

PORT OF HOOD RIVER COMMISSION
Tuesday, May 5, 2015
Budget Committee – 5:00 p.m.
Port Office Building – Marina Center Boardroom

Agenda

1. Call to Order
2. Election of Officers
3. Budget Message
4. Public Comment
5. Budget Deliberations
6. Action Items
 - a. Move to approve a property tax levy at the rate of \$.0332 per thousand of assessed value for FY 2015-16.
 - b. Move to approve the FY 2015-16 budget as amended.
7. Adjourn

ACTION ITEM A

RECOMMENDATION: Move to approve a property tax levy at the rate of \$.0332 per thousand of assessed value for FY 2015-16.

ACTION ITEM B

RECOMMENDATION: Move to approve the FY 2015-16 budget as amended.

PORT OF HOOD RIVER
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ALL FUNDS

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PORT OF HOOD RIVER
BUDGET COMMITTEE COMMENTS/NOTES
BUDGET FY 2014-15



To: Port of Hood River Budget Committee

From: Michael McElwee, Budget Officer

Date: May 5, 2015

Re: Budget Message for Fiscal Year 2015-16

The annual budget for the Port of Hood River is prepared by staff for review and approval by the Budget Committee and subsequent adoption by the Port Commission. This memorandum provides an overview of the proposed FY 2015-16 budget and other information in accordance with O.R.S. 294.

Overview

The Port operates on a fiscal year that begins July 1 and ends June 30. The budget is a key document by which Port Commission policy and project direction is planned and implemented. Public input is sought and welcome at all stages of budget preparation.

Budget preparation follows these key steps as required by state statute:

- A **Proposed Budget** is prepared by the Port's designated Budget Officer based on discussions at the Commission's Spring Planning meeting and other factors. This year, the Spring Planning meeting was held on **April 9**.
- The Budget Committee discusses the Proposed Budget and may make changes as approved by vote. After approval, the Proposed Budget becomes the **Approved Budget**. Formal approval of the tax rate for the upcoming fiscal year is also required.
- The Approved Budget is the subject of a **hearing** when the Commission seeks public testimony. This year the public hearing is expected to occur on **May 19**.
- The Commission considers any changes and then approves an **Adopted Budget** which takes effect **July 1, 2015**.

Budget Preparation Overview

The Port of Hood River is designated as a Special District within the State of Oregon and operates in accordance with ORS 777 and other statutes. All budget activities of the Port are categorized within the following three funds:

- **General Fund:** Includes activities related to general governmental activities. A portion of the revenue for the General Fund comes from property tax receipts. Since property

taxes are insufficient to pay all governmental related expenditures, there is a transfer from the Revenue Fund for the difference.

- **Revenue Fund:** Most of the Port's activities are business-type activities and are accounted for in the Revenue Fund. The primary revenues are from bridge tolls and tenant leases. The revenues and expenditures are identified then allocated according to Asset Centers, specific areas of the Port's operations.
- **Bridge Repair and Replacement Fund:** This fund segregates revenues and expenditures related to capital improvements associated with the Hood River Toll Bridge. Sources of revenues are grant monies, bond receipts, and a portion of toll revenue from both the 1994 and 2012 toll increases. These monies are transferred from the Revenue Fund. Expenditures for this fund are associated with bridge maintenance and capital improvements that extend its useful life. This fund also reflects the debt service payments from the debt financings related to the bridge improvements and holds the required debt service reserve.

Port of Hood River Financial Policies

The Port's annual budget is prepared in conformance with adopted financial policies. On January 14, 2014 the Port Commission adopted a new policy entitled "Financial Administrative Policies and Procedures." Two key financial policies govern the long-range financial plans and annual budget of the Port.

- Strive to achieve reserves that will equate to 10% of the net appreciable assets held by the Port, and
- Strive to achieve an overall debt service coverage of 2.0.

Budget Highlights

The following sections are highlights of the FY 2015-16 Proposed Budget organized by major areas of the Port's operations.

ASSET AREAS

Industrial/Commercial Properties

- Overall occupancy rates remain high in all Port buildings with the exception of a 14,000 s.f. vacancy in the Big 7 Building. The Port will carry a larger vacancy loss for this building in the future and overall reduction in lease revenue is assumed.
- Rigorous steps continue to be taken to monitor the condition of various Port facilities and keep them in good repair. The FY 2015-16 budget shows continued high level of investment in the maintenance of Port facilities.

- The Expo Building and surrounding property were not sold as expected in FY 2014-15. They are now expected to sell in two phases in FY 2015-16. Proceeds from the sale are expected to be used for acquisition of the Hanel Mill site.
- The budget will again propose a significant allocation for professional services for planning and pre-development work on Lot #1 on the Waterfront. These services continue the subdivision process and address zoning, parking, infrastructure and storm water issues among others.

Bridge/Transportation

- The highest priority for the Bridge is installation of a new, modernized tolling system, including equipment and software. The Proposed Budget includes a significant line item for this purpose as well as appropriations for the continued IT support for these systems. This project will be implemented in two phases over two years. The software phase is budgeted in FY 2015-16, while the hardware phase will be the following year.
- Annually, the Port's engineer updates the Long Term Capital Plan (LTCP) for the Bridge and prepares a recommended near-term (2-year) work plan. The current updated work plan is used in the Proposed Budget. In FY 2014-15, resurfacing of the Bridge approach ramps was completed and the Port spent considerable time and budget to evaluate and then repair various components of the Lift Span. In FY 2015-16 we anticipate carrying out the next major capital project -- engineering and construction work necessary to repair the auxiliary trusses on either side of the lift span.
- The Port Commission is placing greater emphasis on understanding the seismic condition of the Bridge. The Proposed Budget assumes an engineering evaluation of both the pier concrete and the seismic condition in anticipation of taking future steps to address the highest impact/lowest cost areas.
- Staff has been carrying out welding repairs for the past two years. The Proposed Budget assumes this will be an ongoing repair expense that should continue for the foreseeable future.
- The Proposed Budget does not include any changes to the Toll fees or discounts provided to our customers, however, the new system upgrade will not have any ticket functionality such that tickets will need no longer be used towards the end of this fiscal year. This new toll system upgrade will have a web portal for customers to use which should reduce front counter traffic. Staff recommends that tickets cease to be "sold" by March 1, 2016. The Port will continue to honor tickets as they are redeemed.
- The budget maintains a higher level of expenditures for maintenance, repairs and inspections that was initiated in FY 2013-14.

Recreation/Marina

- A new paved pedestrian/bicycle path along the Hook to be constructed and financed by the City in association with their sewer outfall project is the primary opportunity for recreational enhancements in FY 2015-16. The Proposed budget assumes a modest amount of funds for a new sail rigging area and trail enhancements to increase the benefits of this City project. Grant funding is being sought for a portion of the overall cost.
- The budget assumes some additional expenses, primarily maintenance and repairs, for the new trail and water access being constructed on the West Edge of the Nichols Basin. This will continue into the foreseeable future.
- An additional expense line has been added to pay for an emergency response partnership with Sheriff's Office (Marine Deputy).
- In FY 2015-16 the Port expects to carefully monitor parking demand and the impacts from the loss of parking at Slackwater Beach. A specific parking plan is expected to be in place for summer 2016 and additional expenses and revenues are contemplated with this effort.
- The Proposed Budget reflects our continued effort in maintaining pavement infrastructure throughout the Port's facilities.
- The Marina Electrical Upgrade and Boathouse Dock projects are complete. Revenue for debt service payments comes from a special assessment on Marina tenants. This will continue for the next six years. Other than signage and some work on the cruise ship dock, no major capital investments in the Marina are anticipated in FY 2015-16. However, the Proposed Budget does have funds for conceptual engineering plans for a new Transient Boat Dock, necessary to begin the long permit process and prepare an application for OSMB grant funding in the future.

Airport

- Preparation of a new Airport Master Plan is well underway and will set the stage for possible future capital projects when the Port's FAA entitlement funds accumulate or State of Oregon discretionary funds are available. No significant capital projects are planned for the Airport other than the replacement of a hangar door and the painting of the FBO. We do plan to allocate staff time to prepare an Airport Business Plan and carry out a basic feasibility study for a new T-Hangar block.

Administration & Management

- For FY 2015-16 the budget depicts a reduction of Healthcare premiums for the year, with the continuation of the same benefits and deductibles currently in place. PERS costs however are being adjusted due to the latest actuarial assessments that relate

to the changes that were made during the previous legislature. The increase in PERS wipes out the reduction in Healthcare for this year.

- Total personnel and benefit costs are budgeted to increase by 6.2%. This includes the aforementioned changes in healthcare, PERS, plus a 2.26% COLA and possible merit increases.
- Staffing changes have brought excellent new skill sets in many technical and professional areas such that the hope for future years will allow for fewer consultant and technical services. No change in staffing levels is anticipated.
- The current financial system the Port uses has received a de-support notice. This budget reflects an upgrade to the current system to be in compliance. Also, the Port will implement an archiving system that will remove the backlog of hard copy documents being stored on site. In addition, our website, portofhoodriver.com, will see significant improvements which are included in the budget.
- Regional collaboration and government affairs advocacy is currently a high priority and expenses were increased in the Proposed Budget. Some of this increase would only be incurred only if financial support is obtained from other regional partners.
- A new budget item totally \$25,000 has been added to increase our collaboration with the local school district. The various potential actions in this category have not been fully discussed with legal counsel or the Port Commission.

Maintenance

The Port will continue to replace those vehicles in our fleet that are at the end of their useful life. The Proposed Budget anticipates the replacement of the Nissan Murano; acquisition of a used flat-bed truck; tools and equipment; and the replacement of the fence around the Shop.

SUMMARY

The FY 2015-16 Proposed Budget reflects project priorities, staffing levels and capital and administration expenditures that staff believes are consistent with the Port's mission, Strategic Plan and direction from the Port Commission. The Budget Committee's review, modification and approval of a Proposed Budget followed by Commission adoption will be necessary before the budget can take effect July 1, 2015.

