	(\$46,042)
Total Operating & Maintenance Expenses	(\$178,660)	(\$202,691)	(\$182,241)	(\$182,978)
Income (Loss) Before Depreciation & Overhead	\$423,837	\$405,132	\$367,172	\$408,522
Depreciation	(\$69,743)	(\$69,743)	(\$69,526)	(\$68,438)
General & Administrative Overhead	(\$116,301)	(\$158,239)	(\$161,761)	(\$192,273)
Net Operating Income (Loss)	\$237,793	\$177,150	\$135,885	\$147,811

North Point
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Land Rents	\$103,664	\$103,668	\$103,668	\$110,000
Total Operating Revenues	\$103,664	\$103,668	\$103,668	\$110,000
Operating Expenses:				
Salaries	(\$20,596)	(\$20,909)	(\$21,253)	(\$17,828)
Benefits	(\$6,907)	(\$6,855)	(\$6,890)	(\$6,333)
Outside Professional Services	\$0	(\$12,500)	(\$3,126)	(\$10,000)
General & Admin - Direct	(\$3,585)	(\$3,787)	(\$3,891)	(\$4,981)
Utilities	(\$8,647)	(\$4,800)	(\$13,553)	(\$11,000)
Other Operating Expense	\$0	(\$1,500)	(\$375)	(\$1,500)
Total Operating Expenses	(\$39,735)	(\$50,351)	(\$49,088)	(\$51,642)
Maintenance Expenses:				
Salaries	(\$20,917)	(\$21,163)	(\$15,844)	(\$20,844)
Benefits	(\$8,978)	(\$11,315)	(\$8,665)	(\$12,411)
Facility Rental	\$0	\$0	(\$938)	(\$1,000)
Maintenance and Repairs	(\$492)	(\$1,300)	(\$10,094)	(\$2,000)
Allocated Costs From Another Unit	\$0	(\$1,597)	(\$554)	(\$2,048)
Total Maintenance Expenses	(\$30,387)	(\$35,375)	(\$36,095)	(\$38,303)
Total Operating & Maintenance Expenses	(\$70,122)	(\$85,726)	(\$85,183)	(\$89,945)
Income (Loss) Before Depreciation & Overhead	\$33,542	\$17,942	\$18,485	\$20,055
Depreciation	(\$105,061)	(\$104,058)	(\$104,309)	(\$103,057)
General & Administrative Overhead	(\$16,614)	(\$26,988)	(\$27,564)	(\$35,756)
Net Operating Income (Loss)	(\$88,133)	(\$113,104)	(\$113,388)	(\$118,758)

East Bay District
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Land Rents	\$98,179	\$156,500	\$131,743	\$134,000
Space Rentals	\$116,110	\$119,013	\$89,682	\$125,000
Total Operating Revenues	\$214,289	\$275,513	\$221,425	\$259,000
Operating Expenses:				
Salaries	(\$10,679)	(\$10,835)	(\$11,014)	(\$10,085)
Benefits	(\$3,602)	(\$3,573)	(\$3,591)	(\$3,573)
Outside Professional Services	(\$78)	(\$12,500)	(\$3,126)	(\$10,000)
General & Admin - Direct	(\$10,274)	(\$12,537)	(\$12,784)	(\$15,463)
Utilities	(\$8,647)	(\$5,000)	(\$16,500)	(\$14,000)
Other Operating Expense	(\$4,362)	(\$2,400)	(\$3,988)	(\$3,000)
Allocated Costs From Another Unit	\$0	\$0	\$0	(\$2,000)
Total Operating Expenses	(\$37,642)	(\$46,845)	(\$51,003)	(\$58,121)
Maintenance Expenses:				
Salaries	(\$26,069)	(\$24,372)	(\$18,916)	(\$20,844)
Benefits	(\$11,227)	(\$13,017)	(\$10,387)	(\$12,411)
Facility Rental	\$0	\$0	(\$2,494)	\$0
Maintenance and Repairs	(\$3,141)	(\$4,000)	(\$3,464)	(\$32,000)
Allocated Costs From Another Unit	\$0	(\$4,245)	(\$1,475)	(\$4,822)
Total Maintenance Expenses	(\$40,437)	(\$45,634)	(\$36,736)	(\$70,077)
Total Operating & Maintenance Expenses	(\$78,079)	(\$92,479)	(\$87,739)	(\$128,198)
Income (Loss) Before Depreciation & Overhead	\$136,210	\$183,034	\$133,686	\$130,802
Depreciation	(\$62,999)	(\$62,999)	(\$63,000)	(\$61,207)
General & Administrative Overhead	(\$33,229)	(\$71,727)	(\$73,442)	(\$84,190)
Net Operating Income (Loss)	\$39,982	\$48,308	(\$2,756)	(\$14,595)

Lacey Commerce Business Center
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Space Rentals	\$602,660	\$550,000	\$572,097	\$600,000
Other Misc. Income	\$97,175	\$80,000	\$117,843	\$100,000
Total Operating Revenues	\$699,835	\$630,000	\$689,940	\$700,000
Operating Expenses:				
Salaries	(\$39,596)	(\$40,064)	(\$40,969)	(\$39,879)
Benefits	(\$14,166)	(\$14,031)	(\$14,061)	(\$15,062)
Outside Professional Services	(\$150,597)	(\$20,000)	(\$28,069)	\$0
General & Admin - Direct	(\$21,144)	(\$27,798)	(\$25,916)	(\$34,298)
Utilities	(\$34,283)	(\$41,000)	(\$31,851)	(\$43,000)
Other Operating Expense	(\$4,172)	(\$4,000)	(\$1,796)	(\$4,000)
Total Operating Expenses	(\$263,958)	(\$146,893)	(\$142,662)	(\$136,239)
Maintenance Expenses:				
Salaries	(\$34,827)	(\$32,192)	(\$23,419)	(\$29,971)
Benefits	(\$18,057)	(\$16,435)	(\$12,781)	(\$16,891)
Outside Professional Services	\$0	(\$18,950)	(\$4,737)	(\$15,000)
Supplies	\$0	(\$1,000)	(\$249)	(\$1,000)
Facility Rental	\$0	\$0	(\$5,701)	\$0
Maintenance and Repairs	(\$19,384)	(\$97,500)	(\$44,042)	(\$97,500)
Allocated Costs From Another Unit	\$0	(\$9,708)	(\$3,369)	(\$13,032)
Total Maintenance Expenses	(\$72,268)	(\$175,785)	(\$94,298)	(\$173,394)
Total Operating & Maintenance Expenses	(\$336,226)	(\$322,678)	(\$236,960)	(\$309,633)
Income (Loss) Before Depreciation & Overhead	\$363,609	\$307,322	\$452,980	\$390,367
Depreciation	(\$125,284)	(\$125,284)	(\$125,280)	(\$125,284)
General & Administrative Overhead	(\$99,687)	(\$164,012)	(\$167,638)	(\$227,541)
Net Operating Income (Loss)	\$138,638	\$18,026	\$160,062	\$37,542

