

# Port of Pasco

2024 Budget



**Port of Pasco  
2024 Budget**

2024 Preliminary Budget	Port	Airport	2024 Budget
<b>Projected Beginning Year Cash on Hand</b>	<b>\$18,291,000</b>	<b>\$21,062,000</b>	<b>\$39,353,000</b>
<b>Revenues</b>			
Operating Revenue	\$5,293,500	\$12,617,000	\$17,910,500
Taxes	\$2,900,000	\$0	\$2,900,000
Taxes - TIF	\$700,000	\$0	\$700,000
CFC Funds	\$0	\$910,000	\$910,000
PFC Funds	\$0	\$1,725,000	\$1,725,000
<b>Contributions:</b>			
Federal Grants	\$3,400,000	\$27,987,000	\$31,387,000
State Grants	\$5,586,500	\$1,250,000	\$6,836,500
Other	\$165,000	\$0	\$165,000
Loan Proceeds	\$3,078,750	\$0	\$3,078,750
Miscellaneous	\$425,000	\$381,500	\$806,500
Leasehold Taxes 12.84%	\$565,000	\$295,000	\$860,000
<b>Total Revenues</b>	<b>\$22,113,750</b>	<b>\$45,165,500</b>	<b>\$67,279,250</b>
<b>Total Revenues &amp; Beginning Cash</b>	<b>\$40,404,750</b>	<b>\$66,227,500</b>	<b>\$106,632,250</b>
<b>Expenses</b>			
Operating & Administration Expenses	\$4,180,500	\$8,969,000	\$13,149,500
Depreciation Expense	\$2,435,000	\$6,765,000	\$9,200,000
Promotional Hosting	\$21,500	\$19,000	\$40,500
Revenue & GO Bond Principle	\$664,404	\$1,431,055	\$2,095,459
Revenue & GO Bond Interest	\$416,000	\$705,000	\$1,121,000
Soils Clean-up	\$9,000	\$0	\$9,000
Miscellaneous	\$0	\$912,000	\$912,000
Leasehold Taxes 12.84%	\$565,000	\$295,000	\$860,000
<b>Total Expenses</b>	<b>\$8,291,404</b>	<b>\$19,096,055</b>	<b>\$27,387,459</b>
Capital Outlay & Cash Reserves	\$32,113,346	\$47,131,445	\$79,244,791
<b>Total Expenditures &amp; Cash Reserves</b>	<b>\$40,404,750</b>	<b>\$66,227,500</b>	<b>\$106,632,250</b>

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<b>Port &amp; Airport</b>	<b>2024 Budget</b>	<b>2023 Budget</b>	<b>2023 Projected</b>	<b>Budget Variance</b>
<b>Operating Revenues</b>				
Port	5,293,500	4,736,500	5,603,566	11.76%
Airport	12,617,000	10,578,000	12,452,799	19.28%
<b>Total Operating Revenues</b>	<b>17,910,500</b>	<b>15,314,500</b>	<b>18,056,365</b>	<b>16.95%</b>
<b>Operating &amp; Admin Expenses</b>				
Port	(4,202,000)	(4,004,000)	(3,837,276)	4.95%
Airport	(8,988,000)	(7,249,000)	(7,593,242)	23.99%
<b>Total Operating &amp; Admin Expenses</b>	<b>(13,190,000)</b>	<b>(11,253,000)</b>	<b>(11,430,518)</b>	<b>17.21%</b>
<b>Net Operating Income</b>				
Port	1,091,500	732,500	1,766,290	49.01%
Airport	3,629,000	3,329,000	4,859,557	9.01%
<b>Total Net Operating Income</b>	<b>4,720,500</b>	<b>4,061,500</b>	<b>6,625,847</b>	<b>16.23%</b>
<b>Nonoperating Revenue</b>				
Port	13,176,500	11,298,750	9,402,092	16.62%
Airport	32,253,500	12,547,500	15,480,029	157.05%
<b>Total Nonoperating Revenue</b>	<b>45,430,000</b>	<b>23,846,250</b>	<b>24,882,121</b>	<b>90.51%</b>
<b>Nonoperating Expenses</b>				
Port	(425,000)	(321,500)	(396,013)	32.19%
Airport	(1,617,000)	(1,000,500)	(1,354,625)	61.62%
<b>Total Nonoperating Expenses</b>	<b>(2,042,000)</b>	<b>(1,322,000)</b>	<b>(1,750,638)</b>	<b>54.46%</b>
<b>Nonoperating Income (Loss)</b>				
Port	12,751,500	10,977,250	9,006,079	16.16%
Airport	30,636,500	11,547,000	14,125,404	165.32%
<b>Total Non-Operating Income (Loss)</b>	<b>43,388,000</b>	<b>22,524,250</b>	<b>23,131,482</b>	<b>92.63%</b>
<b>Depreciation</b>				
Port	(2,435,000)	(2,000,000)	(2,435,000)	21.75%
Airport	(6,765,000)	(6,250,000)	(6,765,000)	8.24%
<b>Total Depreciation</b>	<b>(9,200,000)</b>	<b>(8,250,000)</b>	<b>(9,200,000)</b>	<b>11.52%</b>
<b>Net Income</b>				
Port	10,316,500	8,977,250	6,571,079	14.92%
Airport	23,871,500	5,297,000	7,360,404	350.66%
<b>Total Net Income</b>	<b>34,188,000</b>	<b>14,274,250</b>	<b>13,931,482</b>	<b>139.51%</b>

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Port	2024 Budget	2023 Budget	2023 Projected	Budget Variance	Budget Variance Comments
<b>Operating Revenues</b>					
Big Pasco Industrial Center	4,749,000	4,145,000	4,990,513	14.57%	Occupancy rate & increased rents
The Wharf	57,000	84,000	89,607	-32.14%	Vacancies (Ideal Tarp)
Container Terminal	127,000	166,000	152,833	-23.49%	Adjust land leases to actual, barges vary
Osprey Pointe	271,500	251,500	279,750	7.95%	100% occupancy + rate increases
Reimann Industrial Center	44,000	45,000	44,395	-2.22%	Farm income
Pasco Processing Center	45,000	45,000	46,468	0.00%	Rail fees
PIC395	-	-	-	0.00%	No income budgeted
Total Operating Revenues	5,293,500	4,736,500	5,603,566	11.76%	
<b>Operating Expenses</b>					
Big Pasco Industrial Center	(3,413,600)	(3,223,450)	(3,093,216)	5.90%	Building maintenance, utilities & allocations
The Wharf	(114,180)	(86,830)	(75,492)	31.50%	Increased marine insurance & allocations
Container Terminal	(128,770)	(149,745)	(137,421)	-14.01%	Portion of marine insurance moved to Wharf
Osprey Pointe	(279,250)	(267,195)	(261,665)	4.51%	Increased bldg maintenance & allocations
Reimann Industrial Center	(73,200)	(82,880)	(88,125)	-11.68%	Reallocated pollution insurance
Pasco Processing Center	(9,500)	(9,000)	(7,190)	5.56%	Increased miscellaneous expenses
PIC395	-	(3,000)	(700)	-100.00%	No expenses budgeted
Administration	(183,500)	(181,900)	(173,468)	0.88%	Salaries, insurance, office supplies & tech
Total Operating Expenses	(4,202,000)	(4,004,000)	(3,837,276)	4.95%	
<b>Net Operating Income</b>					
Big Pasco Industrial Center	1,335,400	921,550	1,897,297	44.91%	
The Wharf	(57,180)	(2,830)	14,114	-1920.49%	
Container Terminal	(1,770)	16,255	15,412	-110.89%	
Osprey Pointe	(7,750)	(15,695)	18,086	50.62%	
Reimann Industrial Center	(29,200)	(37,880)	(43,730)	22.91%	
Pasco Processing Center	35,500	36,000	39,278	-1.39%	
PIC395	-	(3,000)	(700)	-100.00%	
Administration	(183,500)	(181,900)	(173,468)	-0.88%	
<b>Total Net Operating Income</b>	<b>1,091,500</b>	<b>732,500</b>	<b>1,766,290</b>	<b>49.01%</b>	

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Port	2024 Budget	2023 Budget	2023 Projected	Budget Variance	Budget Variance Comments
<b>Nonoperating Revenues</b>					
Tax Revenue	2,900,000	2,750,000	2,678,273	5.45%	1% plus new construction
Tax Revenue - TIF	700,000	-	4,366	100.00%	Unknown TIF collections
Receipts in Lieu of Taxes	60,000	60,000	51,378	0.00%	
Interest Income	203,000	42,500	487,559	377.65%	Higher interest rate
Gain on Disposal	-	-	2,853,784	0.00%	PIC395 land sales
Grants - Federal - RIC Last Mile	3,400,000	-	-	100.00%	
Grants - State	5,500,000	6,200,000	1,031,936	-11.29%	RIC Phase 1
Grants - CERB	86,500	86,250	-	0.29%	RIC Phase 1 Rail
Grants - County .09 Funds	165,000	2,000,000	2,134,795	-91.75%	RIC Phase 1 Roads & Sewer
Loan Repayment - Airport	162,000	160,000	160,000	1.25%	Argent Road improvements
<b>Total Nonoperating Revenue</b>	<b>13,176,500</b>	<b>11,298,750</b>	<b>9,402,092</b>	<b>16.62%</b>	
<b>Nonoperating Expenses</b>					
Interest Expense	(416,000)	(274,000)	(348,779)	51.82%	Debt service
Soils Clean-up	(9,000)	(12,500)	(12,234)	-28.00%	
Election Expense	-	(35,000)	(35,000)	-100.00%	Every other year
<b>Total Nonoperating Expenses</b>	<b>(425,000)</b>	<b>(321,500)</b>	<b>(396,013)</b>	<b>32.19%</b>	
<b>Nonoperating Income (Loss)</b>	<b>12,751,500</b>	<b>10,977,250</b>	<b>9,006,079</b>	<b>16.16%</b>	
<b>Net Income Before Depreciation</b>	<b>13,843,000</b>	<b>11,709,750</b>	<b>10,772,369</b>	<b>18.22%</b>	
<b>Balance Sheet Transactions</b>					
Debt Proceeds	3,078,750	9,608,750	7,186,829	-67.96%	CERB & TIF Bond
Debt Principle Payments	(664,404)	(647,526)	(647,526)	2.61%	Principal payments
Debt Principle Payments TIF	(273,612)	(110,000)	-	148.74%	
Loss on Disposal	-	-	4,501,000	0.00%	PIC395 land sales
Capital Projects Cash Funded	(3,140,000)	(5,401,787)	(3,177,127)	-41.87%	
Capital Project Grant/Debt Funded	(8,830,250)	(17,895,000)	(10,353,559)	-50.66%	Port portion of capital projects
<b>Total Balance Sheet Transaction</b>	<b>(9,829,516)</b>	<b>(14,445,563)</b>	<b>(2,490,383)</b>	<b>-31.95%</b>	
<b>Increase (Decrease) in Cash</b>					
Before Capital Projects Cash Funded	7,153,484	2,665,974	11,459,112	168.33%	
After Capital Projects Cash Funded	4,013,484	(2,735,813)	8,281,985	-246.70%	

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Airport	2024 Budget	2023 Budget	2023 Projected	Budget Variance	Comments
<b>Operating Revenues</b>					
Airfield	2,733,000	2,456,000	2,857,662	11.28%	Increased landing fees, rates, & farm lease
Terminal	8,837,000	7,110,000	8,549,168	24.29%	Increased airline rates, terminal space, parking management fee removed from revenues (8.4%)
Industrial Center	839,000	805,000	849,627	4.22%	Rate increases
Business Center	195,500	195,500	183,218	0.00%	No increases
Recreational Center	12,500	11,500	13,124	8.70%	Rate & irrigation fee increases
Total Operating Revenues	12,617,000	10,578,000	12,452,799	19.28%	13.6% w/out added parking revenue
<b>Operating Expenses</b>					
Airfield	(3,653,334)	(3,145,660)	(3,285,172)	16.14%	Increased property insurance, pavement, paint, & equipment maintenance & allocations
Terminal	(4,537,794)	(3,419,808)	(3,520,506)	32.69%	Added Parking management expenses (\$615k/15.2%) expected to trend down. Increased janitorial, natural gas, weed control, technology upgrades & allocations
Industrial Center	(622,073)	(531,303)	(640,040)	17.08%	Increased utilities & building maintenance
Business Center	(129,940)	(113,010)	(107,490)	14.98%	Increased consultants & allocations
Recreational Center	(44,860)	(39,220)	(40,034)	14.38%	Increased irrigation fees & allocations
Total Operating Expenses	(8,988,000)	(7,249,000)	(7,593,242)	23.99%	15.71% w/out added parking expenses
<b>Net Operating Income</b>					
Airfield	(920,334)	(689,660)	(427,510)	-33.45%	
Terminal	4,299,206	3,690,192	5,028,662	16.50%	
Industrial Center	216,928	273,698	209,587	-20.74%	
Business Center	65,560	82,490	75,728	-20.52%	
Recreational Center	(32,360)	(27,720)	(26,910)	-16.74%	
<b>Total Net Operating Income</b>	3,629,000	3,329,000	4,859,557	9.01%	

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Airport	2024 Budget	2023 Budget	2023 Projected	Budget Variance	Comments
<b>Nonoperating Revenue</b>					
Interest Income	381,500	32,500	831,095	1073.85%	Higher interest rates
Grants - Federal - FAA	25,187,000	6,708,000	8,590,277	275.48%	Taxiway G, runway shift design, sre design
Grants - CARES	2,800,000	3,293,000	3,262,780	-14.97%	Debt/principal payments
Grants - State	1,250,000	314,000	416,000	298.09%	CERB BC Road, aerospace site
CFC Revenue	910,000	550,000	671,352	65.45%	Increased rate to \$5/day from \$3/day
PFC Revenue	1,725,000	1,650,000	1,708,525	4.55%	Increased passengers
Total Nonoperating Revenue	32,253,500	12,547,500	15,480,029	157.05%	
<b>Nonoperating Expenses</b>					
Interest Expense	(705,000)	(740,500)	(708,742)	-4.79%	Debt service
Grant Projects	(750,000)	(100,000)	(485,884)	650.00%	SCASD Dallas
Loan Repayment - Port	(162,000)	(160,000)	(160,000)	1.25%	Argent Road improvements
Total Nonoperating Expenses	(1,617,000)	(1,000,500)	(1,354,625)	61.62%	
<b>Nonoperating Income (Loss)</b>	<b>30,636,500</b>	<b>11,547,000</b>	<b>14,125,404</b>	<b>165.32%</b>	
<b>Net Income Before Depreciation</b>	<b>34,265,500</b>	<b>14,876,000</b>	<b>18,984,961</b>	<b>130.34%</b>	
<b>Balance Sheet Transactions</b>					
Debt Proceeds	-	1,496,000	3,750,000	-100.00%	CERB BC Road/Taxi lane
Debt Pinciple Payments	(1,431,055)	(1,340,598)	(1,216,474)	6.75%	Principal payments
Capital Projects Cash Funded	(6,648,000)	(4,582,389)	(2,946,157)	45.08%	Airport portion of capital projects
Capital Project Grant/Debt Funded	(28,487,000)	(11,650,971)	(15,493,028)	144.50%	
CFC Funds	(940,000)	(561,000)	(852,461)	67.56%	
Total Balance Sheet Transaction	(37,506,055)	(16,638,958)	(16,758,120)	125.41%	
<b>Increase (Decrease) in Cash</b>					
Before Capital Projects Cash Funded	\$3,407,445	\$2,819,431	\$4,562,376	20.86%	
After Capital Projects Cash Funded	(\$3,240,555)	(\$1,762,958)	\$1,616,219	83.81%	
<b>Increase (Decrease) in Cash w/out CARES</b>					
Before Capital Projects Cash Funded	\$607,445	(\$473,569)	\$1,299,596	228.27%	
After Capital Projects Cash Funded	(\$6,040,555)	(\$5,055,958)	(\$1,646,561)	-19.47%	

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Port Allocation	2024 Percentages	2024 Budget	2023 Budget	Budget Variance	Comments
<b>Maintenance (100% Allocation)</b>					
Big Pasco Industrial Center	90.00%	(1,236,600)	(1,100,250)	12.39%	Increased salaries, benefits, training (CDL), travel, fuel, utilities, weed control, & equipment maintenance.
Marine Terminal	2.00%	(27,480)	(24,450)	12.39%	
Container Terminal	3.00%	(41,220)	(36,675)	12.39%	
RIC	0.00%	-	-	0.00%	
PPC - Allocate Direct Cost	0.00%	-	-	0.00%	
PIC395	0.00%	-	-	0.00%	
Osprey Pointe	5.00%	(68,700)	(61,125)	12.39%	
	100.00%	(1,374,000)	(1,222,500)	12.39%	
<b>Administration (90% Allocation)</b>					
Big Pasco Industrial Center	80.00%	(1,468,000)	(1,455,200)	0.88%	Increased salaries, insurance, office expenses, technical support, meetings & registrations & less retirees on medical.
Marine Terminal	2.00%	(36,700)	(36,380)	0.88%	
Container Terminal	3.00%	(55,050)	(54,570)	0.88%	
RIC	2.00%	(36,700)	(36,380)	0.88%	
PPC - Allocate Direct Cost	0.00%	-	-	0.00%	
PIC395	0.00%	-	-	0.00%	
Osprey Pointe	3.00%	(55,050)	(54,570)	0.88%	
Admin	10.00%	(183,500)	(181,900)	0.88%	
	100.00%	(1,835,000)	(1,819,000)	0.88%	