**PORT OF HOOD RIVER
BUDGET STATEMENTS**

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PORT OF HOOD RIVER
GENERAL FUND
SCHEDULE OF MATERIALS AND SERVICES

	Actuals			Budget	
	2011-12	2012-13	2013-14	2014-15	2015-16
<u>Lease</u>	48,500	48,500	48,500	48,550	48,550
<u>Miscellaneous Value Added</u>				30,000	25,000
<u>Utilities</u>					
Electric	4,810	-	-	800	800
Gas	1,538	-	-	200	200
	6,348	-	-	1,000	1,000
<u>Maintenance</u>					
Phone	7,781	5,715	5,715	500	800
Conferencing	200	59	59	-	-
GorgeNet/web site	1,298	9,157	9,157	700	500
Election	5,000	2,287	2,287	5,000	5,000
Training		-	-	2,500	5,000
Meetings	492	92	92	1,000	6,000
Audit Filing	250	250	250	500	500
Notices	484	56	56	500	1,000
Advertising/Communications	424	67	67	600	600
Govt ethics	337	325	325	800	700
Misc Commission	1,843	4,141	4,141	6,000	6,000
	18,108	22,150	22,150	18,100	26,100
<u>Travel & Meeting</u>	8,072	12,427	12,427	15,000	24,000
<u>Dues & Memberships</u>					
Special Districts Assoc of OR			2,250		4,000
Gorge Technology Alliance	500	500	500	500	500
Columbia Gorge Wine Assn.		185	180	300	300
Pacific NW Waterways	5,810	6,080	6,170	6,500	6,300
Oregon Municipal Finance	175	100	160	300	300
Oregon Public Ports Assn.		-		100	5,100
Rotary Club HR	753	539	656	900	950
Oregon Economic Dev. Assn.	250	250	1,725	250	250
Oregon Ethics Commission			500		500
One Gorge					5,000
Oregon Purchasing Dues					500
Miscellaneous	-	380	572	1,300	1,100
Oregon Airport Mgmt Assn.	125	125	125	200	325
Mid-Columbia Economic	1,210	2,210	1,600	1,600	1,760
Govt. Acctg. Standards	225	349	514	575	565
EDWOG	3,000		1,250	1,000	1,000
Oregon Rail User's League	100	500	500	750	750
HR Chamber/DBA/Other	364	-	230	800	800
	12,512	11,218	14,682	15,075	26,000
<u>Insurance</u>					
General Liability	24,132	1,182	1,601	13,500	3,750
Workers Comp			14		400
Public Emp	415	415	415	450	450
Treasurer Bond	188	188	188	200	400
	24,735	1,785	2,218	14,150	5,000
<u>Professional Services</u>					
Federal Govt Affairs	47,350	58,974	58,974	80,000	80,000
State Govt Affairs	5,000	4,739	4,739	-	15,000
IT		15,664	15,664	2,000	2,000
Other		15,320	15,320	18,000	29,000
Legal	19,514	13,019	13,019	25,000	25,000
Retainer	4,200	4,200	4,200	5,000	5,000
	76,064	111,915	111,915	130,000	156,000
<u>Audit</u>					
Regular	18,650	23,660	23,660	26,400	26,000
Fed Single	-	5,670	5,670	4,000	4,000
	18,650	29,330	29,330	30,400	30,000
<u>Miscellaneous</u>					
Newsletters	20,890	19,025	19,025	21,550	15,000
Copier/Postage		6,673	6,673	6,500	4,550
Press Releases/General Ads	3,142	4,059	4,059	5,500	15,000
	24,032	29,757	29,757	33,550	34,550
Total General Fund	\$ 237,021	\$ 267,081	\$ 270,978	\$ 335,825	\$ 376,200

PORT OF HOOD RIVER
REVENUE FUND
BUDGET FOR FISCAL YEAR 2015-16

FORM LB 20

HISTORICAL DATA		ADOPTE		BUDGET		BUDGET FY 2015-16	
2YRS PRIOR	1YR PRIOR	FY 2012-13	FY 2013-14	FY 2014-15	PROPOSED	APPROVED	ADOPTED
1							
2	\$ 2,038,308	\$ 1,737,248	\$ 2,100,000		\$ 1,900,000	\$ -	\$ -
3	1,083	10,595	10,000		11,000	-	-
4	<u>2,039,391</u>	<u>1,747,843</u>	<u>2,110,000</u>		<u>1,911,000</u>	-	-
5							
CASH ON HAND-UNRESTRICTED							
6							
7	\$ 3,440,147	\$ 3,395,349	\$ 3,511,607		\$ 3,575,500	\$ -	\$ -
8	10,000	10,000	10,000		10,000	-	-
9		3,000			-	-	-
10	11,858	2,479	8,774		5,000	-	-
11	\$ 3,462,005	\$ 3,410,828	\$ 3,530,381		\$ 3,590,500	\$ -	\$ -
12							
TOLL BRIDGE							
13							
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PORT OF HOOD RIVER
REVENUE FUND

BUDGET FOR FISCAL YEAR 2015-16

HISTORICAL DATA		ADOPTED BUDGET		BUDGET FY 2015-16		
2YRS PRIOR FY 2012-13	1YR PRIOR FY 2013-14	ADOPTED BUDGET FY 2014-15	LAND SALE	PROPOSED	APPROVED	ADOPTED
47	207,011	1,936,560	207,011	2,099,700	-	-
48	\$	\$	\$	\$	\$	\$
49						
50	38,744	48,840		66,000		
51	954	2,439		7,000		
52	7,906	2,494		7,300		
53						
54	47,604	53,959	52,600	80,300		
55						
56	130,793	151,816	148,552	155,000		
57	24,649	28,944	26,981	29,000		
58	17,910	23,233	23,197	24,200		
59	14,430	14,430	14,429	14,430		
60	187,782	218,423	213,159	222,630		
61						
62				250,000		
63						
64						
65				1,170,000		
66						
67	1,485,935	3,564,994	1,694,498	5,105,280		
68						
69						
70						
71	37,839	40,061	37,274	40,000		
72	1,689	1,074	862			
73	614	1,094	2,060			
74	40,142	42,229	40,196	40,000		
75						
76	42,499	64,920	56,443	66,000		
77	5,425					
78	10,906	8,392	8,064	9,000		
79		2,715	2,534	10,500		
80						
81	58,830	76,027	67,041	85,500		
82						
83	48,500	57,058	49,495	52,050		
84			134	1,000		
85		1,070	451			

PORT OF HOOD RIVER

FORM LB 20

REVENUE FUND
BUDGET FOR FISCAL YEAR 2015-16

HISTORICAL DATA		ADOPTED BUDGET		BUDGET FY 2015-16	
2 YRS PRIOR FY 2012-13	1 YR PRIOR FY 2013-14	ADOPTED FY 2014-15	PROPOSED	APPROVED	ADOPTED
48,500	50,080	58,128	53,050	-	-
147,472	157,317	176,384	178,550	-	-
TOTAL COMMERCIAL BUILDINGS					
RESOURCE DESCRIPTION					
WATERFRONT INDUSTRIAL LAND					
4,600	16,840	1,200	600	-	-
256,412	20,402	-	689,300	-	-
2,517	-	575,000	400	-	-
-	-	-	-	-	-
-	27,061	105,682	-	-	-
263,529	64,303	681,882	124,200	-	-
TOTAL WATERFRONT INDUSTRIAL LAND					
WATERFRONT RECREATION					
Event Site					
57,942	43,897	58,333	48,000	-	-
7,375	33,486	7,400	37,000	-	-
11,417	11,438	11,000	11,000	-	-
16,902	16,100	16,901	-	-	-
93,636	104,921	93,634	112,000	-	-
Hook/Spit					
8,825	9,250	8,825	9,000	-	-
4,750	4,750	170,000	25,000	-	-
TOTAL HOOK/SPIT					
8,825	14,000	178,825	34,000	-	-
Marina Park					
5,700	6,000	5,860	6,200	-	-
600	600	1,706	600	-	-
1,142	1,172	1,227	1,300	-	-
3,000	3,000	3,000	3,000	-	-
-	-	-	-	-	-
3,001	3,199	3,000	3,000	-	-
-	-	-	-	-	-
941	4,275	2,812	2,800	-	-
-	-	390,000	100,000	-	-
14,384	18,246	407,605	116,900	-	-
TOTAL MARINA PARK					

PORT OF HOOD RIVER
REVENUE FUND
BUDGET FOR FISCAL YEAR 2015-16

FORM LB 20

HISTORICAL DATA		ADOPTED BUDGET		ADOPTED BUDGET		BUDGET FY 2015-16	
2YRS PRIOR FY 2012-13	1YR PRIOR FY 2013-14	ADOPTED FY 2014-15	BUDGET FY 2014-15	PROPOSED	APPROVED	ADOPTED	
\$ 116,845	\$ 137,167	\$ 680,064	\$ 680,064	\$ 262,900	\$ -	\$ -	
TOTAL WATERFRONT RECREATION							
MARINA							
215,342	242,202	246,437		164,100	-	-	121
6,100	6,100	1,650		83,200	-	-	122
16,651	14,731	6,100		6,100	-	-	123
7,997	9,355	14,943		10,800	-	-	124
3,725	1,750	9,017		9,400	-	-	125
743,813	1,750	1,750		2,400	-	-	126
3,000	-	-		-	-	-	127
3,000	-	-		-	-	-	128
996,628	274,138	279,897		276,000	-	-	129
TOTAL MARINA							
AIRPORT							
93,902	96,066	96,249		101,000	-	-	130
30,169	30,690	22,230		25,400	-	-	131
12,223	12,684	13,039		14,500	-	-	132
19,084	19,144	13,901		15,100	-	-	133
19,666	22,040	23,248		14,000	-	-	134
2,491	2,518	2,673		3,200	-	-	135
2,773,172	260,484	183,600		-	-	-	136
750	5,092	790		-	-	-	137
2,951,457	448,718	355,730		174,000	-	-	138
TOTAL AIRPORT							
GENERAL							
-	17,336	-		-	-	-	139
-	17,336	-		-	-	-	140
11,463,262	7,952,148	11,379,331		12,312,730	-	-	141
TOTAL GENERAL							
TOTAL RESOURCES							

PORT OF HOOD RIVER
REVENUE FUND
BUDGET FOR FISCAL YEAR 2015-16

HISTORICAL DATA

2 YRS PRIOR FY 2012-13	1 YR PRIOR FY 2013-14	ADOPTED BUDGET FY 2014-15
372,488	471,565	523,854
130,721	151,283	213,896
\$ 503,209	\$ 622,848	\$ 737,749