Facility
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Total Operating Revenues	\$0	\$0	\$0	\$0
Operating Expenses:				
Total Operating Expenses	\$0	\$0	\$0	\$0
Maintenance Expenses:				
Outside Professional Services	\$0	(\$76,792)	(\$20,237)	(\$104,864)
Supplies	\$0	(\$15,810)	(\$4,260)	(\$16,442)
Equipment Rentals	\$0	(\$3,300)	(\$825)	(\$3,432)
General & Admin - Direct	\$0	(\$14,130)	(\$8,882)	(\$14,695)
Other Maintenance Expenses	\$0	(\$14,550)	(\$9,029)	(\$15,132)
Allocated Costs To Another Unit	\$0	\$124,582	\$43,233	\$154,565
Total Maintenance Expenses	\$0	\$0	\$0	\$0
Total Operating & Maintenance Expenses	\$0	\$0	\$0	\$0
Income (Loss) Before Deprec & Overhead	\$0	\$0	\$0	\$0
Net Operating Income (Loss)	\$0	\$0	\$0	\$0

Consolidated Administration
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Total Operating Revenues	\$0	\$0	\$0	\$0
Operating Expenses:				
Salaries	(\$1,247,287)	(\$1,243,779)	(\$1,104,513)	(\$1,368,896)
Benefits	\$430,692	(\$467,420)	(\$390,129)	(\$511,197)
Outside Professional Services	(\$539,819)	(\$502,000)	(\$547,102)	(\$634,700)
Supplies	(\$57,347)	(\$75,400)	(\$65,935)	(\$87,200)
Equipment Rentals	(\$8,266)	(\$15,000)	(\$10,292)	(\$15,000)
Facility Rental	(\$192,830)	(\$194,790)	(\$169,765)	(\$211,200)
General & Admin - Direct	(\$299,739)	(\$376,330)	(\$202,765)	(\$298,659)
Utilities	(\$47,436)	(\$47,500)	(\$45,798)	(\$49,750)
Other Operating Expense	(\$15,618)	(\$16,000)	(\$8,865)	(\$17,000)
Allocated Costs Internal	\$625	\$0	\$0	\$0
Allocated Costs to Capital	\$13,175	\$0	\$0	\$0
Allocated Costs To Another Unit	(\$7,220)	\$0	\$0	\$0
Total Operating Expenses	(\$1,971,070)	(\$2,938,219)	(\$2,545,164)	(\$3,193,602)
Maintenance Expenses:				
Benefits	(\$9,922)	\$0	\$0	\$0
Supplies	(\$65)	\$0	\$0	(\$1,000)
Facility Rental	(\$34,875)	\$0	\$0	\$0
Maintenance and Repairs	(\$2,598)	(\$2,500)	(\$5,952)	(\$4,000)
Allocated Costs to Public Amenities	(\$44)	\$0	\$0	\$0
Total Maintenance Expenses	(\$47,504)	(\$2,500)	(\$5,952)	(\$5,000)
Total Operating & Maintenance Expenses	(\$2,018,574)	(\$2,940,719)	(\$2,551,116)	(\$3,198,602)
Income (Loss) Before Depreciation & Overhead	(\$2,018,574)	(\$2,940,719)	(\$2,551,116)	(\$3,198,602)
Depreciation	(\$127,882)	(\$122,289)	(\$125,346)	(\$126,921)
General & Administrative Overhead	\$1,661,445	\$2,494,621	\$2,551,121	\$3,198,602
Net Operating Income (Loss)	(\$485,011)	(\$568,387)	(\$125,341)	(\$126,921)

Executive
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Total Operating Revenues	\$0	\$0	\$0	\$0
Operating Expenses:				
Salaries	(\$224,120)	(\$332,247)	(\$287,180)	(\$281,985)
Benefits	(\$64,679)	(\$105,962)	(\$82,088)	(\$93,287)
Outside Professional Services	(\$64,466)	(\$75,000)	(\$147,890)	(\$169,000)
Supplies	(\$70)	\$0	\$0	\$0
General & Admin - Direct	(\$28,043)	(\$37,000)	(\$21,265)	(\$30,100)
Utilities	(\$567)	\$0	(\$654)	\$0
Other Operating Expense	(\$10,840)	(\$12,000)	(\$4,820)	(\$12,000)
Total Operating Expenses	(\$392,785)	(\$562,209)	(\$543,897)	(\$586,372)
Maintenance Expenses:				
Total Maintenance Expenses	\$0	\$0	\$0	\$0
Total Operating & Maintenance Expenses	(\$392,785)	(\$562,209)	(\$543,897)	(\$586,372)
Income (Loss) Before Deprec & Overhead	(\$392,785)	(\$562,209)	(\$543,897)	(\$586,372)
General & Administrative Overhead	\$392,785	\$562,209	\$543,897	\$586,372
Net Operating Income (Loss)	\$0	\$0	\$0	\$0

Communications, Marketing and Outreach
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Total Operating Revenues	\$0	\$0	\$0	\$0
Operating Expenses:				
Salaries	(\$150,078)	(\$159,183)	(\$160,029)	(\$95,508)
Benefits	(\$59,433)	(\$61,042)	(\$61,797)	(\$40,035)
Outside Professional Services	(\$34,102)	(\$54,700)	(\$138,114)	(\$80,000)
General & Admin - Direct	(\$46,402)	(\$92,260)	(\$45,869)	(\$86,200)
Total Operating Expenses	(\$290,015)	(\$367,185)	(\$405,809)	(\$301,743)
Maintenance Expenses:				
Total Maintenance Expenses	\$0	\$0	\$0	\$0
Total Operating & Maintenance Expenses	(\$290,015)	(\$367,185)	(\$405,809)	(\$301,743)
Income (Loss) Before Depreciation & Overhead	(\$290,015)	(\$367,185)	(\$405,809)	(\$301,743)
General & Administrative Overhead	\$290,015	\$367,185	\$405,812	\$301,743
Net Operating Income (Loss)	\$0	\$0	\$3	\$0

