

Port of Olympia
Income Statement
Management Format
2018 Budget

						2018 Budget	2017 Projected	Variance	
	Airport & New Market	Swantown Marina	Marine Terminal	Properties	Storm Water Facility	General Admin.	2018	2017	Fav(Unf)
Operating Revenues	2,741	3,088	3,633	1,321	866		\$ 11,649	\$ 11,518	\$ 131
Operations & Maintenance Expenses	(990)	(2,031)	(2,867)	(581)	(595)		(7,064)	(6,803)	(261)
Contribution Margin	1,751	1,057	766	740	271	-	4,585	4,715	(130)
Administration Expenses	(756)	(749)	(747)	(745)	(53)	-	(3,050)	(2,620)	(430)
Operating Expenses	(1,746)	(2,780)	(3,614)	(1,326)	(648)	-	(10,114)	(9,423)	(691)
Operating Income before depreciation	995	308	19	(5)	218		1,535	2,095	(560)
Depreciation	(578)	(661)	(1,515)	(405)	(172)	(299)	(3,630)	(3,349)	(281)
Operating Income (loss)	417	(353)	(1,496)	(410)	46	(299)	(2,095)	(1,254)	(841)
	15.2%	-11.4%	-41.2%	-31.0%	5.3%		-18.0%		
Non-operating Revenues (expenses)									
Bond Interest Expense, net of Premium	(96)	(176)	(671)	(320)	(122)	(214)	(1,598)	(1,394)	(204)
Interest Income	-	-	-	-	-	56	56	98	(42)
Forest Board & Leasehold Tax	-	-	-	-	-	130	130	120	10
Bank Interest Expense	-	-	-	-	-	-	-	(155)	155
FTZ Revenue & Expense, net	-	-	-	-	-	-	-	2	(2)
Non Operating Revenues	-	-	-	-	-	36	36	20	16
Non Operating Expenses	-	-	-	-	-	(120)	(120)	(61)	(59)
Grant Income	-	-	-	-	-	603	603	1,026	(423)
Depreciation on Grant Assets	(407)	(62)	(160)	-	-	-	(629)	(609)	(20)
Settlements	-	-	-	-	-	-	-	20	(20)
Non-operating Revenues (expenses)	(503)	(238)	(831)	(320)	(122)	491	(1,522)	(933)	(589)
Income (loss) before Tax Levy	(86)	(591)	(2,327)	(730)	(76)	192	(3,617)	(2,187)	(1,430)
Tax Levy							6,246	5,177	1,069
Interest Expense, G.O. Bonds							(1,509)	(1,549)	40
Principle payments, G.O. Bonds							(2,970)	(2,655)	(315)
Environmental Expense							(969)	(3,501)	2,532
Commission Special Projects							(351)	-	(351)
Election Expense							(95)	-	(95)
Public Parks & Roads Expense							(242)	(228)	(14)
Under (Over) Spending of Tax Levy							110	(2,756)	2,866
Adjustment: Interest Expense, G.O. Bonds (shown twice)							1,509	1,549	(40)
Adjustment: Principle, G.O. Bonds (not part of Income Statement)							2,970	2,655	315
Total Port Income (Loss)							972	(739)	1,711

Income Statement

2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Activities:				
Total Operating Revenues	\$11,649,101	\$11,802,143	\$11,518,250	\$10,889,184
Total Operating and Maintenance Expenses	(\$10,113,890)	(\$9,697,796)	(\$9,423,518)	(\$9,425,347)
=====				
Port Operating Income/(Deficit) Incl OvHd	\$1,535,211	\$2,104,347	\$2,094,732	\$1,463,837
Depreciation	(\$3,629,592)	(\$3,397,073)	(\$3,348,836)	(\$3,927,479)
=====				
Port Operating Income/(Deficit)	(\$2,094,381)	(\$1,292,726)	(\$1,254,104)	(\$2,463,642)
Operating Margin	-17.98%	-10.95%	-10.89%	-22.62%
Non-Operating Activities:				
(Includes Environmental and FTZ)				
Other Non-Operating Revenues	\$222,104	\$274,104	\$258,557	\$384,775
Other Non-Operating Expenses	(\$214,800)	(\$145,000)	(\$61,458)	(\$340,015)
Environmental Expenses	(\$969,391)	(\$808,415)	(\$3,500,894)	(\$567,344)
Public Amenities	(\$242,480)	(\$224,480)	(\$227,792)	(\$241,489)
Commission Special Projects	(\$351,000)	\$0	\$0	\$0
Financing Interest Expense	\$0	(\$102,960)	(\$154,810)	(\$116,030)
FTZ Revenues	\$24,269	\$26,326	\$27,873	\$21,744
FTZ Expenses	(\$24,270)	(\$26,042)	(\$25,738)	(\$26,929)
=====				
Total Non-Operating Income/(Deficit), net	(\$1,555,568)	(\$1,006,467)	(\$3,684,262)	(\$885,288)
=====				
Non-Operating Income/(Deficit) before Tax Levy	(\$3,649,949)	(\$2,299,193)	(\$4,938,366)	(\$3,348,930)
=====				
Ad Valorem Taxes and Interest on G.O Bonds				
Ad Valorem Tax Revenue	\$6,246,094	\$5,163,132	\$5,176,635	\$5,048,434
Bond Expenses	(\$1,598,109)	(\$1,389,677)	(\$1,393,865)	(\$1,256,273)
=====				
Total Port Income (Deficit)	\$998,036	\$1,474,262	(\$1,155,596)	\$443,231
Grants	\$603,000	\$686,147	\$1,025,820	\$65,686
Depreciation of Asset costs Purchased with Grant \$\$	(\$629,340)	(\$609,411)	(\$609,411)	\$0
=====				
Increase (decrease) in Net Assets	\$971,696	\$1,550,998	(\$739,187)	\$508,917

Income Statement by Business Unit

2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Revenue:				
Airport and New Market Industrial	\$2,740,998	\$2,638,904	\$2,687,606	\$2,759,883
Swantown Marina & Boatworks	\$3,087,547	\$2,735,562	\$2,762,654	\$2,551,604
Marine Terminal	\$3,633,408	\$4,417,576	\$4,252,667	\$4,254,071
Stormwater Facility	\$866,178	\$743,300	\$592,367	\$578,684
Peninsula Properties	\$1,320,970	\$1,266,801	\$1,222,957	\$744,942
Total Operating Revenues	\$11,649,101	\$11,802,143	\$11,518,251	\$10,889,184
Operating & Maint Expenses:				
Airport and NewMarket Industrial	(\$990,162)	(\$976,400)	(\$942,301)	(\$910,218)
Swantown Marina & Boatworks	(\$2,031,207)	(\$1,689,995)	(\$1,612,507)	(\$1,528,940)
Marine Terminal	(\$2,866,971)	(\$3,706,007)	(\$3,320,948)	(\$3,505,920)
Stormwater Facility	(\$594,640)	(\$451,000)	(\$450,726)	(\$210,777)
Peninsula Properties	(\$580,893)	(\$524,079)	(\$476,757)	(\$373,758)
Total Operating & Maint Expenses	(\$7,063,873)	(\$7,347,481)	(\$6,803,239)	(\$6,529,613)
Operating Surplus:				
Airport and New Market Industrial	\$1,750,836	\$1,662,504	\$1,745,305	\$1,849,665
Swantown Marina & Boatworks	\$1,056,340	\$1,045,567	\$1,150,147	\$1,022,664
Marine Terminal	\$766,437	\$711,569	\$931,719	\$748,151
Stormwater Facility	\$271,538	\$292,300	\$141,641	\$367,907
Peninsula Properties	\$740,077	\$742,722	\$746,200	\$371,184
Total Port Operating Surplus / (Deficit)	\$4,585,228	\$4,454,662	\$4,715,012	\$4,359,571
Depreciation				
Airport and NewMarket Industrial	(\$577,572)	(\$408,552)	(\$422,739)	(\$856,569)
Swantown Marina & Boatworks	(\$661,488)	(\$627,253)	(\$605,592)	(\$625,899)
Marine Terminal	(\$1,514,652)	(\$1,590,094)	(\$1,636,622)	(\$1,815,117)
Stormwater Facility	(\$171,816)	(\$119,691)	(\$119,691)	(\$119,691)
Peninsula Properties	(\$405,024)	(\$371,883)	(\$269,463)	(\$215,074)
Administration	(\$299,040)	(\$279,600)	(\$294,729)	(\$295,130)
Total Depreciation	(\$3,629,592)	(\$3,397,073)	(\$3,348,836)	(\$3,927,480)
Operating Income/(Deficit) after Depreciation				
Airport and NewMarket Industrial	\$1,173,264	\$1,253,952	\$1,322,566	\$993,096
Swantown Marina & Boatworks	\$394,852	\$418,314	\$544,555	\$396,765
Marine Terminal	(\$748,215)	(\$878,525)	(\$704,903)	(\$1,066,966)
Stormwater Facility	\$99,722	\$172,609	\$21,950	\$248,216
Peninsula Properties	\$335,053	\$370,839	\$476,737	\$156,110
PORT OPERATING INCOME/(DEFICIT) AFTER DEPRECIATION	\$1,254,676	\$1,337,189	\$1,660,905	\$727,221

Income Statement by Business Unit

2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Administrative Overhead Allocation to Business Units:				
Airport and NewMarket Industrial	(\$755,489)	(\$582,173)	(\$649,043)	(\$715,576)
Swantown Marina & Boatworks	(\$748,779)	(\$577,472)	(\$663,413)	(\$709,220)
Marine Terminal	(\$747,254)	(\$575,827)	(\$641,968)	(\$707,776)
Stormwater Facility	(\$53,680)	(\$41,366)	(\$46,117)	(\$50,844)
Peninsula Properties	(\$744,814)	(\$573,477)	(\$639,872)	(\$705,465)
Total Administrative Overhead	(\$3,050,016)	(\$2,350,315)	(\$2,640,413)	(\$2,888,881)
Port Operating Income (Deficit) After Overhead & Depreciation				
Airport and New Market Industrial	\$417,775	\$671,779	\$673,523	\$277,520
Swantown Marina & Boatworks	(\$353,927)	(\$159,158)	(\$118,858)	(\$312,455)
Marine Terminal	(\$1,495,469)	(\$1,454,352)	(\$1,346,871)	(\$1,774,742)
Stormwater Facility	\$46,042	\$131,243	(\$24,167)	\$197,372
Peninsula Properties	(\$409,761)	(\$202,638)	(\$163,135)	(\$549,355)
Administration	(\$299,040)	(\$279,600)	(\$294,729)	(\$295,130)
Total Port Operating Income/(Deficit) After Overhead & Depreciation	(\$2,094,380)	(\$1,292,726)	(\$1,274,237)	(\$2,456,790)
Operating Margin				
Olympia Regional Airport	15.24%	25.46%	25.06%	10.06%
Swantown Marina & Boatworks	-11.46%	-5.82%	-4.30%	-12.25%
Marine Terminal	-41.16%	-32.92%	-31.67%	-41.72%
Stormwater Facility	5.32%	17.66%	-4.08%	34.11%
Peninsula Properties	-31.02%	-16.00%	-13.34%	-73.74%
Port Operating Margin	-17.98%	-10.95%	-11.06%	-22.56%
Equals 1--(Operational Expenses / Operational Revenues)				

Income Statement by Business Unit

2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Olympia Regional Airport	\$2,740,998	\$2,638,904	\$2,687,606	\$2,759,883
Swantown Marina & Boatworks	\$3,087,547	\$2,735,562	\$2,762,654	\$2,551,604
Marine Terminal	\$3,633,408	\$4,417,576	\$4,252,667	\$4,254,071
Stormwater Facility	\$866,178	\$743,300	\$592,367	\$578,684
Peninsula Properties	\$1,320,970	\$1,266,801	\$1,222,957	\$744,942
Total Operating Revenues	\$11,649,101	\$11,802,143	\$11,518,251	\$10,889,184
Operating Expenses				
General Operations	(\$5,179,866)	(\$5,523,643)	(\$5,230,237)	(\$4,954,381)
Maintenance	(\$1,884,007)	(\$1,823,837)	(\$1,573,002)	(\$1,575,232)
Depreciation	(\$3,629,592)	(\$3,397,073)	(\$3,348,836)	(\$3,927,479)
General and Administrative	(\$3,050,017)	(\$2,350,315)	(\$2,620,279)	(\$2,895,734)
Total Operating Expenses	(\$13,743,482)	(\$13,094,868)	(\$12,772,354)	(\$13,352,826)
Port Operating Income/(Deficit) Incl OvHd	(\$2,094,381)	(\$1,292,725)	(\$1,254,103)	(\$2,463,642)
NonOperating Revenue (Expense)				
Nonoperating Revenues	\$36,090	\$36,090	\$20,099	\$65,709
Interest Income	\$56,014	\$108,014	\$98,013	\$91,855
Tax Sharing Income: Forest Board & Leasehold	\$130,000	\$130,000	\$120,223	\$202,212
Settlements	\$0	\$0	\$20,222	\$25,000
Grant Income	\$603,000	\$686,147	\$1,025,820	\$65,686
Depreciation of Asset costs Purchased with Grant \$\$	(\$629,340)	(\$609,411)	(\$609,411)	\$0
Gain (Loss) on Investments	\$0	\$0	\$0	\$0
FTZ Revenues	\$24,269	\$26,326	\$27,873	\$21,744
Non Operating Expenses	(\$120,000)	(\$80,000)	(\$61,458)	(\$340,015)
Financing Interest Expenses	\$0	(\$102,960)	(\$154,810)	(\$116,030)
Election Expense	(\$94,800)	(\$65,000)	\$0	\$0
Environmental Expenses	(\$969,391)	(\$808,415)	(\$3,500,894)	(\$567,344)
FTZ Expenses	(\$24,270)	(\$26,042)	(\$25,738)	(\$26,929)
Public Amenities	(\$242,480)	(\$224,480)	(\$227,792)	(\$241,489)
Commission Special Projects	(\$351,000)	\$0	\$0	\$0
Total NonOperating Revenue (Exp)	(\$1,581,908)	(\$929,731)	(\$3,267,853)	(\$819,601)
Total Port Income/(Deficit) Before Net Ad Valorem Tax Revenue	(\$3,676,289)	(\$2,222,456)	(\$4,521,956)	(\$3,283,243)
Ad Valorem Tax Revenue	\$6,246,094	\$5,163,132	\$5,176,635	\$5,048,434
Bond Expense	(\$1,598,109)	(\$1,389,677)	(\$1,393,865)	(\$1,256,273)
Ad Valorem Tax Revenue, net	\$4,647,985	\$3,773,455	\$3,782,770	\$3,792,161
Total Port Income (Deficit)	\$971,696	\$1,550,999	(\$739,186)	\$508,918