EXPENDITURES DESCRIPTION	PROPOSED	APPROVED	ADOPTED
TOLL BRIDGE			
PERSONNEL SERVICES			
WAGES & SALARIES	567,100		
TAXES & BENEFITS	231,900		
TOTAL PERSONNEL SERVICES	\$ 799,000	\$ -	\$ -
MATERIALS & SERVICES			
ALL UTILITIES	20,000		
FIXED MAINTENANCE	22,000		
INSURANCE	231,000		
PROFESSIONAL SERVICES -Other	50,000		
PROFESSIONAL SERVICES -Legal	1,000		
CREDIT CARD PROCESSING	40,000		
TRANSPONDER WRITE-OFF	25,000		
MISCELLANEOUS REPAIRS & PURCHASES	40,000		
TOTAL MATERIALS & SERVICES	\$ 429,000	\$ -	\$ -
CAPITAL OUTLAY			
CAPITAL PURCHASE	260,000		
TOTAL CAPITAL OUTLAY	\$ 260,000	\$ -	\$ -
TOTAL TOLL BRIDGE	\$ 1,488,000	\$ -	\$ -

INDUSTRIAL BUILDINGS

Big 7 Building

PERSONNEL SERVICES	PROPOSED	APPROVED	ADOPTED
WAGES & SALARIES	27,600		
TAXES & BENEFITS	13,200		
TOTAL PERSONNEL SERVICES	\$ 40,800	\$ -	\$ -
MATERIALS & SERVICES			
ALL UTILITIES	69,000		
FIXED MAINTENANCE	20,000		
INSURANCE	9,500		
PROPERTY TAX	24,400		
PROFESSIONAL SERVICES-Design & Engineering	1,000		
PROFESSIONAL SERVICES-Commission	-		
PROFESSIONAL SERVICES-Legal	1,000		
MISCELLANEOUS REPAIRS & PURCHASES	14,000		
TOTAL MATERIALS & SERVICES	\$ 138,900	\$ -	\$ -
CAPITAL OUTLAY			
CAPITAL PURCHASES	93,550		
TOTAL CAPITAL OUTLAY	\$ 93,550	\$ -	\$ -
TOTAL BIG 7 BUILDING	\$ 273,250	\$ -	\$ -

Tensen Property

PERSONNEL SERVICES	PROPOSED	APPROVED	ADOPTED
WAGES & SALARIES	41,300		
TAXES & BENEFITS	19,600		
TOTAL PERSONNEL SERVICES	\$ 60,900	\$ -	\$ -
MATERIALS & SERVICES			
ALL UTILITIES	110,000		
FIXED MAINTENANCE	12,000		
INSURANCE	5,500		
PROPERTY TAX	41,500		
PROFESSIONAL SERVICES-Design & Engineering	4,000		
PROFESSIONAL SERVICES-Legal	1,000		
MISCELLANEOUS REPAIRS & PURCHASES	12,000		

PORT OF HOOD RIVER
REVENUE FUND
BUDGET FOR FISCAL YEAR 2015-16

HISTORICAL DATA		BUDGET FY 2015-16	
2 YRS PRIOR	1 YR PRIOR	PROPOSED	APPROVED
FY 2012-13	FY 2013-14		ADOPTED
52 \$	159,682 \$	171,511 \$	190,657
53			
54	-	20,305	110,000
55 \$	- \$	20,305 \$	110,000
56			
57	144,942	144,942	145,000
58 \$	144,942 \$	144,942 \$	145,000
59 \$	356,301 \$	384,720 \$	504,896
60			
Maritime Building			
61			
62	15,976	18,090	21,090
63	9,395	6,829	9,842
64 \$	25,371 \$	24,919 \$	30,932
65			
66	29,248	39,839	44,389
67	919	9,970	12,911
68	3,690	4,459	4,541
69	11,751	14,164	15,664
70	17,532	-	5,000
71	4,608	162	1,000
72	24,223	4,960	12,537
73 \$	91,971 \$	73,554 \$	96,042
74			
75	44,735	49,983	35,000
76 \$	44,735 \$	49,983 \$	35,000
77 \$	162,077 \$	148,456 \$	161,974
78			
Halvard Building			
79			
80	34,084	34,420	36,764
81	20,002	13,060	17,599
82 \$	54,086 \$	47,480 \$	54,363
83			
84	45,720	60,473	60,066
85	20,209	19,055	24,195
86	4,006	4,807	3,967
87	13,963	25,044	27,547
88	-	1,010	2,896
89	7,092	2,772	3,000
90	21,988	4,774	6,181
91 \$	112,978 \$	117,935 \$	127,852
92			
93	278,700	244,834	17,000
94 \$	278,700 \$	244,834 \$	17,000
95 \$	445,764 \$	410,249 \$	199,215
96			
Expo Center			
97			
98	35,784	24,421	8,606
99	19,680	9,516	3,758
100 \$	55,464 \$	33,937 \$	12,364
101			
102	40,413	38,733	2,500
103	2,220	1,164	-

PORT OF HOOD RIVER
REVENUE FUND
BUDGET FOR FISCAL YEAR 2015-16

HISTORICAL DATA

2 YRS PRIOR 1 YR PRIOR ADOPTED
FY 2012-13 FY 2013-14 FY 2014-15

104	6,933	8,128	239
105	35,728	34,870	1,406
106	-	22,660	-
107	-	6,111	-
108	3,548	3,800	-
109	88,842	115,466	4,145
110	-	-	-
111	-	-	-
112	-	-	-
113	144,306	149,403	16,509
114	-	-	-

EXPENDITURES
DESCRIPTION

INSURANCE	3,500	-	-	104
PROPERTY TAX	13,600	-	-	105
PROFESSIONAL SERVICES-Design & Engineering	1,000	-	-	106
PROFESSIONAL SERVICES-Legal	2,000	-	-	107
MISCELLANEOUS REPAIRS & PURCHASES	500	-	-	108
TOTAL MATERIALS & SERVICES	33,600	-	-	109
CAPITAL OUTLAY	-	-	-	110
CAPITAL PURCHASES	-	-	-	111
TOTAL CAPITAL OUTLAY	-	-	-	112
TOTAL EXPO CENTER	43,100	-	-	113
Timber Incubator Property				114
PERSONNEL SERVICES	-	-	-	115
WAGES & SALARIES	20,100	-	-	116
TAXES & BENEFITS	9,300	-	-	117
TOTAL PERSONNEL SERVICES	29,400	-	-	118
MATERIALS & SERVICES	-	-	-	119
ALL UTILITIES	11,000	-	-	120
FIXED MAINTENANCE	6,000	-	-	121
INSURANCE	1,100	-	-	122
PROPERTY TAX	7,300	-	-	123
PROFESSIONAL SERVICES-Design & Engineering	1,000	-	-	124
PROFESSIONAL SERVICES-Legal	1,000	-	-	125
MISCELLANEOUS REPAIRS & PURCHASES	2,000	-	-	126
TOTAL MATERIALS & SERVICES	29,400	-	-	127
CAPITAL OUTLAY	-	-	-	128
CAPITAL PURCHASES	5,000	-	-	129
TOTAL CAPITAL OUTLAY	5,000	-	-	130
TOTAL TIMBER INCUBATOR PROPERTY	63,800	-	-	131
Wasco Street Business Park				132
PERSONNEL SERVICES	-	-	-	133
WAGES & SALARIES	34,200	-	-	134
TAXES & BENEFITS	16,200	-	-	135
TOTAL PERSONNEL SERVICES	50,400	-	-	136
MATERIALS & SERVICES	-	-	-	137
ALL UTILITIES	41,000	-	-	138
FIXED MAINTENANCE	13,000	-	-	139
INSURANCE	4,000	-	-	140
PROPERTY TAX	24,700	-	-	141
PROFESSIONAL SERVICES-Design & Engineering	1,000	-	-	142
PROFESSIONAL SERVICES-Legal	1,000	-	-	143
MISCELLANEOUS REPAIRS & PURCHASES	15,000	-	-	144
TOTAL MATERIALS & SERVICES	99,700	-	-	145
CAPITAL OUTLAY	-	-	-	146
CAPITAL PURCHASES	8,000	-	-	147
TOTAL CAPITAL OUTLAY	8,000	-	-	148
TOTAL WASCO STREET BUSINESS PARK	158,100	-	-	149
HANDEL				150
PERSONNEL SERVICES	-	-	-	151
WAGES & SALARIES	15,900	-	-	152
TAXES & BENEFITS	7,400	-	-	153
TOTAL PERSONNEL SERVICES	23,300	-	-	154
MATERIALS & SERVICES	-	-	-	155

PORT OF HOOD RIVER
REVENUE FUND
BUDGET FOR FISCAL YEAR 2015-16

HISTORICAL DATA		ADOPTED BUDGET		BUDGET FY 2015-16		
2 YRS PRIOR	1 YR PRIOR	ADOPTED	BUDGET	PROPOSED	APPROVED	ADOPTED
FY 2012-13	FY 2013-14	FY 2014-15	FY 2014-15			
207 \$	60,218 \$	109,449 \$	123,871	\$	83,300 \$	- \$
TOTAL MARINA OFFICE BUILDING						
208						
Port Office						
PERSONNEL SERVICES						
209						
210	15,582	9,835	11,708			
211	8,162	3,966	5,549			
212	23,744	13,801	17,257			
213						
214	1,772	2,702	7,367			
215	-	3,153	1,947			
216	-	1,021	690			
217	-	-	2,070			
218	485	-	518			
219	90	90	-			
220	2,140	2,715	1,658			
221	4,487	9,681	14,250			
222						
223	116,324	-	15,000			
224	116,324	-	15,000			
225	144,555	23,482	46,507			
226	\$244,772	\$170,716	\$260,533		\$202,100	\$0
227						
WATERFRONT INDUSTRIAL LAND						
PERSONNEL SERVICES						
228						
229	48,359	33,190	31,292			
230	27,651	12,800	12,800			
231	76,010	45,990	44,092			
232						
233		627	2,000			
234						
235						
236	1,182	76,372	132,500			
237	53,833	16,670	10,000			
238	54,929	34,714	10,000			
239	4,070	1,832	5,134			
240	10,556	5,641	3,000			
241	124,570	135,856	162,634			
242						
243	307,065	35,210	1,029,255			
244	307,065	35,210	1,029,255			
245						
246						
247						
248	507,645	217,056	1,235,981		580,000	\$
249						
Event Site						
PERSONNEL SERVICES						
250						
251	63,894	72,953	97,936			
252	28,965	23,917	21,271			
253	92,859	96,870	119,207			
254						
255						
256	10,694	12,430	12,836			
257	-	8,089	10,377			
258	461	577	521			

