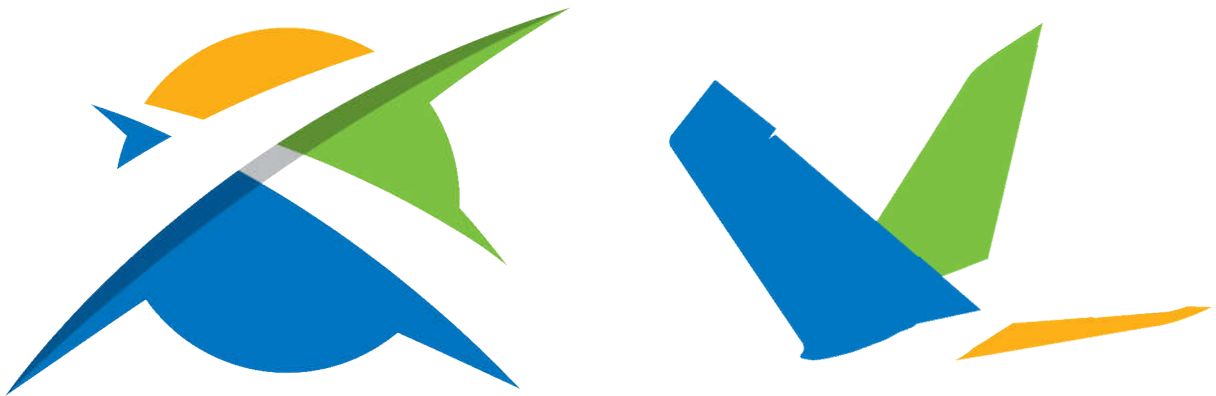


Port of Pasco

2020 Budget



RESOLUTION NO. 1519

Port of Pasco 2020 Final Budget

WHEREAS, the Commission of the Port of Pasco has met at a regular meeting on November 14, 2019, a quorum of the Commission being present;

WHEREAS, the Port of Pasco has properly given notice of the public hearing held on November 14, 2019 to consider Port of Pasco's Budget for the 2020 calendar year, pursuant to RCW 84.55.120; and

NOW, THEREFORE, BE IT RESOLVED by the Commission of the Port of Pasco after a public hearing, and after duly considering all relevant evidence and testimony presented, has adopted the following budget for Port of Pasco for the year 2020:

	Port	Airport	2020 Adopted Budget
Projected Beginning Year Cash on Hand	\$ 7,797,765	\$ 8,132,585	\$ 15,930,350
Revenues			
Operating Revenue	\$ 3,468,000	\$ 10,210,800	\$ 13,678,800
Taxes	\$ 2,450,000	\$ -	\$ 2,450,000
CFC Funds	\$ -	\$ 600,000	\$ 600,000
PFC Funds	\$ -	\$ 1,800,000	\$ 1,800,000
Contributions:			
Federal Grants	\$ 2,000,000	\$ 4,016,700	\$ 6,016,700
State Grants	\$ 37,500	\$ -	\$ 37,500
Miscellaneous	\$ 100,000	\$ 43,000	\$ 143,000
Leasehold Taxes 12.84%	\$ 426,673	\$ 445,805	\$ 872,478
Total Revenues	\$ 8,482,173	\$ 17,116,305	\$ 25,598,478
Total Revenues & Cash Year End	\$ 16,279,938	\$ 25,248,890	\$ 41,528,828
Expenses			
Operating & Administration Expenses	\$ 3,458,650	\$ 6,625,700	\$ 10,084,350
Depreciation Expense	\$ 2,200,000	\$ 5,200,000	\$ 7,400,000
Promotional Hosting	\$ 9,000	\$ 8,500	\$ 17,500
Revenue & GO Bond Principle	\$ 455,761	\$ 1,251,227	\$ 1,706,988
Revenue & GO Bond Interest	\$ 353,500	\$ 953,150	\$ 1,306,650
Soils Clean-up	\$ 50,000	\$ -	\$ 50,000
Leasehold Taxes 12.84%	\$ 426,673	\$ 445,805	\$ 872,478
Total Expenses	\$ 6,953,584	\$ 14,484,382	\$ 21,437,966
Capital Outlay & Cash Reserves	\$ 9,326,354	\$ 10,764,508	\$ 20,090,862
Total Expenditures & Cash Reserves	\$ 16,279,938	\$ 25,248,890	\$ 41,528,828

ADOPTED this 14th day of November 2019.

PORT OF PASCO COMMISSION


Jean Ryckman, President

Jim Klindworth, Vice-President


Vicki Gordon, Secretary

**Port of Pasco
2020 Budget**

Port & Airport	2020 Budget	2019 Budget	2019 Projected	Variance	Comments
Operating Revenues					
Port	3,468,000	2,957,000	3,685,967	17.28%	Increase in warehouse lease revenues
Airport	10,210,800	9,640,800	11,391,155	5.91%	Increase in airline, car rental, and parking
Total Operating Revenues	13,678,800	12,597,800	15,077,122	8.58%	
Operating Expenses					
Port	(2,037,150)	(1,870,500)	(1,867,600)	8.91%	Added 2 FTE
Airport	(4,597,200)	(4,310,500)	(4,334,280)	6.65%	
Total Operating Expenses	(6,634,350)	(6,181,000)	(6,201,880)	7.33%	
Administration					
Port	(1,430,500)	(1,336,000)	(1,268,761)	7.07%	State rep., laptops, cash out, wage cpi
Airport	(2,037,000)	(2,726,000)	(3,643,668)	-25.28%	Master plan & SCASD in 2019
Total Administration	(3,467,500)	(4,062,000)	(4,912,429)	-14.64%	
Net Operating Income					
Port	350	(249,500)	549,606	21415.71%	
Airport	3,576,600	2,604,300	3,413,207	37.33%	
Total Net Operating Income	3,576,950	2,354,800	3,962,813	51.90%	
Nonoperating Revenue					
Port	4,587,500	4,375,000	4,421,661	0.00%	
Airport	6,459,700	10,164,661	10,937,269	-36.45%	Lower amount of AIP projects
Total Nonoperating Revenue	11,047,200	14,539,661	15,358,931	-24.02%	
Nonoperating Expenses					
Port	(403,500)	(207,098)	(234,325)	94.84%	Issuance of new debt in 2019
Airport	(953,150)	(914,016)	(930,863)	4.28%	
Total Nonoperating Expenses	(1,356,650)	(1,121,114)	(1,165,187)	21.01%	

**Port of Pasco
2020 Budget**

Port & Airport	2020 Budget	2019 Budget	2019 Projected	Variance	Comments
Nonoperating Income (Loss)					
Port	4,184,000	4,167,902	4,187,337	0.12%	
Airport	5,506,550	9,250,645	10,006,407	-40.47%	
Total Non-Operating Income (Loss)	9,690,550	13,418,547	14,193,743	-27.78%	
Net Income Before Depreciation					
Port	4,184,350	3,918,402	4,736,942	1.91%	
Airport	9,083,150	11,854,945	13,419,614	-23.38%	
Total Net Income Before Depreciation	13,267,500	15,773,347	18,156,556	-15.89%	
Depreciation	(7,400,000)	(7,400,000)	(7,362,000)		
Net Income	5,867,500	8,373,347	10,794,556	-29.93%	

**Port of Pasco
2020 Budget**

Port	2020 Budget	2019 Budget	2019 Projected	Variance	Comments
Operating Revenues					
Big Pasco Industrial Center	3,077,000	2,555,000	3,279,745	20.43%	Warehouse leases are up \$400k
Marine Terminal	49,000	40,000	48,069	22.50%	
Container Terminal	112,000	113,000	127,756	100.00%	
Osprey Pointe	225,000	244,000	225,397	-7.79%	Corrected coding for BPIC tenant
Administration Revenue	5,000	5,000	5,000	0.00%	
Total Operating Revenues	3,468,000	2,957,000	3,685,967	17.28%	
Operating Expenses					
Big Pasco Industrial Center	(495,500)	(488,000)	(508,592)	1.54%	
Marine Terminal	(59,000)	(9,000)	(9,717)	555.56%	Consultant for land infrastructure
Container Terminal	(35,500)	(33,500)	(41,907)	5.97%	
Osprey Pointe	(168,500)	(130,000)	(141,928)	29.62%	Consultant for mixed use zoning
Maintenance (Before Allocations)	(1,278,650)	(1,210,000)	(1,165,456)	5.67%	Added additional FTE
Total Operating Expenses	(2,037,150)	(1,870,500)	(1,867,600)	8.91%	
Administration Expenses					
Administration (Before Allocations)	(1,430,500)	(1,336,000)	(1,268,761)	7.07%	State rep., laptops, cash out, wage cpi
Total Administration Expenses	(1,430,500)	(1,336,000)	(1,268,761)	7.07%	
Net Operating Income (After Allocations)					
Big Pasco Industrial Center	276,060	(51,510)	747,196	635.93%	
Marine Terminal	(61,232)	(16,078)	(6,625)	-280.84%	
Container Terminal	(348)	8,883	18,384	103.92%	
Osprey Pointe	(71,580)	(3,695)	(28,973)	-1837.21%	
Administration Revenue	(142,550)	(187,100)	(180,376)	23.81%	
Total Net Operating Income	350	(249,500)	549,606	100.14%	
Nonoperating Revenues					
Tax Revenue	2,450,000	2,250,000	2,211,847	8.89%	Taking additional banked capacity
Receipts in Lieu of Taxes	50,000	50,000	53,339	0.00%	
Interest Income	50,000	50,000	118,976	0.00%	Conservative interest rate
Grants - Federal - EDA	2,000,000	2,000,000	2,000,000	0.00%	
Grants - State - Ecology	37,500	25,000	37,500	50.00%	
Total Nonoperating Revenue	4,587,500	4,375,000	4,421,661	4.86%	

**Port of Pasco
2020 Budget**

Port	2020 Budget	2019 Budget	2019 Projected	Variance	Comments
Nonoperating Expenses					
Interest Expense	(353,500)	(173,098)	(181,829)	104.22%	Additional debt for land purchase
Soils Clean-up	(50,000)	(34,000)	(52,496)	47.06%	
Total Nonoperating Expenses	(403,500)	(207,098)	(234,325)	94.84%	
Nonoperating Income (Loss)	4,184,000	4,167,902	4,187,337	0.39%	
Net Income Before Depreciation	4,184,350	3,918,402	4,736,942	6.79%	
Balance Sheet Transactions					
Debt Proceeds	-	-	3,263,000	0.00%	Additional debt for land purchase
Debt Payments	(619,797)	(458,583)	(458,583)	35.15%	Additional debt for land purchase
Transfer Proceeds	-	-	3,600,000	0.00%	
Capital Projects	(2,270,500)	(2,605,000)	(9,595,495)	0.00%	
Change in Cash	1,294,053	854,819	1,545,865	51.38%	Acquired land

**Port of Pasco
2020 Budget**

Airport	2020 Budget	2019 Budget	2019 Projected	Variance	Comments
Operating Revenues					
Airfield	2,003,000	1,852,000	2,000,014	8.15%	Increase in landing fees
Terminal	6,999,000	5,920,000	6,731,609	18.23%	Airline, car rental, parking lot revenues
Industrial Park	743,000	974,000	1,043,898	-23.72%	Moved car rental land lease to terminal
Business Park	280,000	70,000	70,969	300.00%	Battelle & hotel lease
Recreational Park	8,000	8,000	8,561	0.00%	
Security	120,800	119,800	124,334	0.83%	
ARFF	30,000	30,000	21,771	0.00%	
Administration Revenue	27,000	667,000	1,390,000	100.00%	Master plan & SCASD 2019
Total Operating Revenues	10,210,800	9,640,800	11,391,155	5.91%	
Operating Expenses					
Airfield	(367,000)	(352,000)	(366,549)	4.26%	
Terminal	(1,060,500)	(981,500)	(1,029,953)	8.05%	Janitorial increase
Industrial Park	(110,500)	(112,000)	(146,016)	-1.34%	
Business Park	(18,500)	(13,000)	(15,972)	42.31%	
Recreational Park	(7,000)	(7,000)	(6,450)	0.00%	
Maintenance (Before Allocations)	(1,089,700)	(1,069,500)	(1,036,165)	1.89%	
Security (Before Allocations)	(948,000)	(821,500)	(793,919)	15.40%	Added to FTE and security support
ARFF (Before Allocations)	(996,000)	(954,000)	(939,256)	4.40%	Increase in contractual services
Total Operating Expenses	(4,597,200)	(4,310,500)	(4,334,280)	6.65%	
Administration Expenses					
Administration (Before Allocations)	(2,037,000)	(2,726,000)	(3,643,668)	-25.28%	Master plan & SCASD in 2019
Total Administration Expenses	(2,037,000)	(2,726,000)	(3,643,668)	-25.28%	
Net Operating Income					
Airfield	(713,152)	(774,881)	(674,032)	-7.97%	
Terminal	3,926,407	2,978,938	3,666,440	31.81%	
Industrial Park	200,634	439,894	463,656	-54.39%	
Business Park	191,624	(11,532)	(15,402)	-1761.67%	
Recreational Park	(28,913)	(28,119)	(27,454)	2.83%	
Total Net Operating Income	3,576,600	2,604,300	3,413,207	37.33%	