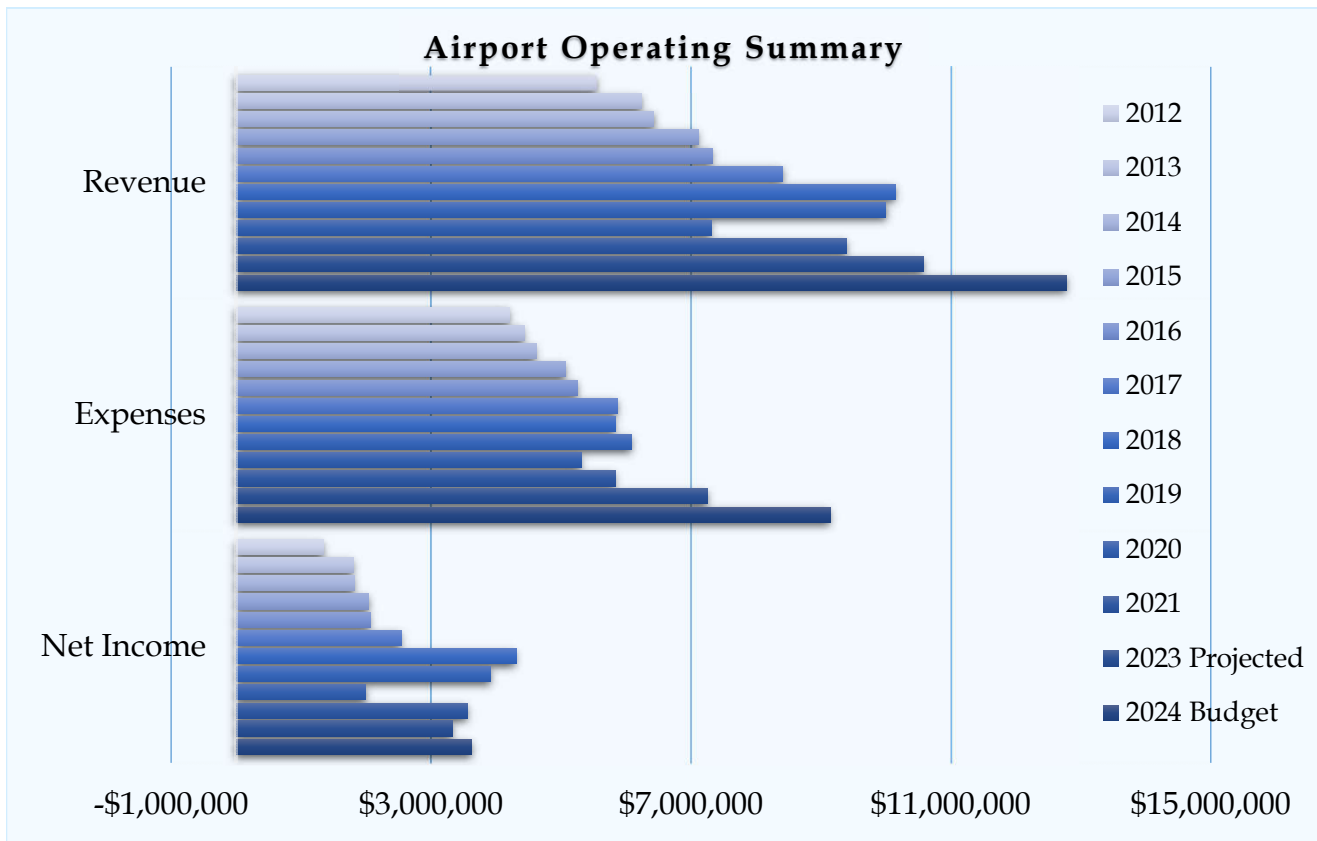
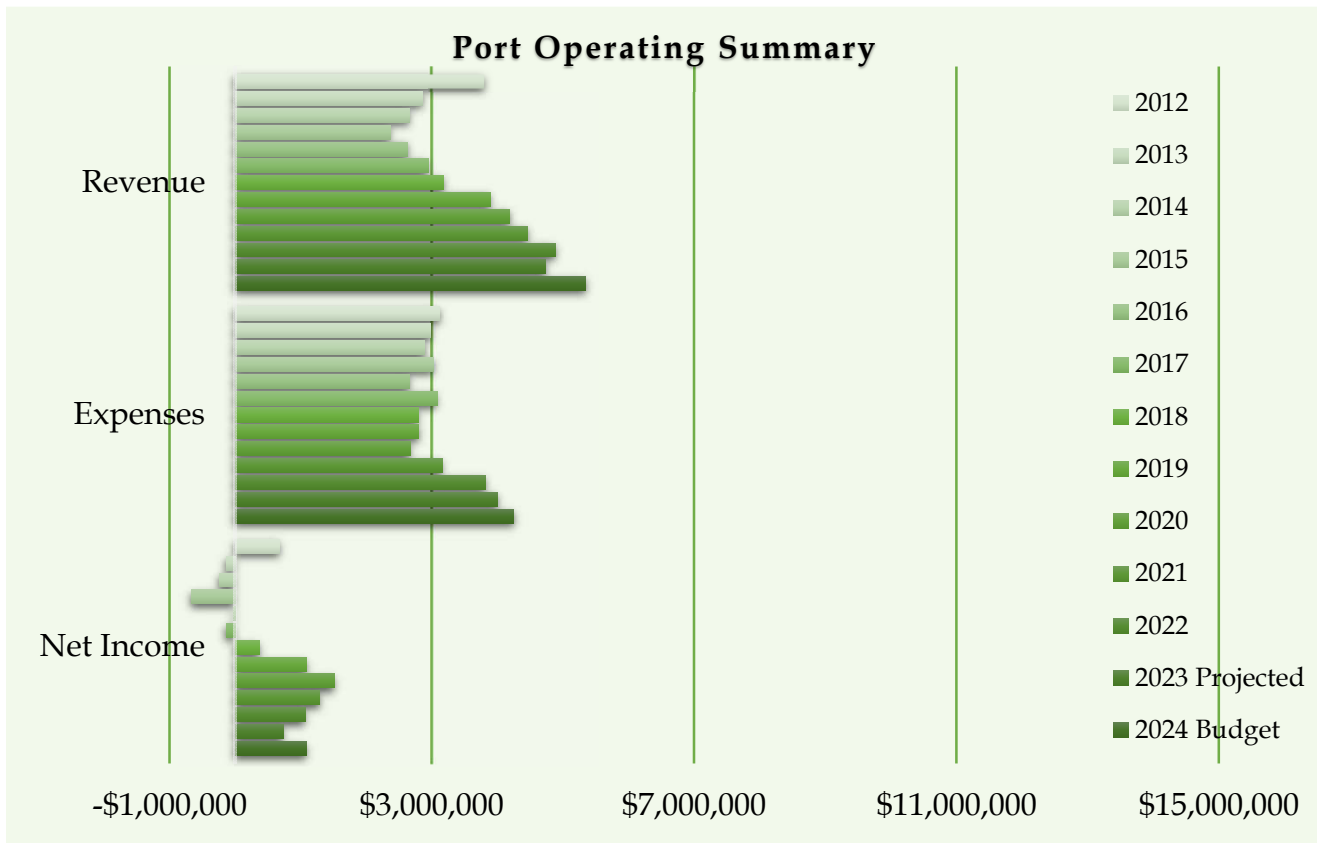
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Airport Allocation	2024 Percentages	2024 Budget	2023 Budget	Budget Variance	Comments
Security (100% Allocation)					
Airfield	36.00%	(467,460)	(342,540)	36.47%	Added 1 Leo & 1 guard position.
Terminal	54.00%	(701,190)	(513,810)	36.47%	Increased security equipment, badging
Industrial Park	8.50%	(110,373)	(80,878)	36.47%	costs, & vehicle maintenance.
Business Park	1.00%	(12,985)	(9,515)	36.47%	
Recreational Park	0.50%	(6,493)	(4,758)	36.47%	
	100.00%	(1,298,500)	(951,500)	36.47%	
Maintenance (100% Allocation)					
Airfield	50.00%	(561,250)	(512,750)	9.46%	Increased salaries, benefits, utilities, &
Terminal	35.00%	(392,875)	(358,925)	9.46%	equipment maintenance.
Industrial Park	11.00%	(123,475)	(112,805)	9.46%	
Business Park	3.00%	(33,675)	(30,765)	9.46%	
Recreational Park	1.00%	(11,225)	(10,255)	9.46%	
	100.00%	(1,122,500)	(1,025,500)	9.46%	
Administration (100% Allocation)					
Airfield	35.30%	(899,974)	(805,370)	11.75%	Increased airline incentives, advertising,
Terminal	54.20%	(1,381,829)	(1,236,573)	11.75%	marketing, insurance, salaries, benefits &
Industrial Park	8.00%	(203,960)	(182,520)	11.75%	travel expenses. Airline Incentive
Business Park	2.00%	(50,990)	(45,630)	11.75%	\$150,000. Concession per enplanement
Recreational Park	0.50%	(12,748)	(11,408)	11.75%	\$13.21. \$634,000 2024 concession revenue.
	100.00%	(2,549,500)	(2,281,500)	11.75%	
ARFF (100% Allocation)					
Airfield	85.00%	(1,172,150)	(986,000)	18.88%	Increased Vehicle equipment
Terminal	10.00%	(137,900)	(116,000)	18.88%	maintenance \$158,000 for purchase of
Industrial Park	3.50%	(48,265)	(40,600)	18.88%	new foam & cleaning the trucks.
Business Park	1.00%	(13,790)	(11,600)	18.88%	Increased ARFF contract amount to
Recreational Park	0.50%	(6,895)	(5,800)	18.88%	\$75,000.
	100.00%	(1,379,000)	(1,160,000)	18.88%	

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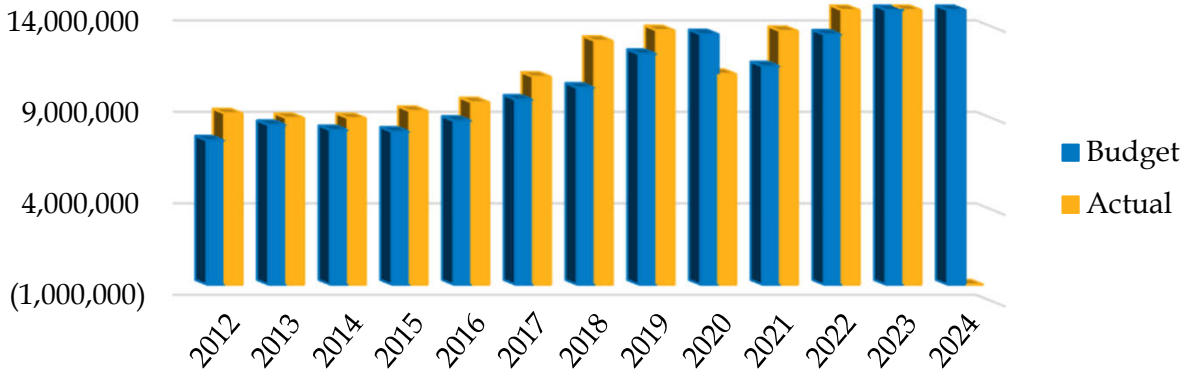
<b>Port Administration Allocation</b>	<b>2024 Budget</b>	<b>2023 Budget</b>	<b>2023 Projected</b>	<b>Variance</b>
<b>Port Administrative Expenses</b>				
Salaries	1,284,000	1,179,000	1,142,440	8.91%
Payroll Taxes / L&I	97,000	90,000	94,408	7.78%
Retirement	179,000	167,000	133,462	7.19%
Group Insurance	281,500	281,500	265,010	0.00%
Other Benefits	18,000	18,000	18,000	0.00%
Total	1,859,500	1,735,500	1,653,320	7.14%
<b>Allocation to the Airport</b>				
Hayden, Randy	40%	40%	40%	0.00%
Watts, Donna	70%	70%	70%	0.00%
McFadden, Stephen	25%	25%	25%	0.00%
Reyna, Mayra	25%	25%	25%	0.00%
French, Lori	50%	50%	50%	0.00%
Friesz, Tracy	15%	15%	15%	0.00%
Leahy, Ariel	75%	75%	75%	0.00%
Newman, Diane	70%	70%	70%	0.00%
Burney, Audrey	15%	15%	15%	0.00%
Rykman, Jean	50%	50%	50%	0.00%
Klindworth, Jim	50%	50%	50%	0.00%
Gordon, Vicki	50%	50%	50%	0.00%
Total	45%	45%	45%	0.00%
Total	787,000	742,000	719,703	
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%	

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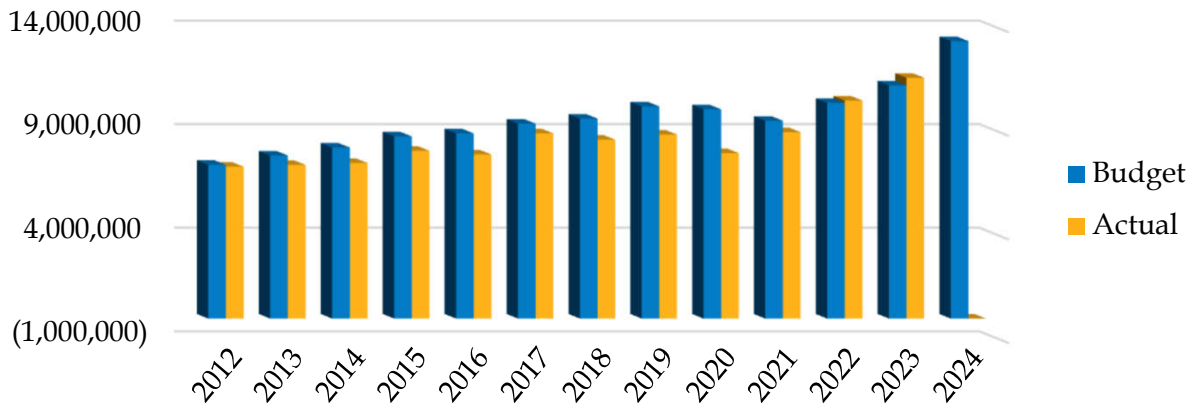


# Port of Pasco 2024 Budget

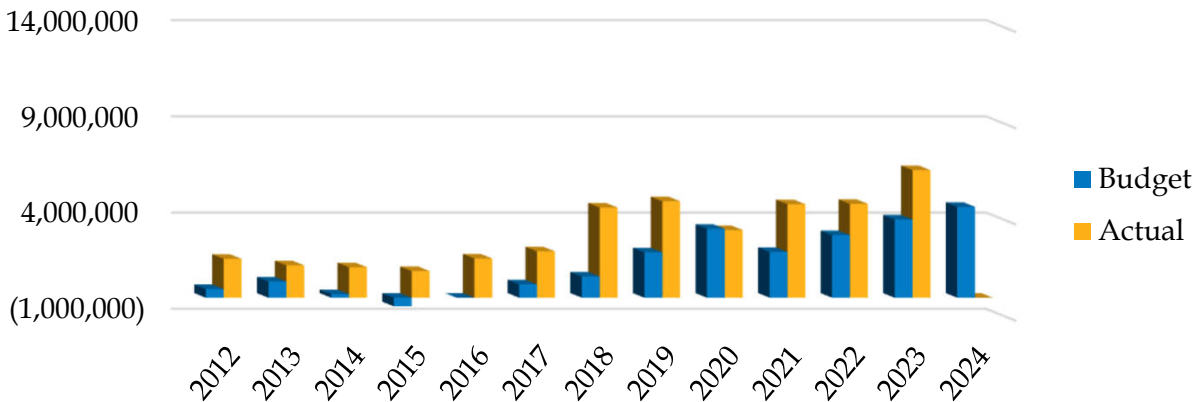
## Revenues Budget vs Actual



## Operating & Administration Expenses Budget vs Actual



## Operating Net Income Budget vs Actual



# Port of Pasco

2024 Tax Levy

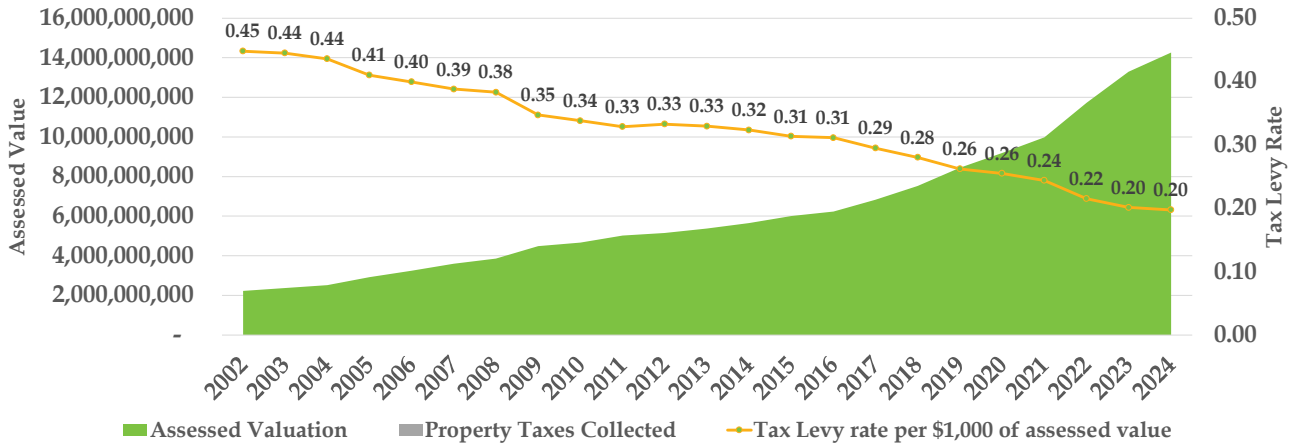


**Port of Pasco  
2024 Preliminary Tax Levy**

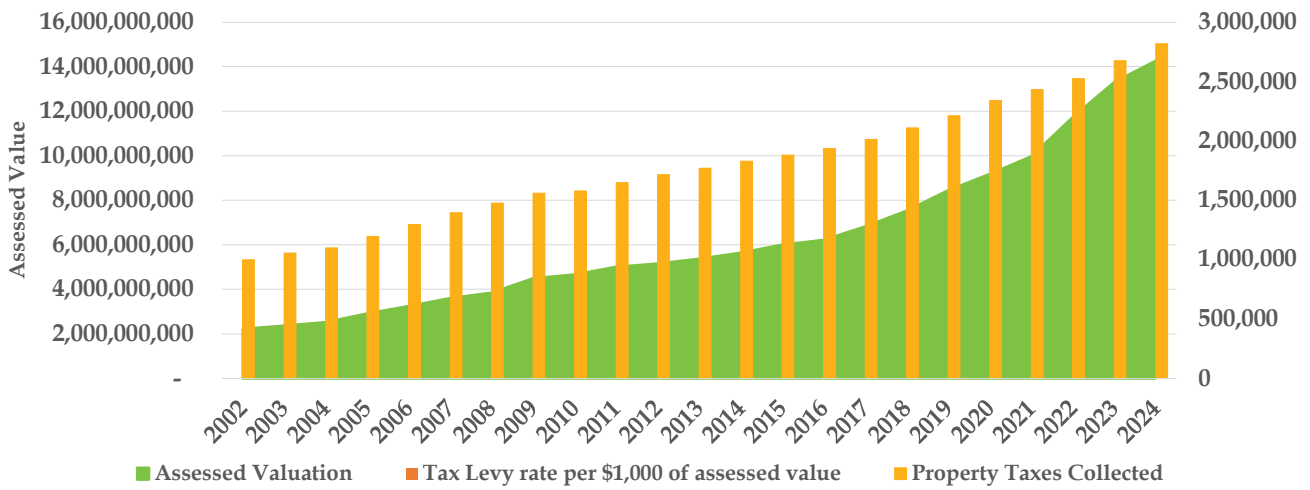
<b>2024 Tax Levy</b>	<b>Assessed Value</b>	<b>Rate Per \$1000</b>	<b>Highest Regular Levy</b>
2023 Actual Levy	13,700,789,582	x 0.19548 =	\$2,678,296
2024 1% Increase	2,678,296	x 1% +	\$26,783
2024 New Construction Increase	565,627,129	x 0.19548 +	\$110,571
2024 Increase in State Assess Property Value	10,640,000	x 0.19548 +	\$2,080
2024 Tax Levy with 1% + New Construction		=	\$2,817,730
<b>2024 Preliminary Assessed Value</b>	<b>14,266,416,711</b>	<b>0.19751</b>	<b>\$2,817,730</b>
<b>2024 TIF Collections</b>	<b>Assessed Value</b>	<b>Percentage</b>	<b>Tax Collections</b>
2022 TIF Incremental Value	6,200,000	x 2.34047	\$14,511
2024 TIF Incremental Value Increase	300,000,000	x 2.34047	\$702,142
<b>2024 Preliminary TIF Assessed Value</b>	<b>293,800,000</b>	<b>x 2.34047</b>	<b>\$687,631</b>
<b>2024 Debt Limitations</b>	<b>Assessed Value</b>	<b>Percentage</b>	<b>Debt Limit</b>
Voter Approved	13,294,903,122	0.75%	\$99,711,773
Non-Voter Approved	13,294,903,122	0.25%	\$33,237,258
<b>Current LTGO Debt</b>			<b>Debt Amount</b>
2012 GO			\$380,000
2019 BBB - RIC Land Purchase			\$736,080
2020 Bonds - Ref 2010 Bonds/LID			\$3,050,000
HAIEF - Airport Land			\$379,593
HAIEF - RIC Land Purchase			\$1,992,373
CERB 2009 - Parsons Building (Laggari)			\$205,848
CERB 2020 - RIC Phase 1 Railroad			\$488,750
CERB 2022 - BC Road/Taxilane			\$3,750,000
2022 Bonds - TIF RIC Phase 1			\$10,000,000
Total			\$20,982,644
<b>Available Non-Voted Debt</b>			<b>\$12,254,614</b>
<b>Available Voted Debt</b>			<b>\$78,729,129</b>
<b>Available Industrial Development District</b>			<b>\$38,804,653</b>