Olympia Regional Airport 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Revenues:				
Landing Fees	\$7,500	\$6,000	\$7,839	\$6,873
Utility (Pass Thru Costs)	\$11,800	\$6,710	\$10,343	\$9,016
Land Rents	\$1,954,857	\$1,871,129	\$1,896,237	\$1,905,780
Space & Hanger Rental	\$751,311	\$742,095	\$748,851	\$687,239
Fuel Flowage Fees	\$15,000	\$12,000	\$15,678	\$19,641
Other Misc. Income	\$530	\$970	\$8,657	\$131,334
Total Operating Revenues	\$2,740,998	\$2,638,904	\$2,687,605	\$2,759,883
Operating Expenses:				
Salaries	(\$187,498)	(\$176,678)	(\$186,022)	(\$181,087)
Benefits	(\$72,273)	(\$64,168)	(\$66,758)	(\$62,460)
Outside Professional Services	(\$36,320)	(\$35,500)	(\$33,492)	(\$49,226)
Supplies	\$0	\$0	\$0	\$0
Equipment Rentals	(\$1,500)	(\$1,500)	(\$1,398)	(\$1,207)
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$139,179)	(\$128,341)	(\$129,027)	(\$128,229)
Utilities	(\$101,090)	(\$98,176)	(\$97,560)	(\$106,977)
Other Operating Expense	(\$6,700)	(\$6,181)	(\$5,097)	(\$3,158)
Allocated Costs From Another Unit	(\$13,438)	(\$96,358)	(\$109,692)	(\$111,067)
Allocated Costs To Another Unit	\$0	\$19,012	\$52,769	\$50,699
Total Operating Expenses	(\$557,998)	(\$587,890)	(\$576,277)	(\$592,712)
Maintenance Expenses:				
Salaries	(\$158,850)	(\$132,600)	(\$133,741)	(\$108,013)
Benefits	(\$87,484)	(\$72,957)	(\$74,317)	(\$53,912)
Outside Professional Services	(\$16,000)	(\$16,000)	(\$17,890)	(\$16,908)
Supplies	(\$17,500)	(\$16,500)	(\$13,825)	(\$7,580)
Equipment Rentals	(\$1,000)	(\$1,000)	(\$336)	(\$361)
General & Administrative Direct	\$0	\$0	\$128	(\$51)
Other Maintenance Expense	(\$6,000)	(\$6,000)	(\$3,761)	(\$4,093)
Other Utilities	\$0	\$0	\$0	\$0
Maintenance & Repair Property & Buildings	(\$143,200)	(\$143,200)	(\$128,148)	(\$125,357)
Allocated Costs From Another Unit	(\$2,131)	(\$9,192)	(\$11,699)	(\$10,525)
Allocated Costs To Another Unit	\$0	\$8,938	\$17,567	\$9,294
Total Maintenance Expenses	(\$432,165)	(\$388,511)	(\$366,022)	(\$317,506)
Total Operating & Maintenance Expenses	(\$990,163)	(\$976,401)	(\$942,299)	(\$910,218)
Income (Loss) Before Deprec & Overhead	\$1,750,835	\$1,662,503	\$1,745,306	\$1,849,665
Depreciation	(\$577,572)	(\$408,552)	(\$422,739)	(\$856,569)
General & Administrative Overhead	(\$755,489)	(\$582,173)	(\$649,043)	(\$715,576)
Net Income (Loss)	\$417,774	\$671,778	\$673,524	\$277,520

Airport Operations 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Revenues:				
Landing Fees	\$7,500	\$6,000	\$7,839	\$6,873
Utility (Pass Thru Costs)	\$7,300	\$6,710	\$7,259	\$9,016
Land Rents	\$485,599	\$432,363	\$448,357	\$451,082
Space & Hanger Rental	\$531,252	\$524,817	\$532,673	\$525,467
Fuel Flowage Fees	\$15,000	\$12,000	\$15,678	\$19,641
Other Misc. Income	\$530	\$520	\$8,657	\$2,916
Total Operating Revenues	\$1,047,181	\$982,410	\$1,020,463	\$1,014,995
Operating Expenses:				
Salaries	(\$187,498)	(\$176,678)	(\$186,022)	(\$181,087)
Benefits	(\$72,273)	(\$64,168)	(\$66,758)	(\$62,460)
Outside Professional Services	(\$22,500)	(\$22,000)	(\$20,735)	(\$41,533)
Supplies	\$0	\$0	\$0	\$0
Equipment Rentals	(\$1,500)	(\$1,500)	(\$1,398)	(\$1,207)
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$31,611)	(\$29,140)	(\$29,655)	(\$28,937)
Utilities	(\$52,100)	(\$49,936)	(\$50,803)	(\$53,524)
Other Operating Expense	(\$3,100)	(\$3,081)	(\$3,079)	(\$1,565)
Allocated Costs From Another Unit	(\$13,438)	(\$20,791)	(\$25,540)	(\$21,618)
Allocated Costs To Another Unit	\$0	\$19,012	\$52,769	\$50,699
Total Operating Expenses	(\$384,020)	(\$348,282)	(\$331,221)	(\$341,232)
Maintenance Expenses:				
Salaries	(\$158,850)	(\$132,600)	(\$133,741)	(\$108,013)
Benefits	(\$87,484)	(\$72,957)	(\$74,317)	(\$53,912)
Outside Professional Services	(\$15,000)	(\$15,000)	(\$16,647)	(\$16,779)
Supplies	(\$16,500)	(\$16,500)	(\$13,501)	(\$7,580)
Equipment Rentals	(\$1,000)	(\$1,000)	(\$336)	(\$361)
General & Administrative Direct	\$0	\$0	\$128	(\$51)
Other Maintenance Expense	(\$3,000)	(\$3,000)	(\$2,703)	(\$3,940)
Other Utilities	\$0	\$0	\$0	\$0
Maintenance & Repair Property & Buildings	(\$106,200)	(\$106,200)	(\$95,023)	(\$92,157)
Allocated Costs From Another Unit	(\$2,131)	(\$1,585)	(\$283)	(\$1,231)
Allocated Costs To Another Unit	\$0	\$8,938	\$17,567	\$9,294
Total Maintenance Expenses	(\$390,165)	(\$339,904)	(\$318,856)	(\$274,730)
Total Operating & Maintenance Expenses	(\$774,185)	(\$688,186)	(\$650,077)	(\$615,962)
Income (Loss) Before Deprec & Overhead	\$272,996	\$294,224	\$370,386	\$399,033
Depreciation	(\$310,092)	(\$295,727)	(\$309,106)	(\$741,183)
General & Administrative Overhead	(\$155,856)	(\$120,101)	(\$133,896)	(\$147,622)
Net Income	(\$192,952)	(\$121,604)	(\$72,616)	(\$489,772)

NewMarket Industrial Campus 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Revenues:				
Landing Fees	\$0	\$0	\$0	\$0
Utility (Pass Thru Costs)	\$0	\$0	\$0	\$0
Land Rents	\$1,449,636	\$1,428,779	\$1,433,698	\$1,435,110
Space & Hanger Rental	\$60,480	\$60,000	\$60,000	\$57,600
Fuel Flowage Fees	\$0	\$0	\$0	\$0
Other Misc. Income	\$0	\$450	\$0	\$128,418
Total Operating Revenues	\$1,510,116	\$1,489,229	\$1,493,698	\$1,621,128
Operating Expenses:				
Salaries	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0
Outside Professional Services	(\$5,480)	(\$6,000)	(\$4,842)	(\$2,686)
Supplies	\$0	\$0	\$0	\$0
Equipment Rentals	\$0	\$0	\$0	\$0
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$107,568)	(\$99,201)	(\$99,372)	(\$99,292)
Utilities	(\$5,350)	(\$5,700)	(\$5,272)	(\$4,325)
Other Operating Expense	(\$1,000)	(\$500)	(\$1,397)	\$0
Allocated Costs From Another Unit	\$0	(\$75,567)	(\$84,152)	(\$89,449)
Allocated Costs To Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$119,398)	(\$186,968)	(\$195,035)	(\$195,752)
Maintenance Expenses:				
Salaries	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0
Outside Professional Services	(\$1,000)	(\$1,000)	(\$1,244)	(\$128)
Supplies	\$0	\$0	\$0	\$0
Equipment Rentals	\$0	\$0	\$0	\$0
General & Administrative Direct	\$0	\$0	\$0	\$0
Other Maintenance Expense	(\$2,000)	(\$2,000)	(\$726)	\$0
Other Utilities	\$0	\$0	\$0	\$0
Maintenance & Repair Property & Buildings	(\$17,000)	(\$17,000)	(\$17,898)	(\$5,667)
Allocated Costs From Another Unit	\$0	(\$4,910)	(\$8,891)	(\$6,530)
Allocated Costs To Another Unit	\$0	\$0	\$0	\$0
Total Maintenance Expenses	(\$20,000)	(\$24,910)	(\$28,759)	(\$12,325)
Total Operating & Maintenance Expenses	(\$139,398)	(\$211,878)	(\$223,794)	(\$208,077)
Income (Loss) Before Deprec & Overhead	\$1,370,718	\$1,277,351	\$1,269,904	\$1,413,051
Depreciation	(\$111,276)	(\$112,825)	(\$113,633)	(\$115,385)
General & Administrative Overhead	(\$508,133)	(\$462,072)	(\$515,147)	(\$567,954)
Net Income	\$751,309	\$702,454	\$641,124	\$729,712

Cleanwater Centre 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Revenues:				
Landing Fees	\$0	\$0	\$0	\$0
Utility (Pass Thru Costs)	\$4,500	\$0	\$3,084	\$0
Land Rents	\$19,622	\$9,987	\$14,182	\$19,587
Space & Hanger Rental	\$159,579	\$157,278	\$156,179	\$104,172
Fuel Flowage Fees	\$0	\$0	\$0	\$0
Other Misc. Income	\$0	\$0	\$0	\$0
Total Operating Revenues	\$183,701	\$167,265	\$173,445	\$123,759
Operating Expenses:				
Salaries	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0
Outside Professional Services	(\$8,340)	(\$7,500)	(\$7,915)	(\$5,007)
Supplies	\$0	\$0	\$0	\$0
Equipment Rentals	\$0	\$0	\$0	\$0
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	\$0	\$0	\$0	\$0
Utilities	(\$43,640)	(\$42,540)	(\$41,485)	(\$49,128)
Other Operating Expense	(\$2,600)	(\$2,600)	(\$621)	(\$1,593)
Allocated Costs From Another Unit	\$0	\$0	\$0	\$0
Allocated Costs To Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$54,580)	(\$52,640)	(\$50,021)	(\$55,728)
Maintenance Expenses:				
Salaries	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0
Outside Professional Services	\$0	\$0	\$0	\$0
Supplies	(\$1,000)	\$0	(\$324)	\$0
Equipment Rentals	\$0	\$0	\$0	\$0
General & Administrative Direct	\$0	\$0	\$0	\$0
Other Maintenance Expense	(\$1,000)	(\$1,000)	(\$332)	(\$154)
Other Utilities	\$0	\$0	\$0	\$0
Maintenance & Repair Property & Buildings	(\$20,000)	(\$20,000)	(\$15,227)	(\$27,533)
Allocated Costs From Another Unit	\$0	(\$2,696)	(\$2,524)	(\$2,764)
Allocated Costs To Another Unit	\$0	\$0	\$0	\$0
Total Maintenance Expenses	(\$22,000)	(\$23,696)	(\$18,407)	(\$30,451)
Total Operating & Maintenance Expenses	(\$76,580)	(\$76,336)	(\$68,428)	(\$86,179)
Income (Loss) Before Deprec & Overhead	\$107,121	\$90,929	\$105,017	\$37,580
Depreciation	(\$156,204)	\$0	\$0	\$0
General & Administrative Overhead	(\$91,500)	\$0	\$0	\$0
Net Income	(\$140,583)	\$90,929	\$105,017	\$37,580

Consolidated Swantown Operations 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Revenues				
Moorage	\$1,985,100	\$1,899,244	\$1,939,648	\$1,873,194
Utility (Pass Through Costs)	\$158,002	\$145,044	\$167,089	\$147,358
Collected Fees	\$329,110	\$338,635	\$341,956	\$308,372
General Labor Charge	\$3,600	\$9,000	\$3,130	\$10,122
Property and Land Rents	\$46,636	\$47,289	\$46,671	\$48,632
Space Rentals	\$116,700	\$117,200	\$119,694	\$122,324
Fuel Sales	\$414,000	\$147,750	\$109,495	\$0
Equipment Rental with Operator	\$11,000	\$11,000	\$13,450	\$16,431
Equipment Rental without Operator	\$0	\$0	\$0	\$10,472
Other Miscellaneous Income	\$23,400	\$20,400	\$21,520	\$14,699
Total Operating Revenues	\$3,087,548	\$2,735,562	\$2,762,653	\$2,551,604
Operating Expenses				
Salaries	(\$514,524)	(\$504,561)	(\$479,068)	(\$443,813)
Benefits	(\$256,180)	(\$245,897)	(\$231,102)	(\$202,015)
Outside Professional Services	(\$137,878)	(\$135,457)	(\$124,738)	(\$165,922)
Supplies	(\$339,820)	(\$14,480)	(\$54,039)	(\$3,471)
Equipment Rental	(\$4,800)	(\$3,000)	(\$7,276)	(\$5,462)
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$119,835)	(\$169,224)	(\$139,236)	(\$144,801)
Utilities	(\$268,600)	(\$265,288)	(\$239,596)	(\$275,761)
Other Operating Expense	(\$72,300)	(\$56,914)	(\$67,272)	(\$41,185)
Allocated Costs to Capital	\$0	\$0	\$0	\$0
Allocated Cost From Another Unit	(\$8,343)	(\$62,537)	(\$67,219)	(\$76,955)
Allocated Costs to Another Unit	\$0	\$24,936	\$29,829	\$42,811
Total Operating Expenses	(\$1,722,280)	(\$1,432,422)	(\$1,379,717)	(\$1,316,574)
Maintenance Expenses:				
Salaries	(\$111,402)	(\$103,231)	(\$105,605)	(\$90,291)
Benefits	(\$55,161)	(\$49,764)	(\$51,300)	(\$41,440)
Outside Professional Services	(\$2,400)	(\$2,400)	(\$800)	(\$4,707)
Supplies	(\$19,600)	(\$24,000)	(\$15,540)	(\$6,462)
Equipment Rentals	(\$1,800)	(\$3,000)	(\$1,219)	(\$769)
Facility Rental	(\$46,120)	(\$45,117)	(\$46,389)	(\$46,128)
General & Administrative Direct	\$0	(\$199)	\$54	\$417
Utilities	\$0	\$0	\$0	\$0
Maint & Repair	(\$71,200)	(\$59,666)	(\$40,147)	(\$27,220)
Allocated Costs to Capital	\$0	\$10,210	\$12,552	\$3,650
Allocated Cost From Another Unit	(\$1,243)	\$0	\$0	(\$82)
Allocated Costs to Another Unit	\$0	\$19,594	\$15,606	\$665
Total Maintenance Expenses	(\$308,926)	(\$257,573)	(\$232,788)	(\$212,367)
Total Operating & Maint Exp	(\$2,031,206)	(\$1,689,995)	(\$1,612,505)	(\$1,528,941)
Income (Loss) Before Deprec & Overhead	\$1,056,342	\$1,045,567	\$1,150,148	\$1,022,663
Depreciation	(\$661,488)	(\$627,253)	(\$605,592)	(\$625,899)
General & Administrative Overhead	(\$748,779)	(\$577,472)	(\$663,413)	(\$709,220)
Net Income (Loss)	(\$353,925)	(\$159,158)	(\$118,857)	(\$312,456)