**Port of Pasco
2020 Budget**

Airport	2020 Budget	2019 Budget	2019 Projected	Variance	Comments
Nonoperating Revenue					
Interest Income	43,000	-	70,352	0.00%	
Grants - Federal - FAA	4,016,700	7,664,661	7,638,471	-47.59%	
Grants - Federal - TSA	-	-	74,737	0.00%	
Grants - State	-	300,000	300,000	0.00%	
Grants - County	-	350,000	350,000	0.00%	
CFC Revenue	600,000	450,000	678,999	0.00%	
PFC Revenue	1,800,000	1,400,000	1,824,710	28.57%	
Total Nonoperating Revenue	6,459,700	10,164,661	10,937,269	-36.45%	
Nonoperating Expenses					
Interest Expense	(953,150)	(914,016)	(930,863)	4.28%	
Total Nonoperating Expenses	(953,150)	(914,016)	(930,863)	4.28%	
Nonoperating Income (Loss)	5,506,550	9,250,645	10,006,407	-40.47%	
Net Income Before Depreciation	9,083,150	11,854,945	13,419,614	-23.38%	
Balance Sheet Transactions					
Debt Proceeds	-	1,700,000	1,700,000	-100.00%	
Debt Payments	(1,404,415)	(1,040,652)	(1,040,652)	34.96%	
Capital Projects	(971,000)	(2,504,731)	(2,534,506)	0.00%	
AIP Projects	(4,016,700)	(8,530,989)	(8,457,839)	-52.92%	
TSA Projects	-	(214,206)	(78,474)	-100.00%	
CFC Funds	(600,000)	(281,000)	(678,999)	0.00%	
Change in Cash	2,091,035	983,368	2,329,144	112.64%	

**Port of Pasco
2020 Budget**

Port Administration Allocation	2020 Budget	2019 Budget	2019 Projected	Variance	Comments
Port Administrative Expenses					
Salaries	1,015,000	966,000	934,492	5.07%	
Payroll Taxes / L&I	80,000	75,000	73,451	6.67%	
Retirement	149,000	140,000	135,385	6.43%	
Group Insurance	302,000	315,000	304,416	-4.13%	
Other Benefits	18,000	18,000	18,000	0.00%	
Total	1,564,000	1,514,000	1,465,744	3.30%	
Allocation to the Airport					
Hayden, Randy	40%	50%	50%	-20.00%	Proportionate share for oversight
Watts, Donna	70%	75%	75%	-6.67%	Proportionate Rev/Exp Ratio
Ballew, Gary	35%	35%	35%	0.00%	Airport Marketing & Advertising
Reyna, Mayra	25%	25%	25%	0.00%	Airport Industrial Park lease oversight
Keller, Vicky	50%	50%	50%	0.00%	Proportionate share for Human Resources
Friesz, Tracy	30%	50%	50%	-40.00%	Proportionate share for Engineering
Torres, Ariel	75%	75%	75%	0.00%	Proportionate Rev/Exp Ratio
Newman, Diane	70%	75%	75%	-6.67%	Proportionate Rev/Exp Ratio
Burney, Audrey	15%	15%	15%	0.00%	Commission Meetings
Rykman, Jean	50%	50%	50%	0.00%	Proportionate share for oversight
Klindworth, Jim	50%	50%	50%	0.00%	Proportionate share for oversight
Gordon, Vicki	50%	50%	50%	0.00%	Proportionate share for oversight
Total	47%	50%	50%	-6.67%	
Total	729,866.67	757,000	732,871.84		
Port Office Expenses Allocation	50%	50%	50%		
Tech Support	50%	50%	50%		
Accounting & Auditing	50%	50%	50%		
Attorney Fees	50%	50%	50%		
Federal Representation	50%	50%	50%		
WPPA Expenses	25%	25%	25%		

Port of Pasco

2020 Detailed Budget



**Port of Pasco
2020 Budget**

Port & Airport	2020 Budget	2019 Budget	2019 Projected	Variance
Operating Revenues				
Container & Barge Fees	\$96,000.00	\$96,000.00	\$111,500.00	0.00%
Landing Fees	\$1,490,000	\$1,370,000	\$1,480,543	8.76%
Aviation Fuel Flowage Fees	\$15,000	\$15,000	\$21,495	0.00%
Land Leases (TCA)	\$798,000	\$833,000	\$876,639	-4.20%
Warehouse Leases (TCA)	\$24,000	\$24,000	\$24,765	0.00%
Hangar Leases (TCA)	\$158,000	\$145,000	\$157,330	8.97%
TCA - Building Leases (TCA)	\$549,000	\$517,000	\$549,789	6.19%
Airline Income	\$2,260,000	\$2,040,000	\$2,117,580	10.78%
Car Rentals	\$1,575,000	\$1,075,000	\$1,355,292	46.51%
Restaurant	\$175,000	\$140,000	\$186,530	25.00%
Terminal Office Space	\$109,000	\$105,000	\$109,174	3.81%
Advertising	\$50,000	\$40,000	\$49,685	25.00%
ARFF Reimbursement	\$30,000	\$30,000	\$21,771	0.00%
Terminal Parking Lot	\$2,800,000	\$2,500,000	\$2,876,939	12.00%
Fringerprinting Fees	\$4,000	\$3,000	\$7,534	33.33%
Building Leases (POP)	\$774,000	\$726,000	\$778,637	6.61%
Warehouse Leases (POP)	\$2,000,000	\$1,600,000	\$2,136,497	25.00%
Land Leases (POP)	\$452,000	\$392,000	\$444,679	15.31%
Water Fees	\$46,000	\$46,000	\$47,080	0.00%
Sewer Fees	\$29,000	\$27,000	\$31,946	7.41%
Rail Fees	\$65,000	\$65,000	\$128,176	0.00%
TSA Reimbursement	\$116,800	\$116,800	\$116,800	0.00%
Grants - Cities & Counties	\$27,000	\$667,000	\$1,390,000	0.00%
Grants - Other	\$5,000	\$5,000	\$5,000	0.00%
Miscellaneous Income	\$31,000	\$20,000	\$39,417	55.00%
Total Operating Revenues	\$13,678,800	\$12,597,800	\$15,064,796	8.58%
Operating Expenses				
Salaries	\$1,815,500	\$1,610,000	\$1,661,763	12.76%
Fringe Benefits	\$1,176,650	\$1,065,000	\$1,033,822	10.48%
Unemployment	\$19,700	\$16,500	\$0	19.39%
Travel	\$7,500	\$8,500	\$6,761	-11.76%
Training	\$35,000	\$38,000	\$25,290	-7.89%
Labor Consultants	\$3,500	\$6,500	\$1,626	-46.15%
Janitorial Supplies & Service	\$593,000	\$520,000	\$541,318	14.04%
Electricity	\$380,500	\$404,500	\$392,862	-5.93%
Natural Gas	\$59,500	\$66,000	\$64,890	-9.85%
Water / Sewer	\$83,500	\$95,500	\$113,907	-12.57%
Refuse	\$40,500	\$37,500	\$41,116	8.00%
Cable	\$1,500	\$1,500	\$1,680	0.00%
Propane	\$1,000	\$1,500	\$696	-33.33%
Fuel	\$72,500	\$61,000	\$75,272	18.85%
Maintenance Supplies	\$43,000	\$88,000	\$38,220	-51.14%
Security Access/Badging	\$30,000	\$15,000	\$6,502	100.00%
Security Screening	\$4,500	\$3,000	\$4,500	50.00%
Security Equipment	\$10,000	\$10,000	\$9,975	0.00%
Consultants	\$91,500	\$35,500	\$21,265	157.75%
Outside Services Employed	\$914,000	\$887,000	\$879,188	3.04%
Telephone	\$13,500	\$11,000	\$13,642	22.73%
Property Insurance	\$387,500	\$345,500	\$355,698	12.16%

**Port of Pasco
2020 Budget**

Port & Airport	2020 Budget	2019 Budget	2019 Projected	Variance
Taxes	\$56,000	\$43,000	\$51,497	30.23%
Barge Slip Maintenance	\$10,000	\$0	\$19,603	0.00%
Building Maintenance & Supplies	\$302,000	\$250,000	\$346,530	20.80%
Water Maintenance	\$10,000	\$3,000	\$10,534	233.33%
Sewer Maintenance	\$1,000	\$3,000	\$717	-66.67%
Fire Maintenance	\$30,000	\$30,000	\$35,523	0.00%
Railrad Track Maintenance	\$10,000	\$30,000	\$6,737	-66.67%
Road Maintenance	\$21,000	\$16,500	\$35,224	27.27%
Lawns & Grounds	\$111,500	\$155,000	\$93,463	-28.06%
Snow Removal	\$86,000	\$115,000	\$48,754	-25.22%
Fences/Gates	\$10,000	\$10,000	\$11,065	0.00%
Lighting	\$16,000	\$16,500	\$20,973	-3.03%
Signs	\$10,000	\$12,000	\$10,581	-16.67%
Pavement Maintenance	\$31,000	\$45,000	\$41,289	-31.11%
Paint	\$37,500	\$35,000	\$39,362	7.14%
Wildlife	\$7,000	\$10,000	\$5,188	-30.00%
Equipment Maintenance	\$78,000	\$72,500	\$104,664	7.59%
Equipment Rental	\$11,000	\$10,000	\$18,345	10.00%
Miscellaneous Expense	\$12,500	\$12,500	\$18,040	0.00%
Total Operating Expenses	\$6,634,350	\$6,196,000	\$6,208,082	7.07%
Total Administrative Expenses				
Office Expenses and Supplies	\$65,000	\$60,000	\$69,143	8.33%
Technical Support	\$90,000	\$75,000	\$91,810	20.00%
Legal Fees	\$75,000	\$105,000	\$71,965	-28.57%
Consultants - Professional Services	\$59,000	\$811,000	\$750,030	-92.73%
Consultants - Personal Services	\$105,000	\$116,000	\$119,558	-9.48%
Accounting	\$10,000	\$20,000	\$13,718	-50.00%
Audit Costs	\$42,000	\$29,000	\$36,578	44.83%
Federal Representation	\$61,000	\$14,000	\$26,257	335.71%
Telephone	\$16,000	\$18,000	\$16,350	-11.11%
Banquets & Meals	\$12,000	\$25,500	\$24,553	-52.94%
Advertising	\$127,000	\$165,000	\$1,154,707	-23.03%
Port Website	\$2,000	\$5,000	\$4,990	-60.00%
Marketing	\$84,000	\$45,000	\$38,782	86.67%
Beacon	\$25,000	\$20,000	\$17,791	25.00%
Economic Development	\$80,000	\$70,000	\$27,817	14.29%
Promotional/Hosting	\$17,500	\$4,500	\$731	288.89%
Meetings & Registrations	\$20,000	\$20,000	\$15,180	0.00%
Membership Dues & Fees	\$82,000	\$82,000	\$78,518	0.00%
Publications & Networks	\$1,500	\$2,500	\$1,280	-40.00%
A & G Insurance	\$147,500	\$139,000	\$139,456	6.12%
Administrative Salaries	\$1,385,000	\$1,316,000	\$1,289,111	5.24%
A & G Fringe Benefits	\$851,500	\$811,000	\$803,962	4.99%
Unemployment	\$13,500	\$12,500	\$0	8.00%
Travel Related Expenses	\$87,000	\$87,000	\$70,249	0.00%
Training	\$5,000	\$5,000	\$3,410	0.00%
Miscellaneous	\$4,000	\$4,000	\$5,823	0.00%
Total Adminstrative Expenses	\$3,467,500	\$4,062,000	\$4,871,768	-14.64%
Total Operating & Administrative Expenses	\$10,101,850	\$10,258,000	\$11,079,849	-1.52%

