

**PORT DISTRICT OF CHELAN COUNTY**

2010 Final & 2010 Supplemental Budgets  
November 15, 2010

|  | 2010<br>Final<br>Budget | 2010<br>Supplemental<br>Budget |
|--|-------------------------|--------------------------------|
| Reserves on hand, January 1                      | \$ 7,037,067            | \$ 7,382,003                   |
| <b>Receipts</b>                                  |                         |                                |
| Current tax levy                                 | 2,246,222               | 2,246,222                      |
| Lesser of 1% or limit factor allowed by law      | (19,048)                | (19,048)                       |
| Tax on new construction                          | 48,038                  | 48,038                         |
| Rental income                                    | 1,052,050               | 1,045,250                      |
| Utility & operating expense reimbursements       | 107,500                 | 31,500                         |
| Leasehold tax collected                          | 218,965                 | 214,175                        |
| Interest income                                  | 65,000                  | 72,500                         |
| Other income                                     | 5,000                   | 1,000                          |
| ADO Contract                                     | 65,421                  | 65,421                         |
| CTC salary & benefits reimbursement              | 129,500                 | 123,500                        |
| Fire protection assessment                       | 15,000                  | 3,707                          |
| Stormwater utility district                      | 7,750                   | 3,940                          |
| Pangborn repayment of loans                      | 32,209                  | 89,060                         |
| Sale of fixed assets                             | -                       | -                              |
| Total receipts                                   | <u>3,973,607</u>        | <u>3,925,265</u>               |
| Funds Available                                  | 11,010,674              | 11,307,268                     |
| <b>Disbursements</b>                             |                         |                                |
| <b>Maintenance and operations</b>                |                         |                                |
| Port   | 2,237,281               | 2,027,688                      |
| Lake Chelan Airport                              | 52,015                  | 56,088                         |
| Pangborn Memorial Airport                        | 173,722                 | 290,509                        |
| Peshastin Property                               | 12,500                  | 7,750                          |
| Confluence Tech Center                           | 39,906                  | 59,153                         |
| Total maintenance & operations                   | 2,515,424               | 2,441,188                      |
| <b>Business Development &amp; Marketing</b>      |                         |                                |
| Clean Technologies                               | 26,000                  | 23,000                         |
| Tourism Marketing                                | 14,000                  | 14,000                         |
| Port Marketing                                   | 50,000                  | 30,000                         |
| Information Technologies                         | 8,000                   | 2,000                          |
| Ag Tech Cluster                                  | 12,000                  | 4,000                          |
| Other Cluster Development                        | 7,000                   | 1,000                          |
| Opportunity Placeholder                          | 20,000                  | 18,000                         |
| Total Business Development & Marketing           | 137,000                 | 92,000                         |
| <b>Economic Development Contracts</b>            |                         |                                |
| Chelan County Historical Society                 | 4,000                   | 4,000                          |
| Wen Valley Conv & Vis Bur                        | 12,300                  | 12,300                         |
| Lake Chelan Chamber                              | 10,000                  | 10,000                         |
| Wenatchee Valley Chamber                         | 10,000                  | 10,000                         |
| Leavenworth Chamber                              | 10,000                  | 10,000                         |
| Cashmere Chamber                                 | 10,000                  | 10,000                         |
| Entiat Valley Chamber                            | 5,000                   | 5,000                          |
| Wine Alliance                                    | 60,000                  | 100,000                        |
| Cascade Foothills Farmland Assoc.                | 44,000                  | 44,618                         |
| Greater Wenatchee Area Technology Alliance       | 20,000                  | 18,111                         |
| Small Business Development Center                | 20,000                  | 20,000                         |
| Total Economic Development Contracts             | 205,300                 | 244,029                        |
| <b>Community Partnership Projects</b>            |                         |                                |
| Leavenworth Rail - Additional Funding Request    | 50,000                  | 50,000                         |
| Leavenworth Chamber - Visitor Center Acquisition | -                       | 80,000                         |
| City of Wen.-Orondo Moorage & Parking (2 of 3)   | 100,000                 | 100,000                        |
| City of Chelan-Public Marina Expansion (1 of 3)  | 80,000                  | -                              |
| Chelan Community Economic Development Project    | -                       | -                              |
| Entiat Waterfront Project (1 of 3)               | 66,667                  | -                              |
| Leasehold tax payments in lieu of taxes          | 218,965                 | 214,175                        |
| Operating loans to Pangborn Memorial Airport     | -                       | 105,511                        |
| <b>Debt payments</b>                             |                         |                                |
| Principal  | 440,380                 | 475,380                        |
| Interest   | 237,222                 | 197,279                        |
| <b>Capital improvements</b>                      |                         |                                |
| Lake Chelan Airport                              | -                       | -                              |
| Pangborn Sewer ULID                              | 10,850                  | 10,850                         |
| Pangborn Capital Projects                        | 102,112                 | 132,907                        |
| Pybus Public Market - Land Acqu. and Site Impr.  | 2,000,000               | 1,510,000                      |
| Cashmere Mill Site Preparation - Phase I and II  | 1,600,000               | 600,000                        |
| Peshastin Master Planning                        | 75,000                  | 50,000                         |
| Peshastin Intersection drainage repair/gate      | -                       | 18,075                         |
| CTC VC Equip Replacement/Upgrades                | 259,685                 | 125,055                        |
| Vehicles & Equipment (Pickup/Lawn Mower)         | 40,000                  | 44,875                         |
| Telecommunications & Equipment                   | 10,650                  | 10,650                         |
| Asset Management Plan and Software               | 10,000                  | 3,000                          |
| IB #3 Landscaping                                | 5,000                   | 14,250                         |
| IB #4 Drainage Rehab                             | -                       | 21,322                         |
| IB #5 Fire Alarm, Carpet                         | 6,000                   | 70,500                         |
| IB #13 Roofing                                   | 12,000                  | 21,075                         |
| Landscaping, Irrigation, Plantings               | 75,000                  | 5,500                          |
| Signage  | 100,000                 | -                              |
| Miscellaneous O.S.B.P. Improvements              | 50,000                  | 25,000                         |
| Total debt, capital improvements, and other      | <u>5,549,531</u>        | <u>3,885,404</u>               |
| Total disbursements                              | <u>8,407,255</u>        | <u>6,662,621</u>               |
| Excess (deficit) of receipts over disbursements  | <u>(4,433,648)</u>      | <u>(2,737,356)</u>             |
| Funds on hand, December 31                       | \$ <u>2,603,419</u>     | \$ <u>4,644,647</u>            |