**Port of Pasco  
2024 Preliminary Tax Levy**

**Levy Rate & Tax Collections**



**Assessed Valuation & Tax Collections**



	<b>2023</b>	<b>2024</b>
Assessed Valuation	13,294,903,122	14,266,416,711
Tax Levy rate per \$1,000 of assessed value	0.20113	0.19751
Property Taxes Collected	2,674,038	2,817,730

<b>2024 Levy Options</b>	<b>Property Taxes Levied</b>	<b>Levy Rate</b>	<b>\$500,000 Home Change in Taxes</b>
New Construction Only	\$2,788,867.04	0.20977	\$4.32
New Construction plus 1%	\$2,817,729.96	0.21194	\$5.40

# Port of Pasco

## Top Tenants





## Port of Pasco Top Tenants

Port Tenants	Current Monthly Rent	Past 12 Months Rent
1 Mid-Columbia Warehouses, Inc.	\$ 114,865	\$ 1,064,906
2 Propak Logistics, Inc.	\$ 35,674	\$ 431,609
3 Apollo Sheet Metal	\$ 25,900	\$ 290,334
4 Aromatics, Inc.	\$ 24,508	\$ 274,392
5 Leggari	\$ 23,033	\$ 264,352
6 Zen Noh Hay Inc.	\$ 18,774	\$ 216,495
7 Solgen Power	\$ 17,254	\$ 205,576
8 U S Department of Commerce (NOAA)	\$ 13,266	\$ 158,309
9 Dura Plastics	\$ 11,997	\$ 144,003
10 Tri-City Delivery	\$ 11,442	\$ 141,370
<b>Total</b>	<b>\$ 296,713</b>	<b>\$ 3,191,345</b>

Tri-Cities Airport Tenants	Current Monthly Rent	Past 12 Months Rent
1 Republic Parking Systems	\$ 284,962	\$ 3,419,550
2 Delta	\$ 130,143	\$ 1,561,719
3 Horizon Airlines	\$ 96,109	\$ 1,153,314
4 United Airlines	\$ 63,798	\$ 765,571
5 Hertz Rent A Car	\$ 51,242	\$ 614,908
6 Avis	\$ 42,154	\$ 505,853
7 Allegiant Air	\$ 38,218	\$ 458,613
8 Battelle	\$ 34,893	\$ 418,714
9 National Car Rental Systems	\$ 34,365	\$ 412,381
10 Tailwind	\$ 18,306	\$ 227,346
<b>Total</b>	<b>\$ 794,191</b>	<b>\$ 9,537,969</b>

# Port of Pasco

## 2024 Marketing Budget



**Port of Pasco  
2024 Budget**

Port Marketing	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>Advertising</b>				
Port Promotion - DPDA (Fiery Foods Festival)	\$5,000	\$10,000	\$10,000	-50.00%
Port Promotion (TC Hispanic Chamber - Festival)	\$2,000	\$2,000	\$1,250	0.00%
Port Promotion (Connell Chamber - Fall Festival)	\$500	\$500	\$500	0.00%
Port Promotion (Pasco Chamber - Ag Hall of Fame)	\$6,000	\$6,000	\$6,000	0.00%
Port Promotion (Pasco Chamber - Riverfest)	\$6,000	\$6,000	\$6,000	0.00%
Port Promotion (Pasco Chamber - Crawfest)	\$0	\$0	\$3,000	0.00%
Port Promotion (Pasco Chamber - Taco Crawl)	\$2,500	\$2,500	\$2,405	0.00%
Port Promotion (Colima-Pasco Association)	\$2,500	\$2,500	\$5,000	0.00%
Port Promotion (TBD - Commission Directed)	\$6,000	\$6,000	\$5,000	0.00%
Total Advertising	<u>\$30,500</u>	<u>\$35,500</u>	<u>\$39,155</u>	<u>-14.08%</u>
<b>Marketing</b>				
Recruitment Marketing (Site Market., 3D Models)	\$25,000	\$34,000	\$5,000	-26.47%
Archive Social	\$1,500	\$1,500	\$1,494	0.00%
Communications Plan	\$11,000	\$10,500	\$10,500	4.76%
General Marketing Support	\$34,000	\$34,000	\$34,000	0.00%
Total Marketing	<u>\$71,500</u>	<u>\$80,000</u>	<u>\$50,994</u>	<u>-10.63%</u>
<b>Website</b>				
Maintenance & General Updates	\$3,000	\$3,000	\$7,519	0.00%
Archive Social	\$4,000	\$0	\$1,238	100.00%
Total Website	<u>\$7,000</u>	<u>\$3,000</u>	<u>\$8,757</u>	<u>133.33%</u>
<b>Marketing Miscellaneous</b>				
Osprey Pointe Marketplace	\$5,000	\$5,000	\$5,000	0.00%
Regional Trade Shows (Ag Expo)	\$0	\$5,000	\$5,000	-100.00%
Video (State of the Ports)	\$2,000	\$1,500	\$1,494	33.33%
Total Marketing Miscellaneous	<u>\$7,000</u>	<u>\$11,500</u>	<u>\$11,494</u>	<u>-39.13%</u>
<b>Newsletter</b>				
Production, printing, & distribution (2 editions)	\$13,500	\$13,500	\$13,076	0.00%
Digital	\$5,000	\$0	\$0	100.00%
Total Newsletter	<u>\$18,500</u>	<u>\$13,500</u>	<u>\$13,076</u>	<u>37.04%</u>
<b>Economic Development</b>				
TRIDEC Annual Lead Generation	\$35,000	\$35,000	\$35,000	0.00%
Trade Shows (SelectUSA, Energy, Manufacturing)	\$10,000	\$10,000	\$10,000	0.00%
Lead Generation (Natl. Trade Shows)	\$7,500	\$7,500	\$0	0.00%
Port of Pasco/EWEDA Trade Shows	\$7,500	\$5,000	\$5,000	50.00%
Leadership Tri-Cities (Economic Development Day)	\$1,000	\$1,000	\$667	0.00%
TC Hispanic Chamber (SBDC Counselor)	\$5,000	\$5,000	\$0	0.00%
Total Advertising	<u>\$66,000</u>	<u>\$63,500</u>	<u>\$50,667</u>	<u>3.94%</u>
<b>Travel Marketing/Economic Development</b>				
Trade Shows	\$15,000	\$15,000	\$11,873	0.00%
Total Travel	<u>\$15,000</u>	<u>\$15,000</u>	<u>\$11,873</u>	<u>0.00%</u>
<b>Total Port Marketing Budget</b>	<b>\$215,500</b>	<b>\$222,000</b>	<b>\$186,016</b>	<b>-2.93%</b>

**Port of Pasco  
2024 Budget**

Airport Marketing	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>Advertising</b>				
Airport Promotion – Tri-Cities Dust Devils	\$7,500	\$7,500	\$6,000	0.00%
Airport Promotion – Tri-Cities Americans	\$5,500	\$5,500	\$6,000	0.00%
Airport Promotion – Visit Tri-Cities Guide	\$4,000	\$4,000	\$3,960	0.00%
Airport Promotion – Wine.com	\$2,000	\$2,000	\$2,025	0.00%
Airport Promotion – CBC	\$6,000	\$0	\$4,000	100.00%
Facebook and Google Search	\$36,500	\$30,000	\$30,000	21.67%
Semi-annual Direct Mail	\$0	\$22,000	\$22,000	-100.00%
Airport Passenger Spring Multit-Platform Campaign	\$24,000	\$54,000	\$54,000	-55.56%
Yakima Billboards	\$38,000	\$0	\$0	100.00%
Business Center	\$0	\$0	\$2,500	0.00%
Yakima Visitor's Guide	\$0	\$0	\$1,335	0.00%
Asset Area Photos	\$0	\$0	\$1,535	0.00%
Total Advertising	<b>\$123,500</b>	<b>\$125,000</b>	<b>\$133,355</b>	<b>-1.20%</b>
<b>Marketing</b>				
Social Media, Press Releases, New Service Planning	\$24,000	\$24,000	\$24,000	0.00%
Archive Social	\$1,500	\$1,500	\$1,494	0.00%
Passenger Appreciation	\$3,000	\$3,000	\$3,000	0.00%
Communications Plan	\$1,500	\$3,500	\$3,500	-57.14%
General Marketing Support	\$12,500	\$13,500	\$13,500	-7.41%
Airport Marketing Campaigns (2)	\$20,000	\$20,000	\$20,000	0.00%
Total Marketing	<b>\$62,500</b>	<b>\$65,500</b>	<b>\$65,494</b>	<b>-4.58%</b>
<b>Website</b>				
Maintenance & General Updates	\$4,000	\$4,000	\$8,416	0.00%
Archive Social	\$4,000	\$0	\$3,900	100.00%
Total Advertising	<b>\$8,000</b>	<b>\$4,000</b>	<b>\$12,316</b>	<b>100.00%</b>
<b>Marketing Miscellaneous</b>				
Trade Shows (Aerospace)	\$3,500	\$3,500	\$1,770	0.00%
Video (State of the Ports)	\$2,000	\$1,500	\$1,494	33.33%
Total Marketing Miscellaneous	<b>\$5,500</b>	<b>\$5,000</b>	<b>\$3,264</b>	<b>10.00%</b>
<b>Newsletter</b>				
Production, printing, & distribution (2 editions)	\$14,500	\$13,500	\$13,076	7.41%
Total Newsletter	<b>\$14,500</b>	<b>\$13,500</b>	<b>\$13,076</b>	<b>7.41%</b>
<b>Travel Marketing/Recruitment</b>				
Trade Shows	\$3,000	\$3,000	\$1,211	0.00%
Total Travel Marketing/Recruitment	<b>\$3,000</b>	<b>\$3,000</b>	<b>\$1,211</b>	<b>0.00%</b>
<b>Total Airport Marketing Budget</b>	<b>\$217,000</b>	<b>\$216,000</b>	<b>\$228,716</b>	<b>0.46%</b>

# Port of Pasco

## 2024 Detailed Budget



**Port of Pasco  
2024 Budget**

Port & Airport	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>Operating Revenues</b>				
Container & Barge Fees	\$40,000.00	\$80,000.00	\$61,759.82	-50.00%
Landing Fees	\$1,898,000	\$1,668,000	\$2,020,757	13.79%
Aviation Fuel Flowage Fees	\$25,000	\$25,000	\$40,519	0.00%
Land Leases (TCA)	\$814,500	\$708,000	\$805,053	15.04%
Warehouse Leases (TCA)	\$29,000	\$25,000	\$29,262	16.00%
Hangar Leases (TCA)	\$418,000	\$418,000	\$403,938	0.00%
TCA - Building Leases (TCA)	\$531,000	\$560,000	\$548,798	-5.18%
Airline Income	\$2,765,000	\$2,450,000	\$2,515,804	12.86%
Car Rentals	\$1,892,000	\$1,807,000	\$2,143,986	4.70%
Restaurant	\$190,000	\$138,000	\$227,704	37.68%
Terminal Office Space	\$160,000	\$150,000	\$159,812	6.67%
Advertising	\$40,000	\$40,000	\$36,226	0.00%
Hotel	\$60,000	\$60,000	\$47,396	0.00%
ARFF Reimbursement	\$25,000	\$25,000	\$54,616	0.00%
Terminal Parking Lot	\$3,750,000	\$2,500,000	\$3,414,401	50.00%
Badging Fees	\$14,000	\$8,000	\$13,746	75.00%
Building Leases (POP)	\$972,000	\$950,000	\$997,570	2.32%
Warehouse Leases (POP)	\$3,420,000	\$2,800,000	\$3,576,463	22.14%
Land Leases (POP)	\$601,000	\$620,000	\$668,004	-3.06%
Water Fees	\$33,000	\$33,000	\$33,594	0.00%
Sewer Fees	\$38,000	\$38,000	\$40,602	0.00%
CAM Fees	\$44,000	\$44,000	\$45,271	0.00%
Rail Fees	\$145,000	\$171,000	\$179,651	-15.20%
TSA Reimbursement	\$117,000	\$117,000	\$116,690	0.00%
Cities & Counties Fees	\$50,000	\$0	\$10,000	100.00%
Miscellaneous Income	\$45,000	\$29,500	\$59,793	52.54%
Total Operating Revenues	\$18,116,500	\$15,464,500	\$18,251,417	17.15%
<b>Operating Expenses</b>				
Salaries	\$2,153,000	\$1,816,000	\$1,777,380	18.56%
Fringe Benefits	\$1,307,000	\$1,125,000	\$1,114,188	16.18%
Unemployment	\$23,000	\$20,000	\$96	15.00%
Travel	\$10,500	\$8,000	\$2,087	31.25%
Training	\$70,000	\$47,500	\$46,484	47.37%
Labor Consultants	\$11,000	\$9,000	\$61,300	22.22%
Janitorial Supplies & Service	\$720,500	\$650,500	\$654,049	10.76%
Electricity	\$409,500	\$401,500	\$401,172	1.99%
Natural Gas	\$137,500	\$107,500	\$166,137	27.91%
Water / Sewer	\$92,500	\$87,500	\$105,803	5.71%
Refuse	\$56,000	\$44,500	\$56,006	25.84%
Cable	\$2,500	\$2,000	\$2,231	25.00%
Propane	\$1,000	\$1,000	\$500	0.00%
Security / Fire Services	\$53,500	\$48,500	\$55,847	10.31%
Elevator Services	\$5,000	\$5,000	\$3,745	0.00%
Fuel	\$107,500	\$102,500	\$115,222	4.88%
Maintenance Supplies	\$47,000	\$47,000	\$35,714	0.00%
Badging Equipment/Supplies	\$18,000	\$10,000	\$17,393	80.00%
Access Control Support	\$15,000	\$20,000	\$7,660	-25.00%
Security Equipment	\$25,000	\$18,000	\$28,999	38.89%

**Port of Pasco  
2024 Budget**

Port & Airport	2024 Budget	2023 Budget	2023 Projected	Budget Variance
Consultants	\$119,000	\$116,000	\$197,890	2.59%
Outside Contracted Services - ARFF & ER Response	\$1,099,000	\$1,023,000	\$1,014,770	7.43%
Outside Contracted Services - Parking Lot	\$600,000	\$0	\$0	100.00%
Telephone	\$15,500	\$14,500	\$14,648	6.90%
Property Insurance	\$646,000	\$624,000	\$571,832	3.53%
Taxes	\$57,500	\$48,500	\$57,636	18.56%
Barge Slip Maintenance	\$10,500	\$15,000	\$5,854	-30.00%
Building Maintenance & Supplies	\$341,000	\$276,500	\$382,722	23.33%
Water Maintenance	\$10,000	\$10,000	\$6,972	0.00%
Sewer Maintenance	\$5,000	\$5,000	\$9,146	0.00%
Fire Maintenance	\$60,000	\$60,000	\$26,856	0.00%
Railroad Track Maintenance	\$29,000	\$24,000	\$26,405	20.83%
Road Maintenance	\$22,000	\$22,000	\$10,313	0.00%
Lawns & Grounds	\$119,000	\$134,000	\$128,298	-11.19%
Snow Removal	\$58,000	\$58,000	\$44,176	0.00%
Fences/Gates	\$10,000	\$6,000	\$18,988	66.67%
Lighting	\$20,000	\$22,000	\$25,958	-9.09%
Signs	\$20,000	\$18,500	\$12,247	8.11%
Pavement Maintenance	\$32,000	\$22,000	\$39,297	45.45%
Paint	\$65,000	\$50,500	\$90,756	28.71%
Wildlife	\$11,000	\$10,000	\$10,826	10.00%
Equipment Maintenance	\$298,000	\$126,000	\$159,810	136.51%
Equipment Rental	\$26,500	\$26,500	\$25,996	0.00%
Miscellaneous Expense	\$22,500	\$19,500	\$50,520	15.38%
Total Operating Expenses	\$8,961,500	\$7,302,500	\$7,583,927	22.72%
<b>Total Administrative Expenses</b>				
Office Expenses and Supplies	\$65,000	\$63,000	\$66,227	3.17%
Technical Support	\$90,000	\$80,000	\$106,888	12.50%
Legal Fees	\$80,000	\$80,000	\$79,032	0.00%
Consultants - Professional Services	\$10,000	\$10,000	\$2,026	0.00%
Consultants - Personal Services	\$80,000	\$90,000	\$97,703	-11.11%
Accounting	\$20,000	\$20,000	\$21,237	0.00%
Audit Costs	\$50,000	\$50,000	\$45,526	0.00%
Federal & State Representation	\$98,000	\$98,000	\$154,694	0.00%
Telephone	\$20,500	\$19,000	\$21,032	7.89%
Fuel	\$2,500	\$0	\$2,400	100.00%
Banquets & Meals	\$17,000	\$17,000	\$12,138	0.00%
Advertising	\$162,000	\$167,000	\$176,655	-2.99%
Advertising - Airline Incentive	\$150,000	\$0	\$0	100.00%
Port Website	\$7,000	\$3,000	\$12,870	133.33%
Marketing	\$146,500	\$162,000	\$152,810	-9.57%
Beacon	\$33,000	\$27,000	\$14,553	22.22%
Economic Development	\$66,000	\$63,500	\$62,500	3.94%
Promotional/Hosting	\$40,500	\$32,000	\$26,655	26.56%
Meetings & Registrations	\$37,000	\$25,000	\$30,989	48.00%
Events	\$10,000	\$10,000	\$5,000	0.00%
Membership Dues & Fees	\$92,500	\$90,000	\$87,899	2.78%