Swantown Marina 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Revenues				
Moorage	\$1,862,703	\$1,768,744	\$1,830,853	\$1,726,184
Utility (Pass Through Costs)	\$157,402	\$145,044	\$166,739	\$147,358
Collected Fees	\$99,605	\$91,235	\$99,633	\$101,854
Property and Land Rents	\$10,939	\$11,336	\$11,037	\$11,339
Space Rentals	\$42,000	\$42,000	\$45,589	\$45,663
Equipment Rental with Operator	\$0	\$0	\$0	\$0
Equipment Rental without Operator	\$0	\$0	\$0	\$0
Other Miscellaneous Income	\$12,000	\$14,400	\$15,540	\$12,250
Total Operating Revenues	\$2,184,649	\$2,072,759	\$2,169,391	\$2,044,648
Operating Expenses				
Salaries	(\$326,716)	(\$312,470)	(\$313,890)	(\$311,230)
Benefits	(\$147,247)	(\$132,194)	(\$137,989)	(\$130,855)
Outside Professional Services	(\$114,898)	(\$113,814)	(\$114,845)	(\$126,753)
Supplies	(\$11,100)	(\$12,300)	(\$7,968)	(\$2,704)
Equipment Rental	(\$4,800)	(\$3,000)	(\$7,276)	(\$5,462)
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$101,775)	(\$130,354)	(\$118,562)	(\$125,112)
Utilities	(\$225,400)	(\$221,700)	(\$200,847)	(\$230,814)
Other Operating Expense	(\$62,400)	(\$52,239)	(\$61,992)	(\$37,258)
Allocated Costs to Capital	\$0	\$0	\$0	\$0
Allocated Cost From Another Unit	(\$8,343)	(\$23,371)	(\$26,006)	(\$34,207)
Allocated Costs to Another Unit	\$0	\$24,936	\$29,829	\$42,811
Total Operating Expenses	(\$1,002,679)	(\$976,506)	(\$959,546)	(\$961,584)
Maintenance Expenses:				
Salaries	(\$111,402)	(\$103,231)	(\$105,605)	(\$90,291)
Benefits	(\$55,161)	(\$49,764)	(\$51,300)	(\$41,440)
Outside Professional Services	(\$2,400)	(\$2,400)	(\$800)	(\$4,707)
Supplies	(\$17,800)	(\$19,200)	(\$13,591)	(\$6,424)
Equipment Rental	(\$1,800)	(\$3,000)	(\$1,219)	(\$206)
Facility Rental	(\$46,120)	(\$45,117)	(\$46,389)	(\$46,128)
General & Administrative Direct	\$0	(\$199)	\$54	\$417
Utilities	\$0	\$0	\$0	\$0
Maint & Repair	(\$54,100)	(\$44,778)	(\$32,110)	(\$20,624)
Allocated Costs to Capital	\$0	\$10,210	\$12,552	\$3,650
Allocated Cost From Another Unit	(\$1,243)	\$0	\$0	(\$82)
Allocated Costs to Another Unit	\$0	\$19,594	\$15,606	\$665
Total Maintenance Expenses	(\$290,026)	(\$237,885)	(\$222,802)	(\$205,170)
Total Operating & Maint Exp	(\$1,292,705)	(\$1,214,391)	(\$1,182,348)	(\$1,166,754)
Income (Loss) Before Deprec & Overhead	\$891,944	\$858,368	\$987,043	\$877,894
Depreciation	(\$389,808)	(\$395,877)	(\$407,660)	(\$443,336)
General & Administrative Overhead	(\$512,403)	(\$405,429)	(\$518,815)	(\$571,998)
Net Income (Loss)	(\$10,267)	\$57,062	\$60,568	(\$137,440)

Swantown Boatworks 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Revenues				
Moorage	\$122,397	\$130,500	\$108,795	\$147,009
Utility (Pass Through Costs)	\$600	\$0	\$350	\$0
Collected Fees	\$228,700	\$222,400	\$233,863	\$206,518
General Labor Charge	\$3,600	\$9,000	\$3,130	\$10,122
Property and Land Rents	\$35,696	\$35,953	\$35,634	\$37,293
Space Rentals	\$74,700	\$75,200	\$74,105	\$76,660
Equipment Rental with Operator	\$11,000	\$11,000	\$13,450	\$16,431
Equipment Rental without Operator	\$0	\$0	\$0	\$10,472
Other Miscellaneous Income	\$11,400	\$6,000	\$5,979	\$2,449
Total Operating Revenues	\$488,093	\$490,053	\$475,306	\$506,954
Operating Expenses				
Salaries	(\$146,608)	(\$138,016)	(\$139,316)	(\$132,583)
Benefits	(\$84,856)	(\$73,594)	(\$77,863)	(\$71,160)
Outside Professional Services	(\$6,780)	(\$21,000)	(\$8,860)	(\$39,169)
Supplies	(\$3,000)	(\$1,680)	(\$2,890)	(\$768)
Equipment Rental	\$0	\$0	\$0	\$0
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$14,460)	(\$15,548)	(\$12,346)	(\$19,689)
Utilities	(\$42,300)	(\$40,400)	(\$37,686)	(\$44,946)
Other Operating Expense	(\$6,900)	(\$4,675)	(\$5,280)	(\$3,927)
Allocated Costs to Capital	\$0	\$0	\$0	\$0
Allocated Cost From Another Unit	\$0	(\$39,167)	(\$41,213)	(\$42,748)
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$304,904)	(\$334,080)	(\$325,454)	(\$354,990)
Maintenance Expenses:				
Salaries	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0
Outside Professional Services	\$0	\$0	\$0	\$0
Supplies	(\$1,800)	(\$4,800)	(\$1,948)	(\$37)
Equipment Rentals	\$0	\$0	\$0	(\$563)
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	\$0	\$0	\$0	\$0
Utilities	\$0	\$0	\$0	\$0
Maint & Repair	(\$11,100)	(\$11,100)	(\$5,595)	(\$6,596)
Allocated Costs to Capital	\$0	\$0	\$0	\$0
Allocated Cost From Another Unit	\$0	\$0	\$0	\$0
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Maintenance Expenses	(\$12,900)	(\$15,900)	(\$7,543)	(\$7,196)
Total Operating & Maint Exp	(\$317,804)	(\$349,980)	(\$332,997)	(\$362,186)
Income (Loss) Before Deprec & Overhead	\$170,289	\$140,073	\$142,309	\$144,768
Depreciation	(\$179,544)	(\$178,376)	(\$180,265)	(\$182,563)
General & Administrative Overhead	(\$144,876)	(\$111,640)	(\$124,463)	(\$137,222)
Net Income (Loss)	(\$154,131)	(\$149,943)	(\$162,419)	(\$175,017)

Swantown Fuel Facility 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Revenues				
Moorage	\$0	\$0	\$0	\$0
Utility (Pass Through Costs)	\$0	\$0	\$0	\$0
Collected Fees	\$805	\$25,000	\$8,460	\$0
General Labor Charge	\$0	\$0	\$0	\$0
Property and Land Rents	\$0	\$0	\$0	\$0
Space Rentals	\$0	\$0	\$0	\$0
Fuel Sales	\$414,000	\$147,750	\$109,495	\$0
Equipment Rental with Operator	\$0	\$0	\$0	\$0
Equipment Rental without Operator	\$0	\$0	\$0	\$0
Other Miscellaneous Income	\$0	\$0	\$0	\$0
Total Operating Revenues	\$414,805	\$172,750	\$117,955	\$0
Operating Expenses				
Salaries	(\$41,200)	(\$54,075)	(\$25,862)	\$0
Benefits	(\$24,077)	(\$40,109)	(\$15,249)	\$0
Outside Professional Services	(\$16,200)	(\$643)	(\$1,034)	\$0
Supplies	(\$325,720)	(\$500)	(\$43,181)	\$0
Equipment Rental	\$0	\$0	\$0	\$0
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$3,600)	(\$23,322)	(\$8,329)	\$0
Utilities	(\$900)	(\$3,188)	(\$1,063)	\$0
Other Operating Expense	(\$3,000)	\$0	\$0	\$0
Allocated Costs to Capital	\$0	\$0	\$0	\$0
Allocated Cost From Another Unit	\$0	\$0	\$0	\$0
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$414,697)	(\$121,837)	(\$94,718)	\$0
Maintenance Expenses:				
Salaries	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0
Outside Professional Services	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0
Equipment Rentals	\$0	\$0	\$0	\$0
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	\$0	\$0	\$0	\$0
Utilities	\$0	\$0	\$0	\$0
Maint & Repair	(\$6,000)	(\$3,788)	(\$2,443)	\$0
Allocated Costs to Capital	\$0	\$0	\$0	\$0
Allocated Cost From Another Unit	\$0	\$0	\$0	\$0
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Maintenance Expenses	(\$6,000)	(\$3,788)	(\$2,443)	\$0
Total Operating & Maint Exp	(\$420,697)	(\$125,625)	(\$97,161)	\$0
Income (Loss) Before Deprec & Overhead	(\$5,892)	\$47,125	\$20,794	\$0
Depreciation	(\$92,136)	(\$53,000)	(\$17,667)	\$0
General & Administrative Overhead	(\$91,500)	(\$60,403)	(\$20,134)	\$0
Net Income (Loss)	(\$189,528)	(\$66,278)	(\$17,007)	\$0

Marine Terminal 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Revenues:				
Dockage	\$655,288	\$649,816	\$516,662	\$655,075
Wharfage	\$80,511	\$23,216	\$21,153	\$17,782
Service & Facilities	\$1,258,250	\$1,203,946	\$1,321,339	\$1,195,720
Storage	\$78,320	\$80,702	\$140,131	\$142,078
Loading & Unloading	\$480,175	\$820,825	\$966,135	\$610,425
Handling	\$173,400	\$542,296	\$166,846	\$406,391
Stevedore Pass-Thru	\$0	\$99,589	\$0	\$90,216
Labor	\$160,674	\$155,056	\$138,748	\$156,817
Utility Pass Through	\$40,542	\$40,448	\$59,221	\$49,889
Other Operating Revenues	\$39,886	\$59,684	\$132,714	\$79,714
Real Prop Rent - Land	\$355,101	\$341,878	\$364,553	\$363,881
Real Prop Rent - Facilities	\$28,705	\$24,288	\$31,861	\$31,861
Equipment Rental With Operator	\$267,109	\$316,551	\$230,851	\$242,270
Equipment Rental W/O Operator	\$5,750	\$51,583	\$72,204	\$62,486
Stormwater	\$0	\$0	\$0	\$0
Other Misc. Income	\$9,698	\$7,698	\$90,251	\$149,465
Total Operating Revenues	\$3,633,409	\$4,417,576	\$4,252,669	\$4,254,070
Operating Expenses:				
Support Labor Salary & Benefits	(\$683,441)	(\$1,181,963)	(\$1,069,904)	(\$992,404)
Stevedore Labor	\$0	(\$99,589)	\$0	(\$90,216)
Staff Salaries	(\$253,566)	(\$330,072)	(\$275,308)	(\$236,849)
Staff Benefits	(\$101,570)	(\$123,185)	(\$106,166)	(\$89,589)
Outside Professional Services	(\$198,564)	(\$251,731)	(\$266,822)	(\$269,771)
Supplies	(\$90,369)	(\$140,027)	(\$53,901)	(\$70,347)
Equipment Rentals	(\$61,490)	(\$1,400)	(\$180,606)	(\$188,623)
Facility Rentals	(\$6,044)	(\$6,044)	(\$8,251)	(\$6,351)
General Administrative Direct	(\$140,140)	(\$178,576)	(\$180,427)	(\$147,205)
Utilities	(\$225,225)	(\$226,133)	(\$200,209)	(\$300,751)
Other Operating Expense	(\$56,868)	(\$69,893)	(\$66,957)	(\$81,002)
Allocated Costs to Capital	\$0	\$2,340	\$780	\$480
Allocated Costs From Another Unit	(\$11,933)	(\$36,197)	(\$39,651)	(\$33,287)
Allocated Costs to Another Unit	\$0	\$3,113	\$0	\$840
Total Operating Expenses	(\$1,829,210)	(\$2,639,357)	(\$2,447,422)	(\$2,505,075)
Maintenance Expenses:				
Salaries	(\$531,680)	(\$507,990)	(\$539,648)	(\$540,922)
Benefits	(\$208,652)	(\$191,000)	(\$204,986)	(\$191,444)
Outside Professional Services	\$0	\$0	\$0	\$0
Supplies	(\$15,045)	(\$21,045)	(\$12,437)	(\$12,772)
Equipment Rentals	\$0	\$0	(\$25,632)	\$0
Rented Maintenance Facilities	\$0	\$0	\$0	\$0
General & Administrative Direct	\$0	\$0	\$1,202	(\$1,202)
Utilities	(\$3,782)	(\$3,782)	(\$3,668)	(\$4,980)
M&R Prop/Facilities/Equip	(\$322,172)	(\$466,493)	(\$123,035)	(\$281,635)
Allocated Costs to Capital	\$44,000	\$126,000	\$8,187	\$30,926
Allocated Cost From Another Unit	(\$429)	(\$2,801)	(\$1,712)	(\$334)
Allocated Costs to Another Unit	\$0	\$461	\$28,202	\$1,519
Total Maintenance Expenses	(\$1,037,760)	(\$1,066,650)	(\$873,527)	(\$1,000,844)
Total Operating & Maintenance Expense	(\$2,866,970)	(\$3,706,007)	(\$3,320,949)	(\$3,505,919)
Income (Loss) Before Deprec & Overhead	\$766,439	\$711,569	\$931,720	\$748,151
Depreciation	(\$1,514,652)	(\$1,590,094)	(\$1,636,622)	(\$1,815,117)
General & Administrative Overhead	(\$747,254)	(\$575,827)	(\$641,968)	(\$707,776)
Net Income	(\$1,495,467)	(\$1,454,352)	(\$1,346,870)	(\$1,774,742)