PORT OF HOOD RIVER
REVENUE FUND
BUDGET FOR FISCAL YEAR 2015-16

HISTORICAL DATA				EXPENDITURES			
	2YRS PRIOR FY 2012-13	1 YR PRIOR FY 2013-14	ADOPTED BUDGET FY 2014-15	DESCRIPTION	PROPOSED	APPROVED	ADOPTED
259	-	-	1,035	PROFESSIONAL SERVICES-Design & Engineering			
260	552	5,562	4,000	PROFESSIONAL SERVICES-Legal	2,000		259
261	21,633	7,468	8,427	MISCELLANEOUS REPAIRS & PURCHASES	2,000		260
262	33,340	34,126	37,196	TOTAL MATERIALS & SERVICES	11,000		261
263	-	-	-	CAPITAL OUTLAY	39,800		262
264	-	-	10,000	CAPITAL PURCHASES	75,000		263
265	-	-	10,000	TOTAL CAPITAL OUTLAY	75,000		264
266	126,199	130,996	166,403	TOTAL WATERFRONT EVENT SITE	253,400		265
267	-	-	-	***Hook/Spit***			266
268	-	-	-	PERSONNEL SERVICES			267
269	23,229	28,501	31,133	WAGES & SALARIES			268
270	10,640	9,732	12,665	TAXES & BENEFITS			269
271	33,869	38,233	43,798	TOTAL PERSONNEL SERVICES	32,700		270
272	-	-	-	MATERIALS & SERVICES	13,000		271
273	-	-	-	ALL UTILITIES	45,700		272
274	-	428	-	FIXED MAINTENANCE	1,000		273
275	2,096	4,664	4,518	PROFESSIONAL SERVICES-Design & Other	500		274
276	-	-	500	PROFESSIONAL SERVICES-Legal	1,000		275
277	13,742	6,095	10,577	MISCELLANEOUS REPAIRS & PURCHASES	500		276
278	15,838	11,187	15,595	TOTAL MATERIAL & SERVICES	6,000		277
279	-	-	-	CAPITAL OUTLAY	9,000		278
280	-	39,970	246,000	CAPITAL PURCHASES	80,000		279
281	-	39,970	246,000	TOTAL CAPITAL OUTLAY	80,000		280
282	49,707	89,390	305,393	TOTAL HOOK/SPIT	134,700		281
283	-	-	-	***Marina Park***			282
284	-	-	-	PERSONNEL SERVICES			283
285	134,588	147,000	145,861	WAGES & SALARIES	135,900		284
286	65,848	53,673	66,416	TAXES & BENEFITS	56,300		285
287	200,436	200,673	212,277	TOTAL PERSONNEL SERVICES	192,200		286
288	-	-	-	MATERIALS & SERVICES			287
289	24,649	28,959	31,134	ALL UTILITIES	25,000		288
290	5,172	23,386	29,937	FIXED MAINTENANCE	24,700		289
291	691	1,123	982	INSURANCE	1,600		290
292	1,142	1,172	1,227	PROPERTY TAX	1,400		291
293	-	-	500	PROFESSIONAL SERVICES-Design & Engineering	5,000		292
294	295	6,138	4,325	PROFESSIONAL SERVICES-Legal	500		293
295	21,156	60,778	68,605	MISCELLANEOUS REPAIRS & PURCHASES	13,000		294
296	53,105	60,778	68,605	TOTAL MATERIALS & SERVICE	71,200		295
297	-	-	-	CAPITAL OUTLAY			296
298	11,160	52,910	582,122	CAPITAL PURCHASES	125,000		297
299	11,160	52,910	582,122	TOTAL CAPITAL OUTLAY	125,000		298
300	264,701	314,361	863,004	TOTAL MARINA PARK	388,400		299
301	440,607	534,747	1,334,800	TOTAL WATERFRONT RECREATION	776,500		300
302	-	-	-	MARINA			301
303	-	-	-	PERSONNEL SERVICES			302
304	53,642	89,971	101,441	WAGES & SALARIES	98,000		303
305	24,242	31,756	50,471	TAXES & BENEFITS	46,200		304
306	77,884	121,727	151,912	TOTAL PERSONNEL SERVICES	144,200		305
307	-	-	-	MATERIALS & SERVICES			306
308	27,381	11,007	25,411	ALL UTILITIES	22,000		307
	1,726	23,110	22,681	FIXED MAINTENANCE	18,000		308
	6,855	13,547	12,965	INSURANCE	15,000		

PORT OF HOOD RIVER
REVENUE FUND
BUDGET FOR FISCAL YEAR 2015-16

HISTORICAL DATA

2 YRS PRIOR 1 YR PRIOR ADOPTED
FY 2012-13 FY 2013-14 FY 2014-15

309	-	-	-
310	2,047	1,194	50,000
311	1,866	6,876	6,000
312	32,238	12,334	22,244
313	72,113	68,068	139,301
314	344,079	376,003	60,000
316	344,079	376,003	60,000
317	25,954	106,276	89,896
318	25,954	106,276	89,896
319	520,030	672,074	441,109
320	520,030	672,074	441,109
321	520,030	672,074	441,109
322			
323			
324			
325	52,520	52,330	50,187
326	26,225	19,152	24,480
327	78,745	71,482	74,667
328			
329	34,368	39,350	42,952
330	19,950	70,802	50,000
331	7,935	8,442	9,550
332	3,949	4,003	4,243
333	1,209	5,056	18,500
334	15,673	7,064	9,000
335	11,860	6,894	9,053
336	94,944	141,611	143,298
337			
338	3,407,348	130,355	224,000
339	3,407,348	130,355	224,000
340	3,581,037	343,448	441,965
341			
342			
343			
344	116	-	9,000
345	116	-	14,000
346			23,000
347	43,620	48,249	42,647
348	423	20	500
349	4,412	3,307	4,700
350	2,650	1,259	5,000
351		19,929	5,000
352			10,000
353			5,000
354	2,199	4,304	5,000
355	53,304	77,068	80,847
356			
357	-	12,620	103,900
358	-	12,620	103,900
359	53,420	89,688	207,747
360			
361			

EXPENDITURES
DESCRIPTION

PROPERTY TAX	-	-	-
PROFESSIONAL SERVICES- Other/Sheriff	-	11,000	-
PROFESSIONAL SERVICES-Legal	-	6,000	-
MISCELLANEOUS REPAIRS & PURCHASES	-	22,000	-
TOTAL MATERIALS & SERVICE	94,000	\$	\$
CAPITAL OUTLAY			
CAPITAL PURCHASES	24,000	\$	\$
TOTAL CAPITAL OUTLAY	24,000	\$	\$
DEBT			
PRINCIPAL & INTEREST	100,350	-	-
TOTAL DEBT	100,350	\$	\$
TOTAL MARINA	362,550	\$	\$
TOTAL AIRPORT	362,550	\$	\$

AIRPORT

PERSONNEL SERVICES			
WAGES & SALARIES	55,100	-	-
TAXES & BENEFITS	25,900	-	-
TOTAL PERSONNEL SERVICES	81,000	\$	\$
MATERIALS & SERVICES			
ALL UTILITIES	40,000	-	-
FIXED MAINTENANCE	50,000	-	-
INSURANCE	9,200	-	-
PROPERTY TAX	3,800	-	-
PROFESSIONAL SERVICES-Design & Engineering	5,000	-	-
PROFESSIONAL SERVICES-Legal	8,000	-	-
MISCELLANEOUS REPAIRS & PURCHASES	9,000	-	-
TOTAL MATERIALS & SERVICES	125,000	\$	\$
CAPITAL OUTLAY			
CAPITAL PURCHASES	48,000	-	-
TOTAL CAPITAL OUTLAY	48,000	\$	\$
TOTAL AIRPORT	254,000	\$	\$

ADMINISTRATION

PERSONNEL SERVICES			
WAGES & SALARIES	9,000	-	-
TAXES & BENEFITS	15,000	-	-
TOTAL PERSONNEL SERVICES	24,000	\$	\$
MATERIALS & SERVICES			
UNALLOCATED PURCHASES	47,000	-	-
NSF CHECKS-BAD DEBT	500	-	-
INSURANCE	5,500	-	-
PROFESSIONAL SERVICES-Legal	5,000	-	-
PROFESSIONAL SERVICES-Other	24,000	-	-
PROFESSIONAL SERVICES-Inspections/IT	16,000	-	-
PROFESSIONAL SERVICES-Land Acquisition	2,000	-	-
TRAVEL & MEETING	8,000	-	-
TOTAL MATERIALS & SERVICES	108,000	\$	\$
CAPITAL OUTLAY			
CAPITAL PURCHASES	45,000	-	-
TOTAL CAPITAL OUTLAY	45,000	\$	\$
TOTAL ADMINISTRATION	177,000	\$	\$
MAINTENANCE			
PERSONNEL SERVICES			

PORT OF HOOD RIVER
REVENUE FUND

BUDGET FOR FISCAL YEAR 2015-16

FORM LB 20

HISTORICAL DATA

	2 YRS PRIOR FY 2012-13	1 YR PRIOR FY 2013-14	ADOPTED BUDGET FY 2014-15
362			
363	157	-	-
364	157	\$	\$
365			
366			
367	4,205	16,088	22,350
368	27,156	31,967	28,050
369	27,186	33,028	36,000
370	58,547	81,083	88,400
371			
372	31,961	31,466	75,000
373	31,961	31,466	75,000
374	90,665	112,549	163,400
375	7725,692	4,563,180	7,723,625

EXPENDITURES
DESCRIPTION

362					
363					
364					
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BUDGET FY 2015-16

* PROPOSED APPROVED ADOPTED

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APPROPRIATIONS

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PORT OF HOOD RIVER
BRIDGE REPAIR AND REPLACEMENT FUND
BUDGET FOR FISCAL YEAR 2015-16

FORM LB-31

HISTORICAL DATA		ADOPTED BUDGET		BUDGET FY 2015-16		
2YRS PRIOR FY 2012-13	1ST PRECEDING FY 2012-13	ADOPTED FY 2014-15		* PROPOSED	* APPROVED	ADOPTED
1						
2	946,941	1,100,706	884,587	\$ 889,600	\$ -	\$ -
3	3,910	4,557	5,000	5,000	-	-
4		6,005				
5						
6	950,851	1,111,268	889,587	894,600	-	-
7						
8	1,687,837	906,940	1,919,494	1,854,700	-	-
9						
10						
11	\$ 2,638,688	\$ 2,018,208	\$ 2,809,081	\$ 2,749,300	\$ -	\$ -
12						
13						
14	7,135	7,526	14,131	18,400	-	-
15	3,858	2,673	6,380	8,000	-	-
16	10,993	10,199	20,511	26,400	-	-
17						
18	-	-	18,161	20,000	-	-
19	-	-	25,000	50,000	-	-
20	-	-			-	-
21	352	352	1,500	1,500	-	-
22	352	352	44,661	71,500	-	-
23						
24	823,399	162,400	630,000	548,000	-	-
25	823,399	162,400	630,000	548,000	-	-
26						
27	703,238	787,459	724,322	708,800	-	-
28	703,238	787,459	724,322	708,800	-	-
29	1,537,982	960,410	1,419,494	1,354,700	\$ -	\$ -
30						
31	-	-	-	-	\$ -	\$ -
32	-	-	500,000	500,000	\$ -	\$ -
33						
34	\$ 1,537,982	\$ 960,410	\$ 1,919,494	\$ 1,354,700	\$ -	\$ -
35						
36	\$ 1,100,706	\$ 1,057,798	\$ 889,587	\$ 894,600	\$ -	\$ -
37						
38						
39	10,993	10,199	20,511	26,400	\$ -	\$ -
40	352	352	44,661	71,500	\$ -	\$ -
41	823,399	162,400	630,000	548,000	\$ -	\$ -
42	703,238	787,459	724,322	708,800	\$ -	\$ -
43	-	-	-	-	\$ -	\$ -
44	-	-	500,000	500,000	\$ -	\$ -
45	400,706	357,798	164,587	169,600	\$ (725,000)	\$ (725,000)
46	700,000	700,000	725,000	725,000	\$ 725,000	\$ 725,000