**Port of Pasco  
2024 Budget**

Port & Airport	2024 Budget	2023 Budget	2023 Projected	Budget Variance
Publications & Networks	\$7,000	\$7,000	\$3,342	0.00%
A & G Insurance	\$419,000	\$377,000	\$392,070	11.14%
Administrative Salaries	\$1,763,000	\$1,638,000	\$1,588,640	7.63%
A & G Fringe Benefits	\$859,500	\$869,000	\$797,958	-1.09%
Unemployment	\$16,500	\$16,000	\$0	3.13%
Travel Related Expenses	\$83,000	\$78,000	\$73,573	6.41%
Training	\$4,000	\$4,000	\$2,901	0.00%
Miscellaneous	\$5,000	\$5,000	\$4,324	0.00%
Total Administrative Expenses	\$4,434,500	\$4,100,500	\$4,041,643	8.15%
Total Operating & Admin Expenses	\$13,396,000	\$11,403,000	\$11,625,570	17.48%
<b>Operating Net Income</b>	<b>\$4,720,500</b>	<b>\$4,061,500</b>	<b>\$6,625,847</b>	<b>16.23%</b>
<b>Nonoperating Revenue</b>				
Interest Income	\$583,000	\$74,000	\$1,308,361	687.84%
Finance Charge	\$1,000	\$500	\$4,477	100.00%
Sale of Scrap	\$0	\$0	\$5,816	0.00%
Gain/Loss on Disposal of Property	\$0	\$0	\$2,853,784	0.00%
Insurance Settlements	\$500	\$500	\$0	0.00%
Contributions - County - .09 Funds (RIC Entryway)	\$165,000	\$2,000,000	\$2,134,795	-91.75%
Contributions - State (RIC Phase 1)	\$5,500,000	\$6,200,000	\$1,031,936	-11.29%
Contribution - Federal (RIC Last Mile)	\$3,400,000	\$0	\$0	100.00%
Contributions - CERB (BC Road/Taxi lane)	\$1,250,000	\$264,000	\$0	373.48%
Contributions - AIP 49 (Taxiway G Design)	\$0	\$0	\$374,168	0.00%
Contributions - AIP 54 (Taxiway G)	\$0	\$6,708,000	\$6,178,153	-100.00%
Contributions - AIP 57 Runway shift design	\$225,000	\$0	\$900,000	100.00%
Contributions - AIP 58 FAA Reimbursable	\$0	\$0	\$1,080,000	0.00%
Contributions - AIP 59 East GA Design 25%	\$6,440,000	\$0	\$52,119	100.00%
Contributions - AIP 60 SRE Design	\$2,940,000	\$0	\$0	100.00%
Contributions - AIP 61 Runway Shift Construction	\$14,832,000	\$0	\$0	100.00%
Grants - AIP 50 (CARES 2)	\$0	\$685,000	\$981,384	-100.00%
Grants - AIP 52 (CARES 3)	\$2,800,000	\$2,608,000	\$2,281,396	7.36%
Grants - AIP 56 (Pavement Management)	\$0	\$0	\$5,836	0.00%
Grants - TCA - SCASD Dallas	\$750,000	\$0	\$0	100.00%
Grants - State - Aerospace Manufacturing	\$0	\$50,000	\$416,000	-100.00%
Grants - CERB - AIM Study	\$0	\$0	\$0	100.00%
Grants - CERB - RIC Rail	\$86,500	\$86,250	\$0	0.29%
Taxes	\$2,960,000	\$2,810,000	\$2,729,652	5.34%
Taxes - TIF	\$700,000	\$0	\$4,366	100.00%
PFC	\$1,725,000	\$1,650,000	\$1,708,525	4.55%
CFC	\$910,000	\$550,000	\$671,352	65.45%
Loan Repayment	\$162,000	\$160,000	\$160,000	1.25%
Total Nonoperating Revenue	\$45,430,000	\$23,846,250	\$24,882,121	90.51%
<b>Nonoperating Expenses</b>				
Amortization - 2014 Revenue Bond	(\$25,000)	(\$25,000)	(\$25,000)	0.00%
Amortization - 2020 G.O. Bond	(\$63,500)	(\$63,500)	(\$63,500)	0.00%
Interest Expense - 2009 CERB Loan	\$1,500	\$3,500	\$3,298	-57.14%
Interest Expense - G.O. Bond 2012	\$6,000	\$11,500	\$11,400	-47.83%
Interest Expense - 2013 HAEIFAC	10,000	12,000	11,834	-16.67%
Interest Expense - 2014 Revenue Bond	660,000	715,500	715,400	-7.76%



**Port of Pasco  
2024 Budget**

Port & Airport	2024 Budget	2023 Budget	2023 Projected	Budget Variance
Interest Expense - CERB Battelle Hangar	\$0	\$31,500	\$0	-100.00%
Interest Expense - Baker Boyer 2019	\$15,500	\$18,000	\$18,011	-13.89%
Interest Expense - HAEIF 2019	\$61,500	\$64,000	\$64,079	-3.91%
Interest Expense - 2020 LTGO	\$108,500	\$122,000	\$122,000	-11.07%
Interest Expense - 2022 LTGO TIF	\$290,000	\$125,000	\$200,000	132.00%
Interest Expense - CERB BC Road/Taxi lane	\$56,500	\$0	\$0	100.00%
Loan Repayment - 2020 City of Pasco	\$162,000	\$160,000	\$160,000	1.25%
SCASD - Dallas	\$750,000	\$0	\$0	100.00%
Aerospace Manufacturing Study	\$0	\$100,000	\$485,884	-100.00%
AIM Center Study	\$0	\$0	\$0	100.00%
Soils Clean-Up	\$9,000	\$12,500	\$12,234	-28.00%
Election Expenses	\$0	\$35,000	\$35,000	-100.00%
Miscellaneous	\$0	\$0	\$97	0.00%
Total Nonoperating Expenses	\$2,042,000	\$1,322,000	\$1,750,735	54.46%
<b>Nonoperating Income (Loss)</b>	<b>\$43,388,000</b>	<b>\$22,524,250</b>	<b>\$23,131,385</b>	<b>92.63%</b>
<b>Net Income Before Depreciation</b>	<b>\$48,108,500</b>	<b>\$26,585,750</b>	<b>\$29,757,233</b>	<b>80.96%</b>
Depreciation Expense	\$9,200,000	\$8,250,000	\$9,200,000	11.52%
<b>Net Income</b>	<b>\$38,908,500</b>	<b>\$18,335,750</b>	<b>\$20,557,233</b>	<b>112.20%</b>
<b>Balance Sheet Transactions</b>				
Loan Proceeds	\$3,078,750	\$11,104,750	\$10,936,829	-72.28%
Principle - G.O. Bond 2012	(\$189,971)	(\$190,000)	(\$190,000)	-0.02%
Principle - G.O. Bond 2020 - Refund 2010/LID	(\$345,000)	(\$335,000)	(\$335,000)	2.99%
Principle - G.O. Bond 2022 - TIF	(\$273,612)	(\$110,000)	\$0	148.74%
Principle - Baker Boyer 2019 - RIC purchase	(\$99,871)	(\$97,392)	(\$97,392)	2.55%
Principle - 2014 Revenue Bond - Terminal Expansion	(\$1,110,555)	(\$1,110,555)	(\$1,060,000)	0.00%
Principle - CERB 2009 - Parsons Bldg.	(\$110,755)	(\$109,118)	(\$109,118)	1.50%
Principle - CERB 2018 - Battelle	\$0	(\$73,570)	\$0	-100.00%
Principle - CERB BC Road/Taxi lane	(\$162,000)	\$0	\$0	100.00%
Principle - HAEIF 2013 - Airport Land	(\$73,500)	(\$71,445)	(\$71,445)	2.88%
Principle - HAEIF 2019 - RIC purchase	(\$92,307)	(\$89,545)	(\$89,545)	3.08%
Unavailable CFC \$	(\$940,000)	(\$561,000)	(\$852,461)	67.56%
Unavailable PFC \$	\$0	\$0	(\$610,525)	0.00%
Amortization Expense 2020 G.O. Bond	(\$63,500)	(\$63,500)	(\$63,500)	0.00%
Amortization - 2014 Revenue Bond	(\$25,000)	(\$25,000)	(\$25,000)	0.00%
Capital Projects - Grant Funded	(\$37,317,250)	(\$29,545,971)	(\$25,846,587)	26.30%
Capital Projects	(\$9,788,000)	(\$9,984,176)	(\$6,123,284)	-1.96%
Total Balance Sheet Transactions	(\$47,512,571)	(\$31,261,521)	(\$24,537,028)	51.98%
<b>Increase (Decrease) in Cash</b>				
Before Capital Projects Cash Funded	\$10,383,929	\$5,308,405	\$11,343,488	95.61%
After Capital Projects Cash Funded	\$595,929	(\$4,675,771)	\$5,220,204	-112.75%
<b>Increase (Decrease) in Cash w/out CARES</b>				
Before Capital Projects Cash Funded	\$7,583,929	\$2,700,405	\$9,056,255	180.84%
After Capital Projects Cash Funded	(\$2,204,071)	(\$7,283,771)	\$2,932,971	-69.74%

# Port

## 2024 Detailed Budget



**Port of Pasco  
2024 Budget**

Port	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>Port Operating Revenues</b>				
Port - Container Fees	\$40,000.00	\$80,000.00	\$61,759.82	-50.00%
Port - Building Leases	\$972,000.00	\$950,000.00	\$997,570.40	2.32%
Port - Warehouse Leases	\$3,420,000.00	\$2,800,000.00	\$3,576,463.13	22.14%
Port - Land Leases	\$601,000.00	\$620,000.00	\$668,004.34	-3.06%
Port - Water Fees	\$33,000.00	\$33,000.00	\$33,593.64	0.00%
Port - Sewer Fees	\$38,000.00	\$38,000.00	\$40,602.32	0.00%
Port - CAM Fees	\$44,000.00	\$44,000.00	\$45,270.96	0.00%
Port - Rail Fees	\$145,000.00	\$171,000.00	\$179,651.32	-15.20%
Port Admin - Economic Development City of Pasco	\$50,000.00	\$0.00	\$10,000.00	100.00%
Port - Miscellaneous Income	\$500.00	\$500.00	\$650.00	0.00%
Total Port Operating Revenues	\$5,343,500	\$4,736,500	\$5,613,566	12.82%
<b>Port Operating Expenses</b>				
Port - Salaries	\$675,000	\$598,000	\$550,384	12.88%
Port - Fringe Benefits - FICA	\$61,000	\$55,000	\$57,341	10.91%
Port - Fringe Benefits - L&I	\$38,000	\$36,000	\$40,838	5.56%
Port - Fringe Benefits - Retirement	\$73,000	\$71,000	\$80,490	2.82%
Port - Fringe Benefits - DCP	\$30,000	\$26,500	\$12,121	13.21%
Port - Fringe Benefits - Health Insurance	\$290,000	\$277,000	\$272,152	4.69%
Port - Fringe Benefits - Vacation & Sick Accrual	\$1,000	\$1,000	\$0	0.00%
Port - Fringe Benefits - Uniforms	\$1,500	\$1,500	\$1,605	0.00%
Port - Unemployment	\$8,000	\$7,500	\$96	6.67%
Port - Travel	\$5,000	\$2,500	\$2,022	100.00%
Port - Training	\$25,000	\$2,500	\$3,048	900.00%
Port - Labor Consultants	\$2,500	\$2,500	\$2,700	0.00%
Port - Janitorial Supplies & Service	\$20,500	\$20,500	\$21,019	0.00%
Port - Electricity	\$160,000	\$153,000	\$151,124	4.58%
Port - Natural Gas	\$9,500	\$7,000	\$12,113	35.71%
Port - Water / Sewer	\$37,500	\$42,500	\$34,858	-11.76%
Port - Security / Fire Service	\$31,000	\$29,000	\$33,352	6.90%
Port - Refuse	\$9,500	\$7,500	\$9,193	26.67%
Port - Propane	\$500	\$500	\$500	0.00%
Port - Fuel	\$41,500	\$36,500	\$40,764	13.70%
Port - Maintenance Supplies	\$21,500	\$21,500	\$15,031	0.00%
Port - Consultants	\$45,000	\$45,000	\$54,821	0.00%
Port - Telephone	\$3,000	\$3,000	\$2,892	0.00%
Port - Property Insurance	\$391,000	\$389,500	\$351,981	0.39%
Port - Taxes	\$7,000	\$7,000	\$6,298	0.00%
Port - Barge Slip Maintenance	\$10,500	\$15,000	\$5,854	-30.00%
Port - Building Maintenance & Supplies	\$129,500	\$89,000	\$126,010	45.51%
Port - Water Maintenance	\$10,000	\$10,000	\$6,972	0.00%
Port - Sewer Maintenance	\$5,000	\$5,000	\$9,146	0.00%
Port - Fire Maintenance	\$60,000	\$60,000	\$26,856	0.00%
Port - Railroad Track Maintenance	\$29,000	\$24,000	\$26,405	20.83%
Port - Road Maintenance	\$14,500	\$14,500	\$3,606	0.00%
Port - Lawns & Grounds	\$68,500	\$75,500	\$75,640	-9.27%
Port - Snow Removal	\$2,500	\$2,500	\$1,585	0.00%
Port - Lighting	\$2,000	\$2,000	\$9,215	0.00%
Port - Signs	\$10,000	\$11,000	\$3,031	-9.09%
Port - Equipment Maintenance	\$25,000	\$20,000	\$32,839	25.00%

**Port of Pasco  
2024 Budget**

Port	2024 Budget	2023 Budget	2023 Projected	Budget Variance
Port - Equipment Rental	\$2,500	\$2,500	\$0	0.00%
Port - Miscellaneous Expense	\$10,500	\$10,500	\$18,693	0.00%
Total Port Operating Expenses	\$2,367,000	\$2,185,000	\$2,102,596	8.33%
<b>Port Administration Expenses</b>				
Port - Office Expenses and Supplies	\$30,000	\$28,000	\$30,586	7.14%
Port - Technical Support	\$45,000	\$40,000	\$56,866	12.50%
Port - Legal Fees	\$40,000	\$40,000	\$40,920	0.00%
Port - Consultants - Professional Services	\$5,000	\$5,000	\$0	0.00%
Port - Consultants - Personal Services	\$5,000	\$5,000	\$14,005	0.00%
Port - Accounting	\$10,000	\$10,000	\$9,246	0.00%
Port - Audit Costs	\$25,000	\$25,000	\$24,375	0.00%
Port - Federal & State Representation	\$61,000	\$73,000	\$72,694	-16.44%
Port - Telephone	\$9,500	\$9,000	\$10,309	5.56%
Port - Banquets & Meals	\$9,000	\$9,000	\$5,923	0.00%
Port - Advertising	\$30,500	\$35,500	\$39,633	-14.08%
Port - Port Website	\$7,000	\$3,000	\$12,870	133.33%
Port - Marketing	\$78,500	\$91,500	\$83,106	-14.21%
Port - Newsletter	\$18,500	\$13,500	\$7,276	37.04%
Port - Economic Development	\$66,000	\$63,500	\$62,500	3.94%
Port - Promotional/Hosting	\$21,500	\$17,000	\$15,855	26.47%
Port - Meetings & Registrations	\$20,000	\$10,000	\$16,669	100.00%
Port - Events	\$10,000	\$10,000	\$5,000	0.00%
Port - Membership Dues & Fees	\$72,500	\$70,000	\$69,400	3.57%
Port - Publications & Networks	\$4,000	\$4,000	\$2,043	0.00%
Port - Insurance	\$161,000	\$143,500	\$150,796	12.20%
Port - Administrative Salaries	\$1,284,000	\$1,179,000	\$1,142,440	8.91%
Port - Benefits - FICA	\$94,000	\$87,000	\$91,589	8.05%
Port - Benefits - L&I	\$3,000	\$3,000	\$2,818	0.00%
Port - Benefits - Retirement	\$114,000	\$114,000	\$100,787	0.00%
Port - Benefits - DCP	\$65,000	\$53,000	\$32,675	22.64%
Port - Benefits - Health Insurance	\$281,500	\$281,500	\$265,010	0.00%
Port - Benefits - Car Allowance / Other	\$19,500	\$19,500	\$19,641	0.00%
Port - Benefits - Health Insurance Retirees	\$15,500	\$52,500	\$33,939	-70.48%
Port - Unemployment	\$11,500	\$11,000	\$0	4.55%
Port - Travel Related Expenses	\$50,000	\$50,000	\$40,693	0.00%
Port - Training	\$2,000	\$2,000	\$870	0.00%
Port - Miscellaneous	\$3,000	\$3,000	\$3,850	0.00%
Port - Airport Portion of Port Payroll	(\$787,000)	(\$742,000)	(\$719,703)	6.06%
Total Port Administration Expenses	\$1,885,000	\$1,819,000	\$1,744,680	3.63%
Total Port Operating & Administrative Expenses	\$4,252,000	\$4,004,000	\$3,847,276	6.19%
<b>Port Operating Net Income</b>	<b>\$1,091,500</b>	<b>\$732,500</b>	<b>\$1,766,290</b>	<b>49.01%</b>
<b>Port Nonoperating Revenue</b>				
Port - Interest Income - General Fund	\$200,000	\$40,000	\$458,977	400.00%
Port - Finance Charge- Accounts Rec.	\$500	\$0	\$4,009	100.00%
Port - Interest Income - Mar. Terminal	\$2,500	\$2,500	\$18,758	0.00%
Port - Sale of Scrap	\$0	\$0	\$5,816	0.00%
Port - Gain (loss) on Disposal	\$0	\$0	\$2,853,784	0.00%
Port - Contributions - Federal - RIC Last Mile	\$3,400,000	\$0	\$0	100.00%

**Port of Pasco  
2024 Budget**

Port	2024 Budget	2023 Budget	2023 Projected	Budget Variance
Port - Contributions - State of WA	\$5,500,000	\$6,200,000	\$1,031,936	-11.29%
Port - Contributions - CERB	\$86,500	\$86,250	\$0	0.29%
Port - Contributions - .09 Funds	\$165,000	\$2,000,000	\$2,134,795	-91.75%
Port - Property Taxes Levied	\$2,900,000	\$2,750,000	\$2,678,273	5.45%
Port - Property Taxes Levied TIF	\$700,000	\$0	\$4,366	100.00%
Port - Receipts in Lieu of Taxes	\$60,000	\$60,000	\$51,378	0.00%
Port - Loan Repayment - 2020 City of Pasco	\$162,000	\$160,000	\$160,000	1.25%
Total Port Nonoperating Revenue	<u>\$13,176,500</u>	<u>\$11,298,750</u>	<u>\$9,402,092</u>	16.62%
<b>Port Nonoperating Expenses</b>				
Port - Amortization - 2020 G.O. Bond	(\$63,500)	(\$63,500)	(\$63,500)	0.00%
Port - Interest - 2009 CERB Loan	\$1,500	\$3,500	\$3,298	-57.14%
Port - Interest - G.O. Bond 2012	\$2,500	\$5,000	\$4,892	-50.00%
Port - Interest - Baker Boyer 2019	\$15,500	\$18,000	\$18,011	-13.89%
Port - Interest - HAEIF 2019	\$61,500	\$64,000	\$64,079	-3.91%
Port - Interest - 2020 LTGO	\$108,500	\$122,000	\$122,000	-11.07%
Port - Interest - 2022 LTGO TIF	\$290,000	\$125,000	\$200,000	132.00%
Port - Soils Clean-up	\$9,000	\$12,500	\$12,234	-28.00%
Port - Election Expenses	\$0	\$35,000	\$35,000	-100.00%
Total Port Nonoperating Expenses	<u>\$425,000</u>	<u>\$321,500</u>	<u>\$396,013</u>	32.19%
<b>Port Nonoperating Income (Loss)</b>	<b>\$12,751,500</b>	<b>\$10,977,250</b>	<b>\$9,006,079</b>	<b>16.16%</b>
<b>Port Net Income</b>	<b>\$13,843,000</b>	<b>\$11,709,750</b>	<b>\$10,772,369</b>	<b>18.22%</b>
<b>Port Balance Sheet Transactions</b>				
Port - Debt Proceeds - TIF	\$2,590,000	\$9,120,000	\$7,186,829	-71.60%
Port - Debt Proceeds - CERB	\$488,750	\$488,750	\$0	100.00%
Port - Principal - 2009 CERB Loan	(\$110,755)	(\$109,118)	(\$109,118)	1.50%
Port - Principal - G.O. Bond 2012	(\$79,971)	(\$79,971)	(\$79,971)	0.00%
Port - Principal - Baker Boyer	(\$99,871)	(\$97,392)	(\$97,392)	2.55%
Port - Principal- HAEIF	(\$92,307)	(\$89,545)	(\$89,545)	3.08%
Port - Principal- GO 2020	(\$345,000)	(\$335,000)	(\$335,000)	2.99%
Port - Principal- GO 2022 TIF	(\$273,612)	(\$110,000)	\$0	148.74%
Port - Amortization Expense - 2020 G.O. Bond	\$63,500	\$63,500	\$63,500	0.00%
Port - Loss on Disposal	\$0	\$0	\$4,501,000	0.00%
Port - Capital Projects Grant/Debt Funded	(\$8,830,250)	(\$17,895,000)	(\$10,353,559)	-50.66%
Port - Capital Projects Cash Funded	(\$3,140,000)	(\$5,401,787)	(\$3,177,127)	-41.87%
Total Port Balance Sheet Transactions	<u>(9,829,516)</u>	<u>(14,445,563)</u>	<u>(2,490,383)</u>	-31.95%
<b>Increase (Decrease) in Cash</b>				
Before Capital Projects Cash Funded	\$7,153,484	\$2,665,974	\$11,459,112	168.33%
After Capital Projects Cash Funded	\$4,013,484	(\$2,735,813)	\$8,281,985	246.70%