Stormwater SWTF 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Revenues:				
Stormwater Fees	\$866,178	\$743,300	\$592,367	\$578,684
Total Operating Revenues	\$866,178	\$743,300	\$592,367	\$578,684
Operating Expenses:				
Staff Salaries	\$0	\$0	\$0	\$0
Staff Benefits	\$0	\$0	\$0	\$0
Outside Professional Services	(\$82,000)	(\$62,500)	(\$71,276)	(\$25,440)
Supplies	(\$276,100)	(\$166,100)	(\$179,444)	(\$8,538)
Equipment Rentals	\$0	\$0	\$0	\$0
Facility Rentals	\$0	\$0	\$0	\$0
General Administrative Direct	(\$5,540)	(\$12,400)	(\$4,658)	(\$1,143)
Utilities	(\$109,000)	(\$89,500)	(\$65,044)	(\$60,272)
Other Operating Expense	\$0	\$0	\$0	\$0
Allocated Costs From Environmental	(\$70,000)	(\$70,000)	(\$63,898)	(\$69,362)
Allocated Costs From Another Unit	\$0	(\$16,000)	(\$13,351)	(\$15,475)
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$542,640)	(\$416,500)	(\$397,671)	(\$180,230)
Maintenance Expenses:				
Salaries	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0
Outside Professional Services	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0
Equipment Rentals	\$0	\$0	\$0	\$0
Rented Maintenance Facilities	\$0	\$0	\$0	\$0
Utilities	\$0	\$0	\$0	\$0
M&R Prop/Facilities/Equip	(\$8,000)	(\$8,000)	(\$7,907)	(\$8,000)
Allocated Costs to Capital/Environmental	\$0	(\$26,500)	(\$16,963)	(\$22,548)
Allocated Cost From Another Unit	(\$44,000)	\$0	(\$28,184)	\$0
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Maintenance Expenses	(\$52,000)	(\$34,500)	(\$53,054)	(\$30,548)
Total Operating & Maintenance Expense	(\$594,640)	(\$451,000)	(\$450,725)	(\$210,778)
Income (Loss) Before Deprec & Overhead	\$271,538	\$292,300	\$141,642	\$367,906
Depreciation	(\$171,816)	(\$119,691)	(\$119,691)	(\$119,691)
General & Administrative Overhead	(\$53,680)	(\$41,366)	(\$46,117)	(\$50,844)
Net Income	\$46,042	\$131,243	(\$24,166)	\$197,371

Consolidated Properties 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Revenues:				
Utility (Pass Thru Costs)	\$5,400	\$5,400	\$5,145	\$5,040
Other User Charges	\$84,000	\$116,100	\$78,776	\$0
Property Rent - Land	\$701,457	\$643,131	\$714,154	\$646,705
Space Rental	\$530,113	\$502,015	\$424,852	\$93,042
Other Misc. Income	\$0	\$155	\$30	\$155
Total Operating Revenues	\$1,320,970	\$1,266,801	\$1,222,957	\$744,942
Operating Expenses:				
Salaries	(\$141,741)	(\$136,841)	(\$137,005)	(\$133,511)
Benefits	(\$62,726)	(\$55,624)	(\$57,807)	(\$54,687)
Outside Professional Services	(\$111,550)	(\$107,300)	(\$90,532)	(\$91,561)
Supplies	\$0	\$0	\$0	\$0
Equipment Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$102,008)	(\$110,628)	(\$94,996)	(\$72,408)
Utilities	(\$67,700)	(\$62,040)	(\$65,623)	(\$38,324)
Other Operating Expense	(\$8,600)	(\$8,090)	(\$4,516)	\$340
Allocated Costs From Another Unit	(\$33,411)	(\$86,969)	(\$113,162)	(\$100,664)
Allocated Costs To Another Unit	\$0	\$120,017	\$134,494	\$131,025
Total Operating Expenses	(\$527,736)	(\$447,475)	(\$429,147)	(\$359,790)
Maintenance Expenses:				
Maint & Repair to Property, Buildings and Equip	(\$38,300)	(\$60,600)	(\$30,502)	(\$1,052)
Allocated Costs From Another Unit	(\$14,856)	(\$16,004)	(\$17,110)	(\$12,916)
Allocated Costs To Another Unit	\$0	\$0	\$0	\$0
Total Maintenance Expenses	(\$53,156)	(\$76,604)	(\$47,612)	(\$13,968)
Total Operating & Maintenance Expenses	(\$580,892)	(\$524,079)	(\$476,759)	(\$373,758)
Income (Loss) Before Deprec & Overhead	\$740,078	\$742,722	\$746,198	\$371,184
Depreciation	(\$405,024)	(\$371,883)	(\$269,463)	(\$215,074)
General & Administrative Overhead	(\$744,814)	(\$573,477)	(\$639,872)	(\$705,465)
Net Income (Loss)	(\$409,760)	(\$202,638)	(\$163,137)	(\$549,355)

Properties Overhead 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Revenues:				
Utility (Pass Thru Costs)	\$0	\$0	\$0	\$0
Other User Charges	\$0	\$0	\$0	\$0
Property Rent - Land	\$0	\$0	\$0	\$0
Space Rental	\$0	\$0	\$0	\$0
Other Misc. Income	\$0	\$0	\$0	\$0
Total Operating Revenues	\$0	\$0	\$0	\$0
Operating Expenses:				
Salaries	(\$141,741)	(\$136,841)	(\$137,005)	(\$133,511)
Benefits	(\$62,726)	(\$55,624)	(\$57,807)	(\$54,687)
Outside Professional Services	(\$70,250)	(\$68,000)	(\$65,642)	(\$88,347)
Supplies	\$0	\$0	\$0	\$0
Equipment Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$32,032)	(\$27,882)	(\$19,437)	(\$17,113)
Utilities	\$0	\$0	\$0	\$0
Other Operating Expense	(\$100)	\$810	(\$36)	\$830
Allocated Cost From Another Unit	(\$33,411)	(\$39,161)	(\$59,424)	(\$49,709)
Allocated Costs to Another Unit	\$0	\$120,017	\$134,494	\$131,025
Total Operating Expenses	(\$340,260)	(\$206,681)	(\$204,857)	(\$211,512)
Maintenance Expenses:				
Maint & Repair to Property, Buildings and Equip	\$0	\$0	\$0	\$0
Allocated Cost From Another Unit	(\$14,856)	(\$462)	\$0	(\$462)
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Maintenance Expenses	(\$14,856)	(\$462)	\$0	(\$462)
Total Operating & Maintenance Expenses	(\$355,116)	(\$207,143)	(\$204,857)	(\$211,974)
Income (Loss) Before Deprec & Overhead	(\$355,116)	(\$207,143)	(\$204,857)	(\$211,974)
Depreciation	\$0	\$0	\$0	\$0
General & Administrative Overhead	\$0	\$0	\$0	\$0
Net Income (Loss)	(\$355,116)	(\$207,143)	(\$204,857)	(\$211,974)

Market District 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Revenues:				
Utility (Pass Thru Costs)	\$5,400	\$5,400	\$5,145	\$5,040
Other User Charges	\$0	\$0	\$60	\$0
Property Rent - Land	\$583,817	\$526,251	\$597,132	\$530,305
Space Rental	\$0	\$0	\$0	\$0
Other Misc. Income	\$0	\$125	\$30	\$126
Total Operating Revenues	\$589,217	\$531,776	\$602,367	\$535,471
Operating Expenses:				
Salaries	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0
Outside Professional Services	(\$3,900)	(\$3,900)	(\$1,300)	(\$2,464)
Supplies	\$0	\$0	\$0	\$0
Equipment Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$55,144)	(\$67,646)	(\$70,063)	(\$55,295)
Utilities	(\$24,980)	(\$25,540)	(\$21,844)	(\$25,031)
Other Operating Expense	(\$3,000)	(\$3,000)	(\$1,000)	(\$75)
Allocated Cost From Another Unit	\$0	(\$22,876)	(\$24,478)	(\$24,794)
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$87,024)	(\$122,962)	(\$118,685)	(\$107,659)
Maintenance Expenses:				
Maint & Repair to Property, Buildings and Equip	(\$4,000)	(\$4,000)	(\$1,349)	(\$294)
Allocated Cost From Another Unit	\$0	\$0	\$0	\$0
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Maintenance Expenses	(\$4,000)	(\$4,000)	(\$1,349)	(\$294)
Total Operating & Maintenance Expenses	(\$91,024)	(\$126,962)	(\$120,034)	(\$107,953)
Income (Loss) Before Deprec & Overhead	\$498,193	\$404,814	\$482,333	\$427,518
Depreciation	(\$67,308)	(\$65,450)	(\$133,004)	(\$161,464)
General & Administrative Overhead	(\$186,203)	(\$143,369)	(\$159,968)	(\$235,155)
Net Income	\$244,682	\$195,995	\$189,361	\$30,899

North Point 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Revenues:				
Utility (Pass Thru Costs)	\$0	\$0	\$0	\$0
Other User Charges	\$0	\$0	\$0	\$0
Property Rent - Land	\$89,753	\$89,753	\$89,753	\$89,753
Space Rental	\$0	\$0	\$0	\$0
Other Misc. Income	\$0	\$10	\$0	\$10
Total Operating Revenues	\$89,753	\$89,763	\$89,753	\$89,763
Operating Expenses:				
Salaries	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0
Outside Professional Services	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0
Equipment Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	\$0	\$0	\$0	\$0
Utilities	(\$6,000)	(\$6,000)	(\$6,990)	(\$6,647)
Other Operating Expense	(\$1,500)	(\$1,500)	(\$496)	\$0
Allocated Cost From Another Unit	\$0	(\$17,615)	(\$17,981)	(\$18,240)
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$7,500)	(\$25,115)	(\$25,467)	(\$24,887)
Maintenance Expenses:				
Maint & Repair to Property, Buildings and Equip	(\$1,300)	(\$1,300)	(\$432)	\$0
Allocated Cost From Another Unit	\$0	(\$15,542)	(\$12,024)	(\$12,454)
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Maintenance Expenses	(\$1,300)	(\$16,842)	(\$12,456)	(\$12,454)
Total Operating & Maintenance Expenses	(\$8,800)	(\$41,957)	(\$37,923)	(\$37,341)
Income (Loss) Before Deprec & Overhead	\$80,953	\$47,806	\$51,830	\$52,422
Depreciation	(\$111,912)	(\$112,485)	(\$48,316)	(\$18,289)
General & Administrative Overhead	(\$186,203)	(\$143,369)	(\$159,968)	(\$235,155)
Net Income (Loss)	(\$217,162)	(\$208,048)	(\$156,454)	(\$201,022)

East Bay District 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Revenues:				
Utility (Pass Thru Costs)	\$0	\$0	\$0	\$0
Other User Charges	\$0	\$0	\$0	\$0
Property Rent - Land	\$27,887	\$27,127	\$27,269	\$26,647
Space Rental	\$106,719	\$101,415	\$103,230	\$93,042
Other Misc. Income	\$0	\$20	\$0	\$19
Total Operating Revenues	\$134,606	\$128,562	\$130,499	\$119,708
Operating Expenses:				
Salaries	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0
Outside Professional Services	(\$5,000)	(\$5,000)	(\$1,664)	(\$750)
Supplies	\$0	\$0	\$0	\$0
Equipment Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	\$0	\$0	\$0	\$0
Utilities	(\$6,000)	(\$6,000)	(\$6,990)	(\$6,647)
Other Operating Expense	\$0	\$0	(\$503)	(\$415)
Allocated Costs From Another Unit	\$0	(\$7,318)	(\$7,744)	(\$7,921)
Allocated Costs To Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$11,000)	(\$18,318)	(\$16,901)	(\$15,733)
Maintenance Expenses:				
Maint & Repair to Property, Buildings and Equip	(\$3,000)	(\$3,000)	(\$1,768)	(\$758)
Allocated Costs From Another Unit	\$0	\$0	\$0	\$0
Allocated Costs To Another Unit	\$0	\$0	\$0	\$0
Total Maintenance Expenses	(\$3,000)	(\$3,000)	(\$1,768)	(\$758)
Total Operating & Maintenance Expenses	(\$14,000)	(\$21,318)	(\$18,669)	(\$16,491)
Total Income (Deficit) Before Overhead And Deprec	\$120,606	\$107,244	\$111,830	\$103,217
Depreciation	(\$59,544)	(\$27,682)	(\$27,682)	(\$35,320)
General & Administrative Overhead	(\$186,203)	(\$143,369)	(\$159,968)	(\$235,155)
Total Income (Loss)	(\$125,141)	(\$63,807)	(\$75,820)	(\$167,258)

Lacey Commerce Business Center 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Revenues:				
Utility (Pass Thru Costs)	\$0	\$0	\$0	\$0
Other User Charges	\$84,000	\$116,100	\$78,716	\$0
Property Rent - Land	\$0	\$0	\$0	\$0
Space Rental	\$423,394	\$400,600	\$321,622	\$0
Other Misc. Income	\$0	\$0	\$0	\$0
Total Operating Revenues	\$507,394	\$516,700	\$400,338	\$0
Operating Expenses:				
Salaries	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0
Outside Professional Services	(\$32,400)	(\$30,400)	(\$21,926)	\$0
Supplies	\$0	\$0	\$0	\$0
Equipment Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$14,832)	(\$15,100)	(\$5,496)	\$0
Utilities	(\$30,720)	(\$24,500)	(\$29,798)	\$0
Other Operating Expense	(\$4,000)	(\$4,400)	(\$2,480)	\$0
Allocated Costs From Another Unit	\$0	\$0	(\$3,536)	\$0
Allocated Costs To Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$81,952)	(\$74,400)	(\$63,236)	\$0
Maintenance Expenses:				
Maint & Repair to Property, Buildings and Equip	(\$30,000)	(\$52,300)	(\$26,953)	\$0
Allocated Costs From Another Unit	\$0	\$0	(\$5,086)	\$0
Allocated Costs To Another Unit	\$0	\$0	\$0	\$0
Total Maintenance Expenses	(\$30,000)	(\$52,300)	(\$32,039)	\$0
Total Operating & Maintenance Expenses	(\$111,952)	(\$126,700)	(\$95,275)	\$0
Total Income (Deficit) Before Overhead And Deprec	\$395,442	\$390,000	\$305,063	\$0
Depreciation	(\$166,260)	(\$166,266)	(\$60,461)	\$0
General & Administrative Overhead	(\$186,203)	(\$143,369)	(\$159,968)	\$0
Total Income (Loss)	\$42,979	\$80,365	\$84,634	\$0

Consolidated Administration 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Expenses:				
Salaries	(\$1,265,265)	(\$1,444,946)	(\$1,404,543)	(\$1,532,386)
Benefits	(\$569,077)	(\$545,085)	(\$547,602)	(\$634,697)
Outside Professional Services	(\$601,200)	(\$576,700)	(\$618,100)	(\$735,070)
Supplies	(\$68,900)	(\$69,400)	(\$66,253)	(\$50,488)
Equipment Rentals	(\$13,000)	(\$13,000)	(\$13,000)	(\$9,865)
Facility Rental	(\$256,100)	(\$256,100)	(\$261,877)	(\$260,687)
General & Administrative Direct	(\$405,094)	(\$346,239)	(\$366,861)	(\$434,798)
Utilities	(\$45,000)	(\$44,500)	(\$45,893)	(\$46,712)
Other Operating Expenses	(\$16,174)	(\$14,000)	(\$11,236)	(\$14,417)
Allocated Costs To Capital	\$115,405	\$709,498	\$550,243	\$689,456
Allocated Cost From Another Unit	(\$12,955)	(\$5,850)	(\$62,028)	(\$13,910)
Allocated Costs To Another Unit	\$110,915	\$257,068	\$259,537	\$179,002
Total Operating Expenses	(\$3,026,445)	(\$2,349,254)	(\$2,587,613)	(\$2,864,572)
Maintenance Expenses:				
Salaries	(\$117,109)	(\$113,423)	(\$113,803)	(\$112,280)
Benefits	(\$61,719)	(\$55,227)	(\$57,945)	(\$52,942)
Outside Professional Services	(\$25,600)	(\$25,600)	(\$20,528)	(\$21,238)
Supplies	(\$6,200)	(\$6,200)	(\$5,785)	(\$4,630)
Facility Rental	(\$23,500)	(\$23,500)	(\$23,973)	(\$23,035)
General & Administrative Direct	(\$1,200)	(\$1,200)	(\$615)	(\$732)
M & R to Buildings	(\$3,000)	(\$3,500)	(\$2,333)	(\$173)
Landscaping	(\$15,000)	(\$15,500)	(\$9,860)	(\$8,406)
Vehicle Maintenance	(\$3,000)	(\$3,000)	(\$3,236)	(\$2,432)
M&R to Misc Equipment	\$0	\$0	\$0	\$0
Allocated Costs To Public Amenities	\$214,098	\$214,098	\$185,441	\$174,077
Allocated Costs To Capital	\$0	\$7,382	\$3,741	\$5,654
Allocated Costs From Another Unit	\$0	\$0	\$0	\$0
Allocated Costs To Another Unit	\$18,659	\$24,609	\$16,230	\$14,975
Total Maintenance Expenses	(\$23,571)	(\$1,061)	(\$32,666)	(\$31,162)
Total Operating & Maintenance Expenses	(\$3,050,016)	(\$2,350,315)	(\$2,620,279)	(\$2,895,734)
Income (Loss) Before Deprec & Overhead	(\$3,050,016)	(\$2,350,315)	(\$2,620,279)	(\$2,895,734)
Depreciation	(\$299,040)	(\$279,600)	(\$294,729)	(\$295,130)
General & Administrative Overhead	\$3,050,016	\$2,350,315	\$2,620,279	\$2,888,881
Net Income (Loss)	(\$299,040)	(\$279,600)	(\$294,729)	(\$301,983)