Finance and Accounting
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Total Operating Revenues	\$0	\$0	\$0	\$0
Operating Expenses:				
Salaries	(\$361,430)	(\$292,118)	(\$294,983)	(\$473,231)
Benefits	\$763,257	(\$104,933)	(\$107,862)	(\$177,827)
Outside Professional Services	(\$60,516)	(\$71,000)	(\$61,742)	(\$107,700)
Facility Rental	(\$7,675)	(\$8,000)	(\$7,231)	(\$8,200)
General & Admin - Direct	(\$50,178)	(\$18,230)	(\$8,771)	(\$19,080)
Allocated Costs Internal	\$216	\$0	\$0	\$0
Total Operating Expenses	\$283,674	(\$494,281)	(\$480,589)	(\$786,038)
Maintenance Expenses:				
Total Maintenance Expenses	\$0	\$0	\$0	\$0
Total Operating & Maintenance Expenses	\$283,674	(\$494,281)	(\$480,589)	(\$786,038)
Income (Loss) Before Depreciation & Overhead	\$283,674	(\$494,281)	(\$480,589)	(\$786,038)
Depreciation	(\$120,898)	(\$115,305)	(\$117,264)	(\$117,304)
General & Administrative Overhead	(\$283,674)	\$494,281	\$480,589	\$786,038
Net Operating Income (Loss)	(\$120,898)	(\$115,305)	(\$117,264)	(\$117,304)

Planning and Public Works
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Total Operating Revenues	\$0	\$0	\$0	\$0
Operating Expenses:				
Salaries	(\$61,396)	(\$99,749)	(\$129,787)	(\$252,713)
Benefits	(\$23,678)	(\$36,945)	(\$47,341)	(\$89,029)
Outside Professional Services	(\$2,385)	(\$40,000)	(\$15,102)	(\$70,000)
Supplies	(\$160)	\$0	\$0	(\$200)
General & Admin - Direct	(\$19,187)	(\$3,700)	(\$5,129)	(\$40,000)
Allocated Costs Internal	\$408	\$0	\$0	\$0
Allocated Costs to Capital	\$13,175	\$0	\$0	\$0
Allocated Costs To Another Unit	(\$7,220)	\$0	\$0	\$0
Total Operating Expenses	(\$100,443)	(\$180,394)	(\$197,359)	(\$451,942)
Maintenance Expenses:				
Benefits	(\$9,922)	\$0	\$0	\$0
Supplies	(\$65)	\$0	\$0	(\$1,000)
Facility Rental	(\$34,875)	\$0	\$0	\$0
Maintenance and Repairs	(\$945)	\$0	(\$5,184)	(\$1,250)
Allocated Costs to Public Amenities	(\$44)	\$0	\$0	\$0
Total Maintenance Expenses	(\$45,851)	\$0	(\$5,184)	(\$2,250)
Total Operating & Maintenance Expenses	(\$146,294)	(\$180,394)	(\$202,543)	(\$454,192)
Income (Loss) Before Deprec & Overhead	(\$146,294)	(\$180,394)	(\$202,543)	(\$454,192)
Depreciation	(\$6,984)	(\$6,984)	(\$6,984)	(\$6,985)
General & Administrative Overhead	\$146,294	\$180,394	\$202,546	\$454,192
Net Operating Income (Loss)	(\$6,984)	(\$6,984)	(\$6,981)	(\$6,985)

Information Systems
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Total Operating Revenues	\$0	\$0	\$0	\$0
Operating Expenses:				
Outside Professional Services	(\$163,185)	(\$179,300)	(\$160,423)	(\$156,000)
Supplies	(\$8,553)	(\$25,400)	(\$19,421)	(\$35,500)
General & Admin - Direct	(\$49,829)	(\$56,860)	(\$58,817)	(\$74,629)
Utilities	(\$44,618)	(\$45,000)	(\$44,129)	(\$49,000)
Total Operating Expenses	(\$266,185)	(\$306,560)	(\$282,790)	(\$315,129)
Maintenance Expenses:				
Maintenance and Repairs	\$0	(\$2,000)	(\$501)	(\$2,000)
Total Maintenance Expenses	\$0	(\$2,000)	(\$501)	(\$2,000)
Total Operating & Maintenance Expenses	(\$266,185)	(\$308,560)	(\$283,291)	(\$317,129)
Income (Loss) Before Depreciation & Overhead	(\$266,185)	(\$308,560)	(\$283,291)	(\$317,129)
Depreciation	\$0	\$0	(\$1,095)	(\$2,632)
General & Administrative Overhead	\$266,185	\$308,560	\$283,288	\$317,129
Net Operating Income (Loss)	\$0	\$0	(\$1,098)	(\$2,632)

Administrative
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Total Operating Revenues	\$0	\$0	\$0	\$0
Operating Expenses:				
Salaries	(\$365,280)	(\$220,155)	(\$232,533)	(\$265,459)
Benefits	(\$108,980)	(\$79,926)	(\$91,041)	(\$111,019)
Outside Professional Services	(\$107,733)	(\$2,000)	(\$23,832)	(\$52,000)
Supplies	(\$48,564)	(\$50,000)	(\$46,516)	(\$51,500)
Equipment Rentals	(\$8,266)	(\$15,000)	(\$10,292)	(\$15,000)
Facility Rental	(\$185,155)	(\$159,860)	(\$162,534)	(\$203,000)
General & Admin - Direct	(\$18,026)	(\$50,050)	(\$62,912)	(\$48,650)
Utilities	(\$1,411)	(\$500)	(\$1,017)	(\$750)
Other Operating Expense	(\$4,779)	(\$4,000)	(\$4,045)	(\$5,000)
Total Operating Expenses	(\$848,194)	(\$581,491)	(\$634,722)	(\$752,378)
Maintenance Expenses:				
Maintenance and Repairs	(\$1,654)	(\$500)	(\$270)	(\$750)
Total Maintenance Expenses	(\$1,654)	(\$500)	(\$270)	(\$750)
Total Operating & Maintenance Expenses	(\$849,848)	(\$581,991)	(\$634,992)	(\$753,128)
Income (Loss) Before Depreciation & Overhead	(\$849,848)	(\$581,991)	(\$634,992)	(\$753,128)
General & Administrative Overhead	\$849,848	\$581,991	\$634,992	\$753,128
Net Operating Income (Loss)	\$0	\$0	\$0	\$0