**Port of Pasco  
2024 Budget**

<b>Big Pasco Industrial Center</b>	<b>2024 Budget</b>	<b>2023 Budget</b>	<b>2023 Projected</b>	<b>Budget Variance</b>
<b>Big Pasco Industrial Center Revenue</b>				
BPIC - Building Leases	\$690,000	\$680,000	\$697,909	1.47%
BPIC - Warehouse Leases	\$3,420,000	\$2,800,000	\$3,576,463	22.14%
BPIC - Land Leases	\$500,000	\$500,000	\$542,504	0.00%
BPIC - Water Fees	\$30,000	\$30,000	\$30,026	0.00%
BPIC - Sewer Fees	\$30,000	\$30,000	\$31,781	0.00%
BPIC - CAM Fees	\$26,000	\$26,000	\$26,287	0.00%
BPIC - Rail Fees	\$53,000	\$79,000	\$85,543	-32.91%
Total Big Pasco Industrial Center Revenue	\$4,749,000	\$4,145,000	\$4,990,513	14.57%
<b>Big Pasco Industrial Center Expenses</b>				
BPIC - Electricity	\$120,000	\$110,000	\$113,552	9.09%
BPIC - Natural Gas	\$0	\$0	\$2,877	0.00%
BPIC - Water / Sewer	\$35,000	\$40,000	\$26,897	-12.50%
BPIC - Security / Fire Service	\$20,000	\$20,000	\$21,113	0.00%
BPIC - Fuel	\$1,500	\$1,500	\$895	0.00%
BPIC - Maintenance Supplies	\$500	\$500	\$554	0.00%
BPIC - Consultants	\$10,000	\$10,000	\$9,284	0.00%
BPIC - Property Insurance	\$299,000	\$294,500	\$265,493	1.53%
BPIC - General Taxes	\$500	\$500	\$649	0.00%
BPIC - Excise Taxes	\$2,500	\$2,500	\$2,754	0.00%
BPIC - Building Maintenance	\$10,000	\$60,000	\$6,562	-83.33%
BPIC - Building Maintenance - Warehouse	\$65,000	\$0	\$68,983	100.00%
BPIC - Building Maintenance - T1-2010	\$25,000	\$0	\$26,174	100.00%
BPIC - Water Maintenance	\$10,000	\$10,000	\$6,972	0.00%
BPIC - Sewer Maintenance	\$5,000	\$5,000	\$9,146	0.00%
BPIC - Fire Maintenance	\$60,000	\$60,000	\$26,856	0.00%
BPIC - Railroad Track Maintenance	\$20,000	\$15,000	\$20,712	33.33%
BPIC - Road Maintenance	\$11,000	\$11,000	\$3,106	0.00%
BPIC - Lawns & Grounds	\$7,000	\$21,500	\$5,713	-67.44%
BPIC - Snow Removal	\$2,000	\$2,000	\$1,085	0.00%
BPIC - Lighting	\$1,000	\$1,000	\$9,093	0.00%
BPIC - Signs	\$1,500	\$500	\$1,994	200.00%
BPIC - Equipment Rental	\$2,000	\$2,000	\$0	0.00%
BPIC - Miscellaneous	\$500	\$500	\$4,807	0.00%
BPIC - Maintenance Allocation	\$1,236,600	\$1,100,250	\$1,070,200	12.39%
BPIC - Overhead Allocations	\$1,468,000	\$1,455,200	\$1,387,744	0.88%
Total Big Pasco Industrial Center Expenses	\$3,413,600	\$3,223,450	\$3,093,216	5.90%
<b>Total Big Pasco Operating Net Income (Loss)</b>	<b>\$1,335,400</b>	<b>\$921,550</b>	<b>\$1,897,297</b>	<b>44.91%</b>

**Port of Pasco  
2024 Budget**

The Wharf	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>The Wharf Revenue</b>				
The Wharf - Building Leases	\$52,000	\$60,000	\$64,082	-13.33%
The Wharf - Land Leases	\$5,000	\$24,000	\$25,525	-79.17%
Total Wharf Revenue	\$57,000	\$84,000	\$89,607	-32.14%
<b>The Wharf Expenses</b>				
The Wharf - Water	\$0	\$0	\$247	0.00%
The Wharf - Consultants	\$5,000	\$5,000	\$0	0.00%
The Wharf - Property Insurance	\$30,500	\$6,500	\$13,295	369.23%
The Wharf - Excise Taxes	\$1,000	\$1,000	\$1,052	0.00%
The Wharf - Marine & Barge Slip Maintenance	\$10,000	\$10,000	\$430	0.00%
The Wharf - Building Maintenance	\$1,000	\$1,000	\$0	0.00%
The Wharf - Road Maintenance	\$1,000	\$1,000	\$0	0.00%
The Wharf - Lawns & Grounds	\$1,000	\$1,000	\$1,993	0.00%
The Wharf - Miscellaneous	\$500	\$500	\$0	0.00%
The Wharf - Maintenance Allocation	\$27,480	\$24,450	\$23,782	12.39%
The Wharf - Overhead Allocations	\$36,700	\$36,380	\$34,694	0.88%
Total Wharf Expenses	\$114,180	\$86,830	\$75,492	31.50%
<b>The Wharf Operating Net Income (Loss)</b>	<b>(\$57,180)</b>	<b>(\$2,830)</b>	<b>\$14,114</b>	<b>-1920.49%</b>

**Port of Pasco  
2024 Budget**

Container Terminal	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>Container Terminal Revenue</b>				
Container Terminal - Container & Barge Fees	\$40,000	\$80,000	\$61,760	-50.00%
Container Terminal - Land Leases	\$40,000	\$39,000	\$43,369	2.56%
Container Terminal - Water Fees	\$0	\$0	\$18	0.00%
Container Terminal - Sewer Fees	\$0	\$0	\$47	0.00%
Container Terminal - Rail Fees	\$47,000	\$47,000	\$47,640	0.00%
Total Container Terminal Revenue	<u>\$127,000</u>	<u>\$166,000</u>	<u>\$152,833</u>	-23.49%
<b>Container Terminal Expenses</b>				
Container Terminal - Electricity	\$3,000	\$3,000	\$2,622	0.00%
Container Terminal - Property Insurance	\$24,000	\$45,500	\$37,966	-47.25%
Container Terminal - Excise Taxes	\$1,000	\$1,000	\$696	0.00%
Container Terminal - Marine & Barge Slip Maintenanc	\$500	\$5,000	\$5,423	-90.00%
Container Terminal - Building Maintenance & Supplie	\$2,000	\$2,000	\$1,500	0.00%
Container Terminal - Railroad Track Maintenance	\$1,000	\$1,000	\$1,000	0.00%
Container Terminal - Road Maintenance	\$500	\$500	\$500	0.00%
Container Terminal - Miscellaneous	\$500	\$500	\$0	0.00%
Container Terminal - Maintenance Allocation	\$41,220	\$36,675	\$35,673	12.39%
Container Terminal - Overhead Allocations	\$55,050	\$54,570	\$52,040	0.88%
Total Container Terminal Expenses	<u>\$128,770</u>	<u>\$149,745</u>	<u>\$137,421</u>	-14.01%
<b>Container Terminal Operating Net Income (Loss)</b>	<b>(\$1,770)</b>	<b>\$16,255</b>	<b>\$15,412</b>	<b>-110.89%</b>



**Port of Pasco  
2024 Budget**

Osprey Pointe	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>Osprey Pointe Revenue</b>				
Osprey Pointe - Building Leases	\$230,000	\$210,000	\$235,580	9.52%
Osprey Pointe - Land Leases	\$12,000	\$12,000	\$12,212	0.00%
Osprey Pointe - CAM	\$18,000	\$18,000	\$18,984	0.00%
Osprey Pointe - Water	\$3,000	\$3,000	\$3,550	0.00%
Osprey Pointe - Sewer	\$5,000	\$5,000	\$5,699	0.00%
Osprey Pointe - Electricity	\$3,000	\$3,000	\$3,076	0.00%
Osprey Pointe - Miscellaneous Income	\$500	\$500	\$650	0.00%
Total Osprey Pointe Revenue	\$271,500	\$251,500	\$279,750	7.95%
<b>Osprey Pointe Expenses</b>				
Osprey Pointe - Janitorial Supplies & Service	\$18,000	\$18,000	\$18,459	0.00%
Osprey Pointe - Electricity	\$25,000	\$30,000	\$22,775	-16.67%
Osprey Pointe - Natural Gas	\$5,000	\$4,000	\$4,626	25.00%
Osprey Pointe - Water / Sewer	\$2,500	\$2,500	\$7,715	0.00%
Osprey Pointe - Refuse	\$3,000	\$3,000	\$3,213	0.00%
Osprey Pointe - Security / Fire Service	\$6,000	\$6,000	\$6,999	0.00%
Osprey Pointe - Elevator Service	\$5,000	\$3,000	\$5,240	66.67%
Osprey Pointe - Maintenance Supplies	\$1,000	\$1,000	\$643	0.00%
Osprey Pointe - Consultants	\$10,000	\$10,000	\$8,000	0.00%
Osprey Pointe - Property Insurance	\$23,000	\$20,500	\$19,146	12.20%
Osprey Pointe - General Taxes	\$500	\$500	\$490	0.00%
Osprey Pointe - Excise Taxes	\$500	\$500	\$657	0.00%
Osprey Pointe - Building Maintenance	\$12,000	\$12,000	\$10,684	0.00%
Osprey Pointe - Building Maintenance Boiler	\$7,000	\$7,000	\$6,134	0.00%
Osprey Pointe - Building Maintenance Admin	\$500	\$500	\$447	0.00%
Osprey Pointe - Pest Control	\$2,000	\$1,500	\$1,495	33.33%
Osprey Pointe - Road Maintenance	\$2,000	\$2,000	\$0	0.00%
Osprey Pointe - Lawns & Grounds	\$30,000	\$27,500	\$32,488	9.09%
Osprey Pointe - Snow Removal	\$500	\$500	\$500	0.00%
Osprey Pointe - Lighting	\$1,000	\$1,000	\$121	0.00%
Osprey Pointe - Signs	\$500	\$0	\$337	100.00%
Osprey Pointe - Miscellaneous	\$500	\$500	\$0	0.00%
Osprey Pointe - Maintenance Expense Allocated	\$68,700	\$61,125	\$59,456	12.39%
Osprey Pointe - Overhead Allocation	\$55,050	\$54,570	\$52,040	0.88%
Total Osprey Pointe Expenses	\$279,250	\$267,195	\$261,665	4.51%
<b>Osprey Pointe Operating Net Income (Loss)</b>	<b>(\$7,750)</b>	<b>(\$15,695)</b>	<b>\$18,086</b>	<b>50.62%</b>

**Port of Pasco  
2024 Budget**

<b>Reimann Industrial Center</b>	<b>2024 Budget</b>	<b>2023 Budget</b>	<b>2023 Projected</b>	<b>Budget Variance</b>
<b>Reimann Industrial Center Revenue</b>				
Riemann Industrial Center - Land Leases	\$44,000	\$45,000	\$44,395	-2.22%
Total Reimann Industrial Center Revenue	\$44,000	\$45,000	\$44,395	-2.22%
<b>Reimann Industrial Center Expenses</b>				
Riemann Industrial Center - Consultants	\$20,000	\$20,000	\$36,661	0.00%
Riemann Industrial Center - Property Insurance	\$3,500	\$13,500	\$5,661	-74.07%
Riemann Industrial Center - Signs	\$8,000	\$8,000	\$0	0.00%
Riemann Industrial Center - Miscellaneous	\$5,000	\$5,000	\$11,109	0.00%
Riemann Industrial Center - Overhead Allocations	\$36,700	\$36,380	\$34,694	0.88%
Total Reimann Industrial Center Expenses	\$73,200	\$82,880	\$88,125	-11.68%
<b>RIC Operating Net Income (Loss)</b>	<b>(\$29,200)</b>	<b>(\$37,880)</b>	<b>(\$43,730)</b>	<b>22.91%</b>

**Port of Pasco  
2024 Budget**

<b>Pasco Processing Center</b>	<b>2024 Budget</b>	<b>2023 Budget</b>	<b>2023 Projected</b>	<b>Budget Variance</b>
<b>Pasco Processing Center Revenue</b>				
PPC - Rail Fees	\$45,000	\$45,000	\$46,468	0.00%
Total Pasco Processing Center Revenue	\$45,000	\$45,000	\$46,468	0.00%
<b>Pasco Processing Center Expenses</b>				
PPC - Consultants	\$0	\$0	\$876	0.00%
PPC - Property Insurance	\$0	\$0	\$1,622	0.00%
PPC - Excise Taxes	\$1,000	\$1,000	\$0	0.00%
PPC - Rail Maintenance	\$8,000	\$8,000	\$4,692	0.00%
PPC - Miscellaneous	\$500	\$0	\$0	100.00%
Total Pasco Processing Center Expenses	\$9,500	\$9,000	\$7,190	5.56%
<b>Pasco Processing Center Operating Net Income (Lo</b>	<b>\$35,500</b>	<b>\$36,000</b>	<b>\$39,278</b>	<b>-1.39%</b>

**Port of Pasco  
2024 Budget**

<b>Pasco Industrial Center Highway 395</b>	<b>2024 Budget</b>	<b>2023 Budget</b>	<b>2023 Projected</b>	<b>Budget Variance</b>
<b>PIC395 Revenue</b>				
PIC395 - Land Leases	\$0	\$0	\$0	0.00%
Total PIC395 Revenue	\$0	\$0	\$0	#DIV/0!
<b>PIC395 Expenses</b>				
PIC395 - Signs	\$0	\$2,500	\$700	-100.00%
PIC395 - Miscellaneous	\$0	\$500	\$0	-100.00%
Total PIC395 Expenses	\$0	\$3,000	\$700	-100.00%
<b>PIC395 Operating Net Income (Loss)</b>	<b>\$0</b>	<b>(\$3,000)</b>	<b>(\$700)</b>	<b>-100.00%</b>

**Port of Pasco  
2024 Budget**

Port Maintenance Department	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>Port Maintenance Expenses</b>				
Port Maintenance - Salaries	\$795,000	\$718,000	\$747,212	10.72%
Port Maintenance - Salaries - Capital	(\$120,000)	(\$120,000)	(\$196,828)	0.00%
Port Maintenance - Benefits - FICA	\$61,000	\$55,000	\$57,341	10.91%
Port Maintenance - Benefits - L&I	\$38,000	\$36,000	\$40,838	5.56%
Port Maintenance - Benefits - Retirement	\$73,000	\$71,000	\$80,490	2.82%
Port Maintenance - Benefits - DCP	\$30,000	\$26,500	\$12,121	13.21%
Port Maintenance - Benefits - Health Insurance	\$290,000	\$277,000	\$272,152	4.69%
Port Maintenance - Benefits - Vac & Sick	\$1,000	\$1,000	\$0	0.00%
Port Maintenance - Benefits - Uniforms	\$1,500	\$1,500	\$1,605	0.00%
Port Maintenance - Unemployment (1% Salaries)	\$8,000	\$7,500	\$96	6.67%
Port Maintenance - Travel	\$5,000	\$2,500	\$2,022	100.00%
Port Maintenance - Training	\$25,000	\$2,500	\$3,048	900.00%
Port Maintenance - Labor Consultants	\$2,500	\$2,500	\$2,700	0.00%
Port Maintenance - Janitorial Supplies & Service	\$2,500	\$2,500	\$2,561	0.00%
Port Maintenance - Utilities - Electricity	\$12,000	\$10,000	\$12,176	20.00%
Port Maintenance - Utilities - Natural Gas	\$4,500	\$3,000	\$4,609	50.00%
Port Maintenance - Utilities - Refuse	\$6,500	\$4,500	\$5,979	44.44%
Port Maintenance - Utilities - Propane	\$500	\$500	\$500	0.00%
Port Maintenance - Fuel	\$40,000	\$35,000	\$39,869	14.29%
Port Maintenance - Maintenance supplies	\$20,000	\$20,000	\$13,834	0.00%
Port Maintenance - Telephone	\$3,000	\$3,000	\$2,892	0.00%
Port Maintenance - Property Insurance	\$11,000	\$9,000	\$8,798	22.22%
Port Maintenance - Building Maintenance	\$5,000	\$5,000	\$4,032	0.00%
Port Maintenance - Lawns & Grounds	\$500	\$500	\$374	0.00%
Port Maintenance - Weed Control	\$30,000	\$25,000	\$35,073	20.00%
Port Maintenance - Equipment Maintenance	\$20,000	\$15,000	\$26,319	33.33%
Port Maintenance - Vehicle Maintenance	\$5,000	\$5,000	\$6,520	0.00%
Port Maintenance - Equipment Rental	\$500	\$500	\$0	0.00%
Port Maintenance - Miscellaneous	\$3,000	\$3,000	\$2,777	0.00%
Port Maintenance - Expense Allocated	(\$1,374,000)	(\$1,222,500)	(\$1,189,111)	12.39%
Total Port Maintenance Expense	\$0	\$0	\$0	0.00%
<b>Port Maintenance Operating Net Income (Loss)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.00%</b>