Executive 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Expenses:				
Salaries	(\$552,573)	(\$563,267)	(\$533,490)	(\$590,334)
Benefits	(\$204,863)	(\$203,938)	(\$199,537)	(\$219,985)
Outside Professional Services	(\$40,000)	(\$147,800)	(\$151,488)	(\$114,796)
Supplies	\$0	\$0	\$0	\$0
Equipment Rentals	\$0	\$0	\$0	\$0
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$29,015)	(\$51,775)	(\$48,156)	(\$25,343)
Utilities	\$0	\$0	\$0	\$0
Other Operating Expenses	(\$8,000)	(\$7,000)	(\$7,000)	(\$10,344)
Allocated Cost to Capital	\$0	\$69,411	\$29,209	\$82,879
Allocated Cost From Another Unit	(\$12,955)	(\$5,850)	(\$19,902)	(\$13,910)
Allocated Costs to Another Unit	\$0	\$42,303	\$70,514	\$22,849
Total Operating Expenses	(\$847,406)	(\$867,916)	(\$859,850)	(\$868,984)
Maintenance Expenses:				
Total Maintenance Expenses	\$0	\$0	\$0	\$0
Total Operating & Maintenance Expenses	(\$847,406)	(\$867,916)	(\$859,850)	(\$868,984)
Income (Loss) Before Deprec & Overhead	(\$847,406)	(\$867,916)	(\$859,850)	(\$868,984)
Depreciation	\$0	\$0	\$0	\$0
General & Administrative Overhead	\$847,406	\$867,916	\$859,850	\$868,984
Net Income (Loss)	\$0	\$0	\$0	\$0

Commission 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Expenses:				
Salaries	(\$54,432)	(\$54,432)	(\$55,686)	(\$54,432)
Benefits	(\$34,554)	(\$31,987)	(\$33,396)	(\$29,770)
Outside Professional Services	(\$53,500)	(\$49,500)	(\$106,898)	(\$102,829)
Supplies	\$0	\$0	\$0	\$0
Equipment Rentals	\$0	\$0	\$0	\$0
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$149,425)	(\$156,020)	(\$170,929)	(\$210,837)
Utilities	(\$2,000)	\$0	\$0	\$0
Other Operating Expenses	(\$4,174)	\$0	\$0	\$0
Allocated Cost From Another Unit	\$0	\$0	(\$42,126)	\$0
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$298,085)	(\$291,939)	(\$409,035)	(\$397,868)
Maintenance Expenses:				
Total Maintenance Expenses	\$0	\$0	\$0	\$0
Total Operating & Maintenance Expenses	(\$298,085)	(\$291,939)	(\$409,035)	(\$397,868)
Income (Loss) Before Deprec & Overhead	(\$298,085)	(\$291,939)	(\$409,035)	(\$397,868)
Depreciation	\$0	\$0	\$0	\$0
General & Administrative Overhead	\$298,085	\$291,939	\$409,035	\$397,868
Net Income (Loss)	\$0	\$0	\$0	\$0

Marketing and Business Development 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Expenses:				
Salaries	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0
Outside Professional Services	(\$69,800)	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0
Equipment Rentals	\$0	\$0	\$0	\$0
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$57,560)	\$0	\$0	\$0
Utilities	\$0	\$0	\$0	\$0
Other Operating Expenses	\$0	\$0	\$0	\$0
Allocated Costs to Capital	\$0	\$0	\$0	\$0
Allocated Cost From Another Unit	\$0	\$0	\$0	\$0
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$127,360)	\$0	\$0	\$0
Maintenance Expenses:				
M & R to Marketing Building	\$0	\$0	\$0	\$0
Vehicle Maintenance	\$0	\$0	\$0	\$0
Total Maintenance Expenses	\$0	\$0	\$0	\$0
Total Operating & Maint Exp	(\$127,360)	\$0	\$0	\$0
Income (Loss) Before Deprec & Overhead	(\$127,360)	\$0	\$0	\$0
Depreciation	\$0	\$0	\$0	\$0
General & Administrative Overhead	\$127,360	\$0	\$0	\$0
Net Income (Loss)	\$0	\$0	\$0	\$0

Finance and Accounting 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Expenses:				
Salaries	(\$298,388)	(\$332,553)	(\$284,485)	(\$343,573)
Benefits	(\$169,953)	(\$118,565)	(\$105,105)	(\$182,799)
Outside Professional Services	(\$270,900)	(\$217,400)	(\$199,635)	(\$371,067)
Supplies	\$0	\$0	\$0	\$0
Equipment Rentals	\$0	\$0	\$0	\$0
Facility Rental	(\$256,100)	(\$256,100)	(\$261,877)	(\$260,687)
General & Administrative Direct	(\$31,564)	(\$32,444)	(\$44,364)	(\$93,920)
Utilities	\$0	\$0	\$0	\$0
Other Operating Expenses	\$0	\$0	\$0	\$0
Allocated Costs to Capital	\$0	\$0	\$681	\$3,386
Allocated Cost From Another Unit	\$0	\$0	\$0	\$0
Allocated Costs to Another Unit	\$0	\$92,844	\$38,966	\$41,266
Total Operating Expenses	(\$1,026,905)	(\$864,218)	(\$855,819)	(\$1,207,394)
Maintenance Expenses:				
Total Maintenance Expenses	\$0	\$0	\$0	\$0
Total Operating & Maintenance Expenses	(\$1,026,905)	(\$864,218)	(\$855,819)	(\$1,207,394)
Income (Loss) Before Deprec & Overhead	(\$1,026,905)	(\$864,218)	(\$855,819)	(\$1,207,394)
Depreciation	(\$299,040)	(\$279,600)	(\$294,729)	(\$295,130)
General & Administrative Overhead	\$1,026,905	\$864,218	\$855,820	\$1,200,539
Net Income (Loss)	(\$299,040)	(\$279,600)	(\$294,728)	(\$301,985)

Engineering 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Expenses:				
Salaries	(\$359,872)	(\$494,694)	(\$530,882)	(\$544,046)
Benefits	(\$159,707)	(\$190,595)	(\$209,564)	(\$202,143)
Outside Professional Services	(\$12,000)	(\$12,000)	(\$10,079)	(\$8,378)
Supplies	(\$500)	(\$1,000)	(\$537)	(\$834)
Equipment Rentals	\$0	\$0	\$0	\$0
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$57,700)	(\$58,000)	(\$53,380)	(\$55,776)
Utilities	\$0	\$0	\$0	\$0
Other Operating Expenses	\$0	\$0	\$0	\$0
Allocated Costs to Capital	\$115,405	\$640,087	\$520,353	\$603,191
Allocated Cost From Another Unit	\$0	\$0	\$0	\$0
Allocated Costs to Another Unit	\$110,915	\$121,921	\$150,058	\$114,887
Total Operating Expenses	(\$363,459)	\$5,719	(\$134,031)	(\$93,099)
Maintenance Expenses:				
Salaries	(\$117,109)	(\$113,423)	(\$113,803)	(\$112,280)
Benefits	(\$61,719)	(\$55,227)	(\$57,945)	(\$52,942)
Outside Professional Services	(\$25,600)	(\$25,600)	(\$20,528)	(\$21,238)
Supplies	(\$6,200)	(\$6,200)	(\$5,785)	(\$4,630)
Equipment Rentals	\$0	\$0	\$0	\$0
Facility Rental	(\$23,500)	(\$23,500)	(\$23,973)	(\$23,035)
General & Administrative Direct	(\$1,200)	(\$1,200)	(\$615)	(\$732)
Utilities	\$0	\$0	\$0	\$0
Landscaping	(\$15,000)	(\$15,500)	(\$9,860)	(\$8,406)
Vehicle Maintenance	(\$3,000)	(\$3,000)	(\$3,236)	(\$2,432)
M&R to Misc Equipment	\$0	\$0	\$0	\$0
Allocated Costs to Public Amenities	\$214,098	\$214,098	\$185,441	\$174,077
Allocated Costs to Capital/Enviro	\$0	\$7,382	\$3,741	\$5,654
Allocated Costs From Another Unit	\$0	\$0	\$0	\$0
Allocated Costs To Another Unit	\$18,659	\$24,609	\$16,230	\$14,975
Total Maintenance Expenses	(\$20,571)	\$2,439	(\$30,333)	(\$30,989)
Total Operating & Maintenance Expenses	(\$384,030)	\$8,158	(\$164,364)	(\$124,088)
Income (Loss) Before Deprec & Overhead	(\$384,030)	\$8,158	(\$164,364)	(\$124,088)
Depreciation	\$0	\$0	\$0	\$0
General & Administrative Overhead	\$384,030	(\$8,158)	\$164,364	\$124,088
Net Income (Loss)	\$0	\$0	\$0	\$0

Information Systems 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Expenses:				
Salaries	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0
Outside Professional Services	(\$150,000)	(\$150,000)	(\$150,000)	(\$138,000)
Supplies	(\$25,400)	(\$25,400)	(\$22,716)	(\$16,247)
Equipment Rentals	\$0	\$0	\$0	\$0
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$44,030)	(\$29,200)	(\$29,281)	(\$31,190)
Utilities	(\$43,000)	(\$44,500)	(\$45,419)	(\$45,693)
Other Operating Expenses	\$0	\$0	\$0	\$0
Allocated Cost From Another Unit	\$0	\$0	\$0	\$0
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$262,430)	(\$249,100)	(\$247,416)	(\$231,130)
Maintenance Expenses:				
M&R to Buildings	(\$2,500)	(\$2,500)	(\$2,000)	\$0
Total Maintenance Expenses	(\$2,500)	(\$2,500)	(\$2,000)	\$0
Total Operating & Maintenance Expenses	(\$264,930)	(\$251,600)	(\$249,416)	(\$231,130)
Income (Loss) Before Deprec & Overhead	(\$264,930)	(\$251,600)	(\$249,416)	(\$231,130)
Depreciation	\$0	\$0	\$0	\$0
General & Administrative Overhead	\$264,930	\$251,600	\$249,416	\$231,130
Net Income (Loss)	\$0	\$0	\$0	\$0

Administrative 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Expenses:				
Salaries	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0
Outside Professional Services	(\$5,000)	\$0	\$0	\$0
Supplies	(\$43,000)	(\$43,000)	(\$43,000)	(\$33,407)
Equipment Rentals	(\$13,000)	(\$13,000)	(\$13,000)	(\$9,865)
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$35,800)	(\$18,800)	(\$20,751)	(\$17,734)
Utilities	\$0	\$0	(\$474)	(\$1,019)
Other Operating Expenses	(\$4,000)	(\$7,000)	(\$4,236)	(\$4,074)
Allocated Cost From Another Unit	\$0	\$0	\$0	\$0
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$100,800)	(\$81,800)	(\$81,461)	(\$66,099)
Maintenance Expenses:				
M&R Buildings	(\$500)	(\$1,000)	(\$333)	(\$173)
Total Maintenance Expenses	(\$500)	(\$1,000)	(\$333)	(\$173)
Total Operating & Maintenance Expenses	(\$101,300)	(\$82,800)	(\$81,794)	(\$66,272)
Income (Loss) Before Deprec & Overhead	(\$101,300)	(\$82,800)	(\$81,794)	(\$66,272)
Depreciation	\$0	\$0	\$0	\$0
General & Administrative Overhead	\$101,300	\$82,800	\$81,794	\$66,272
Net Income (Loss)	\$0	\$0	\$0	\$0

Non Operating Income and Expenses

2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Non Operating Revenues:				
Nonoperating Revenues	\$36,090	\$36,090	\$20,099	\$65,709
Interest Income	\$56,014	\$108,014	\$98,013	\$91,855
Ad Valorem Taxes	\$6,246,094	\$5,163,132	\$5,176,635	\$5,048,434
Insurance Settlements	\$0	\$0	\$20,222	\$25,000
Operating Grants	\$0	\$0	\$124,697	\$41,758
Capital Grants	\$603,000	\$686,147	\$901,123	\$23,928
Tax Sharing	\$130,000	\$130,000	\$120,223	\$202,212
Gain (Loss) on Investments	\$0	\$0	\$0	\$0
Other Revenues	\$0	\$0	\$0	\$0
Total Non Operating Revenues:	\$7,071,198	\$6,123,383	\$6,461,012	\$5,498,896
Non Operating Expenses				
Other NonOp Expenses	(\$82,000)	(\$42,000)	(\$39,755)	(\$276,633)
Closed Projects	(\$15,000)	(\$15,000)	(\$8,325)	(\$23,370)
Depreciation of Asset costs Purchased with Grant \$\$	(\$629,340)	(\$609,411)	(\$609,411)	\$0
Banking/Investment Fees	(\$23,000)	(\$23,000)	(\$13,378)	(\$40,013)
Financing Interest Expense	\$0	(\$102,960)	(\$154,810)	(\$116,030)
Bond Interest Expense	(\$1,703,891)	(\$1,508,587)	(\$1,508,627)	(\$1,477,464)
Bond Disc/Issue Cost	(\$10,500)	(\$1,200)	(\$6,454)	(\$51,205)
Premium on Bonds	\$116,282	\$120,110	\$121,216	\$272,395
Election Expense	(\$94,800)	(\$65,000)	\$0	\$0
Public Amenities	(\$242,480)	(\$224,480)	(\$227,792)	(\$241,489)
Commission Special Projects	(\$351,000)	\$0	\$0	\$0
Extraordinary Expenses	\$0	\$0	\$0	\$0
Total Non Operating Expenses	(\$3,035,729)	(\$2,471,528)	(\$2,447,336)	(\$1,953,809)
Non Operating Income (Loss)	\$4,035,469	\$3,651,855	\$4,013,676	\$3,545,087