**Port of Pasco
2020 Budget**

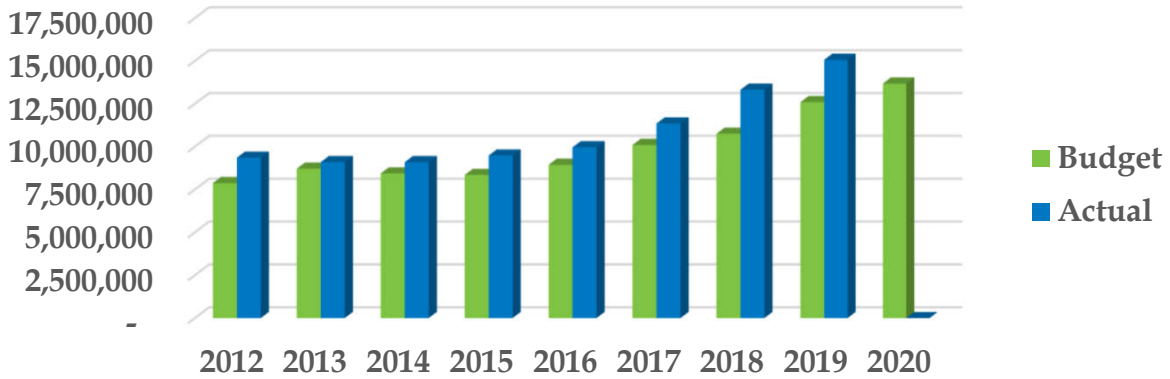
Port & Airport	2020 Budget	2019 Budget	2019 Projected	Variance
Operating Net Income	\$3,576,950	\$2,339,800	\$3,984,946	52.87%
Nonoperating Revenue				
Interest Income	\$93,000	\$50,000	\$142,688	86.00%
Finance Charge	\$0	\$0	\$1,280	0.00%
Contributions - State of WA	\$37,500	\$325,000	\$337,500	-88.46%
Contributions - FAA	\$4,016,700	\$7,664,661	\$7,638,471	-47.59%
Contributions - TSA	\$0	\$0	\$74,737	0.00%
Contributions - EDA	\$2,000,000	\$0	\$0	0.00%
Contributions - County	\$0	\$0	\$350,000	0.00%
Taxes	\$2,500,000	\$2,300,000	\$2,265,186	8.70%
PFC	\$1,800,000	\$1,400,000	\$1,824,710	28.57%
CFC Car Rentals	\$600,000	\$450,000	\$678,999	33.33%
Total Nonoperating Revenue	\$11,047,200	\$12,189,661	\$13,314,020	-9.37%
Nonoperating Expenses				
Amortization - 2010 G.O. Bond	(\$4,500)	(\$4,410)	(\$4,410)	2.04%
Amortization - 2014 Revenue Bond	(\$25,000)	(\$25,177)	(\$25,177)	-0.70%
Interest Expense G.O. Bond 2010	\$141,500	\$149,000	\$152,625	-5.03%
Interest Expense 2009 CERB Loan	\$8,000	\$9,263	\$10,035	-13.64%
Interest Expense- G.O. Bond 2012	34,000.00	44,850.14	54,950.04	-24.19%
Interest Expense - Hanford Area Econ.InvFund Loan	\$18,000	\$10,138	\$21,219	77.55%
Interest Expense - Terminal Revenue Bond (PFC)	\$727,986	\$758,898	\$758,898	-4.07%
Interest Expense - Terminal Revenue Bond (TCA)	\$138,664	\$144,552	\$144,552	-4.07%
Interest Expense - LID	\$40,000	\$0	\$0	0.00%
Interest Expense - Baker Boy	\$26,000	\$0	\$0	0.00%
Interest Expense - HAIEF	\$168,000	\$0	\$0	0.00%
Interest Expense - CERB Battelle	\$34,000	\$0	\$0	0.00%
Soils Clean-Up	\$50,000	\$34,000	\$52,496	47.06%
Total Nonoperating Expenses	\$1,356,650	\$1,121,114	\$1,165,187	21.01%
Nonoperating Income (Loss)	\$9,690,550	\$11,068,547	\$12,148,833	-12.45%
Net Income Before Depreciation	\$13,267,500	\$13,408,347	\$16,133,779	-1.05%
Depreciation Expense	\$7,400,000	\$0	\$7,362,000	0.00%
Net Income	\$5,867,500	\$13,408,347	\$8,771,779	-56.24%
TCA Balance Sheet Transactions				
Loan Proceeds	\$0	\$1,700,000	\$1,700,000	-100.00%
Principal G.O. Bond 2010	(\$195,000)	(\$200,000)	(\$200,000)	-2.50%
Principal 2009 CERB Loan	(\$102,924)	(\$102,924)	(\$102,924)	0.00%
Principal Payment - G.O. Bond 2012	(\$383,687)	(\$370,000)	(\$370,000)	3.70%
Principal Payment - Hanford Area Econ.InvFund Loan	(\$65,378)	(\$61,604)	(\$61,604)	6.13%
Principal Payment - Terminal Revenue Bond (PFC)	(\$806,400)	(\$743,400)	(\$743,400)	8.47%
Principal Payment - Terminal Revenue Bond (TCA)	(\$153,600)	(\$141,600)	(\$141,600)	8.47%
Principal Payment - Terminal Revenue Bond (TCA)	(\$83,291)	\$0	\$0	0.00%
Principal Payment - Terminal Revenue Bond (TCA)	(\$69,897)	\$0	\$0	0.00%
Unavailable CFC \$	(\$600,000)	\$0	\$0	0.00%

**Port of Pasco
2020 Budget**

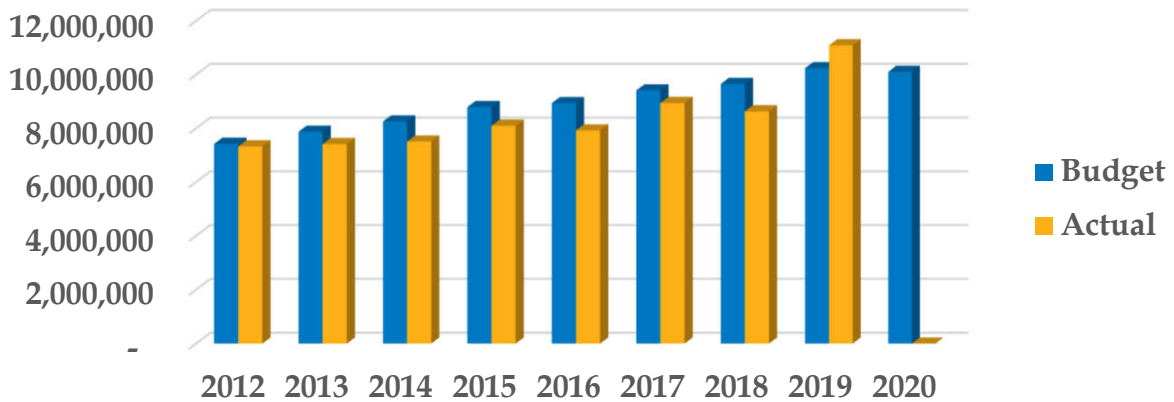
Port & Airport	2020 Budget	2019 Budget	2019 Projected	Variance
Amortization Expense 2010 G.O. Bond	(\$89,452)	\$0	\$0	0.00%
Amortization Expense 2010 G.O. Bond	(\$74,584)	\$0	\$0	0.00%
Amortization Expense 2010 G.O. Bond	\$4,410	\$4,410	\$4,410	0.00%
Amortization - 2014 Revenue Bond	(\$25,000)	\$0	\$0	0.00%
Total TCA Balance Sheet Transactions	(\$2,644,802)	\$84,882	\$84,882	-3215.85%
Increase in Cash Flow at Year End	\$10,622,698	\$13,493,229	\$16,218,662	-21.27%

**Port of Pasco
Tri-Cities Airport
2020 Proposed Preliminary Budget**

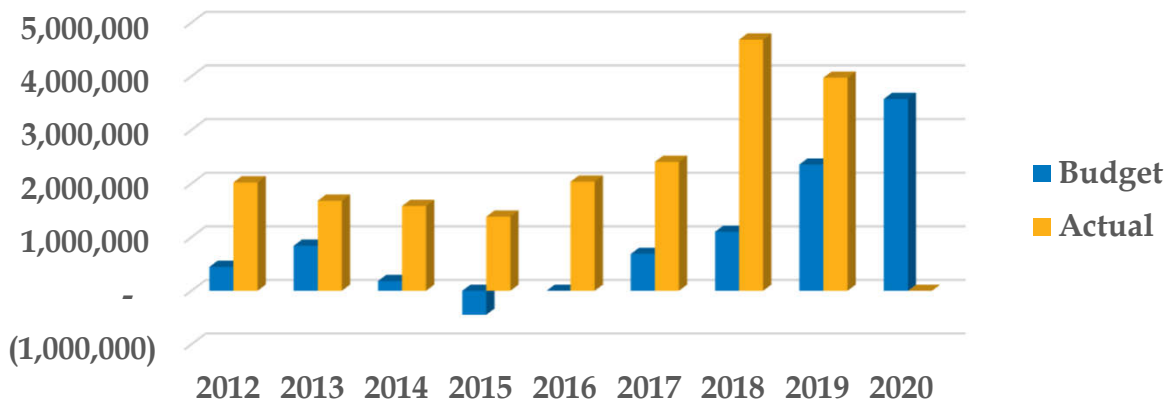
**Port & Airport Revenues
Budget vs Actual**



**Port & Airport Operating & Administration Expenses
Budget vs Actual**



**Port & Airport Operating Net Income
Budget vs Actual**



Port of Pasco

2020 Detailed Budget



Port of Pasco Port

2020 Detailed Budget



**Port
2020 Budget**

Port	2020 Budget	2019 Budget	2019 Projected	Variance
Port Operating Revenues				
Port - Container Fees	\$96,000.00	\$96,000.00	\$111,500.00	0.00%
Port - Non-Warehouse Building Leases	\$774,000.00	\$726,000.00	\$778,637.05	6.61%
Port - Warehouse Leases	\$2,000,000.00	\$1,600,000.00	\$2,136,496.66	25.00%
Port - Land Leases	\$452,000.00	\$392,000.00	\$444,678.82	15.31%
Port - Water Fees	\$46,000.00	\$46,000.00	\$47,080.48	0.00%
Port - Sewer Fees	\$29,000.00	\$27,000.00	\$31,945.59	7.41%
Port - Rail Fees	\$65,000.00	\$65,000.00	\$128,175.54	0.00%
Port - Grants - Other	\$5,000.00	\$5,000.00	\$5,000.00	0.00%
Port - Miscellaneous Income	\$1,000.00	\$0.00	\$2,452.75	0.00%
Total Port Operating Revenues	\$3,468,000	\$2,957,000	\$3,685,967	17.28%
Port Operating Expenses				
Port - Salaries	\$683,500.00	\$606,000.00	\$634,504.00	12.79%
Port - Fringe Benefits	\$477,150.00	\$422,500.00	\$427,427.00	12.93%
Port - Unemployment	\$7,500.00	\$6,500.00	\$0.00	15.38%
Port - Travel	\$2,000.00	\$2,000.00	\$1,639.00	0.00%
Port - Training	\$2,000.00	\$2,000.00	\$1,535.00	0.00%
Port - Labor Consultants	\$2,000.00	\$4,000.00	\$338.00	-50.00%
Port - Janitorial Supplies & Service	\$18,000.00	\$20,000.00	\$18,528.00	-10.00%
Port - Utilities	\$196,500.00	\$233,500.00	\$215,134.15	-15.85%
Port - Electricity	\$155,500.00	\$174,000.00	\$168,958.86	-10.63%
Port - Natural Gas	\$6,500.00	\$13,500.00	\$9,203.11	-51.85%
Port - Water / Sewer	\$27,000.00	\$39,000.00	\$30,518.18	-30.77%
Port - Refuse	\$6,500.00	\$5,500.00	\$5,758.00	18.18%
Port - Propane	\$1,000.00	\$1,500.00	\$696.00	-33.33%
Port - Fuel	\$30,500.00	\$30,000.00	\$27,115.00	1.67%
Port - Maintenance Supplies	\$15,000.00	\$30,000.00	\$8,514.57	-50.00%
Port - Consultants	\$70,000.00	\$5,000.00	\$0.00	1300.00%
Port - Telephone	\$1,000.00	\$2,000.00	\$2,128.00	-50.00%
Port - Property Insurance	\$220,500.00	\$199,000.00	\$202,622.19	10.80%
Port - Taxes	\$12,500.00	\$10,000.00	\$8,725.36	25.00%
Port - Barge Slip Maintenance	\$10,000.00	\$0.00	\$19,603.00	0.00%
Port - Building Maintenance & Supplies	\$139,000.00	\$89,500.00	\$154,910.93	55.31%
Port - Water Maintenance	\$10,000.00	\$3,000.00	\$10,534.23	233.33%
Port - Sewer Maintenance	\$1,000.00	\$3,000.00	\$716.73	-66.67%
Port - Fire Maintenance	\$30,000.00	\$30,000.00	\$35,522.51	0.00%
Port - Railroad Track Maintenance	\$10,000.00	\$30,000.00	\$6,737.04	-66.67%
Port - Road Maintenance	\$8,000.00	\$10,000.00	\$2,775.89	-20.00%
Port - Lawns & Grounds	\$64,000.00	\$101,000.00	\$60,480.65	-36.63%
Port - Snow Removal	\$1,000.00	\$0.00	\$0.00	0.00%
Port - Lighting	\$1,000.00	\$1,000.00	\$927.15	0.00%
Port - Signs	\$1,000.00	\$0.00	\$0.00	0.00%
Port - Equipment Maintenance	\$21,000.00	\$28,500.00	\$24,490.94	-26.32%
Port - Equipment Rental	\$500.00	\$0.00	\$573.00	0.00%
Port - Miscellaneous Expense	\$2,500.00	\$2,000.00	\$1,818.00	25.00%
Total Port Operating Expenses	\$2,037,150	\$1,870,500	\$1,867,300	8.91%