**Port of Pasco  
2024 Budget**

<b>Port Administration</b>	<b>2024 Budget</b>	<b>2023 Budget</b>	<b>2023 Projected</b>	<b>Budget Variance</b>
<b>Administration Revenues</b>				
Port Admin - Economic Development City of Pasco	\$50,000	\$0	\$10,000	100.00%
Total Administration Revenues	\$50,000	\$0	\$10,000	100.00%
<b>Port Administration Expenses</b>				
Port Admin - Office Expenses and Supplies	\$30,000	\$28,000	\$30,586	7.14%
Port Admin - Technical Support	\$45,000	\$40,000	\$56,866	12.50%
Port Admin - Legal Fees	\$40,000	\$40,000	\$40,920	0.00%
Port Admin - Consultants - Professional Services	\$5,000	\$5,000	\$0	0.00%
Port Admin - Consultants - Personal Services	\$5,000	\$5,000	\$14,005	0.00%
Port Admin - Accounting	\$10,000	\$10,000	\$9,246	0.00%
Port Admin - Audit Costs	\$25,000	\$25,000	\$24,375	0.00%
Port Admin - Federal Representation	\$25,000	\$25,000	\$24,000	0.00%
Port Admin - State Representation	\$36,000	\$48,000	\$48,694	-25.00%
Port Admin - Telephone	\$9,500	\$9,000	\$10,309	5.56%
Port Admin - Banquets & Meals	\$9,000	\$9,000	\$5,923	0.00%
Port Admin - Tenant Appreciation/Retention	\$16,500	\$15,000	\$15,745	10.00%
Port Admin - Advertising	\$30,500	\$35,500	\$39,633	-14.08%
Port Admin - Port Website	\$7,000	\$3,000	\$12,870	133.33%
Port Admin - Marketing	\$71,500	\$80,000	\$80,000	-10.63%
Port Admin - Marketing Misc.	\$7,000	\$11,500	\$3,106	-39.13%
Port Admin - Newsletter	\$18,500	\$13,500	\$7,276	37.04%
Port Admin - Economic Development	\$66,000	\$63,500	\$62,500	3.94%
Port Admin - Promotional/Hosting	\$5,000	\$2,000	\$110	150.00%
Port Admin - Meetings & Registrations	\$20,000	\$10,000	\$16,669	100.00%
Port Admin - Events	\$10,000	\$10,000	\$5,000	0.00%
Port Admin - Membership Dues & Fees	\$72,500	\$70,000	\$69,400	3.57%
Port Admin - Publications & Networks	\$4,000	\$4,000	\$2,043	0.00%
Port Admin - A & G Insurance	\$161,000	\$143,500	\$150,796	12.20%
Port Admin - Administrative Salaries	\$1,185,000	\$1,094,000	\$1,072,296	8.32%
Port Admin - Commission Salaries	\$99,000	\$85,000	\$70,144	16.47%
Port Admin - Benefits - FICA	\$94,000	\$87,000	\$91,589	8.05%
Port Admin - Benefits - L&I	\$3,000	\$3,000	\$2,818	0.00%
Port Admin - Benefits - Retirement	\$114,000	\$114,000	\$100,787	0.00%
Port Admin - Benefits - DCP	\$65,000	\$53,000	\$32,675	22.64%
Port Admin - Benefits - Health Insurance	\$281,500	\$281,500	\$265,010	0.00%
Port Admin - Benefits - Car Allowance/Other	\$18,000	\$18,000	\$18,000	0.00%
Port Admin - Benefits - Health Insurance Retirees	\$15,500	\$52,500	\$33,939	-70.48%
Port Admin - Benefits - Uniforms	\$1,500	\$1,500	\$1,641	0.00%
Port Admin - Unemployment (1%)	\$11,500	\$11,000	\$0	4.55%
Port Admin - Travel Related Expenses	\$35,000	\$35,000	\$33,934	0.00%
Port Admin - Marketing Travel & Expenses	\$15,000	\$15,000	\$6,759	0.00%
Port Admin - Training	\$2,000	\$2,000	\$870	0.00%
Port Admin - Miscellaneous	\$3,000	\$3,000	\$3,850	0.00%
Port Admin - Airport Portion of Port Payroll	(\$787,000)	(\$742,000)	(\$719,703)	6.06%
Port Admin - Overhead Allocations	(\$1,651,500)	(\$1,637,100)	(\$1,561,212)	0.88%
Total Port Administration Expenses	\$233,500	\$181,900	\$183,468	28.37%
<b>Port Administration Operating Net Income (Loss)</b>	<b>(\$183,500)</b>	<b>(\$181,900)</b>	<b>(\$173,468)</b>	<b>-0.88%</b>

**Port of Pasco  
2024 Budget**

Port Nonoperating	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>Port Nonoperating Income</b>				
Port Nonoperating - Interest Income - General Fund	\$200,000	\$40,000	\$458,977	400.00%
Port Nonoperating - Finance Charge- Accounts Rec.	\$500	\$0	\$4,009	100.00%
Port Nonoperating - Interest Income - Mar. Terminal	\$2,500	\$2,500	\$18,758	0.00%
Port Nonoperating - Sale of Scrap	\$0	\$0	\$5,816	0.00%
Port Nonoperating - Gain (loss) on Disposal	\$0	\$0	\$2,853,784	0.00%
Port Nonoperating - Contributions - State of WA	\$5,500,000	\$6,200,000	\$1,031,936	-11.29%
Port Nonoperating - Contributions - CERB	\$86,500	\$86,250	\$0	0.29%
Port Nonoperating - Contributions - RIC Last Mile	\$3,400,000	\$0	\$0	100.00%
Port Nonoperating - Contributions - .09 Funds	\$165,000	\$2,000,000	\$2,134,795	-91.75%
Port Nonoperating - Property Taxes Levied	\$2,900,000	\$2,750,000	\$2,678,273	5.45%
Port Nonoperating - Property Taxes Levied TIF	\$700,000	\$0	\$4,366	100.00%
Port Nonoperating - Receipts in Lieu of Taxes	\$60,000	\$60,000	\$51,378	0.00%
Port Nonoperating - Loan Repayment - Argent Rd.	\$162,000	\$160,000	\$160,000	1.25%
Total Port Nonoperating Income	\$13,176,500	\$11,298,750	\$9,402,092	16.62%
<b>Port Nonoperating Expenses</b>				
Port Nonoperating - Amortization - 2020 G.O. Bond	(\$63,500)	(\$63,500)	(\$63,500)	0.00%
Port Nonoperating - Interest - 2009 CERB Loan	\$1,500	\$3,500	\$3,298	-57.14%
Port Nonoperating - Interest - G.O. Bond 2012	\$2,500	\$5,000	\$4,892	-50.00%
Port Nonoperating - Interest - Baker Boyer 2019	\$15,500	\$18,000	\$18,011	-13.89%
Port Nonoperating - Interest - HAEIF 2019	\$61,500	\$64,000	\$64,079	-3.91%
Port Nonoperating - Interest - 2020 LTGO	\$108,500	\$122,000	\$122,000	-11.07%
Port Nonoperating - Interest - 2022 LTGO TIF	\$290,000	\$125,000	\$200,000	132.00%
Port Nonoperating - Soils Clean-up	\$9,000	\$12,500	\$12,234	-28.00%
Port Nonoperating - Election Expenses	\$0	\$35,000	\$35,000	-100.00%
Total Port Nonoperating Expenses	\$425,000	\$321,500	\$396,013	32.19%
<b>Port Nonoperating Income (Loss)</b>	<b>\$12,751,500</b>	<b>\$10,977,250</b>	<b>\$9,006,079</b>	<b>16.16%</b>

# Tri-Cities Airport

2024 Detailed Budget





**Port of Pasco  
2024 Budget**

Airport	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>TCA Operating Revenues</b>				
TCA - Landing Fees	\$1,898,000	\$1,668,000	\$2,020,757	13.79%
TCA - Aviation Fuel Flowage Fees	\$25,000	\$25,000	\$40,519	0.00%
TCA - Land Leases	\$814,500	\$708,000	\$805,053	15.04%
TCA - Warehouse Leases	\$29,000	\$25,000	\$29,262	16.00%
TCA - Hangar Leases	\$418,000	\$418,000	\$403,938	0.00%
TCA - Building Leases	\$531,000	\$560,000	\$548,798	-5.18%
TCA - Airline Income	\$2,765,000	\$2,450,000	\$2,515,804	12.86%
TCA - Car Rentals	\$1,892,000	\$1,807,000	\$2,143,986	4.70%
TCA - Restaurant	\$190,000	\$138,000	\$227,704	37.68%
TCA - Terminal Office Space	\$160,000	\$150,000	\$159,812	6.67%
TCA - Advertising Income	\$40,000	\$40,000	\$36,226	0.00%
TCA - Hotel Income	\$60,000	\$60,000	\$47,396	0.00%
TCA - ARFF Reimbursement	\$25,000	\$25,000	\$54,616	0.00%
TCA - Terminal Parking Lot	\$3,750,000	\$2,500,000	\$3,414,401	50.00%
TCA - Fingerprinting/Badging Fees	\$14,000	\$8,000	\$13,746	75.00%
TCA - TSA Reimbursement	\$117,000	\$117,000	\$116,690	0.00%
TCA - Ground Transportation	\$40,000	\$25,000	\$51,231	60.00%
TCA - Miscellaneous Income	\$4,500	\$4,000	\$7,911	12.50%
Total TCA Operating Revenues	\$12,773,000	\$10,728,000	\$12,637,851	19.06%
<b>TCA Operating Expenses</b>				
TCA - Salaries	\$1,478,000	\$1,218,000	\$1,226,995	21.35%
TCA - Benefits - FICA	\$113,000	\$94,000	\$93,950	20.21%
TCA - Benefits - L&I	\$59,500	\$49,000	\$45,424	21.43%
TCA - Benefits - Retirement	\$128,000	\$116,000	\$109,444	10.34%
TCA - Benefits - DCP	\$55,000	\$48,000	\$23,593	14.58%
TCA - Benefits - Health Insurance	\$446,000	\$340,500	\$367,218	30.98%
TCA - Benefits - Vacation & Sick Accrual	\$2,500	\$1,000	\$500	150.00%
TCA - Benefits - Uniforms	\$8,500	\$8,500	\$9,513	0.00%
TCA - Unemployment	\$15,000	\$12,500	\$0	20.00%
TCA - Travel	\$5,500	\$5,500	\$64	0.00%
TCA - Training	\$45,000	\$45,000	\$43,436	0.00%
TCA - Labor Consultants	\$8,500	\$6,500	\$58,600	30.77%
TCA - Janitorial Supplies & Service	\$700,000	\$630,000	\$633,029	11.11%
TCA - Electricity	\$249,500	\$248,500	\$250,048	0.40%
TCA - Natural Gas	\$128,000	\$100,500	\$154,024	27.36%
TCA - Water / Sewer	\$55,000	\$45,000	\$70,944	22.22%
TCA - Refuse	\$46,500	\$37,000	\$46,813	25.68%
TCA - Cable	\$2,500	\$2,000	\$2,231	25.00%
TCA - Propane	\$500	\$500	\$0	0.00%
TCA - Security / Fire Service	\$22,500	\$19,500	\$22,494	15.38%
TCA - Elevator Service	\$5,000	\$5,000	\$3,745	0.00%
TCA - Fuel	\$66,000	\$66,000	\$74,458	0.00%
TCA - Maintenance Supplies	\$25,500	\$25,500	\$20,683	0.00%
TCA - Badging Equipment/Supplies	\$18,000	\$10,000	\$17,393	80.00%
TCA - Access Control Support	\$15,000	\$20,000	\$7,660	-25.00%
TCA - Security Equipment	\$25,000	\$18,000	\$28,999	38.89%
TCA - Consultants	\$74,000	\$71,000	\$143,069	4.23%

**Port of Pasco  
2024 Budget**

Airport	2024 Budget	2023 Budget	2023 Projected	Budget Variance
TCA - Outside Services Employed	\$1,099,000	\$1,023,000	\$1,014,770	7.43%
TCA - Parking Lot Contract	\$600,000	\$0	\$0	100.00%
TCA - Telephone	\$12,500	\$11,500	\$11,756	8.70%
TCA - Property Insurance	\$255,000	\$234,500	\$219,852	8.74%
TCA - Taxes	\$50,500	\$41,500	\$51,338	21.69%
TCA - Building Maintenance & Supplies	\$208,000	\$184,000	\$255,204	13.04%
TCA - Pest Control - Building Maintenance	\$3,500	\$3,500	\$1,507	0.00%
TCA - Road Maintenance	\$7,500	\$7,500	\$6,707	0.00%
TCA - Lawns & Grounds	\$50,500	\$58,500	\$52,658	-13.68%
TCA - Snow Removal	\$55,500	\$55,500	\$42,591	0.00%
TCA - Fences/Gates	\$10,000	\$6,000	\$18,988	66.67%
TCA - Lighting	\$18,000	\$20,000	\$16,743	-10.00%
TCA - Signs	\$10,000	\$7,500	\$9,216	33.33%
TCA - Pavement Maintenance	\$32,000	\$22,000	\$39,297	45.45%
TCA - Paint	\$65,000	\$50,500	\$90,756	28.71%
TCA - Wildlife	\$11,000	\$10,000	\$10,826	10.00%
TCA - Equipment Maintenance	\$273,000	\$106,000	\$126,971	157.55%
TCA - Equipment Rental	\$24,000	\$24,000	\$25,996	0.00%
TCA - Miscellaneous Expense	\$12,000	\$9,000	\$31,827	33.33%
Total TCA Operating Expenses	\$6,594,500	\$5,117,500	\$5,481,331	28.86%
<b>Total TCA Administrative Expenses</b>				
TCA - Office Expenses and Supplies	\$35,000	\$35,000	\$35,641	0.00%
TCA - Technical Support	\$45,000	\$40,000	\$50,023	12.50%
TCA - Legal Fees	\$40,000	\$40,000	\$38,112	0.00%
TCA - Consultants - Professional Services	\$5,000	\$5,000	\$2,026	0.00%
TCA - Consultants - Personal Services	\$35,000	\$45,000	\$43,831	-22.22%
TCA - Air Service Development	\$40,000	\$40,000	\$39,867	0.00%
TCA - Accounting	\$10,000	\$10,000	\$11,991	0.00%
TCA - Audit Costs	\$25,000	\$25,000	\$21,152	0.00%
TCA - Federal & State Representation	\$37,000	\$25,000	\$82,000	48.00%
TCA - Telephone	\$11,000	\$10,000	\$10,723	10.00%
TCA - Fuel	\$2,500	\$0	\$2,400	100.00%
TCA - Banquets & Meals	\$8,000	\$8,000	\$6,215	0.00%
TCA - Advertising	\$131,500	\$131,500	\$137,022	0.00%
TCA - Advertising - Airline Incentive	\$150,000	\$0	\$0	100.00%
TCA - Marketing	\$62,500	\$65,500	\$65,500	-4.58%
TCA - Marketing Misc.	\$5,500	\$5,000	\$4,205	10.00%
TCA - Beacon	\$14,500	\$13,500	\$7,276	7.41%
TCA - Promotional/Hosting	\$19,000	\$15,000	\$10,799	26.67%
TCA - Meetings & Registrations	\$17,000	\$15,000	\$14,320	13.33%
TCA - Membership Dues & Fees	\$20,000	\$20,000	\$18,500	0.00%
TCA - Publications & Networks	\$3,000	\$3,000	\$1,299	0.00%
TCA - Insurance	\$258,000	\$233,500	\$241,274	10.49%
TCA - Salaries	\$479,000	\$459,000	\$446,200	4.36%
TCA - Benefits - FICA	\$37,000	\$35,000	\$34,894	5.71%
TCA - Benefits - L&I	\$1,500	\$1,500	\$1,212	0.00%
TCA - Benefits - Retirement	\$46,000	\$48,000	\$47,734	-4.17%
TCA - Benefits - DCP	\$19,000	\$18,000	\$13,679	5.56%
TCA - Benefits - Health Insurance	\$145,000	\$123,500	\$118,858	17.41%
TCA - Benefits - Car Allowance/Other	\$6,500	\$6,500	\$8,868	0.00%

**Port of Pasco  
2024 Budget**

Airport	2024 Budget	2023 Budget	2023 Projected	Budget Variance
TCA - Benefits - Health Insurance Retirees	\$12,000	\$26,000	\$26,253	-53.85%
TCA - Unemployment	\$5,000	\$5,000	\$0	0.00%
TCA - Travel Related Expenses	\$33,000	\$28,000	\$32,879	17.86%
TCA - Training	\$2,000	\$2,000	\$2,032	0.00%
TCA - Miscellaneous	\$2,000	\$2,000	\$475	0.00%
TCA - A & G Port Portion	\$787,000	\$742,000	\$719,703	6.06%
Total TCA Administrative Expenses	\$2,549,500	\$2,281,500	\$2,296,962	11.75%
Total TCA Operating & Admin Expenses	\$9,144,000	\$7,399,000	\$7,778,294	23.58%
<b>TCA Operating Net Income</b>	<b>\$3,629,000</b>	<b>\$3,329,000</b>	<b>\$4,859,557</b>	<b>9.01%</b>
<b>TCA Nonoperating Revenue</b>				
TCA - Interest Income	\$350,000	\$20,000	\$645,622	1650.00%
TCA - Finance Charge	\$500	\$500	\$469	0.00%
TCA - Interest Income - PFC	\$500	\$500	\$3,895	0.00%
TCA - Interest Income - CFC	\$30,000	\$11,000	\$181,109	172.73%
TCA - Insurance Settlements	\$500	\$500	\$0	0.00%
TCA - CERB (BC Road/Taxi Lane)	\$1,250,000	\$264,000	\$0	373.48%
TCA - AIP 49 (Taxiway G Design)	\$0	\$0	\$374,168	0.00%
TCA - AIP 54 (Taxiway G)	\$0	\$6,708,000	\$6,178,153	-100.00%
TCA - AIP 57 Runway shift design	\$225,000	\$0	\$900,000	100.00%
TCA - AIP 58 FAA Reimbursable	\$0	\$0	\$1,080,000	0.00%
TCA - AIP 59 East GA Design 25%	\$6,440,000	\$0	\$52,119	100.00%
TCA - AIP 60 SRE Design	\$2,940,000	\$0	\$0	100.00%
TCA - AIP 61 Runway Shift Construction	\$14,832,000	\$0	\$0	100.00%
TCA - AIP 50 (CARES 2)	\$0	\$685,000	\$981,384	-100.00%
TCA - AIP 52 (CARES 3)	\$2,800,000	\$2,608,000	\$2,281,396	7.36%
TCA - AIP 56 (Pavement Management)	\$0	\$0	\$5,836	0.00%
TCA - SCASD Dallas	\$750,000	\$0	\$0	100.00%
TCA - Aerospace Manufacturing	\$0	\$50,000	\$416,000	-100.00%
TCA - PFC	\$1,725,000	\$1,650,000	\$1,708,525	4.55%
TCA - CFC	\$910,000	\$550,000	\$671,352	65.45%
Total TCA Nonoperating Revenue	\$32,253,500	\$12,547,500	\$15,480,029	157.05%
<b>TCA Nonoperating Expenses</b>				
TCA - Amortization - 2014 Revenue Bond	(\$25,000)	(\$25,000)	(\$25,000)	0.00%
TCA - Interest - 2012 GO Bond	3,500	6,500	6,508.20	-46.15%
TCA - Interest - 2013 HAEIFAC	\$10,000	\$12,000	\$11,834	-16.67%
TCA - Interest - 2014 Revenue Bond	\$660,000	\$715,500	\$715,400	-7.76%
TCA - Interest - CERB Battelle Hangar	\$0	\$31,500	\$0	-100.00%
TCA - Interest - CERB BC Road/Taxi Lane	\$56,500	\$0	\$0	100.00%
TCA - Loan Repayment - 2020 City of Pasco	\$162,000	\$160,000	\$160,000	1.25%
TCA - SCASD Dallas	\$750,000	\$0	\$0	100.00%
TCA - Aerospace Manufacturing	\$0	\$100,000	\$485,884	0.00%
TCA - Miscellaneous	\$0	\$0	\$97	0.00%
Total TCA Nonoperating Expenses	\$1,617,000	\$1,000,500	\$1,354,722	61.62%
<b>TCA Nonoperating Income</b>	<b>\$30,636,500</b>	<b>\$11,547,000</b>	<b>\$14,125,307</b>	<b>165.32%</b>
<b>TCA Net Income</b>	<b>\$34,265,500</b>	<b>\$14,876,000</b>	<b>\$18,984,864</b>	<b>130.34%</b>
<b>TCA Balance Sheet Transactions</b>				
TCA - Loan Proceeds - CERB BC Road	\$0	\$1,496,000	\$3,750,000	-100.00%