Consolidated Environmental 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Expenses:				
Salaries	(\$286,580)	(\$275,380)	(\$278,518)	(\$244,190)
Benefits	(\$107,361)	(\$95,865)	(\$99,177)	(\$85,215)
Outside Professional Services	(\$295,500)	(\$323,750)	(\$3,008,487)	(\$171,810)
Supplies	(\$2,950)	(\$1,275)	(\$851)	(\$703)
Equipment Rentals	\$0	\$0	\$0	\$0
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$20,250)	(\$14,100)	(\$12,977)	(\$9,953)
Utilities	(\$16,200)	(\$13,500)	(\$10,673)	(\$10,643)
Other Operating Expenses	(\$57,500)	(\$55,000)	(\$57,125)	(\$60,993)
Allocated Costs to Capital	\$70,000	\$203,790	\$208,365	\$230,109
Allocated Cost From Another Unit	(\$30,835)	(\$18,385)	(\$26,563)	(\$31,810)
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$747,176)	(\$593,465)	(\$3,286,006)	(\$385,208)
Maintenance Expenses:				
Salaries				
Benefits				
Outside Professional Services				
Supplies	(\$665)	(\$500)	(\$339)	(\$54)
General & Administrative Direct	(\$250)	(\$5,500)	(\$3,936)	(\$3,378)
Utilities	\$0	\$0	\$0	\$0
M&R to Prop/Facilities/Equip	(\$221,300)	(\$207,450)	(\$209,623)	(\$177,749)
Allocated Costs to Capital	\$0	\$0	\$0	\$0
Allocated Cost From Another Unit	\$0	(\$1,500)	(\$991)	(\$955)
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Maintenance Expenses	(\$222,215)	(\$214,950)	(\$214,889)	(\$182,136)
Total Operating & Maintenance Expenses	(\$969,391)	(\$808,415)	(\$3,500,895)	(\$567,344)
Income (Loss) Before Deprec & Overhead	(\$969,391)	(\$808,415)	(\$3,500,895)	(\$567,344)
Depreciation	\$0	\$0	\$0	\$0
General & Administrative Overhead				
Net Income (Loss)	(\$969,391)	(\$808,415)	(\$3,500,895)	(\$567,344)

Environmental Administration 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Expenses:				
Salaries	(\$191,095)	(\$181,767)	(\$183,074)	(\$151,267)
Benefits	(\$71,931)	(\$63,734)	(\$65,734)	(\$53,275)
Outside Professional Services	(\$253,000)	(\$262,500)	(\$2,961,257)	(\$161,590)
Supplies	(\$300)	(\$100)	(\$55)	(\$97)
Equipment Rentals	\$0	\$0	\$0	\$0
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$17,950)	(\$11,950)	(\$11,982)	(\$8,551)
Other Operating Expenses	\$0	\$0	\$0	(\$38)
Allocated Costs to Capital	\$70,000	\$72,170	\$90,082	\$122,491
Allocated Cost From Another Unit	(\$30,835)	(\$15,000)	(\$25,435)	(\$31,810)
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$495,111)	(\$462,881)	(\$3,157,455)	(\$284,137)
Maintenance Expenses:				
Supplies	(\$165)	\$0	(\$168)	\$0
M&R to Buildings	\$0	\$0	\$0	\$0
Allocated Costs to Capital	\$0	\$0	\$0	\$0
Allocated Cost From Another Unit	\$0	\$0	\$0	\$0
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Maintenance Expenses	(\$165)	\$0	(\$168)	\$0
Total Operating & Maintenance Expenses	(\$495,276)	(\$462,881)	(\$3,157,623)	(\$284,137)
Income (Loss) Before Deprec & Overhead	(\$495,276)	(\$462,881)	(\$3,157,623)	(\$284,137)
Depreciation				
General & Administrative Overhead	\$0	\$0	\$0	\$0
Net Income (Loss)	(\$495,276)	(\$462,881)	(\$3,157,623)	(\$284,137)

Cascade Pole 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Operating Expenses:				
Salaries	(\$95,485)	(\$93,613)	(\$95,444)	(\$92,922)
Benefits	(\$35,430)	(\$32,131)	(\$33,444)	(\$31,940)
Outside Professional Services	(\$42,500)	(\$61,250)	(\$47,229)	(\$10,220)
Supplies	(\$2,650)	(\$1,175)	(\$795)	(\$606)
Equipment Rentals	\$0	\$0	\$0	\$0
Facility Rental	\$0	\$0	\$0	\$0
General & Administrative Direct	(\$2,300)	(\$2,150)	(\$995)	(\$1,402)
Utilities	(\$16,200)	(\$13,500)	(\$10,673)	(\$10,643)
Other Operating Expenses	(\$57,500)	(\$55,000)	(\$57,125)	(\$60,955)
Allocated Costs to Capital	\$0	\$131,620	\$118,283	\$107,618
Allocated Cost From Another Unit	\$0	(\$3,385)	(\$1,128)	\$0
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$252,065)	(\$130,584)	(\$128,550)	(\$101,070)
Maintenance Expenses:				
Supplies	(\$500)	(\$500)	(\$170)	(\$54)
Equipment Rentals	(\$250)	(\$5,500)	(\$3,936)	(\$3,378)
Facility Rental	\$0	\$0	\$0	\$0
M&R to Buildings	(\$221,300)	(\$207,450)	(\$209,623)	(\$177,749)
Allocated Costs to Capital	\$0	\$0	\$0	\$0
Allocated Cost From Another Unit	\$0	(\$1,500)	(\$991)	(\$955)
Allocated Costs to Another Unit	\$0	\$0	\$0	\$0
Total Maintenance Expenses	(\$222,050)	(\$214,950)	(\$214,720)	(\$182,136)
Total Operating & Maintenance Expenses	(\$474,115)	(\$345,534)	(\$343,270)	(\$283,206)
Income (Loss) Before Deprec & Overhead	(\$474,115)	(\$345,534)	(\$343,270)	(\$283,206)
Depreciation				
General & Administrative Overhead	\$0	\$0	\$0	\$0
Net Income (Loss)	(\$474,115)	(\$345,534)	(\$343,270)	(\$283,206)

Foreign Trade Zone 2018 Budget

	2018 Budget	2017 Budget	2017 Projected Year End	2016 Actual Audited
Revenues				
Policy Group Revenues	\$2,269	\$4,042	\$136	\$130
Tenant Revenues	\$22,000	\$22,000	\$27,500	\$21,350
Interest Income	\$0	\$284	\$237	\$265
Total Revenues	\$24,269	\$26,326	\$27,873	\$21,745
Operating Expenses:				
Salaries	\$0	\$0	\$0	\$0
Benefits	\$0	\$0	\$0	\$0
O/S Professional Services	(\$6,750)	(\$4,500)	(\$1,725)	(\$675)
Supplies	(\$200)	(\$200)	(\$72)	\$0
Equipment Rental	\$0	\$0	\$0	\$0
Facility Rental	\$0	\$0	\$0	\$0
General Administration	(\$11,300)	(\$11,300)	(\$3,900)	(\$3,405)
Utilities	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0
Allocated Costs From Another Unit	(\$6,020)	(\$10,042)	(\$20,041)	(\$22,849)
Allocated Costs To Another Unit	\$0	\$0	\$0	\$0
Total Operating Expenses	(\$24,270)	(\$26,042)	(\$25,738)	(\$26,929)
Maintenance Expenses:				
Total Maintenance Expenses	\$0	\$0	\$0	\$0
Total Operating & Maint Exp	(\$24,270)	(\$26,042)	(\$25,738)	(\$26,929)
OPERATING INCOME	(\$1)	\$284	\$2,135	(\$5,184)
G & A Overhead	\$0	\$0	\$0	\$0
Depreciation	\$0	\$0	\$0	\$0
NET INCOME (Loss)	(\$1)	\$284	\$2,135	(\$5,184)

Port of Olympia 2018 Statutory Budget

The Port prepared a cash budget estimating receipts and disbursements in accordance with RCW 53.35.010. The preliminary 2018 Statutory Budget was made available to the public and the Port Commission as required by RCW 53.35.010 and RCW 53.35.045.

Notice of the Public Hearing, with an announcement stating that copies of the preliminary budget were available, was published on October 29 and November 5, 2017. Notices were published in *The Olympian* as required by law (RCW 53.35.020 and RCW 53.35.045).

Port of Olympia 2018 Statutory Budget

Beginning Cash & Investments	\$ 4,083,000
Projected Sources of Funds	
Revenues	11,649,000
Operating Expense	(5,179,866)
Maintenance Expense	(1,884,007)
Administration Expense	(3,050,017)
Provided by Operations	1,535,110
Interest Income	56,000
Other, Net	(1,610,201)
Ad valorem tax revenue	6,246,094
Projected Sources of Funds	6,227,003
Projected Uses of Funds	
Debt Service Payments - Existing Bonds Debt	4,479,000
Service Payments - Bank Financing	-
Capital Spending - Planned Projects	3,229,000
Projected Uses of Funds	7,708,000
Projected Borrowing	
Equipment Financing	1,800,000
Total Borrowing	1,800,000
Projected Ending Cash & Investments	\$ 4,402,003

Schedule of Proprietary Type User Charges

Schedule of Proprietary Type User Charges - Marina Effective 1/1/2018

MARINA CHARGES

Lengths shown are the boat length or the slip size, whichever is longer.
 "Long-Term" Moorage amounts include leasehold excise tax.

*Final rate after calculating tax may differ slightly from below amounts based on boat lengths.

Base Rate*	
Rate for 20-28 Ft Slip	\$7.65 per foot per month
Rate for 32-36 Ft. Slip	\$8.65 per foot per month
Rate for 40-44 Ft. Slip	\$9.05 per foot per month
Rate for 50 Ft. Slip	\$9.35 per foot per month
Rate for over 50 Ft. Slip	\$9.75 per foot per month

Live Aboard Charge & Limits	\$75.00 per vessel minimum per month or based on vessel size
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Boat (Includes crew)	
Medium Endurance	\$175.00/hr – small boat
Rapid Response/High Endurance	\$230.00/hr – medium size boat

Heavy Tow/Salvage/Dive	
Towing	\$175.00/hr
High Risk Tow	\$230.00/hr – additional crew & equipment

Utilities Charges	As metered or allocated, not subject to leasehold tax
Rate	\$6.00 monthly fee plus actual usage for metered slips
	\$25.00 flat monthly fee for non-metered slips, leasehold excise tax included

Labor	
Administration	\$80.00/hr
Supervisor	\$70.00/hr
General Labor	\$65.00/hr
Standby	\$65.00/hr

Equipment Use	
Pump (Unlimited use per event)	\$50.00 each
Generator	\$25.00/use
Specialized equipment	Cost plus 10%

Guest Moorage Rate	Minimum \$20.00 per day for all vessels up to 20 ft. in length plus \$0.90 per foot for vessels 21 ft. and over, per day
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Storage	
Mini Storage unit	\$85.00/month (includes 12.84% Leasehold Tax)

Schedule of Proprietary Type User Charges - Marina Effective 1/1/2018

MARINA CHARGES

Plaza Moorage	
Rate	\$10.00 per day for all vessels up to 20 ft. in length plus \$0.40 per foot in excess of 21 ft. per day

Other Charges	
Delinquency, Sale & Impound Fee	\$150 plus actual costs incurred by the Port
Charter boats – daily rate	\$1.00 per foot per day

Launch Ramp Charge	
Rate – General Public (recreational)	\$5.00 per launch, free haul
Rate – Annual (recreational)	\$50.00 unlimited launches for one year
Rate – Commercial Operator	\$50.00 per launch or haul
Rate – Annual Commercial Operator	\$200.00 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	\$15.00 minimum (4 hour event)
\$30.00 (8 hour event)	\$35.00
Spider Box Rental	\$35.00
Tents – 10'x10'	\$35.00
10'x20'	\$75.00 first tent and \$50.00 each additional tent
Charcoal Barbeque	\$20.00 each
Picnic Tables	\$5.00 each
Banquet Tables	\$5.00 each
Folding Chairs	\$1.00 each
Sign Boards	\$3.00 each
Traffic cones	\$1.00 each

Dry Storage	
Rate	\$85.00 per month or space, tax included
Parking	\$5.00 per day
Labor, Maintenance & Other Service	\$65.00 per labor-hour

Schedule of Proprietary Type User Charges - Boatworks Effective 1/1/2018

BOATWORKS CHARGES

Haul out & Launch

Up to 32 ft. vessel	\$7.90 per ft. per haul & launch
32 – 39 ft. vessel	\$8.70 per ft. per haul & launch
40 – 49 ft. vessel	\$9.45 per ft. per haul & launch
50 – 59 ft. vessel	\$11.15 per ft. per haul & launch
over 59 ft. vessel	\$12.45 per ft. per haul & launch

Above includes hauling, blocking & launching. No lay time charge on the day of haul out. Includes electricity, compressed air, on-site parking, garbage & recycling services while in the yard.