**Port
2020 Budget**

Port	2020 Budget	2019 Budget	2019 Projected	Variance
Port Administration Expenses				
Port - Office Expenses and Supplies	\$25,000	\$25,000	\$26,076	0.00%
Port - Technical Support	\$45,000	\$35,000	\$45,663	28.57%
Port - Legal Fees	\$35,000	\$35,000	\$33,955	0.00%
Port - Consultants - Professional Services	\$5,000	\$20,000	\$16,290	-75.00%
Port - Consultants - Personal Services	\$5,000	\$36,000	\$30,917	-86.11%
Port - Accounting	\$5,000	\$10,000	\$6,684	-50.00%
Port - Audit Costs	\$18,000	\$10,000	\$14,907	80.00%
Port - Federal & State Representation	\$61,000	\$14,000	\$26,257	335.71%
Port - Telephone	\$8,000	\$10,000	\$7,843	-20.00%
Port - Banquets & Meals	\$7,000	\$17,000	\$14,373	-58.82%
Port - Advertising	\$15,000	\$40,000	\$14,786	-62.50%
Port - Port Website	\$2,000	\$5,000	\$4,990	-60.00%
Port - Marketing	\$33,000	\$45,000	\$38,782	-26.67%
Port - Beacon	\$12,500	\$10,000	\$8,608	25.00%
Port - Economic Development	\$80,000	\$70,000	\$27,817	14.29%
Port - Promotional/Hosting	\$9,000	\$2,000	\$231	350.00%
Port - Meetings & Registrations	\$10,000	\$10,000	\$6,746	0.00%
Port - Membership Dues & Fees	\$65,000	\$65,000	\$61,672	0.00%
Port - Publications & Networks	\$1,000	\$2,000	\$953	-50.00%
Port - Insurance	\$39,500	\$38,000	\$37,881	3.95%
Port - Administrative Salaries	\$1,015,000	\$966,000	\$934,492	5.07%
Port - Benefits - FICA	\$77,000	\$70,000	\$72,190	10.00%
Port - Benefits - L&I	\$3,000	\$5,000	\$1,260	-40.00%
Port - Benefits - Retirement	\$122,000	\$115,000	\$112,804	6.09%
Port - Benefits - DCP	\$27,000	\$25,000	\$22,581	8.00%
Port - Benefits - Health Insurance	\$302,000	\$315,000	\$304,416	-4.13%
Port - Benefits - Vacation & Sick Accrual	\$25,000	\$0	\$0	0.00%
Port - Benefits - Car Allowance	\$18,000	\$18,000	\$18,000	0.00%
Port - Benefits - Health Insurance Retirees	\$27,000	\$20,000	\$23,687	35.00%
Port - Unemployment	\$9,500	\$9,000	\$0	5.56%
Port - Travel Related Expenses	\$50,000	\$50,000	\$47,032	0.00%
Port - Training	\$2,000	\$2,000	\$1,385	0.00%
Port - Miscellaneous	\$2,000	\$2,000	\$3,664	0.00%
Port - Airport Portion of Port Payroll	(\$730,000)	(\$760,000)	(\$728,182)	-3.95%
Total Port Administration Expenses	\$1,430,500	\$1,336,000	\$1,238,761	7.07%
Total Port Operating & Administrative Expenses	\$3,467,650	\$3,206,500	\$3,106,061	8.14%
Port Operating Net Income	\$350	(\$249,500)	\$579,906	-100.14%
Port Nonoperating Revenue				
Port - Interest Income	\$50,000	\$50,000	\$118,041	0.00%
Port - Finance Charge	\$0	\$0	\$935	0.00%
Port - Contributions - State of WA	\$37,500	\$25,000	\$37,500	50.00%
Port - Contributions - Federal	\$2,000,000	\$0	\$0	0.00%
Port - Taxes for Operations	\$2,450,000	\$2,250,000	\$2,211,847	8.89%
Port - Receipts in Lieu of Taxes	\$50,000	\$50,000	\$53,339	0.00%
Total Port Nonoperating Revenue	\$4,587,500	\$2,375,000	\$2,421,661	93.16%

**Port
2020 Budget**

Port	2020 Budget	2019 Budget	2019 Projected	Variance
Port Nonoperating Expenses				
Port - Amortization Expense 2010 G.O. Bond	(\$4,500)	(\$4,410)	(\$4,410)	2.04%
Port - Interest Expense G.O. Bond 2010	\$141,500	\$149,000	\$152,625	-5.03%
Port - Interest Expense 2009 CERB Loan	\$8,000	\$9,263	\$10,035	-13.64%
Port - Interest Expense- G.O. Bond 2012	\$14,500	\$19,245	\$23,579	-24.66%
Port - Interest Expense- Baker Boyer	\$26,000	\$0	\$0	0.00%
Port - Interest Expense- HAEIF	\$168,000	\$0	\$0	0.00%
Port - Soils Clean-up	\$50,000	\$34,000	\$52,496	47.06%
Total Port Nonoperating Expenses	\$403,500	\$207,098	\$234,325	94.84%
Port Nonoperating Income (Loss)	\$4,184,000	\$2,167,902	\$2,187,337	93.00%
Port Net Income	\$4,184,350	\$1,918,402	\$2,767,242	118.12%
Port Balance Sheet Transactions				
Port - Principal - G.O. Bond 2010	(\$195,000)	(\$200,000)	(\$200,000)	-2.50%
Port - Principal - 2009 CERB Loan	(\$102,924)	(\$102,924)	(\$102,924)	0.00%
Port - Principal - G.O. Bond 2012	(\$157,838)	(\$155,659)	(\$155,659)	1.40%
Port - Principal - Baker Boyer	(\$89,452)	\$0	\$0	0.00%
Port - Principal- HAEIF	(\$74,584)	\$0	\$0	0.00%
Port - Amortization Expense - 2010 G.O. Bond	\$4,410	\$4,410	\$4,410	0.00%
Total Port Balance Sheet Transactions	(\$615,387)	(\$454,173)	(\$454,173)	35.50%
Increase in Cash Flow at Year End	\$3,568,963	\$1,464,229	\$2,313,069	143.74%

**Port
2020 Budget**

Big Pasco Industrial Center	2020 Budget	2019 Budget	2019 Projected	Variance
Big Pasco Industrial Center Revenue				
BPIC - Non-Warehouse Building Leases	\$545,000	\$490,000	\$549,333	11.22%
BPIC - Warehouse Leases	\$2,000,000	\$1,600,000	\$2,136,497	25.00%
BPIC - Land Leases	\$420,000	\$360,000	\$416,349	16.67%
BPIC - Water Fees	\$25,000	\$20,000	\$25,346	25.00%
BPIC - Sewer Fees	\$22,000	\$20,000	\$23,092	10.00%
BPIC - Rail Fees	\$65,000	\$65,000	\$128,176	0.00%
BPIC - Miscellaneous Income	\$0	\$0	\$953	0.00%
Total Big Pasco Industrial Center Revenue	\$3,077,000	\$2,555,000	\$3,279,745	20.43%
Big Pasco Industrial Center Expenses				
BPIC - Electricity	\$100,000	\$120,000	\$112,106	-16.67%
BPIC - Natural Gas	\$500	\$1,000	\$499	-50.00%
BPIC - Water / Sewer	\$25,000	\$35,000	\$27,459	-28.57%
BPIC - Fuel	\$500	\$0	\$0	0.00%
BPIC - Maintenance Supplies	\$1,000	\$5,000	\$615	-80.00%
BPIC - Consultants	\$0	\$5,000	\$0	-100.00%
BPIC - Property Insurance	\$190,000	\$165,000	\$170,387	15.15%
BPIC - General Taxes	\$1,000	\$1,000	\$656	0.00%
BPIC - Excise Taxes	\$6,000	\$4,000	\$4,775	50.00%
BPIC - Building Maintenance and Supplies	\$100,000	\$65,000	\$118,129	53.85%
BPIC - Water Maintenance	\$10,000	\$3,000	\$10,534	233.33%
BPIC - Sewer Maintenance	\$1,000	\$3,000	\$717	-66.67%
BPIC - Fire Maintenance	\$30,000	\$30,000	\$35,523	0.00%
BPIC - Railroad Track Maintenance	\$10,000	\$30,000	\$6,737	-66.67%
BPIC - Road Maintenance	\$3,000	\$5,000	\$2,776	-40.00%
BPIC - Lawns & Grounds	\$15,000	\$15,000	\$14,986	0.00%
BPIC - Lighting	\$500	\$500	\$259	0.00%
BPIC - Signs	\$500	\$0	\$300	0.00%
BPIC - Equipment Maintenance	\$1,000	\$500	\$2,136	100.00%
BPIC - Miscellaneous	\$500	\$0	\$0	0.00%
BPIC - Maintenance Allocation	\$1,150,785	\$1,089,000	\$1,048,910	5.67%
BPIC - Overhead Allocations	\$1,154,655	\$1,029,510	\$975,046	12.16%
Industrial Center Expenses	\$2,800,940	\$2,606,510	\$2,532,549	7.46%
Industrial Center Net Income (Loss)	\$276,060	(\$51,510)	\$747,196	-635.93%

**Port
2020 Budget**

Marine Terminal	2020 Budget	2019 Budget	2019 Projected	Variance
Marine Terminal Revenue				
Marine Terminal - Building Leases	\$44,000	\$35,000	\$42,088	25.71%
Marine Terminal - Land Leases	\$5,000	\$5,000	\$5,539	0.00%
Marine Terminal - Water Fees	\$0	\$0	\$442	0.00%
Total Marine Terminal Revenue	\$49,000	\$40,000	\$48,069	22.50%
Marine Terminal Expenses				
Marine Terminal - Electricity	\$1,000	\$1,000	\$982	0.00%
Marine Terminal - Water	\$0	\$1,000	\$912	-100.00%
Marine Terminal - Consultants	\$50,000	\$0	\$0	0.00%
Marine Terminal - Property Insurance	\$2,500	\$2,500	\$2,501	0.00%
Marine Terminal - General Taxes	\$1,000	\$1,000	\$849	0.00%
Marine Terminal - Excise Taxes	\$0	\$500	\$0	-100.00%
Marine Terminal - Building Maintenance	\$2,000	\$3,000	\$2,602	-33.33%
Marine Terminal - Lawns & Grounds	\$2,000	\$0	\$1,871	0.00%
Marine Terminal - Miscellaneous	\$500	\$0	\$0	0.00%
Marine Terminal - Maintenance Allocation	\$25,573	\$24,200	\$23,309	5.67%
Marine Terminal - Overhead Allocations	\$25,659	\$22,878	\$21,668	12.16%
Total Marine Terminal Expenses	\$110,232	\$56,078	\$54,694	96.57%
Marine Terminal Net Income (Loss)	(\$61,232)	(\$16,078)	(\$6,625)	280.84%

**Port
2020 Budget**

Container Terminal	2020 Budget	2019 Budget	2019 Projected
Container Terminal Revenue			
Container Terminal - Container & Barge Fees	\$96,000	\$96,000	\$111,500
Container Terminal - Building Leases	\$0	\$1,000	\$0
Container Terminal - Land Leases	\$16,000	\$16,000	\$16,256
Total Container Terminal Revenue	\$112,000	\$113,000	\$127,756
Container Terminal Expenses			
Container Terminal - Electricity	\$3,500	\$2,000	\$3,520
Container Terminal - Water / Sewer	\$0	\$1,000	\$43
Container Terminal - Property Insurance	\$16,000	\$15,000	\$15,000
Container Terminal - General Taxes	\$1,000	\$0	\$849
Container Terminal - Excise Taxes	\$2,500	\$2,500	\$743
Container Terminal - Building Maintance & Supplies	\$2,500	\$5,000	\$2,149
Container Terminal - Marine & Barge Slip Maintenance	\$10,000	\$0	\$19,603
Container Terminal - Equipment Maintenance	\$0	\$8,000	\$0
Container Terminal - Maintenance Allocation	\$38,360	\$36,300	\$34,964
Container Terminal - Overhead Allocations	\$38,489	\$34,317	\$32,502
Total Container Terminal Expenses	\$112,348	\$104,117	\$109,372
Container Terminal Net Income (Loss)	(\$348)	\$8,883	\$18,384

**Port
2020 Budget**

Osprey Pointe	2020 Budget	2019 Budget	2019 Projected	Variance
Osprey Pointe Revenue				
Osprey Pointe - Building Leases	\$185,000	\$200,000	\$187,216	-7.50%
Osprey Pointe - Land Leases	\$11,000	\$11,000	\$6,535	0.00%
Osprey Pointe - CAM	\$18,000	\$23,000	\$18,255	-21.74%
Osprey Pointe - Water	\$3,000	\$3,000	\$3,037	0.00%
Osprey Pointe - Sewer	\$4,000	\$4,000	\$4,823	0.00%
Osprey Pointe - Electricity	\$3,000	\$3,000	\$4,031	0.00%
Osprey Pointe - Miscellaneous Income	\$1,000	\$0	\$1,500	0.00%
Total Osprey Pointe Revenue	\$225,000	\$244,000	\$225,397	-7.79%
Osprey Pointe Expenses				
Osprey Pointe - Janitorial Supplies & Service	\$16,000	\$18,000	\$16,411	-11.11%
Osprey Pointe - Electricity	\$45,000	\$45,000	\$46,795	0.00%
Osprey Pointe - Natural Gas	\$5,000	\$6,500	\$7,363	-23.08%
Osprey Pointe - Water / Sewer	\$2,000	\$2,000	\$2,104	0.00%
Osprey Pointe - Refuse	\$2,500	\$3,000	\$2,314	-16.67%
Osprey Pointe - Maintenance Supplies	\$4,000	\$5,000	\$2,452	-20.00%
Osprey Pointe - Consultants	\$20,000	\$0	\$0	0.00%
Osprey Pointe - Property Insurance	\$8,500	\$7,500	\$7,725	13.33%
Osprey Pointe - General Taxes	\$500	\$500	\$390	0.00%
Osprey Pointe - Excise Taxes	\$500	\$500	\$464	0.00%
Osprey Pointe - Building Maintenance	\$30,000	\$8,000	\$29,303	275.00%
Osprey Pointe - Building Maintenance Boiler	\$0	\$2,000	\$0	-100.00%
Osprey Pointe - Building Maintenance Admin	\$500	\$500	\$100	0.00%
Osprey Pointe - Pest Control	\$1,500	\$1,000	\$1,139	50.00%
Osprey Pointe - Road Maintenance	\$5,000	\$5,000	\$0	0.00%
Osprey Pointe - Lawns & Grounds	\$25,000	\$25,000	\$24,700	0.00%
Osprey Pointe - Snow Removal	\$1,000	\$0	\$0	0.00%
Osprey Pointe - Lighting	\$500	\$500	\$668	0.00%
Osprey Pointe - Signs	\$500	\$0	\$0	0.00%
Osprey Pointe - Miscellaneous	\$500	\$0	\$0	0.00%
Osprey Pointe - Maintenance Expense Allocated	\$63,933	\$60,500	\$58,273	5.67%
Osprey Pointe - Overhead Allocation	\$64,148	\$57,195	\$54,169	12.16%
Total Osprey Pointe Expenses	\$296,580	\$247,695	\$254,370	19.74%
Osprey Pointe Net Income (Loss)	(\$71,580)	(\$3,695)	(\$28,973)	1837.21%