PORT OF HOOD RIVER
SUPPLEMENTAL BUDGET REVENUE SCHEDULES

REVENUE FUND – BRIDGE TRAFFIC AND REVENUES

Page 21

REVENUE FUND - LEASE REVENUES

Page 22

PORT OF HOOD RIVER
Bridge Traffic and Revenue Report - Quarterly
Exhibit B
Columbia State Bank Loan - Covenant - 3.9 (g)

	2011-12		2012-13		2013-14		2014-15		Change from Prior year		2015-16	
	Traffic	Revenue	Traffic	Revenue	Traffic	Revenue	Traffic	Revenue	Traffic	Revenue	Traffic	Revenue
JUL	361,074	\$265,574	355,233	\$297,432	372,181	\$ 339,743	379,536	\$ 341,480	1.02	1.01	387,036	\$ 343,227
AUG	355,868	\$261,248	364,506	\$318,526	372,950	\$ 344,140	380,914	\$ 348,030	1.02	1.01	389,048	\$ 351,964
SEPT	318,316	\$238,794	328,071	\$380,237	330,147	\$ 304,490	344,693	\$ 317,989	1.04	1.04	349,539	\$ 325,728
OCT	309,883	\$231,842	317,197	\$287,740	326,995	\$ 299,209	336,623	\$ 303,073	1.03	1.01	346,534	\$ 306,988
NOV	269,853	\$197,401	277,328	\$249,148	281,772	\$ 252,702	274,601	\$ 244,065	0.97	0.97	267,612	\$ 235,723
DEC	274,203	\$195,532	265,925	\$233,136	272,528	\$ 237,524	290,855	\$ 249,793	1.07	1.05	295,872	\$ 255,202
calendar year total	3,622,901	\$2,646,090	3,617,141	\$3,300,132	3,749,551	\$3,384,542	3,829,791	\$3,424,449				
JAN	236,015	\$208,412	257,781	\$240,242	274,253	\$ 244,374	286,390	\$ 259,626	1.04	1.06	290,472	\$ 268,042
FEB	256,567	\$225,906	259,626	\$241,084	248,373	\$ 219,088	281,351	\$ 259,207	1.13	1.18	318,708	\$ 306,673
MAR	282,592	\$251,099	320,340	\$269,257	297,531	\$ 265,325	324,912	\$ 299,162	1.09	1.13	328,820	\$ 301,414
APR	292,315	\$263,709	300,672	\$268,777	317,218	\$ 282,097	-	\$ 287,739	0.00	1.02	323,673	\$ 289,491
MAY	320,953	\$291,884	325,314	\$290,897	343,575	\$ 301,985	-	\$ 308,025	0.00	1.02	350,566	\$ 309,900
JUN	320,439	\$292,903	329,245	\$296,477	341,619	\$ 307,150	-	\$ 313,293	0.00	1.02	348,571	\$ 315,201
fiscal year total	3,598,078	\$2,924,305	3,701,238	\$3,372,952	3,779,142	\$3,397,826	2,899,875	\$3,531,483	0.77	1.04	3,996,452	\$ 3,609,552

Used in Budget FY 2016 3,996,452 \$ 3,575,500

PORT OF HOOD RIVER
SCHEDULE OF LEASES
FOR THE FISCAL YEAR 2015-16

	CPI		1.0226	
Lease Schedule 2015-16		SQ FT	SPACE	TOTAL
BUILDING				
	TENANT			
BIG 7-205 (36391)				
Jan	Electronic Assemblers	2600	302	85,825.79
	Electronic Assemblers	1700	301	
	Electronic Assemblers	5000	303	
	Electronic Assemblers	2263	402	
	1/91-10/15			
cpi	GorgeNet	4031	401	29,502.19
	5/03-4/19			
	GorgeNet	1210	403	8,843.26
	Big Y Fly (start Feb.1,2015)	2774	404	17,927.24
	Big 7 sign (Slingshot)		Sign	2,400.00
	MotherLode Distillery	500	102	3,000.00
	Insitu	12675	201,2,3,4,5	
	01/210-12/2014	3800	101	
TOTAL BIG 7		36553		147,498.49
BOAT BASIN				
	Kayak Shed			600.00
TOTAL BOAT BASIN				600.00
JENSEN BUILDING				
	Turtle island	29795		185,320.56
	06/11-05/16	1128		
CPI	Joel Olsen Enterprises	4940		46,481.99
	01/2011-01/16	1000		
	Northwave	2042		26,399.44
	05/08-12/15	288		864.00
cpi	RBS	9543		69,246.26
	10/10-03/15	1391		
		192	Unit 7	-
	Big Winds	1080	Unit 1&3	2,400.00
cpi	Perry Platt	516	Unit 5	864.00
		192	Unit 6	-
		324	Unit 4	-
	Rob Arnold 10/22/2012	451		4,608.00
TOTAL JENSEN BUILDING		52882		337,384.26
	Key Development	prkg		1,236.00
				338,620.26
MARITIME BLDG				
cpi-7	Hood River Distillers	21700		135,558.24
	10/12-11/17			
cpi-7	Double Mountain	12100		81,039.00
	07/12-6/17			
cpi-7	CRG Freight (1136)	500		3,735.11
	7/07-6/15			
	Hitch Source	1286		
	10/12-9/13			9,541.59
	Hoverlabs Corp.	400		2,923.36
		35986		232,797.31
HALYARD BUILDING				

PORT OF HOOD RIVER
SCHEDULE OF LEASES
FOR THE FISCAL YEAR 2015-16

	CPI		1.0226	
Lease Schedule 2015-16		SQ FT	SPACE	TOTAL
BUILDING				
	TENANT			
cpi	Real Carbon	4774		41,820.00
	06/2011-05/2016			
	Pfreim Brewing Company	4774	101	
	3/2012 - 8/2014	4463	102	153,708.60
		4857	103	
		672	Patio	
		19540		195,528.60
EXPO CENTER				
	HR Juice Expo	prkg		3,120.00
	10/18/2014 - 10/25/2014			
cpi	Key Development 10/22/2014	prkg		1,267.74
				4,387.74
	HR Juice parking lot 5			3,000.00
	May 2014 w 2 mos extension			
TOTAL WATERFRONT INDUSTRIAL				921,832.39
STATE OFFICE BUILDING / DMV				
	DMV	1200		29,368.52
	1/96-12/12			
	Walden Unit B			8,140.68
	Walden Unit C	181		2,811.60
TOTAL STATE OFFICE BLDG				40,320.79
PORT OFFICE BUILDING				
	Port Office - Board Room	3516		48,550.00
	Maintenance Space	1597		
	Gorge Innoventure	1418		3,792.00
TOTAL PORT OFFICE BUILDING				52,342.00
HOOD RIVER YACHT CLUB				
	Hood River Yacht Club	839		6,240.00
	07/08-06/15		Utilities	600.00
	Storage racks	(\$26 PER)		1,800.00
	1--09/10-07/11			
	2-- 08/10-01/11			
	3--07/10-01/11			
	4--11/10-01/11			
	5--08/10-07/11			
	6--08/10-07/11			
TOTAL MAINTENANCE SHOP				8,640.00
MARINA OFFICE BUILDING				
	Locus Interactive			
	01/07-06/15	482	100	6,368.76
	John Herron(2/2014)(Veolia)			
	05/10-4/13	313	102	4,357.75
2.5 inc. Jan.ea.	HR Chamber			

PORT OF HOOD RIVER
SCHEDULE OF LEASES
FOR THE FISCAL YEAR 2015-16

	CPI		1.0226	
Lease Schedule 2015-16		SQ FT	SPACE	TOTAL
BUILDING				
	TENANT			
	01/0/-12/21	2627		31,557.39
	Columbia River Acupuncture			
	04/07-06/14	197	101	3,264.12
	Hearts of Gold	1400		20,496.60
TOTAL MARINA OFFICE BLDG		3619		66,044.62
TOTAL MARINA PARK				167,347.41
AIRPORT				
	AERO SPRAY LLC	(Land)		
	9/99-8/14			
	Dwayne & Jeanne Troxel			5,760.00
	01/13 -			
	GORGE LEASING	(Land)		2,220.00
	Exp 12/14			
	JOHN BENTON	(Land)		9,576.00
	10/2015			
	Nostalgaire			
cpi	Unimax Avaiatin	(Land)		
adj-3/2017	03/02-02/27			
	Dick Parsons/Bottomley/Murph	(Land)		461.57
adjust	01/2015			-
	Acree	(Land)		598.00
cpi	Hood Technology Corp.	Hangar 1		30,935.62
	10/14-10/17			
cpi	Cloud Cap	Helicopter Hnagar		13,304.00
	07/11-6/13			
	Coffee Vendor	prkg		3,600.00
TOTAL AIRPORT				66,455.19
TIMBER INCUBATOR BLDG				
CPI	WyEast	5000	100/200	31,536.98
	Oregon Brine Works	2500	400	18,510.80
cpi	Peterson Constructin Cntrctn	2500	300	16,841.88
TOTAL TIMBER INCUBATOR BLDG		5000		66,889.66
WASCO BUILDING				
CPI	Renaissance	4644		62,029.83
CPI	MCCOG	2754		35,635.23
	12/07-11/12			
	Cloud Cap	1792		22,463.05
	04/08-04/13, plus H of H sp	2846		35,682.34
TOTAL WASCO		12036		155,810.45