Non Operating Income and Expenses
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Non Operating Revenues				
Tenant Revenues	\$16,710	-\$1,949	-\$2,145	\$3,100
Nonoperating Revenues	\$13,386	\$15,000	\$7,124	\$15,000
Interest Income	(\$15,281)	\$130,000	\$157,908	\$130,000
Ad Valorem Taxes	\$6,918,061	\$7,124,012	\$7,118,670	\$7,592,365
Tax Sharing	\$221,598	\$165,500	\$204,034	\$180,500
Grant Income	\$147,845	\$100,000	\$35,567	\$1,424,190
Gain (Loss) on Investments	(\$5,675)	\$0	\$0	\$0
Total Non Operating Revenues:	\$7,296,644	\$7,532,563	\$7,521,158	\$9,345,155
Non Operating Expenses				
Salaries	(\$139,957)	(\$122,925)	(\$101,029)	(\$103,176)
Benefits	(\$59,812)	(\$53,711)	(\$44,153)	(\$54,126)
Other NonOp Expenses	(\$23,411)	(\$20,000)	(\$7,373)	(\$20,000)
Closed Projects	(\$59,155)	\$0	\$0	\$0
Commission	(\$357,124)	(\$446,097)	(\$442,001)	(\$705,391)
Environmental	(\$854,812)	(\$1,734,897)	(\$1,214,419)	(\$4,321,749)
Banking/Investment Fees	(\$16,089)	(\$10,000)	(\$17,790)	(\$15,000)
Financing Interest Expense	(\$12,357)	(\$10,151)	(\$10,363)	(\$7,848)
Bond Interest Expense	(\$1,444,916)	(\$1,342,431)	(\$1,342,428)	(\$1,231,338)
Bond Disc/Issue Cost	(\$80,444)	(\$80,445)	(\$79,161)	(\$80,445)
Premium on Bonds	\$163,368	\$163,368	\$163,368	\$163,368
Election Expense	(\$207,280)	(\$75,000)	(\$19,100)	(\$300,000)
Public Amenities	(\$56,966)	(\$130,051)	(\$98,801)	(\$138,122)
Commission Special Projects	(\$94,317)	(\$265,642)	(\$172,900)	(\$170,650)
Total Non Operating Expenses:	(\$3,243,272)	(\$4,127,982)	(\$3,386,150)	(\$6,984,477)
Non Operating Income (Loss)	\$4,053,372	\$3,404,581	\$4,135,008	\$2,360,678
Total Port Income (Deficit)	\$4,053,372	\$3,404,581	\$4,135,008	\$2,360,678

Commission
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Total Operating Revenues	\$0	\$0	\$0	\$0
Operating Expenses:				
Salaries	(\$84,983)	(\$140,325)	(\$107,729)	(\$144,393)
Benefits	(\$75,795)	(\$78,612)	(\$66,119)	(\$82,633)
Outside Professional Services	(\$107,432)	(\$80,000)	(\$140,210)	(\$322,000)
Facility Rental	\$0	(\$26,930)	(\$26,929)	(\$28,007)
General & Admin - Direct	(\$88,073)	(\$118,230)	(\$99,941)	(\$126,358)
Utilities	(\$841)	(\$2,000)	(\$1,073)	(\$2,000)
Total Operating Expenses	(\$357,124)	(\$446,097)	(\$442,001)	(\$705,391)
Maintenance Expenses:				
Total Maintenance				
Expenses	\$0	\$0	\$0	\$0
Total Operating & Maintenance Expenses:	(\$357,124)	(\$446,097)	(\$442,001)	(\$705,391)
Income (Loss) Before Deprec & Overhead	(\$357,124)	(\$446,097)	(\$442,001)	(\$705,391)
Net Operating Income (Loss)	(\$357,124)	(\$446,097)	(\$442,001)	(\$705,391)

Consolidated Environmental
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Operating Grants - Federal	\$0	\$100,000	\$24,999	\$1,424,190
Total Operating Revenues	\$0	\$100,000	\$24,999	\$1,424,190
Operating Expenses:				
Salaries	(\$153,374)	(\$192,693)	(\$153,359)	(\$220,485)
Benefits	(\$59,305)	(\$59,532)	(\$49,199)	(\$74,331)
Outside Professional Services	(\$173,319)	(\$385,060)	(\$192,443)	(\$673,500)
Supplies	(\$857)	(\$5,100)	(\$2,428)	(\$6,650)
General & Admin - Direct	(\$6,530)	(\$31,500)	(\$14,961)	(\$21,750)
Utilities	(\$8,693)	(\$15,650)	(\$11,920)	(\$17,250)
Other Operating Expense	(\$194,057)	(\$472,000)	(\$354,799)	(\$2,743,881)
Allocated Costs Internal	\$107,935	\$0	\$0	\$0
Total Operating Expenses	(\$488,200)	(\$1,161,535)	(\$779,109)	(\$3,757,847)
Maintenance Expenses:				
Supplies	(\$166)	(\$450)	(\$114)	(\$1,000)
Equipment Rentals	\$0	(\$500)	(\$126)	(\$750)
Facility Rental	(\$3,061)	\$0	\$0	\$0
Maintenance and Repairs	(\$180,685)	(\$302,400)	(\$161,791)	(\$267,500)
Total Maintenance Expenses	(\$183,912)	(\$303,350)	(\$162,031)	(\$269,250)
Total Operating & Maintenance Expenses	(\$672,112)	(\$1,464,885)	(\$941,140)	(\$4,027,097)
Income (Loss) Before Depreciation & Overhead	(\$672,112)	(\$1,364,885)	(\$916,141)	(\$2,602,907)
Depreciation	(\$182,700)	(\$182,700)	(\$183,990)	(\$182,701)
General & Administrative Overhead	\$0	(\$87,312)	(\$89,289)	(\$111,951)
Net Operating Income (Loss)	(\$854,812)	(\$1,634,897)	(\$1,189,420)	(\$2,897,559)