**Port
2020 Budget**

Port Maintenance & Guards	2020 Budget	2019 Budget	2019 Projected	Variance
Port Maintenance Expenses				
Port Maintenance/Guards - Salaries	\$739,000	\$606,000	\$634,504	21.95%
Port Maintenance/Guards - Salaries - Capital	(\$55,500)	\$0	\$0	0.00%
Port Maintenance/Guards - Benefits - FICA	\$57,000	\$47,000	\$53,165	21.28%
Port Maintenance/Guards - Benefits - L&I	\$42,000	\$42,000	\$47,203	0.00%
Port Maintenance/Guards - Benefits - Retirement	\$93,000	\$78,000	\$80,368	19.23%
Port Maintenance/Guards - Benefits - DCP	\$28,000	\$22,000	\$19,530	27.27%
Port Maintenance/Guards - Benefits - Health Insurance	\$248,000	\$225,000	\$219,161	10.22%
Port Maintenance/Guards - Benefits - Vac & Sick	\$1,000	\$500	\$0	100.00%
Port Maintenance/Guards - Benefits - Uniforms	\$2,150	\$2,000	\$2,000	7.50%
Port Maintenance/Guards - Benefits - Car Allowance	\$6,000	\$6,000	\$6,000	0.00%
Port Maintenance/Guards - Unemployment (1% Salaries)	\$7,500	\$6,500	\$0	15.38%
Port Maintenance/Guards - Travel	\$2,000	\$2,000	\$1,639	0.00%
Port Maintenance/Guards - Training	\$2,000	\$2,000	\$1,535	0.00%
Port Maintenance/Guards - Labor Consultants	\$2,000	\$4,000	\$338	-50.00%
Port Maintenance/Guards - Janitorial Supplies & Service	\$2,000	\$2,000	\$2,117	0.00%
Port Maintenance/Guards - Utilities - Electricity	\$6,000	\$6,000	\$5,556	0.00%
Port Maintenance/Guards - Utilities - Natural Gas	\$1,000	\$6,000	\$1,341	-83.33%
Port Maintenance/Guards - Utilities - Refuse	\$4,000	\$2,500	\$3,444	60.00%
Port Maintenance/Guards - Utilities - Propane	\$1,000	\$1,500	\$696	-33.33%
Port Maintenance/Guards - Gasoline Expense	\$30,000	\$30,000	\$27,115	0.00%
Port Maintenance/Guards - Maintenance supplies	\$10,000	\$20,000	\$5,448	-50.00%
Port Maintenance/Guards - Telephone	\$1,000	\$2,000	\$2,128	-50.00%
Port Maintenance/Guards - Property Insurance	\$3,500	\$9,000	\$7,009	-61.11%
Port Maintenance/Guards - Building Maintenance	\$2,500	\$5,000	\$1,489	-50.00%
Port Maintenance/Guards - Lawns & Grounds	\$2,000	\$1,000	\$4,626	100.00%
Port Maintenance/Guards - Weed Control	\$20,000	\$60,000	\$14,298	-66.67%
Port Maintenance/Guards - Equipment Maintenance	\$15,000	\$10,000	\$16,909	50.00%
Port Maintenance/Guards - Vehicle Maintenance	\$5,000	\$10,000	\$5,446	-50.00%
Port Maintenance/Guards - Equipment Rental	\$500	\$0	\$573	0.00%
Port Maintenance/Guards - Miscellaneous	\$1,000	\$2,000	\$1,818	-50.00%
Port Maintenance/Guards - Expense Allocated	(\$1,278,650)	(\$1,210,000)	(\$1,165,456)	5.67%
Total Port Maintenance Expense	\$0	\$0	\$0	0.00%
Port Maintenance Net Income (Loss)	\$0	\$0	\$0	0.00%

**Port
2020 Budget**

Port Administration	2020 Budget	2019 Budget	2019 Projected	Variance
Administration Revenues				
Port Admin - Economic Development Reimbursement	\$5,000.00	\$5,000.00	\$5,000.00	0.00%
Total Administration Revenues	\$5,000.00	\$5,000.00	\$5,000.00	0.00%
Port Administration Expenses				
Port Admin - Office Expenses and Supplies	\$25,000.00	\$25,000.00	\$26,075.56	0.00%
Port Admin - Technical Support	\$45,000.00	\$35,000.00	\$45,663.43	28.57%
Port Admin - Legal Fees	\$35,000.00	\$35,000.00	\$33,955.44	0.00%
Port Admin - Consultants - Professional Services	\$5,000.00	\$20,000.00	\$16,290.00	-75.00%
Port Admin - Consultants - Personal Services	\$5,000.00	\$36,000.00	\$30,917.42	-86.11%
Port Admin - Accounting	\$5,000.00	\$10,000.00	\$6,684.31	-50.00%
Port Admin - Audit Costs	\$18,000.00	\$10,000.00	\$14,907.34	80.00%
Port Admin - Federal Representation	\$13,000.00	\$14,000.00	\$12,257.34	-7.14%
Port Admin - State Representation	\$48,000.00	\$0.00	\$14,000.00	0.00%
Port Admin - Telephone	\$8,000.00	\$10,000.00	\$7,843.45	-20.00%
Port Admin - Banquets & Meals	\$7,000.00	\$10,000.00	\$7,143.67	-30.00%
Port Admin - Tenant Appreciation/Retention	\$7,000.00	\$7,000.00	\$7,229.12	0.00%
Port Admin - Advertising	\$15,000.00	\$40,000.00	\$14,786.02	-62.50%
Port Admin - Port Website	\$2,000.00	\$5,000.00	\$4,990.00	-60.00%
Port Admin - Advertising-SCASD	\$0.00	\$0.00	\$29,999.57	0.00%
Port Admin - Marketing	\$25,000.00	\$45,000.00	\$31,236.38	-44.44%
Port Admin - Marketing-Misc	\$8,000.00	\$0.00	\$7,545.92	0.00%
Port Admin - Beacon	\$12,500.00	\$10,000.00	\$8,608.00	25.00%
Port Admin - Economic Development	\$80,000.00	\$70,000.00	\$27,816.91	14.29%
Port Admin - Promotional/Hosting	\$2,000.00	\$2,000.00	\$230.55	0.00%
Port Admin - Meetings & Registrations	\$10,000.00	\$10,000.00	\$6,745.51	0.00%
Port Admin - Membership Dues & Fees	\$65,000.00	\$65,000.00	\$61,672.00	0.00%
Port Admin - Publications & Networks	\$1,000.00	\$2,000.00	\$952.63	-50.00%
Port Admin - A & G Insurance	\$39,500.00	\$38,000.00	\$37,880.60	3.95%
Port Admin - Administrative Salaries	\$944,000.00	\$895,000.00	\$881,692.01	5.47%
Port Admin - Commission Salaries	\$71,000.00	\$71,000.00	\$52,800.00	0.00%
Port Admin - Benefits - FICA	\$77,000.00	\$70,000.00	\$72,190.44	10.00%
Port Admin - Benefits - L&I	\$3,000.00	\$5,000.00	\$1,260.40	-40.00%
Port Admin - Benefits - Retirement	\$122,000.00	\$115,000.00	\$112,804.23	6.09%
Port Admin - Benefits - DCP	\$27,000.00	\$25,000.00	\$22,580.83	8.00%
Port Admin - Benefits - Health Insurance	\$302,000.00	\$315,000.00	\$304,415.76	-4.13%
Port Admin - Benefits - Vacation & Sick Accrual	\$25,000.00	\$0.00	\$0.00	0.00%
Port Admin - Benefits - Car Allowance/Other	\$18,000.00	\$18,000.00	\$18,000.00	0.00%
Port Admin - Benefits - Health Insurance Retirees	\$27,000.00	\$20,000.00	\$23,686.58	35.00%
Port Admin - Unemployment (1%)	\$9,500.00	\$9,000.00	\$0.00	5.56%
Port Admin - Travel Related Expenses	\$35,000.00	\$35,000.00	\$34,003.74	0.00%
Port Admin - Marketing Travel & Expenses	\$8,000.00	\$8,000.00	\$6,735.41	0.00%
Port Admin - Travel ED City of Pasco MOU	\$7,000.00	\$7,000.00	\$6,292.82	0.00%
Port Admin - Employee Training	\$2,000.00	\$2,000.00	\$1,385.00	0.00%
Port Admin - Miscellaneous	\$2,000.00	\$2,000.00	\$3,663.85	0.00%
Port Admin - Airport Portion of Port Payroll	(\$730,000.00)	(\$760,000.00)	(\$728,181.64)	-3.95%
Port Admin - Overhead Allocations	(\$1,282,950.00)	(\$1,143,900.00)	(\$1,083,384.54)	12.16%
Total Port Administration Expenses	\$147,550.00	\$192,100.00	\$185,376.06	-23.19%
Port Administration Net Income (Loss)	(\$142,550.00)	(\$187,100.00)	(\$180,376.06)	-23.81%

**Port
2020 Budget**

Port Nonoperating	2020 Budget	2019 Budget	2019 Projected	Variance
Port Nonoperating Income				
Port Nonoperating - Interest Income	\$50,000	\$50,000	\$118,041	0.00%
Port Nonoperating - Finance Charge	\$0	\$0	\$935	0.00%
Port Nonoperating - Contributions - State of WA	\$37,500	\$25,000	\$37,500	50.00%
Port Nonoperating - Contributions - Federal - EDA	\$2,000,000	\$2,000,000	\$2,000,000	0.00%
Port Nonoperating - Tax Levy	\$2,450,000	\$2,250,000	\$2,211,847	8.89%
Port Nonoperating - Receipts in Lieu of Taxes	\$50,000	\$50,000	\$53,339	0.00%
Total Port Nonoperating Income	\$4,587,500	\$4,375,000	\$4,421,661	4.86%
Port Nonoperating Expenses				
Port Nonoperating - Amortization 2010 G.O. Bond	(\$4,500)	(\$4,410)	(\$4,410)	2.04%
Port Nonoperating - Interest Expense G.O. Bond 2010	\$141,500	\$149,000	\$152,625	-5.03%
Port Nonoperating - Interest Expense 2009 CERB Loan	\$8,000	\$9,263	\$10,035	-13.64%
Port Nonoperating - Interest Expense- G.O. Bond 2012	\$14,500	\$19,245	\$23,579	-24.66%
Interest Expense - Baker Boyer 2019	\$26,000	\$0	\$0	0.00%
Interest Expense- HAEIF 2019	\$168,000	\$0	\$0	0.00%
Port Nonoperating - Soils Clean-up	\$50,000	\$34,000	\$52,496	47.06%
Total Port Nonoperating Expenses	\$403,500	\$207,098	\$234,325	94.84%
Port Nonoperating Income (Loss)	\$4,184,000	\$4,167,902	\$4,187,337	0.39%