Environmental Fees

Fuel/Liquids	
Trip Charge	Cost plus 15%
Special Handling and Disposal	Cost plus 15%

Solid Hazardous Waste

In-house	\$70.00 per vessel, pressure washed and/or blocked
Contract	Cost plus 15%

Laytime

First Seven Days	\$0.75 per foot per day
Additional Days	\$1.00 per foot per day

Winter Long Term Storage

Available October through March	\$7.75 per foot per month as available
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One-Way Haul & Launch

(Minimum \$100 charge)

Up to 32 ft. vessel	\$5.55 per ft. per haul
32 – 39 ft. vessel	\$6.10 per ft. per haul
40 – 49 ft. vessel	\$6.95 per ft. per haul
50 – 59 ft. vessel	\$7.70 per ft. per haul
over 60 ft. vessel	\$8.45 per ft. per haul
Additional Time in Slings	\$200.00 per hour or part thereof

Mast Storage

Daily Rate	\$4.00 per day
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Labor Rates

General Labor	\$65.00 per hour
Forklift	\$100.00 per hour, ½ hour minimum
Crane/Travelift	\$200.00 per hour, ½ hour minimum
Delinquency Fee & Impound Fee	\$150.00 plus actual costs incurred by the Port
Labor, Maintenance & Other Services	\$65.00 per labor-hour

Pressure Wash Bottom

Rate	\$3.00 per foot
Additional Charge	\$60.00 per hour for time spent removing excessive growth or for special bottom preparation

Waste Handling

Waste Collection and Disposal	
Dumpster Rental	\$4.00/day
Dumpster Delivery/ Pickup (30 yd)	\$285.00 each
Landfill Cost	\$130.00/ton

Daily Work Dock Moorage

Minimum \$20.00 per day for all vessels up to 20 ft. in length plus \$0.90 per foot for vessels 21 ft. and over, per day

Monthly Work Dock Moorage

Up to 32 Ft.	\$7.65 per foot per month
33-39 Ft.	\$8.65 per foot per month
40-49 Ft.	\$9.05 per foot per month
50 Ft.	\$9.35 per foot per month
Over 50 Ft.	\$9.75 per foot per month

Schedule of Proprietary Type User Charges - Airport Effective 1/1/2018

AIRPORT CHARGES

"Long-Term" Space Rental – amounts include leasehold excise tax

Open Hangar Planeports 40 x 28 ft.	\$218.20 per hangar per month
T-Hangars 40 x 32 ft.	\$280.20 per hangar per month
T-Hangars 45 x 40 ft.	\$405.40 per hangar per month
Executive Hangars 60 x 46 ft.	\$695.20 per hangar per month
Tie-Downs, Large	\$89.15 per tie-down per month
Tie-Downs, Small	\$55.00 per tie-down per month
G-Storage	\$220.00 per space per month

Apron Fees – Commercial Aviation/Itinerant

Gross Weight	Daily
0 to 12,000 lbs.	\$5
12,001 to 26,000 lbs.	\$10
26,001 to 54,000 lbs.	\$20
54,001 to 117,000 lbs.	\$30

Key and Security Cards

Key Deposit	\$20 (refundable when key)
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	\$10 daily
T-Hangars	\$25 daily
Executive Hangars	\$30 daily

Commercial Aeronautical Activity License	\$265 Minimum plus leasehold excise tax
Aircraft Impound Fee	\$75

Fuel Flowage

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

Landing Fees

Aircraft 12,500 lbs & greater	\$1.40 per 1,000 pounds maximum certificated landing weight (\$17.50 minimum)
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Other Rates

FOD-Boss Rental	\$25 per hour
Lift truck	\$60 per hour – one half hour minimum
Landside Aircraft Launch Fee	\$10 per day
Vehicle Parking Fee	\$3.75 per day

Schedule of Proprietary Type User Charges - Marine Terminal Effective 1/1/2018

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 1/1/2018

PROPERTY LEASE CHARGES

Rents*	
Ground Rent – Airport Land-Aeronautical	\$0.29 per square foot per year
Ground Rent – Airport Land-Non-Aeronautical	Port Policy 1101 / Appraisal
Ground Rent - Port Properties	Port Policy 1101 / Appraisal
Ground Rent - Special Event, Temporary	Minimum \$250 per day
Space Rent	Port Policy 1101 / Appraisal
Port Plaza Rental Charges	Non-Profit Organization -- \$50 per day
	Other -- \$100 per day
	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

Service & Other Charges	
Labor, Maintenance & Other Services	\$70.00 per hour (2 hour minimum)
Holdover / CAM / Late Charges	Per lease agreement
Insurance	100% allocated premiums to Port
Lease Reinstatement	\$300
Lease Modification	\$300
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 1/1/2018

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

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

Administrative Fees	
Copies, paper	\$0.15 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	\$7.00
16GB USB Flash Drive	\$11.00
CD's	\$2.50
DVD's	\$10.00
8½x11 Color	\$0.50
11x17 Color	\$1.00
Other Documents	100% 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 A - 2018 Tax Levy

2018 Tax Levy Calculation		
2017 levy amount		\$ 5,199,373
Tax Levy 'Banked'		909,642
1% Increase on prior year levy	1%	51,994
New construction valuation	\$ 491,535,955	6,161,009
2017 levy rate (\$ per \$1,000)	0.1731	
Levy increase for new construction		85,085
Proposed 2018 tax levy		\$ 6,246,094
2018 Assessed Valuation	\$ 32,217,198,564	
2018 Millage Rate (calculated)		\$ 0.1939

Appendix B - 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 2018 (2016 audited revenues as of 12/31/16 are used.):

Total Gross Operating Revenues	\$10,889,184
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 \$5,000,000	14,723
Promotional Hosting Limit	\$ 52,223

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	2018 Budget
Swantown	\$ 300
Marine Terminal	\$ 3,000
Properties	\$ 100
Executive	\$ 2,500
Total Budgeted	\$ 5,900

Appendix C - Memberships

	2017 Budget	2018 Budget
Commission	\$ 68,668	\$ 71,675
Foreign-Trade Zone	50	0
Intercity Transit - Amtrak Station	3,500	3,500
Lacey Chamber of Commerce	820	820
Olympia Downtown Association	200	300
Roundtable of Thurston County	150	150
Thurston County Chamber of Commerce	750	750
Thurston Regional Planning Council	38,240	38,240
Tumwater Chamber of Commerce	530	530
Tumwater Downtown Association	150	0
Visitors & Convention Bureau	200	200
Washington Council for International Trade	250	250
Washington Public Ports Association	22,228	25,335
Yelm Area Chamber of Commerce	600	600
Washington State Dept. of Enterprise Services (purchasing coop)	1,000	1,000
FTZ	1,800	1,800
National Association of Foreign-Trade Zones (FTZ)	1,800	1,800
Marine Terminal	1,628	1,366
Northwest Marine Terminal	1,350	1,216
Association of US Army Oly/Tumwater	278	150
Grand Total	\$ 72,096	\$ 74,841

Appendix D - Bond Debt

Outstanding Long Term General Obligation Bond Debt

Includes Series: 2013A, 2013B, 2015, 2016A, 2016B

As of November 30, 2017

Fiscal Year(s)	Principal	Interest	Annual Debt Service
2018	2,775,000	1,394,890	4,169,890
2019	2,885,000	1,282,029	4,167,029
2020	2,995,000	1,174,263	4,169,263
2021	3,095,000	1,068,185	4,163,185
2022	3,205,000	956,381	4,161,381
2023	3,310,000	845,318	4,155,318
2024	3,430,000	737,081	4,167,081
2025	3,570,000	613,869	4,183,869
2026	8,340,000	485,931	8,825,931
2027	3,580,000	192,882	3,772,882
2028	2,680,000	61,104	2,741,104
Grand Total	39,865,000	8,811,933	48,676,933

Outstanding Financed Equipment Debt with Key Bank

As of November 30, 2017

Fiscal Year(s)	Principal	Interest	Annual Debt Service
2018	566,767	88,196	654,963
2019	575,188	73,214	648,402
2020	435,448	58,617	494,065
2021	345,949	47,604	393,553
2022	356,346	37,207	393,553
2023	351,626	26,532	378,158
2024	346,680	16,084	362,764
2025	209,740	6,471	216,211
2026	82,644	1,023	83,667
Grand Total	3,270,388	354,948	3,625,336

Port of Olympia
2018 Capital Investment Plan
by Line of Business
11/27/2017

Type	Line of Business	Data					
		'2018	'2019	'2020	'2021	'2022	Sum of Total
Carry Forward	Admin/IT	\$ 80,762	\$ -	\$ -	\$ -	\$ -	\$ 80,762
	Environmental	\$ 436,977	\$ 194,360	\$ 204,000	\$ 204,000	\$ 123,533	\$ 1,162,871
	Marina	\$ 5,796	\$ -	\$ -	\$ -	\$ -	\$ 5,796
	Marine Terminal	\$ 1,798,820	\$ -	\$ -	\$ -	\$ -	\$ 1,798,820
	NMIC	\$ 192,501	\$ -	\$ -	\$ -	\$ -	\$ 192,501
Carry Forward Total		\$ 2,514,856	\$ 194,360	\$ 204,000	\$ 204,000	\$ 123,533	\$ 3,240,750
Planned	Airport	\$ 25,000	\$ 257,168	\$ 4,737,832	\$ 5,500,000	\$ -	\$ 10,520,000
	Environmental	\$ 612,167	\$ 550,633	\$ 760,800	\$ 1,412,004	\$ 361,996	\$ 3,697,600
	Marina	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ 65,000
	Other Properties	\$ 12,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 162,000
Planned Total		\$ 714,167	\$ 957,801	\$ 5,498,632	\$ 6,912,004	\$ 361,996	\$ 14,444,600
Grand Total		\$ 3,229,023	\$ 1,152,161	\$ 5,702,632	\$ 7,116,004	\$ 485,529	\$ 17,685,350

Port of Olympia
2018 Capital Investment Plan
by Line of Business
11/27/2017

Type	Line of Business	Project #	Name	Project Summary Page #	Data					
					'2018	'2019	'2020	'2021	'2022	'Total
Carry Forward	Admin/IT	IT1401	IT Hardware Upgrades (Network Storage)	4	\$ 46,905	\$ -	\$ -	\$ -	\$ -	\$ 46,905
		IT1501	Financial Software Improvements	5	\$ 33,856	\$ -	\$ -	\$ -	\$ -	\$ 33,856
		Admin/IT Total			\$ 80,762	\$ -	\$ -	\$ -	\$ -	\$ 80,762
	Environmental	ENV1303	East Bay Cleanup	6	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000
		ENV1401	Budd Inlet Environmental Cleanup	7	\$ 250,000	\$ 194,360	\$ 204,000	\$ 204,000	\$ 123,533	\$ 975,893
		ENV1503	Underground Storage Tank Cleanup - Pearson Air	8	\$ 25,060	\$ -	\$ -	\$ -	\$ -	\$ 25,060
		ENV1601	Habitat Conservation Plan	9	\$ 121,917	\$ -	\$ -	\$ -	\$ -	\$ 121,917
		Environmental Total			\$ 436,977	\$ 194,360	\$ 204,000	\$ 204,000	\$ 123,533	\$ 1,162,871
	Marina	MB1703	Marina Security Cameras - 2017	10	\$ 5,796	\$ -	\$ -	\$ -	\$ -	\$ 5,796
		Marina Total			\$ 5,796	\$ -	\$ -	\$ -	\$ -	\$ 5,796
	Marine Terminal	MT1702	Log Loaders - New Equipment	11	\$ 1,798,820	\$ -	\$ -	\$ -	\$ -	\$ 1,798,820
		Marine Terminal Total			\$ 1,798,820	\$ -	\$ -	\$ -	\$ -	\$ 1,798,820
NMIC	PR1304	New Market Industrial Campus Master Plan	12	\$ 192,501	\$ -	\$ -	\$ -	\$ -	\$ 192,501	
	NMIC Total			\$ 192,501	\$ -	\$ -	\$ -	\$ -	\$ 192,501	
Carry Forward Total				\$ 2,514,856	\$ 194,360	\$ 204,000	\$ 204,000	\$ 123,533	\$ 3,240,750	
Planned	Airport	ZPL1403	Service Road Rehabilitation - Design (2018 Budget Document)	N/A	\$ -	\$ -	\$ 335,000	\$ -	\$ -	\$ 335,000
		ZPL1404	Service Road Rehabilitation - Construction (2018 Budget Document)	N/A	\$ -	\$ -	\$ -	\$ 2,500,000	\$ -	\$ 2,500,000
		ZPL1413	Overlay Runway 8/26 & Reduce Width (2018 Budget Document)	N/A	\$ -	\$ -	\$ 1,625,000	\$ -	\$ -	\$ 1,625,000
		ZPL1418	Taxiway A - Rehabilitation (2018 Budget Document)	N/A	\$ -	\$ 207,168	\$ 942,832	\$ -	\$ -	\$ 1,150,000
		ZPL1420			\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
		ZPL1421	Terminal Ramp Overlay (2018 Budget Document)	N/A	\$ -	\$ -	\$ 1,100,000	\$ -	\$ -	\$ 1,100,000
		ZPL1422	Property Acquisition - Runway 35 RPZ (2018 Budget Document)	N/A	\$ -	\$ -	\$ 235,000	\$ -	\$ -	\$ 235,000
		ZPL1423	Fuel Farm Access Road Overlay (2018 Budget Document)	N/A	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
		ZPL1424	Runway 26 Easement & Obstruction Removal (2018 Budget Document)	N/A	\$ -	\$ -	\$ 180,000	\$ -	\$ -	\$ 180,000
		ZPL1606	Taxiway G Rehab Design (2018 Budget Document)	N/A	\$ -	\$ -	\$ 170,000	\$ -	\$ -	\$ 170,000
		ZPL1607	Taxiway G Construction (2018 Budget Document)	N/A	\$ -	\$ -	\$ -	\$ 2,640,000	\$ -	\$ 2,640,000
		ZPL1615	Taxiway E Lighting Installation (2018 Budget Document)	N/A	\$ -	\$ -	\$ -	\$ 360,000	\$ -	\$ 360,000
		AP1801	7600 Terminal St - Hangar Doors (2018 Budget Document)	13	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
		Airport Total			\$ 25,000	\$ 257,168	\$ 4,737,832	\$ 5,500,000	\$ -	\$ 10,520,000
	Environmental	ENV1401	Budd Inlet Environmental Cleanup (2018 Budget Document)	7	\$ -	\$ 412,800	\$ 760,800	\$ 1,412,004	\$ 361,996	\$ 2,947,600
		ENV1503	Underground Storage Tank Cleanup - Pearson Air (2018 Budget Document)	8	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
		ENV1802	Storm Pond Rehabilitations (2018 Budget Document)	14	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000
		ENV1801	East Bay CAP Amendments (2018 Budget Document)	16	\$ 87,500	\$ 87,500	\$ -	\$ -	\$ -	\$ 175,000
		ENV1803	Cascade Pole Site Improvements (2018 Budget Document)	16	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000
		ENV1804	Stormwater Treatment Facility Improvements (2018 Budget Document)	17	\$ 99,667	\$ 50,333	\$ -	\$ -	\$ -	\$ 150,000
		Environmental Total			\$ 612,167	\$ 550,633	\$ 760,800	\$ 1,412,004	\$ 361,996	\$ 3,697,600
	Marina	MB1801	Harbor Patrol Vessel - Engine Replacement (2018 Budget Document)	18	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ 65,000
		Marina Total			\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ 65,000
Other Properties	ZPL1813	7205 Old Hwy 99 SW - HVAC & Roof Replacement (2018 Budget Document)	N/A	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000	
	PR1801	724 State Ave NW - Roof Repairs (2018 Budget Document)	19	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ 12,000	
	Other Properties Total			\$ 12,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 162,000	
Planned Total				\$ 714,167	\$ 957,801	\$ 5,498,632	\$ 6,912,004	\$ 361,996	\$ 14,444,600	
Grand Total				\$ 3,229,023	\$ 1,152,161	\$ 5,702,632	\$ 7,116,004	\$ 485,529	\$ 17,685,350	

Port of Olympia
2018 Capital Investment Plan
by Line of Business
11/27/2017

Sum of Funding Amount		Project Summary Page #	Funding Source				Grand Total
Project #	Name		2016 G.O.Bond	Grant	MTCA Grant	General Fund	
ENV1303	East Bay Cleanup	6			\$ 40,000		\$ 40,000
ENV1401	Budd Inlet Environmental Cleanup	7			\$ 125,000		\$ 125,000
	Budd Inlet Environmental Cleanup (2018 Budget Document)	7	\$ 125,000				\$ 125,000
ENV1503	Underground Storage Tank Cleanup - Pearson Air	8				\$ 25,060	\$ 25,060
	Underground Storage Tank Cleanup - Pearson Air (2018 Budget Document)	8				\$ 75,000	\$ 75,000
ENV1601	Habitat Conservation Plan	9		\$ 121,917			\$ 121,917
IT1401	IT Hardware Upgrades (Network Storage)	4				\$ 46,905	\$ 46,905
IT1501	Financial Software Improvements	5				\$ 33,856	\$ 33,856
PR1304	New Market Industrial Campus Master Plan	12	\$ 192,501				\$ 192,501
MB1703	Marina Security Cameras - 2017	10				\$ 5,796	\$ 5,796
MT1702	Log Loaders - New Equipment	11				\$ 1,798,820	\$ 1,798,820
MB1801	Harbor Patrol Vessel - Engine Replacement (2018 Budget Document)	18		\$ 41,000		\$ 24,000	\$ 65,000
AP1801	7600 Terminal St - Hangar Doors (2018 Budget Document)	13				\$ 25,000	\$ 25,000
ENV1802	Storm Pond Rehabilitations (2018 Budget Document)	14				\$ 175,000	\$ 175,000
ENV1801	East Bay CAP Amendments (2018 Budget Document)	16				\$ 87,500	\$ 87,500
ENV1803	Cascade Pole Site Improvements (2018 Budget Document)	16				\$ 175,000	\$ 175,000
ENV1804	Stormwater Treatment Facility Improvements (2018 Budget Document)	17				\$ 99,667	\$ 99,667
PR1801	724 State Ave NW - Roof Repairs (2018 Budget Document)	19				\$ 12,000	\$ 12,000
Grand Total			\$ 317,501	\$ 162,917	\$ 165,000	\$ 2,583,604	\$ 3,229,022

Project Summary Sheet

Project Name: IT Hardware Upgrades (Network Storage)
Line of Business: Admin/IT
Project #: IT1401

PROJECT SUMMARY

Scope of Work

The purpose of this project is to provide upgrades and maintenance to the Port's computer network storage capabilities. Currently, the Port's computer network is nearing it's capacity with outdated hardware and this project intends to rectify the condition by purchasing and installing new hardware.