Environmental Administration
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Operating Grants - Federal	\$0	\$100,000	\$24,999	\$1,224,190
Total Operating Revenues	\$0	\$100,000	\$24,999	\$1,224,190
Operating Expenses:				
Salaries	(\$59,982)	(\$89,346)	(\$50,953)	(\$105,110)
Benefits	(\$25,577)	(\$25,517)	(\$16,033)	(\$33,556)
Outside Professional Services	(\$152,620)	(\$349,000)	(\$179,323)	(\$405,000)
Supplies	(\$209)	(\$1,300)	(\$604)	(\$150)
General & Admin - Direct	(\$6,240)	(\$28,300)	(\$11,164)	(\$16,500)
Utilities	(\$71)	(\$750)	(\$468)	(\$500)
Other Operating Expense	(\$164,029)	(\$424,500)	(\$321,498)	(\$2,693,881)
Allocated Costs Internal	\$37,474	\$0	\$0	\$0
Total Operating Expenses	(\$371,254)	(\$918,713)	(\$580,043)	(\$3,254,697)
Maintenance Expenses:				
Supplies	(\$25)	(\$200)	(\$51)	(\$500)
Total Maintenance Expenses	(\$25)	(\$200)	(\$51)	(\$500)
Total Operating & Maintenance Expenses	(\$371,279)	(\$918,913)	(\$580,094)	(\$3,255,197)
Income (Loss) Before Depreciation & Overhead	(\$371,279)	(\$818,913)	(\$555,095)	(\$2,031,007)
General & Administrative Overhead	\$0	(\$87,312)	(\$89,289)	(\$111,951)
Net Operating Income (Loss)	(\$371,279)	(\$906,225)	(\$644,384)	(\$2,142,958)

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Operating Grants - Federal	\$0	\$0	\$0	\$200,000
Total Operating Revenues	\$0	\$0	\$0	\$200,000
Operating Expenses:				
Salaries	(\$93,391)	(\$103,347)	(\$102,401)	(\$115,375)
Benefits	(\$33,728)	(\$34,015)	(\$33,169)	(\$40,775)
Outside Professional Services	(\$20,698)	(\$36,060)	(\$13,121)	(\$268,500)
Supplies	(\$648)	(\$3,800)	(\$1,824)	(\$6,500)
General & Admin - Direct	(\$290)	(\$3,200)	(\$3,797)	(\$5,250)
Utilities	(\$8,622)	(\$14,900)	(\$11,451)	(\$16,750)
Other Operating Expense	(\$30,028)	(\$47,500)	(\$33,301)	(\$50,000)
Allocated Costs Internal	\$70,461	\$0	\$0	\$0
Total Operating Expenses	(\$116,944)	(\$242,822)	(\$199,064)	(\$503,150)
Maintenance Expenses:				
Supplies	(\$141)	(\$250)	(\$63)	(\$500)
Equipment Rentals	\$0	(\$500)	(\$126)	(\$750)
Facility Rental	(\$3,061)	\$0	\$0	\$0
Maintenance and Repairs	(\$180,685)	(\$302,400)	(\$161,791)	(\$267,500)
Total Maintenance Expenses	(\$183,887)	(\$303,150)	(\$161,980)	(\$268,750)
Total Operating & Maintenance Expenses	(\$300,831)	(\$545,972)	(\$361,044)	(\$771,900)
Income (Loss) Before Depreciation & Overhead	(\$300,831)	(\$545,972)	(\$361,044)	(\$571,900)
Depreciation	(\$182,700)	(\$182,700)	(\$183,990)	(\$182,701)
Net Operating Income (Loss)	(\$483,531)	(\$728,672)	(\$545,034)	(\$754,601)

Foreign Trade Zone
2023 Budget

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Tenant Revenues	\$19,000	\$19,000	\$4,749	\$19,000
Other Misc. Income	\$206	\$0	\$179	\$100
Total Operating Revenues	\$19,206	\$19,000	\$4,928	\$19,100
Operating Expenses:				
Outside Professional Services	(\$450)	(\$4,500)	(\$1,530)	(\$4,500)
Supplies	\$0	(\$200)	(\$51)	(\$200)
General & Admin - Direct	(\$1,840)	(\$11,300)	(\$4,256)	(\$11,300)
Allocated Costs To Another Unit	\$0	(\$4,949)	(\$1,236)	\$0
Total Operating Expenses	(\$2,290)	(\$20,949)	(\$7,073)	(\$16,000)
Maintenance Expenses:				
Total Maintenance Expenses	\$0	\$0	\$0	\$0
Total Operating & Maintenance Expenses	(\$2,290)	(\$20,949)	(\$7,073)	(\$16,000)
Income (Loss) Before Deprec & Overhead	\$16,916	(\$1,949)	(\$2,145)	\$3,100
Net Operating Income (Loss)	\$16,916	(\$1,949)	(\$2,145)	\$3,100

	2021 Final Audited	2022 Adopted Budget	2022 End of Year Projected	2023 Adopted Budget
Revenues:				
Total Operating Revenues	\$0	\$0	\$0	\$0
Operating Expenses:				
Total Operating Expenses	\$0	\$0	\$0	\$0
Maintenance Expenses:				
Total Maintenance Expenses	\$0	\$0	\$0	\$0
Total Operating & Maintenance Expenses	\$0	\$0	\$0	\$0
Income (Loss) Before Depreciation & Overhead	\$0	\$0	\$0	\$0
Net Operating Income (Loss)	\$0	\$0	\$0	\$0
Non Operating Revenues				
Interest Income	\$15	\$0	\$14	\$0
Total Non Operating Revenues:	\$15	\$0	\$14	\$0
Non Operating Expenses				
Non Operating Income (Loss)	\$15	\$0	\$14	\$0
Total Port Income (Deficit)	\$15	\$0	\$14	\$0

Appendix B - Schedule of Proprietary Type User Charges

Schedule of Proprietary Type User Charges - Marina Effective 1/1/2023

MARINA CHARGES

Lengths shown are the boat length or the slip size, whichever is longer.

"Long-Term" Moorage/Storage amounts include leasehold excise tax.

Base Rate	
Rate for 20-28 Ft	\$9.63 per foot per month
Rate for 32-36 Ft.	10.77 per foot per month
Rate for 40-44 Ft.	\$11.39 per foot per month
Rate for 50 Ft. Slip	\$11.74 per foot per month
Rate for over 50 Ft.	\$12.19 per foot per month

Live Aboard Charge & Limits	\$110.00 per vessel min. per month or based on holding tank size
-----------------------------	------------------------------------------------------------------

Boat (Includes crew) **Plus WSST	
Scheduled towing	\$175.00/hr – 1/2 minimum
Un-schedule towing	\$225.00/hr - 1/2 minimum

Utilities Charges	As metered or allocated, not subject to leasehold tax
Rate	\$13 utility fee all tenants
	\$30.00 flat monthly fee for non-metered slips
	metered electric KWH charged as pass thru rate

Labor	
Administration	\$93.50/hr
Supervisor	\$82.50/hr
General Labor	\$82.50/hr
Standby	\$82.50/hr

Equipment Use by Port Staff	
Pump (Unlimited use per event)	\$50 flat fee + Labor Rate