PORT OF HOOD RIVER
SUPPLEMENTAL BUDGET CAPITAL AND GRANT SCHEDULES

CAPITAL IMPROVEMENT SCHEDULE	Page 25
THIRD-PARTY PAYMENTS TO PORT OR GRANTS	Page 27

Capital Projects

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Big 7											
Tenant Improvements		\$0	\$10,000	\$50,000		\$50,000		\$50,000		\$50,000	\$0
Building Upgrades/Roof	\$0	\$5,000	\$71,550								
Big 7 Lower Driveway		\$0	\$0								
HVAC/Site/Landscape/Parking	\$4,542	\$26,000	\$12,000	\$24,000	\$24,000	\$36,000	\$36,000				\$50,000
Total	\$4,542	\$31,000	\$93,550	\$74,000	\$24,000	\$86,000	\$36,000	\$50,000	\$0	\$50,000	\$50,000
Maritime Building											
Tenant Improvements				\$0				\$0		\$0	\$0
Building Upgrades/Roof	\$49,983	\$0					\$1,500,000				
Site/Landscape/Parking /Sign	\$0	\$8,000	\$25,000	\$25,000	\$25,000	\$25,000	\$0				\$50,000
Total	\$49,983	\$8,000	\$25,000	\$25,000	\$25,000	\$25,000	\$1,500,000	\$0	\$0	\$0	\$50,000
UTS Portsite Bldg.											
Annual Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Waterfront Infrastructure											
Capital Outlay			\$65,000								
Portway Ave. Angled Parking											
Portway Avenue Road Project											
1st Street Re-Alignment	\$	35,000	\$	40,000	\$800,000						
Portway 1st and 2nd reconstruction						\$0	\$550,000				
Anchor Way 1st to 2nd incl stoplight					\$600,000						
West Nichols Basin Ped/Bike Path	\$12,806	\$825,000									
Water Access Amenities						\$100,000	\$200,000				
Paving Projects											
Various Rehabilitation	\$81,068	\$	\$	10,000	\$	14,689	\$25,000	\$272,572	\$54,965	\$61,399	\$30,000
Visitor Center/DMV S. Parking Lot	\$0	\$	\$		\$						\$300,000
E. Port Marina Drive, Portway, Marina Way	\$	100,000	\$	297,000	\$				\$0	\$0	\$300,000
Total	\$93,874	\$960,000	\$412,000	\$814,689	\$625,000	\$372,572	\$804,965	\$61,399	\$30,000	\$30,000	\$300,000
Halyard Building											
Pocket Fuel TI	\$44,231	\$0									
Pfriem TI/Misc Tenant /Roof Work	\$200,603	\$23,796	\$22,000	\$0	\$75,000	\$0	\$75,000	\$0	\$0	\$75,000	\$0
Total	\$244,834	\$23,796	\$22,000	\$0	\$75,000	\$0	\$75,000	\$0	\$0	\$75,000	\$0
Jensen Building											
Site/Landscape/Parking	\$0	\$5,000	\$0	\$0		\$10,000		\$10,000		\$10,000	
Building Upgrades/HVAC/Roof	\$20,305	\$56,000	\$58,200	\$120,000	\$50,000	\$50,000	\$50,000	\$100,000	\$50,000	\$50,000	\$0
Breeze-Way Upgrades	\$0	\$0	\$0	\$0	\$0						
Tenant Improvements				\$0		\$50,000		\$100,000			\$100,000
Total	\$20,305	\$61,000	\$58,200	\$120,000	\$50,000	\$110,000	\$50,000	\$210,000	\$50,000	\$60,000	\$100,000
State Office Building											
Building Upgrades/Tenant Improvem	\$0	\$19,000	\$5,000	\$5,000	\$25,000	\$10,000	\$10,000	\$25,000	\$10,000	\$25,000	\$10,000
Total	\$0	\$19,000	\$5,000	\$5,000	\$25,000	\$10,000	\$10,000	\$25,000	\$10,000	\$25,000	\$10,000
Marina Office Building											
Overall Building Upgrades	\$73,746	\$6,000	\$14,500	\$25,000	\$10,000	\$25,000	\$10,000	\$25,000	\$10,000	\$25,000	\$10,000
Total	\$73,746	\$6,000	\$14,500	\$25,000	\$10,000	\$25,000	\$10,000	\$25,000	\$10,000	\$25,000	\$10,000
Port Office Building											
Tenant Space											
Building Upgrades	\$0	\$15,000	\$25,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000	\$10,000	\$10,000
Total	\$0	\$15,000	\$25,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000	\$10,000	\$10,000
JWBP-Timber Building											
Tenant Improvements		\$0									
Building Upgrades	\$0	\$22,115	\$5,000	\$10,000	\$10,000	\$50,000	\$10,000	\$5,000	\$10,000	\$10,000	\$100,000
Total	\$0	\$22,115	\$5,000	\$10,000	\$10,000	\$50,000	\$10,000	\$5,000	\$10,000	\$10,000	\$100,000
South Marina Commercial/Retail Complex											
A/E									\$50,000	\$50,000	\$0
Construction										\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000	\$0
Wasco St. Office Building											
Tenant Improvements	\$0	\$10,000	\$8,000	\$10,000	\$10,000	\$10,000	\$10,000	\$15,000	\$15,000	\$100,000	\$100,000
Total	\$0	\$10,000	\$8,000	\$10,000	\$10,000	\$10,000	\$10,000	\$15,000	\$15,000	\$100,000	\$100,000
Expo Center											
Redevelopment	\$0	\$0									
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hanel / New Initiatives											
Light Industrial and Land Acquisition	\$8,588	\$0	\$2,195,000	\$0	\$0						\$2,000,000
Total	\$8,588	\$0	\$2,195,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
Sub-Total Commercial/ Industrial Properties	\$495,872	\$1,155,911	\$2,863,250	\$1,093,689	\$864,000	\$698,572	\$2,515,965	\$401,399	\$225,000	\$435,000	\$2,730,000

Commercial/Industrial Properties

Capital Projects

		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Airport	Airport												
	Relocate Runways	\$101,811											
	Taxiway B Ext & South Apron				\$500,000	\$1,200,000							
	Master Plan/FBO Building/Avgas Relocate	\$9,021	204,000	\$ 28,000									
	North Apron Expansion						\$ 170,000	\$ 950,000					
	Road Improvement Security/Fence Perimeter	\$0	-		\$ 300,000	-							
	T-Hangars-doors	\$0	-	\$20,000	\$45,000	\$ 375,000							
	Jet Fuel Tank												
	AWOS/Crack Seal, Slurry Seal		\$20,000						\$500,000				
	Sub-Total Airport	\$110,832	\$224,000	\$48,000	\$845,000	\$1,575,000	\$170,000	\$1,450,000	\$0	\$0	\$0	\$0	
Bridge	Bridge												
	Toll System		\$75,800	\$200,000	\$200,000								
	North and South Approach Rehabilitation	\$60,079	\$312,144										
	Sub-Structure Pier Investigation			\$25,000			\$500,000		\$0	\$0			
	Seismic	\$0	\$0	\$25,000	\$80,000		\$550,000		\$0	\$0	\$0		
	Steel Truss Aux. Brace	\$0	\$30,000	\$445,000		\$500,000							
	Steel Truss Gussets		\$0				\$500,000						
	Pressure Wash/Painting	\$1,461	\$0	\$0	\$50,000	\$5,000	\$51,000	\$10,000	\$10,000	\$60,000	\$10,000	\$0	
	Deck Systems-Welding	\$100,634	\$5,000	\$25,000	\$25,000	\$50,000	\$1,940,000	\$0	\$0	\$0	\$0	\$10,000	
	Bridge Railing		\$0		\$20,000		\$510,000						
	Lift Span E&M		\$70,000	\$50,000	\$10,800	\$20,800	\$4,000,000	\$10,800	\$10,800	\$375,000	\$20,800	\$0	
	Inspections/Repairs Ongoing Maintenance (See "Other Expenses" in Toll Bridge	\$2,856	\$10,000	\$88,000	\$10,000	\$64,200	\$64,200	\$64,200	\$64,200	\$64,200	\$64,200	\$64,200	\$64,200
	Sub-Total Bridge	\$165,030	\$502,944	\$858,000	\$395,800	\$640,000	\$8,115,200	\$85,000	\$85,000	\$499,200	\$95,000	\$74,200	
	Marina	Marina											
Capital Maintenance		\$0	\$6,000	\$10,000	\$10,000	\$10,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	
Visitor Dock Rehabilitation					\$35,000	\$650,000						\$15,000	
Electrical Upgrade		\$ 203,952	\$21,467										
Boathouse Dock Replacement		\$ 161,951	\$72,690										
South Dock Upgrade			\$0	\$0	\$450,000							\$0	
A/B Dock Expansion								\$50,000	\$100,000	\$1,500,000			
Cruise Ship Dock				\$14,000									
Total	\$365,903	\$100,157	\$24,000	\$495,000	\$660,000	\$15,000	\$15,000	\$65,000	\$115,000	\$1,515,000	\$30,000		
Recreation	Marina Park												
	Frontage Rd Pedestrian Bridge Trail	\$13,769	\$508,392										
	Marina Green Irrigation Pump House		\$8,000			\$105,000							
	Marina Perimeter Path/Power Vault			\$120,000			\$200,000						
	Yacht Club Restroom Upgrade/Landscaping	\$10,100	\$10,000	\$5,000									
	Total	\$23,869	\$526,392	\$125,000	\$0	\$105,000	\$200,000	\$0	\$0	\$0	\$0	\$0	
	Event Site												
	Landscaping/Signage/Paving	\$0	\$10,000	\$5,000	\$10,000	\$10,000	\$5,000	\$50,000	\$10,000	\$50,000	\$10,000	\$10,000	
	Restroom Upgrade	\$0	\$0	\$0									
	Parking		\$0	\$20,000			\$150,000			\$0			
	Jetty Repair								\$350,000				
	Event Site Dock Repairs	\$0		\$50,000			\$0						
	Total	\$0	\$10,000	\$75,000	\$10,000	\$10,000	\$155,000	\$50,000	\$360,000	\$50,000	\$10,000	\$10,000	
	Hook and Spit												
Grading/Signage/Amenities	\$0	\$5,000	\$5,000	\$5,000	\$80,000	\$10,000	\$10,000	\$15,000	\$15,000	\$15,000	\$0		
Sewer Line Bike Path	\$4,213	\$0											
Launch Upgrades	\$35,757	\$107,330	\$75,000			\$50,000				\$50,000			
Total	\$39,970	\$112,330	\$80,000	\$5,000	\$80,000	\$60,000	\$10,000	\$15,000	\$15,000	\$65,000	\$0		
Sub-Total Recreation	\$63,839	\$648,722	\$280,000	\$15,000	\$195,000	\$415,000	\$60,000	\$375,000	\$65,000	\$75,000	\$10,000		
GRAND TOTAL	\$1,201,475	\$2,631,734	\$4,073,250	\$2,844,489	\$3,934,000	\$9,413,772	\$4,125,965	\$926,399	\$904,200	\$2,120,000	\$2,844,200		