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Airport	2024 Budget	2023 Budget	2023 Projected	Budget Variance
TCA - Principal - G.O. Bond 2012	(110,000)	(110,029)	(110,029)	-0.03%
TCA - Principal - HAEIF Loan 2013	(73,500)	(71,445)	(71,445)	2.88%
TCA - Principal - Terminal Revenue Bond	(\$1,110,555)	(\$1,110,555)	(\$1,060,000)	0.00%
TCA - Principal - CERB Battelle	-	(73,570)	-	-100.00%
TCA - Principal - CERB BC Road/Taxi Lane	(162,000)	-	-	100.00%
TCA - Unavailable CFC \$	(\$940,000)	(\$561,000)	(\$852,461)	67.56%
TCA - Unavailable PFC \$	\$0	\$0	(\$610,525)	0.00%
TCA - Amortization - 2014 Revenue Bond	\$25,000	\$25,000	\$25,000	0.00%
TCA - Capital Projects Grant/Debt Funded	(\$28,487,000)	(\$11,650,971)	(\$15,493,028)	144.50%
TCA - Capital Projects Cash Funded	(\$6,648,000)	(\$4,582,389)	(\$2,946,157)	45.08%
Total TCA Balance Sheet Transactions	(\$37,506,055)	(\$16,638,958)	(\$17,368,645)	125.41%
<b>Increase (Decrease) in Cash</b>				
Before Capital Projects Cash Funded	\$3,407,445	\$2,819,431	\$4,562,376	20.86%
After Capital Projects Cash Funded	(\$3,240,555)	(\$1,762,958)	\$1,616,219	83.81%
<b>Increase (Decrease) in Cash w/out CARES</b>				
Before Capital Projects Cash Funded	\$607,445	(\$473,569)	\$1,299,596	-228.27%
After Capital Projects Cash Funded	(\$6,040,555)	(\$5,055,958)	(\$1,646,561)	19.47%

**Port of Pasco  
2024 Budget**

Airfield	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>Airfield Revenues</b>				
Airfield - Landing Fees	\$2,025,000	\$1,700,000	\$2,042,365	19.12%
Airfield - Landing Fees Incentive Plan	(\$127,000)	(\$32,000)	(\$21,608)	296.88%
Airfield - Aviation Fuel Flowage Fees	\$25,000	\$25,000	\$40,519	0.00%
Airfield - Land Leases - Hangars	\$127,000	\$125,000	\$126,518	1.60%
Airfield - Land Leases - Farm	\$211,000	\$170,000	\$209,963	24.12%
Airfield - Building Leases	\$54,000	\$50,000	\$54,306	8.00%
Airfield - Building Leases - Hangars	\$303,000	\$295,000	\$303,860	2.71%
Airfield - Building Leases - FBO	\$70,000	\$78,000	\$63,625	-10.26%
Airfield - CAM Fees	\$45,000	\$45,000	\$36,454	0.00%
Airfield - Miscellaneous Income	\$0	\$0	\$1,660	0.00%
Total Airfield Revenues	\$2,733,000	\$2,456,000	\$2,857,662	11.28%
<b>Airfield Expenses</b>				
Airfield - Electricity	\$25,000	\$25,000	\$29,208	0.00%
Airfield - Water & Sewer	\$5,000	\$4,500	\$5,865	11.11%
Airfield - Electricity - Hangars	\$3,500	\$4,500	\$3,349	-22.22%
Airfield - Natural Gas - Hangars	\$500	\$500	\$185	0.00%
Airfield - Water & Sewer - Hangars	\$4,000	\$3,500	\$3,987	14.29%
Airfield - Security / Fire Service - Hangars	\$2,000	\$2,000	\$1,606	0.00%
Airfield - Security / Fire Service - Battelle	\$10,500	\$10,500	\$10,541	0.00%
Airfield - Security / Fire Service - FBO	\$1,000	\$1,000	\$1,190	0.00%
Airfield - Fuel	\$20,000	\$20,000	\$17,227	0.00%
Airfield - Maintenance Supplies	\$2,500	\$2,500	\$923	0.00%
Airfield - Consultants	\$60,000	\$60,000	\$81,200	0.00%
Airfield - Telephone	\$2,000	\$1,500	\$1,958	33.33%
Airfield - Telephone - FBO	\$1,000	\$1,000	\$868	0.00%
Airfield - Property Insurance	\$29,000	\$16,000	\$22,774	81.25%
Airfield - Property Insurance - Hangars	\$37,000	\$33,500	\$32,934	10.45%
Airfield - General Taxes	\$6,500	\$6,000	\$6,557	8.33%
Airfield - Excise Taxes	\$35,000	\$27,000	\$36,309	29.63%
Airfield - Hangar Maintenance	\$8,000	\$5,000	\$10,605	60.00%
Airfield - Hangar Maintenance - FBO	\$5,000	\$6,000	\$3,674	-16.67%
Airfield - Hangar Maintenance - Battelle	\$30,500	\$30,500	\$47,059	0.00%
Airfield - Lawns & Grounds	\$25,000	\$33,000	\$15,095	-24.24%
Airfield - Lawns & Grounds - Battelle	\$4,000	\$4,000	\$1,500	0.00%
Airfield - Snow Removal	\$50,000	\$50,000	\$40,032	0.00%
Airfield - Fences/Gates	\$10,000	\$6,000	\$18,988	66.67%
Airfield - Lighting	\$10,000	\$10,000	\$18,465	0.00%
Airfield - Signs	\$6,000	\$2,000	\$5,300	200.00%
Airfield - Pavement Maintenance	\$30,000	\$20,000	\$38,582	50.00%
Airfield - Paint	\$60,000	\$50,000	\$90,756	20.00%
Airfield - Wildlife	\$11,000	\$10,000	\$10,826	10.00%
Airfield - Equipment Maintenance	\$40,000	\$35,000	\$48,095	14.29%
Airfield - Equipment Rental	\$18,000	\$18,000	\$22,104	0.00%
Airfield - Miscellaneous Expense	\$500	\$500	\$116	0.00%
Airfield - ARFF Expense Allocated	\$1,172,150	\$986,000	\$990,650	18.88%
Airfield - Security Expense Allocated	\$467,460	\$342,540	\$371,286	36.47%
Airfield - Maintenance Expense Allocated	\$561,250	\$512,750	\$512,094	9.46%

**Port of Pasco  
2024 Budget**

<b>Airfield</b>	<b>2024 Budget</b>	<b>2023 Budget</b>	<b>2023 Projected</b>	<b>Budget Variance</b>
Airfield - Overhead Allocation	\$899,974	\$805,370	\$783,264	11.75%
Total Airfield Expenses	\$3,653,334	\$3,145,660	\$3,285,172	16.14%
<b>Airfield Operating Net Income (Loss)</b>	<b>(\$920,334)</b>	<b>(\$689,660)</b>	<b>(\$427,510)</b>	<b>-33.45%</b>

**Port of Pasco  
2024 Budget**

<b>Terminal</b>	<b>2024 Budget</b>	<b>2023 Budget</b>	<b>2023 Projected</b>	<b>Budget Variance</b>
<b>Terminal Revenue</b>				
Terminal - Airline Income	\$2,765,000	\$2,450,000	\$2,515,804	12.86%
Terminal - Car Rentals - Percentage of Sales/MAGG	\$1,500,000	\$1,415,000	\$1,751,946	6.01%
Terminal - Car Rentals - Parking Lot	\$392,000	\$392,000	\$392,040	0.00%
Terminal - Restaurant	\$190,000	\$138,000	\$227,704	37.68%
Terminal - Terminal Office Space	\$160,000	\$150,000	\$159,812	6.67%
Terminal - Advertising Income	\$40,000	\$40,000	\$36,226	0.00%
Terminal - Terminal Parking Lot	\$3,750,000	\$2,500,000	\$3,414,401	50.00%
Terminal - Ground Transportation	\$40,000	\$25,000	\$51,231	60.00%
Terminal - Miscellaneous Income	\$0	\$0	\$4	0.00%
<b>Total Terminal Revenue</b>	<b>\$8,837,000</b>	<b>\$7,110,000</b>	<b>\$8,549,168</b>	<b>24.29%</b>
<b>Terminal Expenses</b>				
Terminal - Janitorial Supplies & Service	\$700,000	\$630,000	\$633,029	11.11%
Terminal - Electricity	\$150,000	\$150,000	\$147,363	0.00%
Terminal - Natural Gas	\$75,000	\$50,000	\$74,047	50.00%
Terminal - Water / Sewer	\$18,000	\$16,000	\$19,006	12.50%
Terminal - Refuse	\$28,000	\$23,500	\$28,511	19.15%
Terminal - Cable	\$2,500	\$2,000	\$2,231	25.00%
Terminal - Propane	\$500	\$500	\$0	0.00%
Terminal - Security / Fire Service	\$2,000	\$2,000	\$1,748	0.00%
Terminal - Elevator Service	\$5,000	\$5,000	\$3,745	0.00%
Terminal - Electricity - Parking Lot	\$22,000	\$27,000	\$20,937	-18.52%
Terminal - Maintenance Supplies	\$2,000	\$2,000	\$731	0.00%
Terminal - Consultants	\$3,500	\$3,500	\$30,250	0.00%
Terminal - Consultant - Parking Lot	\$600,000	\$0	\$0	100.00%
Terminal - Telephone	\$4,000	\$3,500	\$3,932	14.29%
Terminal - Property Insurance	\$103,000	\$103,000	\$88,192	0.00%
Terminal - General Taxes	\$0	\$0	\$41	0.00%
Terminal - Excise Taxes	\$1,000	\$1,000	\$665	0.00%
Terminal - Building Maintenance	\$35,000	\$35,000	\$44,856	0.00%
Terminal - Building Maintenance - Boiler HVAC	\$35,000	\$35,000	\$45,212	0.00%
Terminal - Building Maintenance - Technology Service	\$40,000	\$30,000	\$35,149	33.33%
Terminal - Building Maintenance - Airlines	\$2,000	\$1,000	\$7,842	100.00%
Terminal - Building Maintenance - TSA	\$0	\$0	\$5,992	0.00%
Terminal - Building Maintenance - Parking Lot	\$2,000	\$2,000	\$4,537	0.00%
Terminal - Building Maintenance - Car Rentals	\$500	\$500	\$559	0.00%
Terminal - Building Maintenance - BHS	\$15,000	\$10,000	\$9,247	50.00%
Terminal - Pest Control	\$3,000	\$3,000	\$1,007	0.00%
Terminal - Road Maintenance	\$500	\$500	\$0	0.00%
Terminal - Lawn & Grounds	\$14,000	\$14,000	\$21,014	0.00%
Terminal - Snow Removal	\$4,000	\$4,000	\$2,000	0.00%
Terminal - Snow Removal - Parking Lot	\$1,500	\$1,500	\$559	0.00%
Terminal - Lighting	\$3,000	\$5,000	\$1,654	-40.00%
Terminal - Lighting - Parking Lot	\$5,000	\$5,000	(\$3,376)	0.00%
Terminal - Signs	\$3,000	\$4,500	\$1,684	-33.33%
Terminal - Pavement Maintenance	\$1,000	\$1,000	\$0	0.00%
Terminal - Pavement Maintenance - Parking Lot	\$1,000	\$1,000	\$715	0.00%
Terminal - Paint	\$5,000	\$500	\$0	900.00%
Terminal - Equipment Maintenance	\$14,000	\$14,000	\$6,950	0.00%
Terminal - Equipment Maintenance - Parking Lot	\$15,000	\$0	\$0	100.00%

**Port of Pasco  
2024 Budget**

<b>Terminal</b>	<b>2024 Budget</b>	<b>2023 Budget</b>	<b>2023 Projected</b>	<b>Budget Variance</b>
Terminal - Equipment Rental	\$3,000	\$3,000	\$0	0.00%
Terminal - Equipment Rental - Parking Lot	\$3,000	\$3,000	\$3,892	0.00%
Terminal - Miscellaneous	\$2,000	\$2,000	\$1,987	0.00%
Terminal - ARFF Expense Allocated	\$137,900	\$116,000	\$116,547	18.88%
Terminal - Security Expense Allocated	\$701,190	\$513,810	\$556,929	36.47%
Terminal - Maintenance Expense Allocated	\$392,875	\$358,925	\$358,466	9.46%
Terminal - Overhead Allocation	\$1,381,829	\$1,236,573	\$1,242,657	11.75%
Total Terminal Expenses	\$4,537,794	\$3,419,808	\$3,520,506	32.69%
<b>Terminal Operating Net Income (Loss)</b>	<b>\$4,299,206</b>	<b>\$3,690,192</b>	<b>\$5,028,662</b>	<b>16.50%</b>



**Port of Pasco  
2024 Budget**

Industrial Center	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>Industrial Center Revenue</b>				
Industrial Center - Land Leases	\$333,000	\$270,000	\$325,873	23.33%
Industrial Center - Warehouse Leases	\$29,000	\$25,000	\$29,262	16.00%
Industrial Center - Building Leases	\$477,000	\$510,000	\$494,492	-6.47%
Total Industrial Center Revenue	\$839,000	\$805,000	\$849,627	4.22%
<b>Industrial Center Expenses</b>				
Industrial Center - Electricity	\$20,000	\$15,000	\$22,541	33.33%
Industrial Center - Water / Sewer	\$20,000	\$12,500	\$32,610	60.00%
Industrial Center - Security / Fire Service	\$5,000	\$2,500	\$5,218	100.00%
Industrial Center - Maintenance Supplies	\$500	\$500	\$407	0.00%
Industrial Center - Consultants	\$2,500	\$2,500	\$20,346	0.00%
Industrial Center - Property Insurance	\$55,000	\$53,500	\$48,483	2.80%
Industrial Center - General Taxes	\$0	\$0	\$41	0.00%
Industrial Center - Building Maintenance	\$25,000	\$20,000	\$26,235	25.00%
Industrial Center - Road Maintenance	\$5,000	\$5,000	\$5,207	0.00%
Industrial Center - Lawn & Grounds	\$2,500	\$2,500	\$1,992	0.00%
Industrial Center - Miscellaneous	\$500	\$500	\$500	0.00%
Industrial Center - ARFF Expense Allocated	\$48,265	\$40,600	\$40,791	18.88%
Industrial Center - Security Expense Allocated	\$110,373	\$80,878	\$87,665	36.47%
Industrial Center - Maintenance Expense Allocated	\$123,475	\$112,805	\$122,902	9.46%
Industrial Center - Overhead Allocation	\$203,960	\$182,520	\$225,102	11.75%
Total Industrial Center Expenses	\$622,073	\$531,303	\$640,040	17.08%
<b>Industrial Center Operating Net Income (Loss)</b>	<b>\$216,928</b>	<b>\$273,698</b>	<b>\$209,587</b>	<b>-20.74%</b>

**Port of Pasco  
2024 Budget**

Business Center	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>Business Center Revenue</b>				
Business Center - Land Leases	\$135,000	\$135,000	\$133,637	0.00%
Business Center - Land Leases - Hotel	\$60,000	\$60,000	\$47,396	0.00%
Business Center - Miscellaneous Income	\$500	\$500	\$2,185	0.00%
Total Business Center Revenue	\$195,500	\$195,500	\$183,218	0.00%
<b>Business Center Expenses</b>				
Business Center - Electricity	\$1,000	\$1,000	\$1,112	0.00%
Business Center - Water / Sewer (Irrigation Water)	\$1,000	\$1,000	\$1,101	0.00%
Business Center - Security / Fire Service	\$500	\$500	\$500	0.00%
Business Center - Consultants	\$8,000	\$5,000	\$11,273	60.00%
Business Center - General Taxes	\$1,000	\$1,000	\$901	0.00%
Business Center - Road Maintenance	\$2,000	\$2,000	\$1,500	0.00%
Business Center - Lawn & Grounds	\$3,500	\$3,500	\$11,509	0.00%
Business Center - Signs	\$1,000	\$1,000	\$2,232	0.00%
Business Center - Miscellaneous	\$500	\$500	\$456	0.00%
Business Center - ARFF Expense Allocated	\$13,790	\$11,600	\$11,655	18.88%
Business Center - Security Expense Allocated	\$12,985	\$9,515	\$10,314	36.47%
Business Center - Maintenance Expense Allocated	\$33,675	\$30,765	\$20,484	9.46%
Business Center - Overhead Allocation	\$50,990	\$45,630	\$34,454	11.75%
Total Business Center Expenses	\$129,940	\$113,010	\$107,490	14.98%
<b>Business Center Operating Net Income (Loss)</b>	<b>\$65,560</b>	<b>\$82,490</b>	<b>\$75,728</b>	<b>-20.52%</b>

**Port of Pasco  
2024 Budget**

Recreational Center	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>Recreational Center Revenue</b>				
Recreational Center - Land Leases	\$8,500	\$8,000	\$9,062	6.25%
Recreational Center - Miscellaneous Income	\$4,000	\$3,500	\$4,062	14.29%
Total Recreational Center Revenue	\$12,500	\$11,500	\$13,124	8.70%
<b>Recreational Center Expenses</b>				
Recreational Center - General Taxes	\$7,000	\$6,500	\$6,823	7.69%
Recreational Center - Miscellaneous	\$500	\$500	\$500	0.00%
Recreational Center - ARFF Expense Allocated	\$6,895	\$5,800	\$5,827	18.88%
Recreational Center - Security Expense Allocated	\$6,493	\$4,758	\$5,157	36.47%
Recreational Center - Maintenance Expense Allocated	\$11,225	\$10,255	\$10,242	9.46%
Recreational Center - Overhead Allocation	\$12,748	\$11,408	\$11,485	11.75%
Total Recreational Center Expenses	\$44,860	\$39,220	\$40,034	14.38%
<b>Recreational Center Operating Net Income (Loss)</b>	<b>(\$32,360)</b>	<b>(\$27,720)</b>	<b>(\$26,910)</b>	<b>-16.74%</b>

**Port of Pasco  
2024 Budget**

Airport Maintenance Department	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>Airport Maintenance Expenses</b>				
TCA Maintenance - Salaries	\$653,000	\$597,000	\$597,240	9.38%
TCA Maintenance - Other Departments	\$0	\$0	(\$857)	0.00%
TCA Maintenance - Benefits - FICA	\$50,000	\$46,000	\$45,091	8.70%
TCA Maintenance - Benefits - L&I	\$26,500	\$25,000	\$21,598	6.00%
TCA Maintenance - Benefits - Retirement	\$60,000	\$59,000	\$60,822	1.69%
TCA Maintenance - Benefits - DCP	\$25,000	\$23,000	\$10,894	8.70%
TCA Maintenance - Benefits - Health Insurance	\$164,000	\$149,000	\$148,755	10.07%
TCA Maintenance - Benefits - Vacation & Sick	\$500	\$500	\$500	0.00%
TCA Maintenance - Benefits - Uniforms	\$2,500	\$2,500	\$2,821	0.00%
TCA Maintenance - Unemployment	\$6,500	\$6,000	\$0	8.33%
TCA Maintenance - Travel	\$4,000	\$4,000	\$0	0.00%
TCA Maintenance - Training	\$4,000	\$4,000	\$296	0.00%
TCA Maintenance - Labor Consultants	\$5,000	\$5,000	\$3,000	0.00%
TCA Maintenance - Electricity	\$17,000	\$15,000	\$15,840	13.33%
TCA Maintenance - Natural Gas	\$17,500	\$15,000	\$18,354	16.67%
TCA Maintenance - Water / Sewer	\$3,500	\$3,500	\$3,634	0.00%
TCA Maintenance - Refuse	\$8,000	\$4,500	\$8,026	77.78%
TCA Maintenance - Fuel	\$15,000	\$15,000	\$21,161	0.00%
TCA Maintenance - Maintenance Supplies	\$20,000	\$20,000	\$18,338	0.00%
TCA Maintenance - Telephone	\$2,500	\$2,500	\$2,173	0.00%
TCA Maintenance - Property Insurance	\$6,000	\$6,000	\$5,679	0.00%
TCA Maintenance - Building Maintenance	\$5,000	\$4,000	\$8,005	25.00%
TCA Maintenance - Pest Control	\$500	\$500	\$500	0.00%
TCA Maintenance - Lawns & Grounds	\$500	\$500	\$548	0.00%
TCA Maintenance - Weed Control	\$500	\$500	\$500	0.00%
TCA Maintenance - Equipment Maintenance	\$10,000	\$5,000	\$13,466	100.00%
TCA Maintenance - Equipment Maintenance - Vehicle	\$11,000	\$11,000	\$15,999	0.00%
TCA Maintenance - Miscellaneous	\$4,500	\$1,500	\$1,803	200.00%
TCA Maintenance - Maintenance Expense Allocated	(\$1,122,500)	(\$1,025,500)	(\$1,024,187)	9.46%
<b>Total Airport Maintenance Expenses</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.00%</b>
<b>Airport Maintenance Operating Net Income (Loss)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.00%</b>