Guest Moorage Rate	\$1.25 per ft per day
Winter Guest Monthly	(+15% permanent moorage)
Summer Guest Monthly	(+30% permanent moorage)
Guest Electric	\$5 nightly Electric - 30 amp
	\$10 nightly Electric - 50 amp

Storage	
Mini Storage unit	\$105.00/month (includes Leasehold Tax)
Dinghy Rack Fee	\$10.00/month (tenants only)
Canoe/Kayak Rack	20.00/month (includes Leasehold Tax)

Schedule of Proprietary Type User Charges - Marina Effective 1/1/2023

MARINA CHARGES

Plaza Moorage	
Rate	\$1.00 per ft per day - minimum

Other Charges	
Delinquency, Sale & Impound Fee	\$150 plus actual costs incurred by the Port
Pump out fee	\$50 + Labor Rate min/hour
Reservation Fee	\$6 per reservation
Waitlist Fee	\$50 flat fee
Keycard	\$15 flat fee
Park Pass Replacement	\$5 flat fee

Launch Ramp Charge	
Rate – General Public (recreational)	\$10.00 per launch, free haul
Rate – Annual (recreational)	\$85.00 unlimited launches for one year
Rate – Commercial Operator	\$85.00 per launch or haul
Rate – Annual Commercial Operator	\$275.00 unlimited launches for one year

Marine Fuel Dock	
Rates	Executive Director or designee will set rates based on market conditions taking into consideration local and regional markets, cost of fuel purchased, maximization of sales and rate of return to the Port.

Events	
User Fee	\$50.00 minimum
Reservation Fee	\$50.00 non-refundable (applied to rental fee)
Utility Charge	\$20.00 minimum (4 hour event) \$40.00 minimum (8 hour event)
Spider Box Rental	\$50.00 per day
Tents – 10'x10'	\$40.00 per day
10'x20'	\$82.50 per day
Propane Fireplace	\$50.00 each per day
Picnic Tables	\$5.00 each per day
Banquet Tables	\$5.00 each per day
Folding Chairs	\$1.00 each per day
Sign Boards	\$3.00 each per day
Traffic cones	\$1.00 each per day
Propane Grill	\$50 each per day

Party Package	
Includes: User/Reservation Fee. 2 propane fireplaces, 2 propane grills, 8 picnic tables, 1 charcoal grill, spider box	\$225 per day

Dry Storage	
Rate	\$4.26 per foot/per month, tax
Parking	\$10.00 per day

Schedule of Proprietary Type User Charges - Boatworks Effective 1/1/2023

BOATWORKS CHARGES

Haul out & Launch **Plus WSST	
Up to 32 ft. vessel	\$9.65 per ft. per haul & launch
33 – 39 ft. vessel	\$10.58 per ft. per haul &
40 – 49 ft. vessel	\$11.50 per ft. per haul &
50 – 59 ft. vessel	\$13.63 per ft. per haul &
over 59 ft. vessel	\$15.18 per ft. per haul &
Above includes hauling, blocking & launching. No lay time charge on the day of haul out.	

Environmental Fees	
Environmental Fee	\$1.65 per foot, pressure washed and/or blocked

Laytime	
First Seven Days	\$0.95
Additional Days	\$1.20

Winter Long Term Storage *Leasehold Tax Included	
Available October through March	\$10.77 per foot per month as available
LTS - Summer (limited spaces) Apr 1st. - Sept 30th	\$18.00 per foot per month as available
Monthly Electric	\$30.00 flat monthly fee for non-metered spaces

One-Way Haul & Launch	(Minimum \$100 charge) **Plus WSST
Up to 32 ft. vessel	\$6.82 per ft. per haul
32 – 39 ft. vessel	\$7.45 per ft. per haul
40 – 49 ft. vessel	\$8.44 per ft. per haul
50 – 59 ft. vessel	\$9.42 per ft. per haul
over 60 ft. vessel	\$10.29 per ft. per haul
Additional Time in Slings	\$220.00 per hour or part thereof

Towing	**Plus WSST
Scheduled towing	\$175.00/hr – 1/2 minimum
Un-schedule towing	\$225.00/hr - 1/2 minimum

Labor Rates **Plus WSST	
General Labor	\$82.50 per hour
Forklift	\$110.00 per hour, ½ hour minimum
Crane/Travelift	\$230.00 per hour, ½ hour minimum
Delinquency Fee & Impound Fee	\$150.00 plus actual costs incurred by the Port

Pressure Wash Bottom **Plus WSST	
Rate	\$3.50 per foot
Additional Cleanup/	General Labor Rate

Waste Handling	
Waste Collection and	
Dumpster Rental	Based on waste management pass thru fees and General Labor rates
Dumpster Delivery/	
Landfill Cost	

Daily Work Dock Moorage	\$1.25 per ft per day
Nightly Electric	\$5 nightly Electric - 30 amp \$10 nightly Electric - 50 amp

Monthly Work Dock	*Leasehold Tax Included
Rate for under 32 feet	\$9.63 per foot per month
Rate for 32- 36 ft.	\$10.77 per foot per month
Rate for 36- 44 Ft.	\$11.39 per foot per month
Rate for 45 - 50 Ft.	\$11.74 per foot per month
Rate for over 50 Ft	\$12.19 per foot per month

Storage	
Mast Storage	\$8.00 per day
Boat on Trailer Storage (limited availability)	\$8.00 per day
Boat on Trailer Storage (Monthly Storage Yard)	\$4.26 per ft per month

Schedule of Proprietary Type User Charges - Boatworks Effective 1/1/2023
BOATWORKS CHARGES

Marine Trade Contractors/Vendors	
Annual/Renewal	\$250 per year
Project/Monthly	\$75 per project and/or per month
All Contractors must supply a business license, current insurance and be approved thru the Port's	

Schedule of Proprietary Type User Charges - Airport Effective 1/1/2023

AIRPORT CHARGES

"Long-Term" Space Rental – amounts include leasehold excise tax	
Open Hangar Planeports 40 x 28	\$256.52 per hangar per month
T-Hangars 40 x 32	\$329.38 per hangar per month
T-Hangars 45 x 40	\$476.59 per hangar per month
Executive Hangars 60 x 46 ft.	\$817.32 per hangar per month
Tie-Downs, Large	\$104.84 per tie-down per
Tie-Downs, Small	\$64.68 per tie-down per
G-Storage	\$236.00 per space per month