Pros

This project will:

- + Maintain existing equipment.
- + Provide enhancement to system network.

Cons

There are no adverse issues associated with this project.

Potential Environmental Impacts

There are no environmental impacts associated with this project.

Public Opinion/Participation

No public participation is required for this project.

FINANCIAL SUMMARY

Project Cost Est.: \$90,000
Priority Category: PL
Start Date: 01/01/2014
Multi-Year Project? Yes
Funding Source: 2018 CIP

Project Summary Sheet

Project Name: Financial Software Improvements
Line of Business: Admin/IT
Project #: IT1501

PROJECT SUMMARY

Scope of Work

The project institutes improvements to the Port's financial software reporting, processes and document handling.

Pros

This project will:

- + Use staff time more efficiently.
- + Make better use of the software that the Port owns.
- + Reduce the need for additional financial staff.

Cons

The negative issues with this project include:

- + Uses administrative funds for project support.

Potential Environmental Impacts

There are no environmental impacts associated with this project.

Public Opinion/Participation

No Public Participation is required for this project.

FINANCIAL SUMMARY

Project Cost Est.: \$35,000
Priority Category: PL
Start Date: 05/01/2015
Multi-Year Project? Yes
Funding Source: 2018 CIP

Project Summary Sheet

Project Name: East Bay Cleanup
Line of Business: Environmental
Project #: ENV1303

PROJECT SUMMARY

Scope of Work

The work proposed for 2017 is the remaining cleanup of parcels that make up the East Bay Redevelopment Site in downtown Olympia. The work will get the properties cleaned up and ready for redevelopment.

Pros

This project will:

- + Complete the cleanup of the last parcels remaining to be addressed within the East Bay Redevelopment Site.
- + Leave clean properties that are safe for the public and ready for redevelopment.

Cons

Potential Environmental Impacts

The likely environmental impact will be positive - the cleanup will remove legacy contamination from historical industrial operations and leave the properties more protective of human health and the surrounding environment.

Public Opinion/Participation

The public has had the opportunity to comment on prior phases of cleanup, and will have an opportunity to comment on the cleanup plans for the remaining parcels when the plans are finalized by the Department of Ecology.

FINANCIAL SUMMARY

Project Cost Est.: \$1,952,094
Priority Category: PL
Start Date: 01/01/2013
Multi-Year Project? Yes
Funding Source: 2018 CIP

Project Summary Sheet

Project Name: Budd Inlet Environmental Cleanup
Line of Business: Environmental
Project #: ENV1401

PROJECT SUMMARY

Scope of Work

The purpose of this project is to evaluate and cleanup the sediments throughout Budd Inlet, including both the East Bay and West Bay. Under a separate project, the evaluations regarding the extent and classification of sediment is being completed. This project will require several funding partners, including the City of Olympia, Washington Department of Ecology, and various industries.

Pros

This project will:

- + Cleanup the sediments throughout Budd Inlet (East Bay & West Bay)
- + Require several entities to participate in the project

Cons

The adverse issues with this project, should a full cleanup be required, include:

- + Extremely costly
- + Require cooperation between attributed parties

Potential Environmental Impacts

Overall, this project will provide positive environmental impacts by removing and/or mitigating contaminated sediments found in West & East Bay in Budd Inlet.

Public Opinion/Participation

It is anticipated that a significant public participation process will ensue with the project. Overall, the environmental benefits associated with the project will elicit positive public support.

FINANCIAL SUMMARY

Project Cost Est.: \$4,000,000
Priority Category: PL
Start Date: 01/01/2014
Multi-Year Project? Yes

Project Summary Sheet

Project Name: Underground Storage Tank Cleanup - Pearson Air
Line of Business: Environmental
Project #: ENV1503

PROJECT SUMMARY

Scope of Work

Collect direct-push soil samples at five locations at two depth intervals to verify that no remaining soil exceeds the MTCA direct contact criteria. Collect groundwater samples at two existing monitoring wells and two direct-push locations to verify that groundwater has not been contaminated by leaching from soil.

Pros

Environmental cleanup

Cons

NA

Potential Environmental Impacts

Cleanup of site

Public Opinion/Participation

None anticipated

FINANCIAL SUMMARY

Project Cost Est.: \$157,149
Priority Category: PL
Start Date: 01/01/2015
Multi-Year Project? Yes
Funding Source: 2018 CIP

Project Summary Sheet

Project Name: Habitat Conservation Plan
Line of Business: Environmental
Project #: ENV1601

PROJECT SUMMARY

Scope of Work

The Port of Olympia will work in collaboration with the City of Tumwater, the US Fish and Wildlife Service, the Washington State Department of Fish and Wildlife Service and other entities to develop a Habitat Conservation Plan compliant with the Endangered Species Act.

Deliverables include:

- + Species Evaluation Memorandum
- + Area and Term Memorandum
- + Covered Activities Evaluation Memorandum
- + Conservation Strategy Memorandum.
- + A Species Evaluation Memorandum will be prepared.

Pros

Total Project Cost estimated at \$750,000, with Port share only being \$225,000 over 3 years.

Cons

Potential Environmental Impacts

Public Opinion/Participation

FINANCIAL SUMMARY

Project Cost Est.: \$225,000
Priority Category: PL
Start Date: 10/25/2016
Multi-Year Project? Yes
Funding Source: 2018 CIP

Project Summary Sheet

Project Name: Marina Security Cameras - 2017
Line of Business: Marina
Project #: MB1703

PROJECT SUMMARY

Scope of Work

The purpose of this project is to continue enhancing the Swantown Marina Security Program. The work will include installing additional cameras, allowing the Port to monitor currently "dark" areas. The monitoring system has proven itself beneficial over time.

Pros

This project will improve marina security, tenant security, and public safety at Swantown Marina.

Cons

There are no downsides to this project.

Potential Environmental Impacts

No environmental impacts are created by this project.

Public Opinion/Participation

Port marina tenants are very supportive of this project, particularly since it improves security and safety.

FINANCIAL SUMMARY

Project Cost Est.: \$10,000
Priority Category: PL
Start Date: 01/01/2017
Multi-Year Project? No
Funding Source: 2018 CIP

Project Summary Sheet

Project Name: Log Loaders - New Equipment
Line of Business: Marine Terminal
Project #: MT1702

PROJECT SUMMARY

Scope of Work

The purpose of this project is to replace existing, aging, log loaders. As the purchase is developed, various financial options for funding the purchase will be explored.

Pros

The project will:

+ Replace and/or enhance existing revenue-generating equipment.

Cons

Other than cost, there are no adverse issues with the purchase.

Potential Environmental Impacts

The new log loaders, once researched thoroughly, may be more environmentally friendly than existing equipment.

Public Opinion/Participation

No public participation, or adverse public opinion, is anticipated for this project.

FINANCIAL SUMMARY

Project Cost Est.: \$1,800,000
Priority Category: PL
Start Date: 01/01/2017
Multi-Year Project? No
Funding Source: 2018 CIP

Project Summary Sheet

Project Name: New Market Industrial Campus Master Plan
Line of Business: NMIC
Project #: PR1304

PROJECT SUMMARY

Scope of Work

The purpose of the Master Plan is to develop a comprehensive look at determining the best, and most viable usage for the Port's Tumwater properties. The Plan will evaluate all facets of the region including environmental, land use, transportation, and potential development. The Plan will also incorporate a significant Public Participation process to guide the efforts.

Pros

The major benefit for developing a Master Plan is that a focused, predictable, and comprehensive approach will be developed for the Tumwater properties.

Cons

The most significant drawback for developing the Plan is the length of time necessary for Plan completion.

Potential Environmental Impacts

All potential environmental impacts will be addressed as part of the master planning effort.

Public Opinion/Participation

A significant Public Participation process was developed and implemented for the master planning effort.

FINANCIAL SUMMARY

Project Cost Est.: \$960,000
Priority Category: PL
Start Date: 01/03/2013
Multi-Year Project? Yes
Funding Source: 2018 CIP

Project Summary Sheet

Project Name: 7600 Terminal St - Hangar Doors
Line of Business: Airport
Project #: AP1801

PROJECT SUMMARY

Scope of Work

The existing hangar doors and actuators require replacing on this revenue-generating building. Over the past year, repairs have been made but an assessment shows that replacement is necessary.

Pros

This project will maintain a revenue generating asset for the Port.

Cons

None.

Potential Environmental Impacts

None.

Public Opinion/Participation

None required.

FINANCIAL SUMMARY

Project Cost Est.: \$25,000
Priority Category: PL
Start Date: 02/01/2018
Multi-Year Project? No
Funding Source: 2018 CIP

Project Summary Sheet

Project Name: Storm Pond Rehabilitations
Line of Business: Environmental
Project #: ENV1802

PROJECT SUMMARY

Scope of Work

Project includes rehabilitation of 3 stormwater ponds; Marine Drive, Marine Terminal, Airport.

Rehabilitation includes:

- + Removing accumulated sediment
- + Removing accumulated vegetation
- + Reestablishing intended functionality of facility

Pros

The benefits of the project include:

- + Functionality of each facility is restored
- + Stormwater permit compliance is maintained
- + Deferred maintenance is performed

Cons

None.

Potential Environmental Impacts

Since compliance with environmental permits is maintained, environmental impact is positive.

Public Opinion/Participation

None required.

FINANCIAL SUMMARY

Project Cost Est.: \$175,000
Priority Category: PL
Start Date: 01/01/2018
Multi-Year Project? No
Funding Source: 2018 CIP

Project Summary Sheet

Project Name: East Bay CAP Amendments
Line of Business: Environmental
Project #: ENV1801

PROJECT SUMMARY

Scope of Work

The Washington State Department of Ecology requires that a Cleanup Action Plan (CAP) amendment be submitted every time a new action take place on the remediated East Bay parcels.

Pros

This is requisite work to any action that is planned to occur on the East Bay parcels. In order to build out what is visioned in the CSHI for the East Bay District, an Ecology approved CAP amendment is required.

Cons

None.

Potential Environmental Impacts

The CAP amendments ensure the protection of human and environmental health throughout the development of the East Bay District parcels.

Public Opinion/Participation

CAP Amendments will require a public comment period, led by Ecology.

FINANCIAL SUMMARY

Project Cost Est.: \$175,000
Priority Category: PL
Start Date: 01/01/2018
Multi-Year Project? Yes
Funding Source: 2018 CIP

Project Summary Sheet

Project Name: Cascade Pole Site Improvements
Line of Business: Environmental
Project #: ENV1803

PROJECT SUMMARY

Scope of Work

The Cascade Pole site is in need of maintenance improvements to ensure it operates in compliance with all applicable permits. These improvements include:

- + Wellhead maintenance (only 5 of the 12 extraction wells are currently operational).
- + Extraction system repairs.

Pros

We are required to operate the Cascade Pole groundwater treatment system that meets permitted benchmarks. The Port's ability to maintain compliance is compromised unless significant maintenance and repairs are made to the system.

Cons

None.

Potential Environmental Impacts

This project will ensure site compliance with current environmental permits.

Public Opinion/Participation

None required.

FINANCIAL SUMMARY

Project Cost Est.: \$175,000
Priority Category: PL
Start Date: 01/01/2018
Multi-Year Project? No
Funding Source: 2018 CIP

Project Summary Sheet

Project Name: Stormwater Treatment Facility Improvements
Line of Business: Environmental
Project #: ENV1804

PROJECT SUMMARY

Scope of Work

Improvements and repairs are needed for the Stormwater Treatment Facility located on the Marine Terminal to ensure compliance with our ISGP and adequate functioning of the system.

These improvements include:

- + Adding a trash pump and piping
- + Enhancing the lime pump to auto batch
- + Redesigning the sludge pump and manifold
- + Adding a sand filter bypass
- + Purchasing and installing sediment pond agitators
- + Completing the restroom in the building

Pros

The actions outlined in the scope of work will ensure the SWTF functions correctly and is best set-up to meet requirements set forth in the ISGP.

Cons

None

Potential Environmental Impacts

Environmental impacts are positive as this will more fully ensure the SWTF is functioning in a manner that supports on-going compliance with our Industrial Permit.

Public Opinion/Participation

None required.

FINANCIAL SUMMARY

Project Cost Est.: \$150,000
Priority Category: PL
Start Date: 01/01/2018
Multi-Year Project? Yes
Funding Source: 2018 CIP

Project Summary Sheet

Project Name: Harbor Patrol Vessel - Engine Replacement
Line of Business: Marina
Project #: MB1801

PROJECT SUMMARY

Scope of Work

Replace the engine and outboard drive in the Harbor Patrol vessel as the equipment has outlived its useful life and requires significant maintenance.

Pros

This project will provide a reliable Harbor Patrol vessel.

Cons

None.

Potential Environmental Impacts

None.

Public Opinion/Participation

None required.

FINANCIAL SUMMARY

Project Cost Est.: \$65,000
Priority Category: PL
Start Date: 01/01/2018
Multi-Year Project? No
Funding Source: 2018 CIP

Project Summary Sheet

Project Name: 724 State Ave NW - Roof Repairs
Line of Business: Other Properties
Project #: PR1801

PROJECT SUMMARY

Scope of Work

This project will provide significant roof repairs to the fuel station on State Avenue. Over the past several years, many minor, temporary repairs have been completed but the roof needs major repairs.

Pros

This project will maintain the revenue-generating facility.

Cons

None.

Potential Environmental Impacts

None

Public Opinion/Participation

None required.

FINANCIAL SUMMARY

Project Cost Est.: \$12,000
Priority Category: PL
Start Date: 05/01/2018
Multi-Year Project? No
Funding Source: 2018 CIP