**Port of Pasco  
2024 Budget**

<b>Airport Security Department</b>	<b>2024 Budget</b>	<b>2023 Budget</b>	<b>2023 Projected</b>	<b>Budget Variance</b>
<b>Airport Security Revenue</b>				
TCA Security - Fingerprinting/Badging Fees	\$14,000	\$8,000	\$13,746	75.00%
TCA Security - TSA Reimbursement	\$117,000	\$117,000	\$116,690	0.00%
Total Airport Security Revenue	\$131,000	\$125,000	\$130,436	4.80%
<b>Airport Security Expenses</b>				
TCA Security - Salaries	\$825,000	\$621,000	\$630,612	32.85%
TCA Security - Benefits - FICA	\$63,000	\$48,000	\$48,860	31.25%
TCA Security - Benefits - L&I	\$33,000	\$24,000	\$23,827	37.50%
TCA Security - Benefits - Retirement	\$68,000	\$57,000	\$48,621	19.30%
TCA Security - Benefits - DCP	\$30,000	\$25,000	\$12,700	20.00%
TCA Security - Benefits - Health Insurance	\$282,000	\$191,500	\$218,463	47.26%
TCA Security - Benefits - Vacation & Sick Accrual	\$2,000	\$500	\$0	300.00%
TCA Security - Uniforms/Body Armor	\$6,000	\$6,000	\$6,692	0.00%
TCA Security - Unemployment Tax	\$8,500	\$6,500	\$0	30.77%
TCA Security - Travel	\$1,500	\$1,500	\$64	0.00%
TCA Security - Training	\$3,000	\$3,000	\$1,791	0.00%
TCA Security - Labor Consultants	\$3,500	\$1,500	\$55,600	133.33%
TCA Security - Fuel	\$25,000	\$25,000	\$31,795	0.00%
TCA Security - Badging Equipment/Supplies	\$18,000	\$10,000	\$17,393	80.00%
TCA Security - Access Control Support	\$15,000	\$20,000	\$7,660	-25.00%
TCA Security - Security Equipment	\$25,000	\$18,000	\$28,999	38.89%
TCA Security - Dispatch Services	\$9,000	\$8,000	\$7,940	12.50%
TCA Security- Telephone	\$3,000	\$3,000	\$2,825	0.00%
TCA Security - Equipment Maintenance - Vehicles	\$6,000	\$4,000	\$11,995	50.00%
TCA Security - Miscellaneous	\$3,000	\$3,000	\$5,950	0.00%
TCA Security - Security Expense Allocated	(\$1,298,500)	(\$951,500)	(\$1,031,350)	36.47%
Total Airport Security Expenses	\$131,000	\$125,000	\$130,436	4.80%
<b>Airport Security Operating Net Income (Loss)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.00%</b>

**Port of Pasco  
2024 Budget**

Airport ARFF Department	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>ARFF Revenue</b>				
ARFF - City Reimbursement	\$25,000	\$25,000	\$54,616	\$0
Total ARFF Revenue	\$25,000	\$25,000	\$54,616	0.00%
<b>ARFF Expenses</b>				
ARFF - Training	\$38,000	\$38,000	\$41,349	0.00%
ARFF - Electricity	\$11,000	\$11,000	\$9,698	0.00%
ARFF - Natural Gas	\$35,000	\$35,000	\$61,438	0.00%
ARFF - Water & Sewer	\$3,500	\$4,000	\$4,740	-12.50%
ARFF - Refuse	\$10,500	\$9,000	\$10,276	16.67%
ARFF - Security / Fire Service	\$1,500	\$1,000	\$1,691	50.00%
ARFF - Fuel	\$6,000	\$6,000	\$4,275	0.00%
ARFF - Maintenance Supplies	\$500	\$500	\$284	0.00%
ARFF - Contract	\$1,090,000	\$1,015,000	\$1,006,830	7.39%
ARFF - Property Insurance	\$25,000	\$22,500	\$21,790	11.11%
ARFF - Building Maintenance	\$5,000	\$5,000	\$6,233	0.00%
ARFF - Lawn & Grounds	\$500	\$500	\$500	0.00%
ARFF - Equipment Maintenance	\$2,000	\$20,000	\$961	-90.00%
ARFF - Equipment Maintenance - Trucks	\$175,000	\$17,000	\$29,506	929.41%
ARFF - Miscellaneous	\$500	\$500	\$20,515	0.00%
ARFF - ARFF Expense Allocated	(\$1,379,000)	(\$1,160,000)	(\$1,165,471)	18.88%
Total ARFF Expenses	\$25,000	\$25,000	\$54,616	0.00%
<b>ARFF Operating Net Income (Loss)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.00%</b>

**Port of Pasco  
2024 Budget**

Airport Administration	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>TCA Administration Expenses</b>				
TCA Admin - Office Expenses and Supplies	\$35,000	\$35,000	\$35,641	0.00%
TCA Admin - Technical Support	\$45,000	\$40,000	\$50,023	12.50%
TCA Admin - Legal Fees	\$40,000	\$40,000	\$38,112	0.00%
TCA Admin - Consultants - Professional Services	\$5,000	\$5,000	\$2,026	0.00%
TCA Admin - Consultants - Personal Services	\$35,000	\$45,000	\$43,831	-22.22%
TCA Admin - Air Service Development	\$40,000	\$40,000	\$39,867	0.00%
TCA Admin - Accounting	\$10,000	\$10,000	\$11,991	0.00%
TCA Admin - Audit Costs	\$25,000	\$25,000	\$21,152	0.00%
TCA Admin - Federal Representation	\$25,000	\$25,000	\$82,000	0.00%
TCA Admin - State Representation	\$12,000	\$0	\$0	100.00%
TCA Admin - Telephone	\$11,000	\$10,000	\$10,723	10.00%
TCA Admin - Fuel	\$2,500	\$0	\$2,400	100.00%
TCA Admin - Banquets & Meals	\$8,000	\$8,000	\$6,215	0.00%
TCA Admin - Tenant Appreciation/Retention	\$16,500	\$12,500	\$9,206	32.00%
TCA Admin - Advertising	\$123,500	\$127,500	\$127,500	-3.14%
TCA Admin - Airport Website	\$8,000	\$4,000	\$9,522	100.00%
TCA Admin - Advertising - Airline Incentive	\$150,000	\$0	\$0	100.00%
TCA Admin - Marketing	\$62,500	\$65,500	\$65,500	-4.58%
TCA Admin - Marketing Misc.	\$5,500	\$5,000	\$4,205	10.00%
TCA Admin - Newsletter	\$14,500	\$13,500	\$7,276	7.41%
TCA Admin - Promotional/Hosting	\$2,500	\$2,500	\$1,593	0.00%
TCA Admin - Meetings & Registrations	\$17,000	\$15,000	\$14,320	13.33%
TCA Admin - Membership Dues & Fees	\$20,000	\$20,000	\$18,500	0.00%
TCA Admin - Publications & Networks	\$3,000	\$3,000	\$1,299	0.00%
TCA Admin - A & G Insurance	\$258,000	\$233,500	\$241,274	10.49%
TCA Admin - Administrative Salaries	\$479,000	\$459,000	\$446,200	4.36%
TCA Admin - Benefits - FICA	\$37,000	\$35,000	\$34,894	5.71%
TCA Admin - Benefits - L&I	\$1,500	\$1,500	\$1,212	0.00%
TCA Admin - Benefits - Retirement	\$46,000	\$48,000	\$47,734	-4.17%
TCA Admin - Benefits - DCP	\$19,000	\$18,000	\$13,679	5.56%
TCA Admin - Benefits - Health Insurance	\$145,000	\$123,500	\$118,858	17.41%
TCA Admin - Benefits - Car Allowance/Other	\$6,000	\$6,000	\$6,000	0.00%
TCA Admin - Benefits - Health Insurance Retirees	\$12,000	\$26,000	\$26,253	-53.85%
TCA Admin - Benefits - Uniforms	\$500	\$500	\$2,868	0.00%
TCA Admin - Unemployment	\$5,000	\$5,000	\$0	0.00%
TCA Admin - Travel	\$30,000	\$25,000	\$25,612	20.00%
TCA Admin - Travel - Marketing	\$3,000	\$3,000	\$2,864	0.00%
TCA Admin - Training	\$2,000	\$2,000	\$2,032	0.00%
TCA Admin - Miscellaneous	\$2,000	\$2,000	\$475	0.00%
TCA Admin - Port Payroll Expense	\$787,000	\$742,000	\$719,703	6.06%
TCA Admin - Overhead Allocation	(\$2,549,500)	(\$2,281,500)	(\$2,296,962)	11.75%
Total TCA Administration Expenses	\$0	\$0	\$0	0.00%
<b>TCA Administration Operating Net Income (Loss)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.00%</b>

**Port of Pasco  
2024 Budget**

Airport Nonoperating	2024 Budget	2023 Budget	2023 Projected	Budget Variance
<b>TCA Nonoperating Revenue</b>				
TCA Nonoperating - Interest Income	\$350,000	\$20,000	\$645,622	1650.00%
TCA Nonoperating - Finance Charge	\$500	\$500	\$469	0.00%
TCA Nonoperating - Interest Income - PFC	\$500	\$500	\$3,895	0.00%
TCA Nonoperating - Interest Income - CFC	\$30,000	\$11,000	\$181,109	172.73%
TCA Nonoperating - Insurance Settlements	\$500	\$500	\$0	0.00%
TCA Nonoperating - CERB BC Road/Taxi lane	\$1,250,000	\$264,000	\$0	373.48%
TCA Nonoperating - Aerospace Manufacturing	\$0	\$50,000	\$416,000	-100.00%
TCA Nonoperating - AIP 49 (Taxiway G Design)	\$0	\$0	\$374,168	0.00%
TCA Nonoperating - AIP 54 (Taxiway G)	\$0	\$6,708,000	\$6,178,153	-100.00%
TCA Nonoperating - AIP 57 Runway shift design	\$225,000	\$0	\$900,000	100.00%
TCA Nonoperating - AIP 58 FAA Reimbursable	\$0	\$0	\$1,080,000	0.00%
TCA Nonoperating - AIP 59 East GA Design 25%	\$6,440,000	\$0	\$52,119	100.00%
TCA Nonoperating - AIP 60 SRE Design	\$2,940,000	\$0	\$0	100.00%
TCA Nonoperating - AIP 61 Runway Shift Constructio	\$14,832,000	\$0	\$0	100.00%
TCA Nonoperating - AIP 50 (CARES 2)	\$0	\$685,000	\$981,384	-100.00%
TCA Nonoperating - AIP 52 (CARES 3)	\$2,800,000	\$2,608,000	\$2,281,396	7.36%
TCA Nonoperating - AIP 56 (Pavement Management)	\$0	\$0	\$5,836	0.00%
TCA Nonoperating - SCASD Dallas	\$750,000	\$0	\$0	100.00%
TCA Nonoperating - PFC	\$1,725,000	\$1,650,000	\$1,708,525	4.55%
TCA Nonoperating - CFC	\$910,000	\$550,000	\$671,352	65.45%
Total TCA Nonoperating Income	\$32,253,500	\$12,547,500	\$15,480,029	157.05%
<b>TCA Nonoperating Expenses</b>				
TCA Nonoperating - Amortization - 2014 Bond	(\$25,000)	(\$25,000)	(\$25,000)	0.00%
TCA Nonoperating - Interest - 2012 GO Bond	\$3,500	\$6,500	\$6,508	-46.15%
TCA Nonoperating - Interest - 2013 HAEIFAC	\$10,000	\$12,000	\$11,834	-16.67%
TCA Nonoperating - Interest - 2014 Revenue Bond	\$660,000	\$715,500	\$715,400	-7.76%
TCA Nonoperating - Interest - CERB Battelle Hangar	\$0	\$31,500	\$0	-100.00%
TCA Nonoperating - Interest - CERB BC Road/Taxi la	\$56,500	\$0	\$0	100.00%
TCA Nonoperating - Loan Repayment - Argent Rd	\$162,000	\$160,000	\$160,000	1.25%
TCA Nonoperating - SCASD Dallas	\$750,000	\$0	\$0	100.00%
TCA Nonoperating - Aerospace Manufacturing	\$0	\$100,000	\$485,884	-100.00%
TCA Nonoperating - Miscellaneous	\$0	\$0	\$97	0.00%
Total TCA Nonoperating Expenses	\$1,617,000	\$1,000,500	\$1,354,722	61.62%
<b>TCA Nonoperating Net Income (Loss)</b>	<b>\$30,636,500</b>	<b>\$11,547,000</b>	<b>\$14,125,307</b>	<b>165.32%</b>



# Port of Pasco

## 2024 Administration Expenses



**Port  
2023 Budget**

<b>Admin Expenses</b>	<b>2024 Budget</b>	<b>Port Amount</b>	<b>Airport Amount</b>
<b>Banquets &amp; Meals</b>			
Service Awards (\$50 per person)	\$2,250	\$1,125	\$1,125
Commission Meetings	\$10,800	\$5,400	\$5,400
Staff Lunch Meetings	\$1,400	\$700	\$700
Staff Meetings	\$1,550	\$775	\$775
Total Banquet & Meals	\$16,000	\$8,000	\$8,000
<b>Tenant Appreciation/Retention (BBQ)</b>			
Food	\$20,000	\$10,000	\$10,000
Port Merchandise Giveaway	\$6,000	\$3,000	\$3,000
Table Rentals	\$1,000	\$500	\$500
Raffle Giveaways	\$3,000	\$1,500	\$1,500
Other/Christmas gifts	\$3,000	\$1,500	\$1,500
Total Tenant Appreciation/Retention	\$33,000	\$16,500	\$16,500
<b>Promotional Hosting</b>			
Promotional Hosting	\$7,500	\$5,000	\$2,500
Total Promotional Hositng	\$7,500	\$5,000	\$2,500

**Port  
2024 Budget**

Admin Expenses	2024 Budget	Port Percentage	Airport Percentage
<b>Meeting Registrations</b>			
AAAE Finance Conference	\$695	0%	100%
AAAE Annual Conference	\$785	0%	100%
AAAE Conference	\$975	0%	100%
AAAE CIP Conference	\$550	0%	100%
Ag Hall of Fame	\$600	100%	100%
AWC Conference	\$0	50%	50%
Connell Chamber Dinner	\$300	100%	0%
Hispanic Chamber	\$900	50%	50%
National Airport's Conference	\$650	50%	50%
NW Marine Terminal Association Conference	\$200	100%	0%
National Business Aviation Association	\$750	0%	100%
Pacific Northwest Aerospace Alliance	\$4,000	0%	100%
Pasco Chamber Meetings	\$2,880	50%	50%
PNWA Spring Conference	\$1,680	100%	0%
PNWA Annual Conference	\$1,680	100%	0%
PNWA Mission to DC	\$3,225	100%	0%
PNWA Mission to DC Sponsorship	\$800	100%	0%
Public Record Officer Conference	\$200	50%	50%
Tri-City Chamber Meeting	\$2,880	50%	50%
TRIDEC Meetings	\$720	100%	0%
Tri-City Development Conference	\$210	50%	50%
WAMA Conference	\$700	0%	100%
WAMA Conference Sponsorship	\$1,300	0%	100%
WFOA	\$495	50%	50%
WPPA Spring Meeting	\$1,680	75%	25%
WPPA Annual Conference	\$3,000	75%	25%
WPPA Commissioner Conference	\$1,215	75%	25%
WPPA Executive Director Conference	\$425	75%	25%
WPPA Finance Conference	\$920	75%	25%
WPPA Small Ports Conference	\$100	75%	25%
WPPA Spring Conference	\$3,270	75%	25%
Total Meeting Registrations	\$37,785		

- Airline Conferences are coded to air service development
- Legal registrations are coded to legal fees
- Trade show registrations are coded under their related marketing or economic development budget

<b>Publications</b>			
Small Works Roster	\$1,750	50%	50%
Consultant Announcement	\$1,500	50%	50%
Commission Meetings	\$2,075	50%	50%
Quorum Notices	\$1,000	50%	50%
Newspaper	\$675	50%	50%
Total Publications	\$7,000		

- RFPs and RFQs are coded with the project costs (capital and noncapital projects)

**Port  
2024 Budget**

<b>Admin Expenses</b>	<b>2024 Budget</b>	<b>Port Percentage</b>	<b>Airport Percentage</b>
<b>Membership Dues</b>			
AAA E Taft	\$275	0%	100%
AAA E Watts	\$275	0%	100%
AAA E Gilk	\$275	0%	100%
AAA E Faley	\$275	0%	100%
AAA E White	\$275	0%	100%
AAA E Certificate Watts	\$100	0%	100%
AAA E A:A & Federal Affairs	\$6,000	0%	100%
American Public Works Association	\$247	100%	0%
Association of Washington Busines	\$1,075	50%	50%
Ben-Franklin Council of Governance	\$10,457	100%	0%
Ben-Franklin-WW Good Roads	\$250	100%	0%
Columbia Basin Development League	\$1,000	100%	0%
Connell Chamber	\$250	100%	0%
Franklin County Historical District	\$100	100%	0%
Government Finance Ofiicer Association	\$160	50%	50%
IEDC	\$455	100%	0%
Inland Northwest Partnership	\$150	100%	0%
Inland Northwest Conomic Alliance	\$500	100%	0%
Inland Ports & Navigation Group	\$9,000	100%	0%
Irem-Institute of Real Estate Management	\$425	50%	50%
NAIOP (Real Estate - Stephen)	\$622	50%	50%
Northwest Food Beverage	\$595	100%	0%
Northwest Marine Terminal Association	\$1,277	100%	0%
Northwest River Partners	\$5,000	100%	0%
NWAAA E Wakefield	\$85	0%	100%
PNWA	\$16,191	100%	0%
Pasco Chamber of Commerce	\$1,383	50%	50%
Society for Human Resources	\$209	50%	50%
Sunrise Rotary Club	\$1,000	100%	0%
Tri-Cities Hispanic Chamber	\$450	50%	50%
Tri-Cities Regional Chamber	\$637	50%	50%
Visit Tri-Cities	\$5,000	50%	50%
WPPA	\$27,084	75%	25%
WAMA	\$1,175	0%	100%
WAPRO	\$25	50%	50%
Washington Association of Sherrifs	\$60	0%	100%
Washington State Economic Development	\$400	100%	0%
Washington State Good Roads	\$250	100%	0%
Washington State Hay Growers	\$85	100%	0%
Washington Finance Officers Association	\$150	50%	50%
Total Membership Dues	\$93,222		