Port of Pasco

Tri-Cities Airport

2020 Detailed Budget



**Tri-Cities Airport
2020 Budget**

Airport	2020 Budget	2019 Budget	2019 Projected	Variance
TCA Operating Revenues				
TCA - Landing Fees	\$1,490,000	\$1,370,000	\$1,480,543	8.76%
TCA - Aviation Fuel Flowage Fees	\$15,000	\$15,000	\$21,495	0.00%
TCA - Land Leases	\$798,000	\$833,000	\$876,639	-4.20%
TCA - Warehouse Leases	\$24,000	\$24,000	\$24,765	0.00%
TCA - Hangar Leases	\$158,000	\$145,000	\$157,330	8.97%
TCA - Building Leases	\$549,000	\$517,000	\$549,789	6.19%
TCA - Airline Income	\$2,260,000	\$2,040,000	\$2,117,580	10.78%
TCA - Car Rentals	\$1,575,000	\$1,075,000	\$1,355,292	46.51%
TCA - Restaurant	\$175,000	\$140,000	\$186,530	25.00%
TCA - Terminal Office Space	\$109,000	\$105,000	\$109,174	3.81%
TCA - Advertising Income	\$50,000	\$40,000	\$49,685	25.00%
TCA - ARFF Reimbursement	\$30,000	\$30,000	\$21,771	0.00%
TCA - Terminal Parking Lot	\$2,800,000	\$2,500,000	\$2,876,939	12.00%
TCA - Fingerprinting/Badging Fees	\$4,000	\$3,000	\$7,534	33.33%
TCA - TSA Reimbursement	\$116,800	\$116,800	\$116,800	0.00%
TCA - Grants FAA	\$27,000	\$667,000	\$1,390,000	-95.95%
TCA - Miscellaneous Income	\$30,000	\$20,000	\$36,964	50.00%
Total TCA Operating Revenues	\$10,210,800	\$9,640,800	\$11,378,829	5.91%
TCA Operating Expenses				
TCA - Salaries	\$1,132,000	\$1,004,000	\$1,027,259	12.75%
TCA - Benefits - FICA	\$86,000	\$77,000	\$78,713	11.69%
TCA - Benefits - L&I	\$56,000	\$61,000	\$62,766	-8.20%
TCA - Benefits - Retirement	\$124,000	\$116,000	\$113,916	6.90%
TCA - Benefits - DCP	\$42,000	\$22,500	\$11,708	86.67%
TCA - Benefits - Health Insurance	\$387,000	\$361,000	\$334,742	7.20%
TCA - Benefits - Vacation & Sick Accrual	\$1,500	\$0	\$0	0.00%
TCA - Benefits - Uniforms	\$3,000	\$5,000	\$4,550	-40.00%
TCA - Unemployment	\$12,200	\$10,000	\$0	22.00%
TCA - Travel	\$5,500	\$6,500	\$5,122	-15.38%
TCA - Training	\$33,000	\$36,000	\$23,755	-8.33%
TCA - Labor Consultants	\$1,500	\$2,500	\$1,288	-40.00%
TCA - Janitorial Supplies & Service	\$575,000	\$500,000	\$522,790	15.00%
TCA - Electricity	\$225,000	\$230,500	\$223,903	-2.39%
TCA - Natural Gas	\$53,000	\$52,500	\$55,687	0.95%
TCA - Water / Sewer	\$56,500	\$56,500	\$83,389	0.00%
TCA - Refuse	\$34,000	\$32,000	\$35,358	6.25%
TCA - Cable	\$1,500	\$1,500	\$1,680	0.00%
TCA - Fuel	\$42,000	\$31,000	\$48,157	35.48%
TCA - Maintenance Supplies	\$28,000	\$58,000	\$29,706	-51.72%
TCA - Security Access/Badging & Support	\$30,000	\$15,000	\$6,502	100.00%
TCA - Security Screening	\$4,500	\$3,000	\$4,500	50.00%
TCA - Security Equipment	\$10,000	\$10,000	\$9,975	0.00%
TCA - Consultants	\$21,500	\$30,500	\$21,265	-29.51%
TCA - Outside Services Employed	\$914,000	\$887,000	\$879,188	3.04%
TCA - Telephone	\$12,500	\$9,000	\$11,514	38.89%
TCA - Property Insurance	\$167,000	\$146,500	\$153,076	13.99%
TCA - Taxes	\$43,500	\$33,000	\$42,772	31.82%
TCA - Building Maintenance & Supplies	\$161,500	\$159,000	\$190,774	1.57%
TCA - Pest Control - Building Maintenance	\$1,500	\$1,500	\$845	0.00%
TCA - Road Maintenance	\$13,000	\$6,500	\$32,448	100.00%

**Tri-Cities Airport
2020 Budget**

Airport	2020 Budget	2019 Budget	2019 Projected	Variance
TCA - Lawns & Grounds	\$47,500	\$54,000	\$32,982	-12.04%
TCA - Snow Removal	\$85,000	\$115,000	\$48,754	-26.09%
TCA - Fences/Gates	\$10,000	\$10,000	\$11,065	0.00%
TCA - Lighting	\$15,000	\$15,500	\$20,046	-3.23%
TCA - Signs	\$9,000	\$12,000	\$10,581	-25.00%
TCA - Pavement Maintenance	\$31,000	\$45,000	\$41,289	-31.11%
TCA - Paint	\$37,500	\$35,000	\$39,362	7.14%
TCA - Wildlife	\$7,000	\$10,000	\$5,188	-30.00%
TCA - Equipment Maintenance	\$57,000	\$44,000	\$80,173	29.55%
TCA - Equipment Rental	\$10,500	\$10,000	\$17,772	5.00%
TCA - Miscellaneous Expense	\$10,000	\$10,500	\$16,222	-4.76%
Total TCA Operating Expenses	\$4,597,200	\$4,325,500	\$4,340,781	6.28%
Total TCA Administrative Expenses				
TCA - Office Expenses and Supplies	\$40,000	\$35,000	\$43,067	14.29%
TCA - Technical Support	\$45,000	\$40,000	\$46,146	12.50%
TCA - Legal Fees	\$40,000	\$70,000	\$38,009	-42.86%
TCA - Consultants - Professional Services	\$40,000	\$777,000	\$719,483	-94.85%
TCA - Consultants - Personal Services	\$35,000	\$30,000	\$43,581	16.67%
TCA - Air Service Development	\$65,000	\$50,000	\$45,060	30.00%
TCA - Accounting	\$5,000	\$10,000	\$7,034	-50.00%
TCA - Audit Costs	\$24,000	\$19,000	\$21,671	26.32%
TCA - Federal Representation	\$14,000	\$14,000	\$14,257	0.00%
TCA - Telephone	\$8,000	\$8,000	\$8,507	0.00%
TCA - Banquets & Meals	\$5,000	\$8,500	\$10,181	-41.18%
TCA - Advertising	\$112,000	\$125,000	\$1,139,921	-10.40%
TCA - Marketing	\$49,000	\$0	\$9,306	#DIV/0!
TCA - Marketing Misc	\$2,000	\$0	\$1,356	#DIV/0!
TCA - Beacon	\$12,500	\$10,000	\$9,183	25.00%
TCA - Promotional/Hosting	\$8,500	\$2,500	\$500	240.00%
TCA - Meetings & Registrations	\$10,000	\$10,000	\$8,435	0.00%
TCA - Membership Dues & Fees	\$17,000	\$17,000	\$16,846	0.00%
TCA - Publications & Networks	\$500	\$500	\$327	0.00%
TCA - Insurance	\$108,000	\$101,000	\$101,575	6.93%
TCA - Salaries	\$370,000	\$350,000	\$354,619	5.71%
TCA - Benefits - FICA	\$28,000	\$27,000	\$27,514	3.70%
TCA - Benefits - L&I	\$1,500	\$2,000	\$826	-25.00%
TCA - Benefits - Retirement	\$47,000	\$45,000	\$44,608	4.44%
TCA - Benefits - DCP	\$14,000	\$7,000	\$3,648	100.00%
TCA - Benefits - Health Insurance	\$110,000	\$111,000	\$119,658	-0.90%
TCA - Benefits - Car Allowance/Other	\$6,000	\$6,000	\$6,000	0.00%
TCA - Benefits - Health Insurance Retirees	\$44,000	\$45,000	\$46,770	-2.22%
TCA - Unemployment	\$4,000	\$3,500	\$0	14.29%
TCA - Travel Related Expenses	\$37,000	\$37,000	\$23,217	0.00%
TCA - Training	\$3,000	\$3,000	\$2,025	0.00%
TCA - Miscellaneous	\$2,000	\$2,000	\$2,159	0.00%
TCA - A & G Port Portion	\$730,000	\$760,000	\$728,182	-3.95%
Total TCA Administrative Expenses	\$2,037,000	\$2,726,000	\$3,643,668	-25.28%
Total TCA Operating & Administrative Expenses	\$6,634,200	\$7,051,500	\$7,984,450	-5.92%

**Tri-Cities Airport
2020 Budget**

Airport	2020 Budget	2019 Budget	2019 Projected	Variance
TCA Operating Net Income	\$3,576,600	\$2,589,300	\$3,394,379	38.13%
TCA Nonoperating Revenue				
TCA - Interest Income	\$43,000	\$0	\$24,647	0.00%
TCA - Finance Charge	\$0	\$0	\$345	0.00%
TCA - Sale of Scrap	\$0	\$0	\$210	0.00%
TCA - Insurance Settlements	\$0	\$0	\$240	0.00%
TCA - Contributions - State of WA	\$0	\$300,000	\$300,000	-100.00%
TCA - Contributions - FAA	\$5,150,000	\$7,664,661	\$7,638,471	-32.81%
TCA - Contributions - TSA	\$0	\$0	\$74,737	0.00%
TCA - Contributions - County	\$0	\$0	\$350,000	0.00%
TCA - PFC Fund	\$1,800,000	\$1,400,000	\$1,824,710	28.57%
TCA - CFC Car Rentals	\$600,000	\$450,000	\$678,999	33.33%
Total TCA Nonoperating Revenue	\$7,593,000	\$9,814,661	\$10,892,359	-22.64%
TCA Nonoperating Expenses				
TCA - Amortization - 2014 Revenue Bond	(\$25,000)	(\$25,177)	(\$25,177)	-0.70%
TCA - Interest Expense - G.O. Bond 2012	19,500.00	25,605.00	31,371.00	-23.84%
TCA - Interest Expense - HAEIFC Loan	\$18,000	\$10,138	\$21,219	77.55%
TCA - Interest Expense - Terminal Revenue Bond (PFC)	\$727,986	\$758,898	\$758,898	-4.07%
TCA - Interest Expense - Terminal Revenue Bond (TCA)	\$138,664	\$144,552	\$144,552	-4.07%
TCA - Interest Expense - LID	\$40,000	\$0	\$0	0.00%
TCA - Interest Expense - CERB Battelle	\$34,000	\$0	\$0	0.00%
Total TCA Nonoperating Expenses	\$953,150	\$914,016	\$930,863	4.28%
TCA Nonoperating Income	\$6,639,850	\$8,900,645	\$9,961,496	-25.40%
TCA Net Income	\$10,216,450	\$11,489,945	\$13,355,875	-11.08%
TCA Balance Sheet Transactions				
TCA - Loan Proceeds	\$0	\$1,700,000	\$1,700,000	-100.00%
TCA - Principal - G.O. Bond 2012	(\$225,849)	(\$214,341)	(\$214,341)	5.37%
TCA - Principal - Hanford Area Econ.InvFund Loan	(\$65,378)	(\$61,604)	(\$61,604)	6.13%
TCA - Principal - Terminal Revenue Bond (PFC)	(\$806,400)	(\$743,400)	(\$743,400)	8.47%
TCA - Principal - Terminal Revenue Bond (TCA)	(\$153,600)	(\$141,600)	(\$141,600)	8.47%
TCA - Principal - LID	(\$83,291)	\$0	\$0	0.00%
TCA - Principal - CERB Battelle	(\$69,897)	\$0	\$0	0.00%
TCA - Unavailable CFC \$	(\$600,000)	\$0	\$0	0.00%
TCA - Amortization - 2014 Revenue Bond	(\$25,000)	\$0	\$0	0.00%
Total TCA Balance Sheet Transactions	(\$2,029,415)	\$539,055	\$539,055	-476.48%
Increase in Cash Flow at Year End	\$8,187,035	\$12,029,000	\$13,894,930	-31.94%

**Tri-Cities Airport
2020 Budget**

Airfield	2020 Budget	2019 Budget	2019 Projected	Variance
Airfield Revenues				
Airfield - Landing Fees	\$1,490,000	\$1,370,000	\$1,480,543	8.76%
Airfield - Aviation Fuel Flowage Fees	\$15,000	\$15,000	\$21,495	0.00%
Airfield - Land Leases - Hangars	\$110,000	\$100,000	\$110,421	10.00%
Airfield - Land Leases - Farm	\$168,000	\$165,000	\$168,309	1.82%
Airfield - Building Leases	\$62,000	\$57,000	\$62,111	8.77%
Airfield - Building Leases - Hangars	\$88,000	\$80,000	\$87,260	10.00%
Airfield - Building Leases - FBO	\$70,000	\$65,000	\$70,070	7.69%
Airfield - Miscellaneous Income	\$0	\$0	(\$195)	0.00%
Total Airfield Revenues	\$2,003,000	\$1,852,000	\$2,000,014	8.15%
Airfield Expenses				
Airfield - Electricity	\$27,000	\$25,000	\$26,199	8.00%
Airfield - Water & Sewer	\$2,000	\$7,000	\$2,386	-71.43%
Airfield - Electricity - Hangars	\$3,000	\$1,500	\$7,247	100.00%
Airfield - Natural Gas - Hangars	\$500	\$0	\$156	0.00%
Airfield - Water & Sewer - Hangars	\$3,000	\$0	\$3,192	0.00%
Airfield - Fuel	\$3,000	\$0	\$0	0.00%
Airfield - Maintenance Supplies	\$1,000	\$4,000	\$986	-75.00%
Airfield - Consultants	\$10,000	\$15,000	\$11,703	-33.33%
Airfield - Telephone	\$3,000	\$0	\$3,155	0.00%
Airfield - Telephone - FBO	\$1,000	\$1,000	\$782	0.00%
Airfield - Property Insurance	\$7,000	\$2,000	\$6,741	250.00%
Airfield - Property Insurance - Hangars	\$16,000	\$15,000	\$15,401	6.67%
Airfield - General Taxes	\$6,000	\$6,500	\$6,190	-7.69%
Airfield - Excise Taxes	\$25,000	\$17,000	\$25,401	47.06%
Airfield - Building Maintenance	\$0	\$3,000	\$0	-100.00%
Airfield - Hangar Maintenance	\$4,000	\$4,000	\$26,317	0.00%
Airfield - Hangar Maintenance - FBO	\$4,000	\$4,000	\$10,575	0.00%
Airfield - Lawns & Grounds	\$40,000	\$1,000	\$20,432	3900.00%
Airfield - Snow Removal	\$75,000	\$100,000	\$25,568	-25.00%
Airfield - Fences/Gates	\$10,000	\$10,000	\$11,065	0.00%
Airfield - Lighting	\$7,000	\$10,000	\$8,759	-30.00%
Airfield - Signs	\$7,000	\$10,000	\$7,560	-30.00%
Airfield - Pavement Maintenance	\$30,000	\$40,000	\$40,252	-25.00%
Airfield - Paint	\$35,000	\$35,000	\$39,362	0.00%
Airfield - Wildlife	\$7,000	\$10,000	\$5,188	-30.00%
Airfield - Equipment Maintenance	\$30,000	\$20,000	\$44,022	50.00%
Airfield - Equipment Rental	\$10,000	\$10,000	\$17,772	0.00%
Airfield - Miscellaneous Expense	\$500	\$1,000	\$139	-50.00%
Airfield - ARFF Expense Allocated	\$821,100	\$785,400	\$779,862	4.55%
Airfield - Security Expense Allocated	\$297,792	\$252,612	\$241,051	17.89%
Airfield - Maintenance Expense Allocated	\$544,850	\$534,750	\$518,082	1.89%
Airfield - Overhead Allocation	\$685,410	\$702,119	\$768,501	-2.38%
Total Airfield Expenses	\$2,716,152	\$2,626,881	\$2,674,046	3.40%
Airfield Net Income (Loss)	(\$713,152)	(\$774,881)	(\$674,032)	-7.97%