Overnight Apron Fees – Commercial/Itinerant	
Gross Weight	Daily
0 to 12,500 lbs.	\$10
12,501 to 26,000	\$15
26,001 to 54,000	\$25
54,001 to 117,000	\$35

Key and Security Cards	
Key Deposit	\$20 (refundable when key returned)
Security Card Deposit	\$20 (refundable when card returned)
Security Card Replacement	\$20

"Short-Term" Space Rental – amounts include leasehold excise tax when appropriate	
Open Hangar Planeports	\$15 daily
T-Hangars	\$30 daily
Executive Hangars	\$50 daily

Commercial Aeronautical Activity License	\$280 Minimum plus leasehold excise tax
Aircraft Impound	\$75

Fuel Flowage	
Licensed dealer for FBO line service	Rate \$0.07 per gallon
Other	Rate \$0.14 per gallon
Fuel Farm Pad License Fee	\$1,060 per year plus tax (LET)

Landing Fees	
Aircraft 12,500 lbs & greater	\$1.50 per 1,000 pounds maximum certificated landing weight (\$18.75 minimum)

Other Rates	
FOD-Boss Rental	\$30 per hour
Lift truck	\$75 per hour – one half hour minimum
Labor	\$80 per hour - one hour minimum
Landside Aircraft Launch Fee	\$10 per day
A/C Launch Vehicle Parking Fee	\$3.75 per day

Schedule of Proprietary Type User Charges - Marine Terminal Effective 1/1/2023

MARINE TERMINAL CHARGES

Basic Rate	Port of Olympia Marine Terminal Tariff as published on the 31st of December, 2005 or as amended
Other Rates	As negotiated with terminal customers

Schedule of Proprietary Type User Charges - Properties Effective 1/1/2023

PROPERTY LEASE CHARGES

Rents*	
Ground Rent – Airport Land-Aeronautical	\$0.35 per square foot per year
Ground Rent – Airport Land-Non-Aeronautical	Port Policy 1101 / Appraisal (Initial Ground Rent)
Ground Rent - Port Properties	Port Policy 1101 / Appraisal (Initial Ground Rent)
Ground Rent - Special Event, Temporary	Minimum \$250 per day
Space Rent	Port Policy 1101 / Appraisal (Initial Space Rent)
Port Plaza Rental Charges	Non-Profit Organization -- \$250 per event
	Other -- \$500 per event (Minimum)
	Deposit -- \$250 required

Surety Requirements**	
Lease, over one year	One year rent plus leasehold excise tax
Lease, one year or less	Three months rent plus leasehold excise tax
Retail and/or Flex Space	Two months rent plus leasehold excise tax

Service & Other Charges	
Labor, Maintenance & Other	\$82.50 per hour (2 hour minimum)
Holdover / CAM / Late Charges	Per lease agreement
Insurance	100% allocated premiums to Port
Keys	\$20 deposit per key
Lease Reinstatement	\$500
Lease Modification	\$500
Fees & Taxes	100% imposed by other jurisdictions
Audit Fees	100% pass through of costs
Payments by Port for Tenant	100% pass through of costs
Interest Charges	Per lease agreement or 18% per annum
SEPA Appeal Fee	\$750

* All leases, other than those with tax exempt entities, are subject to leasehold excise tax.

** Surety waived for government/public agencies.

Schedule of Proprietary Type User Charges Effective 1/1/2023

FOREIGN TRADE ZONE, PORT EDC, AND ADMINISTRATIVE FEES

Foreign Trade Zone Charges	
Rates	In accordance with the Port of Olympia published tariff for the South Puget Sound Foreign Trade Zone (FTZ #216) in compliance with the Department of Commerce Foreign Trade Zones Board and effective as amended February 28, 2014.

Port of Olympia Economic Development Corporation Fees	
Application for Industrial	\$750
On Bond Issuance	¼ of 1% of the principal amount of the bond issue

Administrative Fees	
Copies, paper	\$0.15 per page
Copies, scanned	\$0.10 per page
Electronic files	\$0.05 per 4 files
Electronic files	\$0.10 per gig of records
8GB USB Flash Drive	Actual Cost
16GB USB Flash Drive	Actual Cost
CD's & DVD's	Actual Cost
8½x11 Color	\$0.50 per page
8½x14 Color	\$0.75 per page
11x17 Color	\$1.00 per page
Outside Vendors	Actual Cost

The Port will waive charges under \$2.00. Fees will not be waived if multiple requests are made by the same requestor regarding the same topic within a reasonable period of time for the intent to qualify for the waiver.

Appendix C - Memberships

	2023 Budget
Commission	\$ 81,578
Intercity Transit - Amtrak Station	6,000
Lacey Chamber of Commerce	820
Olympia Downtown Alliance	300
Roundtable of Thurston County	150
Thurston County Chamber of Commerce	750
Thurston Regional Planning Council	42,108
Tumwater Chamber of Commerce	600
Visitors and Convention Bureau	200
Washington Public Ports Association	26,000
Tenino Chamber of Commerce	50
Yelm Area Chamber of Commerce	600
Washington State Dept. of Enterprise Services (purchasing coop)	1,000
Pacific Northwest Waterways Association	3,000
FTZ	1,800
National Association of Foreign-Trade Zones (FTZ)	1,800
Marine Terminal	3,959
Northwest Marine Terminal Association	1,700
Marine Exchange of Puget Sound	400
Washington Coalition for International Trade	500
Propeller Club	180
Livestock Exporters Association	1,000
Transportation Club	75
Women's International Shipping and Trading Assoc	104
Airport	3,485
AAAE Contract Tower Association	2,700
Northwest AAAE	85
WA Airport Management Assoc	550
WA Community Airports Assoc	75
WA Pilots Assoc	75
G & A (Exec, Marketing, Public Works, Finance)	9,250
SHRM/HRCI	1,000
MISC (Executive/Business Development)	1,500
Public Relations Society	255
International Assoc. of Public Participation	260
3CMA	235
083 - 1000	1,000
085 - 3,000	3,000
084 - 2000	2,000
Marina & Boatworks	1,300
020 - 1200	1,000
022 - 600	300
Properties	300
LoopNet Commercial RE Listings Site	300
Grand Total	\$ 101,672

Appendix D - Promotional Hosting

RCW 53.36.140: Port commissions shall adopt, in writing, rules and regulations governing promotional hosting expenditures by port employees or agents. Such rules shall identify officials and agents authorized to make such expenditures and the approved objectives of such spending, which are part of Policy number 604. Port commissioners shall not personally make such expenditures, or seek reimbursement therefore, except where specific authorization of such expenditures has been approved by the port commission. All payments and reimbursements shall be identified and supported appropriately.