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|  | 2010<br>Final<br>Budget | 2010<br>Supplementa<br>Budget |
|--|-------------------------|-------------------------------|
| <b>MAINTENANCE AND OPERATIONS</b>              |                         |                               |
| Operating Expenses                             |                         |                               |
| Business Park                                  |                         |                               |
| Property insurance                             | \$ 48,500               | \$ 49,887                     |
| Maintenance and repairs                        | 124,500                 | 58,250                        |
| Fire protection in lieu of taxes               | 22,500                  | 13,717                        |
| Stormwater utility district                    | 29,500                  | 11,872                        |
| Utilities                                      | <u>82,500</u>           | <u>19,500</u>                 |
| Total operating expenses                       | 307,500                 | 153,226                       |
| Administrative Expenses                        |                         |                               |
| Salaries                                       | 748,750                 | 751,150                       |
| Commissioners' compensation                    | 47,952                  | 47,952                        |
| Employee benefits                              | 168,500                 | 160,850                       |
| Payroll taxes                                  | 63,600                  | 67,795                        |
| Professional services                          |                         |                               |
| Legal  | 146,500                 | 120,000                       |
| Accounting                                     | 75,500                  | 80,500                        |
| Engineering                                    | 60,000                  | 20,000                        |
| Telecommunications and computer services       | 112,970                 | 112,970                       |
| State audit                                    | -                       | -                             |
| Other  | 126,750                 | 126,750                       |
| Election costs                                 | -                       | -                             |
| Training and continuing education              | 7,500                   | 2,500                         |
| Community relations                            | 7,420                   | 3,000                         |
| Conferences and meetings                       | 22,050                  | 26,750                        |
| Memberships                                    | 27,500                  | 29,500                        |
| Travel   | 21,150                  | 23,750                        |
| Subscriptions                                  | 750                     | 2,200                         |
| Office expense                                 |                         |                               |
| Supplies                                       | 17,900                  | 29,500                        |
| Maintenance and repairs                        | 15,750                  | 6,250                         |
| Utilities                                      | 13,750                  | 10,000                        |
| Telephone                                      | 13,500                  | 14,750                        |
| Miscellaneous                                  | 1,500                   | 1,000                         |
| Insurance                                      | 24,000                  | 23,906                        |
| Auto expense                                   | <u>3,100</u>            | <u>10,000</u>                 |
| Total administrative expense                   | 1,726,392               | 1,671,073                     |
| General operating contingency                  | <u>203,389</u>          | <u>203,389</u>                |
| Total maintenance and operation expense        | <u>\$ 2,237,281</u>     | <u>\$ 2,027,688</u>           |
| <b>CONFLUENCE TECHNOLOGY CENTER OPERATIONS</b> |                         |                               |
| Rental income                                  | \$ 681,010              | \$ 682,300                    |
| Video-Conferencing rentals                     | 90,000                  | 87,500                        |
| Utility & operating expense reimbursements     | <u>210,000</u>          | <u>221,000</u>                |
| Total income                                   | 981,010                 | 990,800                       |
| Expenses                                       |                         |                               |
| Dues   | 340,794                 | 340,794                       |
| Reserve account                                | 10,660                  | 10,660                        |
| Operating expenses                             | 165,900                 | 224,937                       |
| Special assessments                            | 30,000                  | -                             |
| Principal on debt                              | 235,705                 | 235,705                       |
| Interest on debt                               | <u>237,857</u>          | <u>237,857</u>                |
| Total expenses                                 | <u>1,020,916</u>        | <u>1,049,953</u>              |
| Excess (deficit)                               | <u>\$ (39,906)</u>      | <u>\$ (59,153)</u>            |