**Tri-Cities Airport
2020 Budget**

Terminal	2020 Budget	2019 Budget	2019 Projected	Variance
Terminal Revenue				
Terminal - Airline Income	\$2,260,000	\$2,040,000	\$2,117,580	10.78%
Terminal - Car Rentals	\$1,575,000	\$1,075,000	\$1,355,292	46.51%
Terminal - Restaurant	\$175,000	\$140,000	\$186,530	25.00%
Terminal - Terminal Office Space	\$109,000	\$105,000	\$109,174	3.81%
Terminal - Advertising Income	\$50,000	\$40,000	\$49,685	25.00%
Terminal - Terminal Parking Lot	\$2,800,000	\$2,500,000	\$2,876,939	12.00%
Terminal - Ground Transportation	\$30,000	\$20,000	\$36,409	50.00%
Total Terminal Revenue	\$6,999,000	\$5,920,000	\$6,731,609	18.23%
Terminal Expenses				
Terminal - Janitorial Supplies & Service	\$575,000	\$500,000	\$522,790	15.00%
Terminal - Electricity	\$125,000	\$115,000	\$125,131	8.70%
Terminal - Natural Gas	\$33,000	\$35,000	\$33,202	-5.71%
Terminal - Water / Sewer	\$18,000	\$16,000	\$18,420	12.50%
Terminal - Refuse	\$22,000	\$25,000	\$22,712	-12.00%
Terminal - Cable	\$1,500	\$1,500	\$1,680	0.00%
Terminal - Electricity - Parking Lot	\$30,000	\$35,000	\$28,874	-14.29%
Terminal - Maintenance Supplies	\$1,000	\$2,000	\$825	-50.00%
Terminal - Consultants	\$1,000	\$5,000	\$1,000	-80.00%
Terminal - Telephone	\$1,500	\$1,000	\$1,351	50.00%
Terminal - Property Insurance	\$92,000	\$82,000	\$84,621	12.20%
Terminal - General Taxes	\$500	\$500	\$39	0.00%
Terminal - Excise Taxes	\$2,500	\$1,000	\$2,336	150.00%
Terminal - Building Maintenance	\$50,000	\$40,000	\$65,639	25.00%
Terminal - Building Maintenance - Boiler HVAC	\$45,000	\$50,000	\$51,131	-10.00%
Terminal - Building Maintenance - Technology Services	\$20,000	\$16,000	\$6,000	25.00%
Terminal - Building Maintenance - Airlines	\$1,000	\$1,500	\$226	-33.33%
Terminal - Building Maintenance - Parking Lot	\$4,000	\$2,000	\$4,359	100.00%
Terminal - Building Maintenance - Car Rentals	\$1,000	\$1,000	\$910	0.00%
Terminal - Building Maintenance - BHS	\$5,000	\$0	\$0	0.00%
Terminal - Pest Control	\$1,000	\$1,000	\$845	0.00%
Terminal - Road Maintenance	\$1,000	\$1,000	\$406	0.00%
Terminal - Lawn & Grounds	\$2,000	\$15,000	\$3,676	-86.67%
Terminal - Snow Removal	\$5,000	\$5,000	\$20,186	0.00%
Terminal - Snow Removal - Parking Lot	\$5,000	\$10,000	\$3,000	-50.00%
Terminal - Lighting	\$5,000	\$2,500	\$7,916	100.00%
Terminal - Lighting - Parking Lot	\$3,000	\$3,000	\$3,371	0.00%
Terminal - Signs	\$1,000	\$2,000	\$3,021	-50.00%
Terminal - Pavement Maintenance	\$1,000	\$5,000	\$1,037	-80.00%
Terminal - Paint	\$2,500	\$0	\$0	0.00%
Terminal - Equipment Maintenance	\$2,000	\$5,000	\$7,403	-60.00%
Terminal - Equipment Rental	\$500	\$0	\$0	0.00%
Terminal - Miscellaneous	\$2,500	\$2,500	\$7,846	0.00%
Terminal - ARFF Expense Allocated	\$96,600	\$92,400	\$91,748	4.55%
Terminal - Security Expense Allocated	\$446,688	\$378,918	\$361,576	17.89%
Terminal - Maintenance Expense Allocated	\$381,395	\$374,325	\$362,658	1.89%
Terminal - Overhead Allocation	\$1,087,410	\$1,113,919	\$1,219,235	-2.38%
Total Terminal Expenses	\$3,072,593	\$2,941,062	\$3,065,169	4.47%
Terminal Net Income (Loss)	\$3,926,407	\$2,978,938	\$3,666,440	31.81%

**Tri-Cities Airport
2020 Budget**

Industrial Park	2020 Budget	2019 Budget	2019 Projected	Variance
Industrial Park Revenue				
Industrial Park - Land Leases	\$232,000	\$490,000	\$519,128	-52.65%
Industrial Park - Warehouse Leases	\$24,000	\$24,000	\$24,765	0.00%
Industrial Park - Building Leases	\$487,000	\$460,000	\$487,679	5.87%
Miscellaneous Income	\$0.00	\$0.00	\$12,326.00	0.00%
Total Industrial Park Revenue	\$743,000	\$974,000	\$1,043,898	-23.72%
Industrial Park Expenses				
Industrial Park - Electricity	\$17,000	\$28,000	\$14,799	-39.29%
Industrial Park - Natural Gas	\$500	\$500	\$156	0.00%
Industrial Park - Water / Sewer	\$25,000	\$25,000	\$50,959	0.00%
Industrial Park - Maintenance Supplies	\$500	\$500	\$86	0.00%
Industrial Park - Consultants	\$2,500	\$2,500	\$551	0.00%
Industrial Park - Property Insurance	\$33,500	\$29,000	\$29,952	15.52%
Industrial Park - General Taxes	\$500	\$500	\$39	0.00%
Industrial Park - Building Maintenance	\$20,000	\$20,000	\$18,840	0.00%
Industrial Park - Road Maintenance	\$10,000	\$5,000	\$30,134	100.00%
Industrial Park - Lawn & Grounds	\$500	\$500	\$0	0.00%
Industrial Park - Miscellaneous	\$500	\$500	\$500	0.00%
Industrial Park - ARFF Expense Allocated	\$33,810	\$32,340	\$32,112	4.55%
Industrial Park - Security Expense Allocated	\$70,312	\$59,645	\$56,915	17.89%
Industrial Park - Maintenance Expense Allocated	\$130,764	\$128,340	\$124,340	1.89%
Industrial Park - Overhead Allocation	\$196,980	\$201,782	\$220,860	-2.38%
Total Industrial Park Expenses	\$542,366	\$534,107	\$580,241	1.55%
Industrial Park Net Income (Loss)	\$200,634	\$439,894	\$463,656	-54.39%

**Tri-Cities Airport
2020 Budget**

Business Park	2020 Budget	2019 Budget	2019 Projected	Variance
Business Park Revenue				
Business Park - Land Leases	\$280,000	\$70,000	\$70,219	300.00%
Business Park - Miscellaneous Income	\$0	\$0	\$750	0.00%
Total Business Park Revenue	\$280,000	\$70,000	\$70,969	300.00%
Business Park Expenses				
Business Park - Electricity	\$1,000	\$1,000	\$752	0.00%
Business Park - Water / Sewer (Irrigation Water)	\$1,000	\$1,000	\$1,218	0.00%
Business Park - Consultants	\$8,000	\$8,000	\$8,011	0.00%
Business Park - General Taxes	\$2,500	\$1,000	\$2,317	150.00%
Business Park - Road Maintenance	\$2,000	\$500	\$1,908	300.00%
Business Park - Lawn & Grounds	\$2,000	\$1,000	\$425	100.00%
Business Park - Signs	\$1,000	\$0	\$0	0.00%
Business Park - Miscellaneous	\$1,000	\$500	\$1,340	100.00%
Business Park - ARFF Expense Allocated	\$9,660	\$9,240	\$9,175	4.55%
Business Park - Security Expense Allocated	\$8,272	\$7,017	\$6,696	17.89%
Business Park - Maintenance Expense Allocated	\$21,794	\$21,390	\$20,723	1.89%
Business Park - Overhead Allocation	\$30,150	\$30,885	\$33,805	-2.38%
Total Business Park Expenses	\$88,376	\$81,532	\$86,371	8.39%
Business Park Net Income (Loss)	\$191,624	(\$11,532)	(\$15,402)	-1761.67%

**Tri-Cities Airport
2020 Budget**

Recreational Park	2020 Budget	2019 Budget	2019 Projected	Variance
Recreational Park Revenue				
Recreational Park - Land Leases	\$8,000	\$8,000	\$8,561	0.00%
Total Recreational Park Revenue	\$8,000	\$8,000	\$8,561	0.00%
Recreational Park Expenses				
Recreational Park - General Taxes	\$6,500	\$6,500	\$6,450	0.00%
Recreational Park - Miscellaneous	\$500	\$500	\$0	0.00%
Recreational Park - ARFF Expense Allocated	\$4,830	\$4,620	\$4,587	4.55%
Recreational Park - Security Expense Allocated	\$4,136	\$3,509	\$3,348	17.89%
Recreational Park - Maintenance Expense Allocated	\$10,897	\$10,695	\$10,362	1.89%
Recreational Park - Overhead Allocation	\$10,050	\$10,295	\$11,268	-2.38%
Total Recreational Park Expenses	\$36,913	\$36,119	\$36,015	2.20%
Recreational Park Net Income (Loss)	(\$28,913)	(\$28,119)	(\$27,454)	2.83%

**Tri-Cities Airport
2020 Budget**

TCA Maintenance Department	2020 Budget	2019 Budget	2019 Projected	Variance
Maintenance Expenses				
TCA Maintenance - Salaries	\$617,000	\$535,000	\$559,701	15.33%
TCA Maintenance - Benefits - FICA	\$47,000	\$41,000	\$43,074	14.63%
TCA Maintenance - Benefits - L&I	\$31,000	\$32,000	\$35,176	-3.13%
TCA Maintenance - Benefits - Retirement	\$76,000	\$68,500	\$68,396	10.95%
TCA Maintenance - Benefits - DCP	\$23,000	\$17,000	\$10,496	35.29%
TCA Maintenance - Benefits - Health Insurance	\$171,000	\$195,000	\$161,657	-12.31%
TCA Maintenance - Benefits - Vacation & Sick Accrual	\$500	\$0	\$0	0.00%
TCA Maintenance - Benefits - Uniforms	\$1,000	\$1,500	\$1,050	-33.33%
TCA Maintenance - Unemployment	\$6,200	\$5,500	\$0	12.73%
TCA Maintenance - Travel	\$3,000	\$4,000	\$4,680	-25.00%
TCA Maintenance - Training	\$2,000	\$2,000	\$4,852	0.00%
TCA Maintenance - Labor Consultants	\$1,000	\$2,000	\$788	-50.00%
TCA Maintenance - Electricity	\$12,000	\$12,000	\$11,794	0.00%
TCA Maintenance - Natural Gas	\$5,000	\$4,000	\$7,976	25.00%
TCA Maintenance - Water / Sewer	\$4,000	\$4,000	\$3,712	0.00%
TCA Maintenance - Refuse	\$4,000	\$4,000	\$4,507	0.00%
TCA Maintenance - Fuel	\$30,000	\$25,000	\$46,046	20.00%
TCA Maintenance - Maintenance Supplies	\$25,000	\$50,000	\$27,482	-50.00%
TCA Maintenance - Telephone	\$2,500	\$2,500	\$2,447	0.00%
TCA Maintenance - Property Insurance	\$3,500	\$14,000	\$3,022	-75.00%
TCA Maintenance - Building Maintenance	\$2,500	\$2,500	\$2,902	0.00%
TCA Maintenance - Pest Control	\$500	\$500	\$0	0.00%
TCA Maintenance - Lawns & Grounds	\$500	\$1,000	\$453	-50.00%
TCA Maintenance - Weed Control	\$2,000	\$35,000	\$7,996	-94.29%
TCA Maintenance - Equipment Maintenance	\$7,000	\$5,000	\$11,831	40.00%
TCA Maintenance - Equipment Maintenance - Vehicles	\$10,000	\$6,000	\$13,857	66.67%
TCA Maintenance - Miscellaneous	\$2,500	\$500	\$2,270	400.00%
TCA Maintenance - Maintenance Expense Allocated	(\$1,089,700)	(\$1,069,500)	(\$1,036,165)	1.89%
Total Maintenance Expenses	\$0	\$0	\$0	0.00%
Maintenance Net Income (Loss)	\$0	\$0	\$0	0.00%