RCW 53.36.130: Promotional Hosting - Source and Amount of Funds- Only from Gross Operating revenues and shall not exceed one percent thereof upon the first \$2,500,000 of such gross operating revenues, one-half of one percent upon the next \$2,500,000 of such operating gross revenues, and 1/4 of one percent on the excess over \$5,000,000 of such operating revenues.

Calculations of an estimated promotional hosting limit for the budget year 2023 (2021 audited revenues as of 12/31/21 are used.):

Total Gross Operating Revenues	\$14,130,075
1% of the 1st \$2,500,000	\$ 25,000
1/2 of 1% of 2nd \$2,500,000	12,500
1/4 of 1% of excess over	22,825
Promotional Hosting Limit	\$ 60,325

RCW 53.36.120: Under the authority of Article VIII, section 8, of the state Constitution, port district expenditures for industrial development, trade promotion or promotional hosting shall be pursuant to specific budget items as approved by the port commission at the annual public hearings on the port district budget.

Department	2023 Budget
Marine Terminal	\$ 5,000
Properties	500
Executive	2,000
Administrative	0
Total Budgeted	\$ 7,500

Appendix E - 2023 Tax Levy

2023 Tax Levy Calculation

2022 levy amount		7,124,012
1% Increase on prior year levy	1%	71,240
New construction	886,798,429	7,195,252
2022 levy rate (\$ per \$1,000)	<u>0.1507</u>	
Levy increase for new construction		133,634
Levy increase for assessed property value	\$ -	-
Administrative Refund Re-Levy		7,945
Banked Capacity		<u>255,534</u>
Proposed 2023 tax levy		<u><u>7,592,365</u></u>
2023 Preliminary Assessed Valuation	\$ 59,937,598,057	
2023 Millage Rate (calculated)		\$ 0.1267

Appendix F - Bond Debt

Outstanding Long Term General Obligation Bond Debt

Includes Series: 2013A, 2013B, 2015, 2016A, 2016B, 2018A, 2018B
As of December 31, 2023

Fiscal Year(s)	Principal	Interest	Annual Debt Service
2023	3,310,000	1,231,368	4,541,368
2024	3,430,000	1,123,131	4,553,131
2025	3,570,000	999,919	4,569,919
2026	8,340,000	871,981	9,211,981
2027	3,580,000	578,932	4,158,932
2028	2,680,000	447,154	3,127,154
2029	440,000	386,050	826,050
2030	460,000	364,050	824,050
2031	485,000	341,050	826,050
2032	510,000	316,800	826,800
2033-2042	6,460,000	1,803,100	8,263,100
Grand Total	33,265,000	8,463,535	41,728,535

Outstanding Financed Equipment Debt with Key Bank

As of December 31, 2023

Fiscal Year(s)	Principal	Interest	Annual Debt Service
2023	55,470	7,850	63,320
2024	57,871	5,449	63,320
2025	60,376	2,944	63,320
2026	31,161	499	31,660
Grand Total	204,878	16,742	221,620

2023 Proposed Capital Budget

Business Unit	Page #	Project Name	Capital Budget	PORT Funds	Grant Funds	Notes, Comments, Assumptions
Airport	1	Hangar Expansion Pilot Project**	\$50,000	\$50,000		Planning, design and permitting
	2	Airport Maintenance Shop**	\$20,000	\$20,000		Planning, conceptual design and cost estimate
	3	Airport Runway 8/26 Reconstruction**	\$250,000	\$250,000		Planning, design and permitting
		Subtotal Airport	\$320,000	\$320,000	\$0	
Marina & Boatworks	4	Marina/Admin Offices - Development**	\$275,000	\$25,000	\$250,000	Planning, design and permitting
	5	Marina Electrical B/C Docks**	\$253,000	\$253,000		Design, engineering, permitting, construction
	6	BW-Stormwater Unit/Treatment	\$200,000	\$200,000		2022 Stormwater Permit Changes
	7	Manlift-Towable/Electric	\$35,000	\$35,000		Equipment - potential WSDOT and DOE Grants
	8	Port-wide Piling Replacement Plan**	\$85,000	\$85,000		Engineer Assessment
		Subtotal Marina & Boatworks	\$848,000	\$598,000	\$250,000	
Marine Terminal	9	Asphalt/Repairs-Berth 1**	\$50,000	\$12,500	\$37,500	PIDP Grant Awarded 10.27.22 - Design, engineering, permitting
	10	Maintenance Facility**	\$50,000	\$12,500	\$37,500	PIDP Grant Awarded 10.27.22 - Design, engineering, permitting
	11	Marine Terminal Paving**	\$110,000	\$27,500	\$82,500	PIDP Grant Awarded 10.27.22 - Design, engineering, permitting
	12	Warehouse-Fire System **	\$150,000	\$150,000		Construction
	13	Dock Ramps	\$40,000	\$40,000		Equipment: Need (6) - (2) per budget year
	14	Water Truck	\$55,000	\$55,000		Equipment: End of Life - Replace
	15	Forks for Supersacks	\$28,000	\$28,000		Equipment
		Subtotal Marine Terminal	\$483,000	\$325,500	\$157,500	
Properties	16	CBC Bldg #2 - Roof Replace	\$275,800	\$275,800		Design, engineering, permitting, construction
	17	Shell Gas Station - HVAC Replace	\$22,000	\$22,000		Equipment: End of Life - Replace
		Subtotal Properties	\$297,800	\$297,800	\$0	
Non-Ops Admin	18	IT: PDK Gates (Portwide)	\$75,000	\$75,000		Equipment purchase & Software Integration
	19	IT: Fiber to Port Cyber Security Infrastructure**	\$222,776	\$55,694	\$167,082	Equipment purchase; Grant
	20	IT: Network & PC Upgrades - Annual	\$75,000	\$75,000		Equipment purchase
	21	Commission Room Upgrades	\$75,000	\$75,000		Equipment purchase Room Upgrade
	22	Billy Frank Trail Signs**	\$25,000	\$25,000		Centennial
	23	Centennial Legacy Project**	\$50,000	\$50,000		Plan, design, engineering, permits
	24	Sustainability Infrastructure Matching Fund	\$100,000	\$100,000		Zero-Emissions De-Carbonization Solar Grant Capital Initiatives
		Subtotal Non Ops & Admin	\$622,776	\$455,694	\$167,082	
		Capital Total	Port Total	Grants Total		
	Total	\$2,571,576	\$1,996,994	\$574,582		