GRANTS, LOAN REPAYMENTS, THIRD PARTY FUNDS

		Payment Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Commercial/Industrial Properties	Wasco St. Office Building													
	Tenant Improvements	Repayment	\$14,430	\$14,430	\$14,430	\$14,430	\$14,430	\$14,430	\$14,430	\$14,430	\$14,430	\$14,430	\$14,430	
	Expo Center/Maritime Building													
	Planning and Design	Loan	\$0	\$0					\$1,500,000					
	Jensen Building Improvements													
	Remodel													
	Halyard Building													
	TI	Repayment	\$19,550	\$19,550	\$19,550	\$19,550	\$19,550	\$19,550	\$19,550	\$19,550	\$19,550	\$19,550	\$14,096	\$7,934
	Waterfront Industrial													
	Repayment of Sewer Plant Loan	Repayment	\$27,061	\$82,056	\$124,266	\$114,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Repayment of Consolidated URA Loan	Repayment				-\$4,301	\$232,156	\$239,241	\$249,578	\$0	\$0	\$0	\$0	\$0
	Riverside Reconstruction	Grant					\$0							
	1st Street Re-Alignment	Grant				\$400,000								
	E. Portway Ave. Upgrades	Grant							\$550,000					
	Anchor Way 1st & 2nd/Extension	Grant					\$600,000							
West Nichols Basin Ped/Bike Path	Grant	\$0	\$637,500											
Portway Avenue EDA Grant	Grant													
	Repayment													
	Repayment													
TOTAL		\$27,061	\$719,556	\$124,266	\$510,423	\$832,156	\$239,241	\$799,578	\$0	\$0	\$0	\$0	\$0	
Hanel/New Initiative														
Land Acquisition and Bldg			\$0	\$1,420,000	\$0	\$0	\$0	\$0					\$2,000,000	
Sub-Total Commercial/ Industrial Properties		\$0	\$61,041	\$753,536	\$1,578,247	\$544,403	\$866,137	\$273,221	\$2,333,558	\$33,980	\$33,980	\$28,526	\$2,022,364	
Airport	Airport													
	Relocate Runways	Grant	\$260,484											
	Taxiway B Ext & South Apron	Grant				\$450,000	\$1,080,000							
	Master Plan/FBO Building	Grant		\$183,600										
	North Apron Expansion	Grant					\$0	\$153,000	\$855,000					
	Road Improvement Security/Fence Perimeter	Grant				\$270,000								
	T-Hangars	Loan					\$336,000							
	Jet Fuel Tank	Loan												
AWOS/Crack Seal, Slurry Seal	Grant							\$450,000						
Sub-Total Airport		\$260,484	\$183,600	\$0	\$720,000	\$1,416,000	\$153,000	\$1,305,000	\$0	\$0	\$0	\$0	\$0	
Bridge	Bridge													
	Bridge Improvements	Loan							\$8,000,000					
Sub-Total Bridge		\$0	\$0	\$0	\$0	\$0	\$0	\$8,000,000	\$0	\$0	\$0	\$0	\$0	
Marina	Marina													
	Capital Maintenance													
	Visitor Dock Rehabilitation	Grant					\$325,000							
	Electrical Upgrade	Loan												
	Boathouse Dock Replacement	Loan												
	South Dock Upgrade	Loan				\$450,000								
A/B Dock Expansion											\$1,500,000			
Total		\$0	\$0	\$0	\$450,000	\$325,000	\$0	\$0	\$0	\$0	\$0	\$1,500,000	\$0	
Recreation	Park													
	Frontage Rd Marina Green Path	Grant	\$0	\$390,000										
	Marina Green Upgrades				\$100,000									
	Marina Perimeter Path	Grant						\$120,000						
	Total		\$0	\$390,000	\$100,000	\$0	\$0	\$120,000	\$0	\$0	\$0	\$0	\$0	
	Event Site													
	Landscaping/Signage/Paving													
	Restroom Upgrade													
	Dredging													
	Jetty Repair													
Total		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Hook and Spit														
Grading/Signage/Amenities		\$4,750												
Sewer Line Bike Path			\$70,000	\$25,000										
Launch Upgrades														
Total		\$0	\$4,750	\$70,000	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sub-Total Recreation		\$0	\$4,750	\$460,000	\$125,000	\$0	\$0	\$120,000	\$0	\$0	\$0	\$0	\$0	
GRAND TOTAL		\$0	\$0	\$326,275	\$1,397,136	\$1,703,247	\$1,714,403	\$2,607,137	\$8,546,221	\$3,638,558	\$33,980	\$33,980	\$1,528,526	\$2,022,364

PORT OF HOOD RIVER
PERSONNEL SUMMARY AND COMPARISON
2015-16

PERSONNEL SUMMARY

WAGES

- Wage analysis for Office, Maintenance and Toll Booth Staff

		<u>Wages</u>
Budget - FY 2014-15		\$ 1,297,818
COLA - 2.8%		36,339
Compensation Increases	14 FTE	<u>49,811</u>
Budget - FY 2015-16		<u>1,383,968</u>
<i>Percent increase of</i>		<u>6.6%</u>

BENEFITS

- PERS increased 7.6% due to correction of previous year's legislation.
- Healthcare decreased by (3.7%) as SDAO took over the administration of healthcare benefits for Special Districts Association of Oregon. Staff pay 10% of the premium cost with the Port self-insuring \$500 of the \$1000 deductible.
- Workers Comp Insurance – about the same.
- Unemployment – Same

		<u>Taxes and Benefits</u>
Budget - FY 2014-15		\$ 555,864
PERS - Rates increased		42,262
Healthcare decreased		(20,397)
Taxes		<u>7,271</u>
Taxes & Benefits - FY 2015-16		<u>\$ 585,000</u>
<i>Percent Increase of</i>		<u>5.2%</u>
 TOTAL PERSONNEL AND BENEFITS		
FY 2014-15		\$ 1,853,682
FY 2015-16		\$ 1,969,000
<i>Percent Increase of</i>		<u>6.2%</u>

NUMBER OF EMPLOYEES BY DEPARTMENT

	<u>Full-Time</u>	<u>Part-Time</u>	<u>Seasonal</u>	<u>Total</u>
Office	7.00	0.85	-	7.85
Maintenance/Facilities	7.00	-	2.16	9.16
Toll Booth	4.00	3.90	-	7.90
	<u>18.00</u>	<u>4.75</u>	<u>2.16</u>	<u>24.91</u>

PERSONNEL AND BENEFITS DISTRIBUTED BY FUND

	<u>FY 2014-15</u>	<u>FY 2015-16</u>
General Fund	\$ 69,595	\$ 91,300
Revenue Fund	\$ 1,763,576	\$ 1,851,300
Bridge Repair & Replacement Fund	\$ 20,511	\$ 26,400

**PORT OF HOOD RIVER
PERSONNEL ALLOCATION TO COST CENTERS AND FUNDS**

Executive Director	Office		Marina		Front Desk		Finance Mgr		Acctg Spec		PT Finance Spec		Development Mgr		Waterfront Coord		Toll Booth		Maintenance	
	Director	Mgr	Spec	Spec	Desk	Mgr	Mgr	Spec	Spec	Spec	Spec	Mgr	Coord	Booth	Maintenance					
24.0%	43.0%	29.0%	77.0%	45.0%	43.0%	54.0%	7.0%	100.00%	13.21%											
8.0%	5.0%	1.0%	1.0%	6.0%	3.0%	3.0%	5.0%													1.00%
2.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	8.0%													4.00%
2.0%	1.0%	1.0%	1.0%	2.0%	2.0%	1.0%	9.0%													6.84%
3.0%	1.0%	1.0%	1.0%	1.0%	3.0%	1.0%	8.0%													1.86%
3.0%	1.0%	1.0%	1.0%	3.0%	6.0%	1.0%	10.0%													5.00%
1.0%	0.0%	0.0%	0.0%	3.0%	0.0%	1.0%	1.0%													0.36%
1.0%	1.0%	1.0%	1.0%	2.0%	3.0%	1.0%	4.0%													2.57%
1.0%	1.0%	1.0%	1.0%	3.0%	3.0%	1.0%	5.0%													5.71%
1.0%	1.0%	1.0%	1.0%	1.0%	3.0%	1.0%	4.0%													1.64%
1.0%	1.0%	1.0%	1.0%	1.0%	3.0%	1.0%	1.0%													1.71%
1.0%	1.0%	1.0%	1.0%	2.0%	3.0%	1.0%	7.0%													2.86%
1.0%	3.0%	3.0%	5.0%	1.0%	5.0%	1.0%	2.0%													5.57%
4.0%	3.0%	1.0%	1.0%	1.0%	2.0%	1.0%	1.0%													3.57%
4.0%	3.0%	5.0%	2.0%	2.0%	3.0%	1.0%	1.0%													23.59%
15.0%	3.0%	44.0%	1.5%	6.0%	5.0%	12.0%	7.0%													8.43%
5.0%	2.0%	3.0%	1.5%	3.0%	3.0%	3.0%	9.0%													8.36%
16.0%	26.0%	4.8%	2.0%	10.0%	5.0%	10.0%	2.0%													0.00%
1.0%	0.0%	0.2%		6.0%	3.0%	5.0%	3.0%													1.57%
3.0%	3.0%			1.0%	1.0%	0.0%	1.0%													
3.0%							5.0%													
100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	97.9%