**Tri-Cities Airport
2020 Budget**

TCA Security Department	2020 Budget	2019 Budget	2019 Projected	Variance
Security Revenue				
TCA Security - Fingerprinting/Badging Fees	\$4,000	\$3,000	\$7,534	33.33%
TCA Security - TSA Reimbursement	\$116,800	\$116,800	\$116,800	0.00%
Total Security Revenue	\$120,800	\$119,800	\$124,334	0.83%
Security Expenses				
TCA Security - Salaries	\$515,000	\$469,000	\$467,558	9.81%
TCA Security - Benefits - FICA	\$39,000	\$36,000	\$35,639	8.33%
TCA Security - Benefits - L&I	\$25,000	\$29,000	\$27,590	-13.79%
TCA Security - Benefits - Retirement	\$48,000	\$47,500	\$45,520	1.05%
TCA Security - Benefits - DCP	\$19,000	\$5,500	\$1,212	245.45%
TCA Security - Benefits - Health Insurance	\$216,000	\$166,000	\$173,085	30.12%
TCA Security - Benefits - Vacation & Sick Accrual	\$1,000	\$0	\$0	0.00%
TCA Security - Benefits - Uniforms	\$2,000	\$3,500	\$3,500	-42.86%
TCA Security - Unemployment Tax	\$6,000	\$4,500	\$0	33.33%
TCA Security - Travel	\$2,500	\$2,500	\$442	0.00%
TCA Security - Training	\$6,000	\$6,000	\$2,252	0.00%
TCA Security - Labor Consultants	\$500	\$500	\$500	0.00%
TCA Security - Fuel	\$6,000	\$6,000	\$2,111	0.00%
TCA Security - Security Access/Badging	\$15,000	\$15,000	\$6,502	0.00%
TCA Security - Security Access/Support	\$15,000	\$0	\$0	0.00%
TCA Security - Security Screening/Fingerprinting	\$4,500	\$3,000	\$4,500	50.00%
TCA Security - Security Equipment/Cameras	\$10,000	\$10,000	\$9,975	0.00%
TCA Security - Dispatch Services	\$7,000	\$5,000	\$6,098	40.00%
TCA Security- Telephone	\$4,500	\$4,500	\$3,779	0.00%
TCA Security - Equipment Maint - Vehicles	\$4,000	\$4,000	\$29	0.00%
TCA Security - Miscellaneous	\$2,000	\$4,000	\$3,627	-50.00%
TCA Security - Security Expense Allocated	(\$827,200)	(\$701,700)	(\$669,585)	17.89%
Total Security Expenses	\$120,800	\$119,800	\$124,334	0.83%
Security Net Income	\$0	\$0	\$0	0.00%

**Tri-Cities Airport
2020 Budget**

ARFF	2020 Budget	2019 Budget	2019 Projected	Variance
ARFF Revenue				
ARFF Reimbursement	\$30,000	\$30,000	\$21,771	0.00%
Total ARFF Revenue	\$30,000	\$30,000	\$21,771	0.00%
ARFF Expenses				
ARFF - Training	\$25,000	\$28,000	\$16,650	-10.71%
ARFF - Electricity	\$10,000	\$13,000	\$9,106	-23.08%
ARFF - Natural Gas	\$14,000	\$13,000	\$14,197	7.69%
ARFF - Water & Sewer	\$3,500	\$3,500	\$3,501	0.00%
ARFF - Refuse	\$8,000	\$3,000	\$8,139	166.67%
ARFF - Fuel	\$3,000	\$0	\$0	0.00%
ARFF - Maintenance Supplies	\$500	\$1,500	\$327	-66.67%
ARFF - Contract	\$907,000	\$867,000	\$866,589	4.61%
ARFF - Property Insurance	\$15,000	\$4,500	\$13,339	233.33%
ARFF - Building Maintenance	\$5,000	\$15,000	\$3,875	-66.67%
ARFF - Lawn & Grounds	\$500	\$500	\$0	0.00%
ARFF - Equipment Maintenance	\$2,000	\$2,000	\$3,032	0.00%
ARFF - Equipment Maintenance - Trucks	\$2,000	\$2,000	\$0	0.00%
ARFF - Miscellaneous	\$500	\$1,000	\$500	-50.00%
ARFF - ARFF Expense Allocated	(\$966,000)	(\$924,000)	(\$917,485)	4.55%
Total ARFF Expenses	\$30,000	\$30,000	\$21,771	0.00%
ARFF Net Income (Loss)	\$0	\$0	(\$0)	0.00%

**Tri-Cities Airport
2020 Budget**

TCA Administration	2020 Budget	2019 Budget	2019 Projected	Variance
TCA Administration Revenue				
TCA Admin - Grants - FAA	\$27,000.00	\$667,000.00	\$640,000.00	-95.95%
TCA Admin - Grants - SCASD	\$0.00	\$0.00	\$750,000.00	0.00%
Total TCA Administration Revenue	\$27,000.00	\$667,000.00	\$1,390,000.00	-95.95%
TCA Administration Expenses				
TCA Admin - Office Expenses and Supplies	\$40,000.00	\$35,000.00	\$43,067.48	14.29%
TCA Admin - Technical Support	\$45,000.00	\$40,000.00	\$46,146.21	12.50%
TCA Admin - Legal Fees	\$40,000.00	\$70,000.00	\$38,009.09	-42.86%
TCA Admin - Consultants - Professional Services	\$10,000.00	\$35,000.00	\$7,482.68	-71.43%
TCA Admin - Consultants - Master Plan	\$30,000.00	\$742,000.00	\$711,999.90	-95.96%
TCA Admin - Consultants - Personal Services	\$35,000.00	\$30,000.00	\$43,580.64	16.67%
TCA Admin - Air Service Development	\$65,000.00	\$50,000.00	\$45,059.97	30.00%
TCA Admin - Accounting	\$5,000.00	\$10,000.00	\$7,034.18	-50.00%
TCA Admin - Audit Costs	\$24,000.00	\$19,000.00	\$21,670.61	26.32%
TCA Admin - Federal Representation	\$14,000.00	\$14,000.00	\$14,257.34	0.00%
TCA Admin - Telephone	\$8,000.00	\$8,000.00	\$8,506.59	0.00%
TCA Admin - Banquets & Meals	\$5,000.00	\$3,500.00	\$4,580.40	42.86%
TCA Admin - Tenant Appreciation/Retention/Expansion	\$6,000.00	\$5,000.00	\$5,600.28	20.00%
TCA Admin - Advertising	\$110,000.00	\$120,000.00	\$1,119,765.00	-8.33%
TCA Admin - Airport Website	\$2,000.00	\$5,000.00	\$20,156.36	-60.00%
TCA Admin - Marketing	\$49,000.00	\$0.00	\$9,305.74	0.00%
TCA Admin - Marketing Misc	\$2,000.00	\$0.00	\$1,356.00	0.00%
TCA Admin - Beacon	\$12,500.00	\$10,000.00	\$9,182.74	25.00%
TCA Admin - Promotional/Hosting	\$2,500.00	\$2,500.00	\$500.00	0.00%
TCA Admin - Meetings & Registrations	\$10,000.00	\$10,000.00	\$8,434.69	0.00%
TCA Admin - Membership Dues & Fees	\$17,000.00	\$17,000.00	\$16,845.50	0.00%
TCA Admin - Publications & Networks	\$500.00	\$500.00	\$327.24	0.00%
TCA Admin - A & G Insurance	\$108,000.00	\$101,000.00	\$101,575.44	6.93%
TCA Admin - Administrative Salaries	\$370,000.00	\$350,000.00	\$354,618.80	5.71%
TCA Admin - Benefits - FICA	\$28,000.00	\$27,000.00	\$27,514.39	3.70%
TCA Admin - Benefits - L&I	\$1,500.00	\$2,000.00	\$825.59	-25.00%
TCA Admin - Benefits - Retirement	\$47,000.00	\$45,000.00	\$44,608.45	4.44%
TCA Admin - Benefits - DCP	\$14,000.00	\$7,000.00	\$3,647.53	100.00%
TCA Admin - Benefits - Health Insurance	\$110,000.00	\$111,000.00	\$119,657.75	-0.90%
TCA Admin - Benefits - Car Allowance/Other	\$6,000.00	\$6,000.00	\$6,000.00	0.00%
TCA Admin - Benefits - Health Insurance Retirees	\$44,000.00	\$45,000.00	\$46,769.65	-2.22%
TCA Admin - Unemployment	\$4,000.00	\$3,500.00	\$0.00	14.29%
TCA Admin - Travel	\$30,000.00	\$30,000.00	\$20,206.87	0.00%
TCA Admin - Travel - Marketing	\$2,000.00	\$2,000.00	\$500.00	0.00%
Commission Travel - JK	\$2,000.00	\$2,000.00	\$932.61	0.00%
Commission Travel - JR	\$1,500.00	\$1,500.00	\$1,298.17	0.00%
Commission Travel - VG	\$1,500.00	\$1,500.00	\$279.15	0.00%
TCA Admin - Training	\$3,000.00	\$3,000.00	\$2,025.00	0.00%
TCA Admin - Miscellaneous	\$2,000.00	\$2,000.00	\$2,158.69	0.00%
TCA Admin - Port Payroll Expense	\$730,000.00	\$760,000.00	\$728,181.64	-3.95%
TCA Admin - Overhead Allocation	(\$2,010,000.00)	(\$2,059,000.00)	(\$2,253,668.37)	-2.38%
Total TCA Administration Expenses	\$27,000.00	\$667,000.00	\$1,390,000.00	-95.95%
TCA Administration Net Income (Loss)	\$0.00	\$0.00	\$0.00	0.00%

**Tri-Cities Airport
2020 Budget**

TCA Nonoperating	2020 Budget	2019 Budget	2019 Projected	Variance
TCA Nonoperating Revenue				
TCA Nonoperating Income - Interest Income	\$10,000	\$0	\$24,647	0.00%
TCA Nonoperating Income - Finance Charge	\$0	\$0	\$345	0.00%
TCA Nonoperating Income - Interest Income - PFC	\$3,000	\$0	\$3,380	0.00%
TCA Nonoperating Income - Interest Income - CFC	\$30,000	\$0	\$42,325	0.00%
TCA Nonoperating Income - Sale of Scrap	\$0	\$0	\$210	0.00%
TCA Nonoperating Income - Insurance Settlements	\$0	\$0	\$240	0.00%
TCA Nonoperating - Contributions - State of WA	\$0	\$300,000	\$300,000	-100.00%
TCA Nonoperating - Contributions - FAA	\$5,150,000	\$7,664,661	\$7,638,471	-32.81%
TCA Nonoperating - Contributions - TSA	\$0	\$0	\$74,737	0.00%
TCA Nonoperating - Contributions - Cities & Counties	\$0	\$350,000	\$350,000	-100.00%
TCA Nonoperating - PFC	\$1,800,000	\$1,400,000	\$1,824,710	28.57%
TCA Nonoperating - CFC	\$600,000	\$450,000	\$678,999	33.33%
Total TCA Nonoperating Income	\$7,593,000	\$10,164,661	\$10,938,064	-25.30%
TCA Nonoperating Expenses				
TCA Nonoperating - Amortization - 2014 Revenue Bond	(\$25,000)	(\$25,177)	(\$25,177)	-0.70%
TCA Nonoperating - Interest - 2012 GO Bond	\$19,500	\$25,605	\$31,371	-23.84%
TCA Nonoperating - Interest - 2013 HAEIFAC	\$18,000	\$10,138	\$21,219	77.55%
TCA Nonoperating - Interest - 2014 Revenue Bond (PFC)	\$727,986	\$758,898	\$758,898	-4.07%
TCA Nonoperating - Interest - 2014 Revenue Bond (TCA)	\$138,664	\$144,552	\$144,552	-4.07%
TCA Nonoperating - Interest - LID	\$40,000	\$0	\$0	0.00%
TCA Nonoperating - Interest - CERB Battelle Hangar	\$34,000	\$0	\$0	0.00%
Total TCA Nonoperating Expenses	\$953,150	\$914,016	\$930,863	4.28%
TCA Nonoperating Net Income (Loss)	\$6,639,850	\$9,250,645	\$10,007,201	-28.22%