PORT OF HOOD RIVER
REVENUE FUND
SCHEDULE OF MATERIALS & SERVICES

	Actuals			Budget		% Hanel	
	2011-12	2012-13	2013-14	2014-15	2015-16	With	W/O
UTILITIES							
Bridge	11,125	17,006	18,549	20,360	20,000		
Big 7	63,680	62,911	64,319	68,071	69,000		
Jensen	98,251	101,422	97,818	103,960	110,000		
Maritime	42,975	29,248	39,839	44,389	38,000		
Halyard	19,797	45,721	60,474	60,066	79,000		
Expo	43,508	40,412	38,734	2,500	12,000		
Timber Incubator	5,259	5,745	5,769	6,775	11,000		
Wasco	34,094	33,133	36,726	39,913	41,000		
Hanel	-	-	-	10,000	10,000		
State Office	5,774	4,242	4,502	5,033	5,100		
Marina Office	10,937	8,438	8,600	10,215	10,200		
Port Office	9,378	1,772	2,702	7,367	5,500		
Waterfront	4,842	4,070	1,832	5,134	2,200		
Eventsite	8,797	10,694	12,430	12,836	15,000		
Hook/Spit					1,000		
Marina Park	21,043	24,687	28,959	31,134	25,000		
Marina	22,071	27,381	11,007	25,411	22,000		
Airport	34,134	34,367	39,350	42,952	40,000		
Subtotal	435,665	451,249	471,610	496,116	516,000	4.0%	2.0%
MAINTENANCE							
Bridge	817	208	15,126	10,000	22,000		
Big 7	12,140	6,986	5,177	7,499	20,000		
Jensen	986	720	14,592	20,930	12,000		
Maritime	1,150	919	9,970	12,911	12,000		
Halyard	2,014	20,209	19,055	24,195	20,000		
Expo	499	2,220	1,164	-	1,000		
Timber Incubator	1,156	1,372	6,191	9,459	6,000		
Wasco	3,353	332	9,762	6,474	13,000		
Hanel	-	-	-	10,000	10,000		
State Office	7,808	3,897	4,404	5,566	8,000		
Marina Office	7	-	2,770	3,727	5,000		
Port Office	316	-	3,153	1,947	7,000		
Waterfront	183	-	627	2,000	4,000		
Eventsite	-	-	8,089	10,377	9,000		
Hook/Spit			428		500		
Marina Park	5,343	5,172	23,386	29,937	24,700		
Marina	1,100	1,726	23,110	22,681	18,000		
Airport	23,557	19,950	70,802	50,000	50,000		
Subtotal	60,429	63,711	217,806	227,703	242,200	6.4%	2.0%
INSURANCE							
Bridge	203,347	219,009	225,728	224,652	231,000		
Big 7	6,763	8,501	9,941	9,904	9,500		
Jensen	2,921	4,154	5,141	5,467	5,500		
Maritime	3,041	3,690	4,459	4,541	4,500		
Halyard	2,985	4,006	4,807	3,967	5,000		
Expo	5,735	6,933	8,128	239	3,500		
Timber Incubator	761	905	1,109	928	1,100		
Wasco	2,544	2,970	3,608	3,465	4,000		
Hanel	-	-	-	1,000	1,000		
State Office	447	566	711	670	800		
Marina Office	1,096	1,333	1,613	1,758	1,800		
Port Office	-	-	1,021	690	2,400		
Waterfront			476		1,200		
Eventsite	453	461	577	521	800		
Hook/Spit					-		
Marina Park	507	691	1,123	982	1,600		
Marina	1,846	6,855	13,547	12,965	15,000		
Airport	7,355	7,935	8,442	9,550	9,200		
Administration	4,513	4,412	3,307	4,700	5,500		
Maintenance	3,455	4,204	16,088	22,350	22,000		
Subtotal	247,769	276,625	309,826	308,349	325,400	5.5%	5.2%

PORT OF HOOD RIVER
REVENUE FUND
SCHEDULE OF MATERIALS & SERVICES

	Actuals			Budget		% Hanel	
	2011-12	2012-13	2013-14	2014-15	2015-16	With	W/O
<u>PROPERTY TAXES</u>							
Big 7	24,409	25,075	25,558	28,439	24,400		
Jensen	36,656	38,451	39,283	41,308	41,500		
Maritime	10,986	11,751	14,164	15,664	15,800		
Halyard	9,439	13,963	25,044	27,547	57,300		
Expo	34,646	35,728	34,870	1,406	13,600		
Timber Incubator	4,193	7,669	1,505	7,797	7,300		
Wasco	22,226	22,752	23,197	24,443	24,700		
Hanel	-	-	-	10,000	10,000		
State Office	-	-	1,998	2,098	1,500		
Marina Office	9,992	11,563	9,154	10,068	10,500		
Port Office	-	-	-	2,070	-		
Waterfront(Nichols)	-	-	-	-	-		
Marina Park	1,108	1,142	1,172	1,227	1,400		
Airport	3,842	3,949	4,003	4,243	3,800		
Subtotal	157,497	172,043	179,948	176,310	211,800	20.1%	14.5%
<u>MISCELLANEOUS</u>							
Bridge	142,646	88,564	87,636	95,939	105,000		
Big 7	6,110	12,548	12,173	12,637	14,000		
Jensen	4,910	14,469	17,340	14,992	12,000		
Maritime	3,643	24,223	31,364	12,537	12,000		
Halyard	9,948	21,988	27,228	6,181	6,000		
Expo	5,730	3,548	4,066	-	500		
Timber Incubator	1,689	3,245	1,487	1,539	2,000		
Wasco	1,305	8,295	8,902	6,714	15,000		
Hanel	-	-	-	2,000	2,000		
State Office	3,005	10,163	9,644	9,982	9,000		
Marina Office	8,253	4,541	2,912	7,014	5,000		
Port Office	2,094	2,140	2,568	1,658	4,000		
Waterfront	1,969	10,556	12,787	3,000	6,000		
Eventsite	7,071	21,633	6,210	8,427	11,000		
Hook/Spit	12,808	13,704	14,084	10,577	6,000		
Marina Park	15,636	21,156	7,850	4,325	13,000		
Marina	24,383	32,238	23,406	22,244	22,000		
Airport	8,164	11,860	10,350	9,053	8,000		
Subtotal	259,364	304,871	280,007	228,819	252,500	10.3%	9.5%
<u>LEGAL</u>							
Bridge	12,258	689	198	1,000	1,000		
Big 7	-	530	643	1,000	1,000		
Jensen	1,493	466	3,240	1,000	1,000		
Maritime	-	4,608	162	1,000	1,000		
Halyard	5,328	7,092	2,772	3,000	3,500		
Expo	22,555	-	6,111	-	2,000		
Timber Incubator	1,585	108	180	1,000	1,000		
Wasco	-	347	-	1,000	1,000		
Hanel	-	-	-	5,000	5,000		
State Office	-	648	594	1,000	1,000		
Marina Office	2,037	70	162	1,000	1,000		
Port Office	1,602	90	90	-	500		
Waterfront	30,428	55,309	34,714	10,000	10,000		
Eventsite	126	552	5,562	4,000	2,000		
Hook/Spit	-	-	-	500	500		
Marina Park	393	295	-	500	500		
Marina	-	1,866	6,876	6,000	6,000		
Airport	7,011	15,674	7,064	9,000	8,000		
Admin	-	2,650	1,259	5,000	5,000		
Subtotal	84,816	90,994	69,627	51,000	51,000	0.0%	0.0%
<u>OTHER PROFESSIONAL</u>							
Bridge	11,783	7,589	29,885	49,000	50,000		
Big 7	-	1,217	-	1,075	1,000		
Jensen	675	17,532	320	3,000	4,000		

PORT OF HOOD RIVER
REVENUE FUND
SCHEDULE OF MATERIALS & SERVICES

	Actuals			Budget		% Hanel	
	2011-12	2012-13	2013-14	2014-15	2015-16	With	W/O
Maritime		16,995	-	5,000	4,000		
Halyard	20,548	-	1,010	2,896	1,000		
Expo	18,227	-	22,660	-	1,000		
Timber Incubator		288	-	1,000	1,000		
Wasco		-	-	-	1,000		
Hanel		-	-	20,000	20,000		
State Office	190	-	640	104	1,000		
Marina Office	31	-	-	-	1,000		
Port Office	455	485	-	518	1,000		
Waterfront	51,928	55,015	93,042	142,500	175,000		
Eventsite	626	-	-	1,035	2,000		
Hook/Spit	1,152	2,096	4,465	4,518	1,000		
Marina Park		-	-	500	5,000		
Marina	150	2,047	1,194	50,000	5,000		
Airport	1,334	1,209	5,056	18,500	5,000		
Administration	-	-	19,929	20,000	42,000		
Subtotal	107,099	104,473	178,201	319,646	321,000	0.4%	-5.8%
<u>ADMINISTRATION & MAINTENANCE</u>							
Admin - Purchases	32,197	43,913	48,248	42,647	47,000		
Travel	9,390	4,200	4,305	8,000	8,000		
NSF	170	-	20	500	500		
Credit Card Fees	-	30,394	33,973	-	8,000		
Maintenance Miscellaneous	25,398	20,000	31,967	28,050	31,000		
Maintenance Equipment	30,708	34,343	33,028	38,000	35,000		
Subtotal	97,863	132,850	151,541	117,197	129,500		
TOTAL	1,450,502	1,596,816	1,858,566	1,925,140	2,049,400	6.5%	3.442%

PORT OF HOOD RIVER
REVENUE FUND
SCHEDULE OF PROFESSIONAL SERVICES

	FY 2014-15		FY 2015-16	
	Consulting	Legal	Consulting	Legal
Bridge				
Breezeby	\$ 24,000	\$ 1,000	\$ 10,000	\$ 1,000
Toll System Upgrade w/GP			20,000	
On-call	25,000	-	20,000	-
Big 7				
Leases	-	1,000	-	1,000
A&E	1,075	-	1,000	-
Jensen				
Leases	-	1,000	-	1,000
A&E	3,000	-	4,000	-
Maritime				
Leases		1,000		1,000
A&E	5,000	-	4,000	-
Halyard				
Leases		3,000		3,500
A&E	2,896	-	1,000	-
Expo				
Leases	-	-	-	2,000
A&E	-	-	1,000	-
Timber Incubator				
Leases	-	1,000	-	1,000
A&E	1,000	-	1,000	-
Wasco				
Leases	-	1,000	-	1,000
A&E			1,000	
Hanel				
Agreements/Contracts	-	5,000	-	5,000
Environmental/Development	20,000	-	20,000	-
Commercial Properties				
Leases	-	2,000	-	2,500
A&E	622		3,000	
Industrial Land				
Exit 62 Property	12,500	2,500		
Waterfront Master Plan	35,000	2,500		
Cruise Ship Dock	10,000			1,000
Lot 1 Subdivision Plan	47,500	2,500	45,000	2,000
Waterfront Parking Plan	25,000		20,000	1,000
Architectural Feasibility Studies			50,000	2,000
Infrastructure Preliminary Engr			40,000	2,000
PP&L Area Power Study			10,000	1,000
Studies - Various	2,500	2,500	10,000	1,000
Waterfront Recreation				
Event Site - A&E and Agreements	1,035	4,000	2,000	2,000
Hook/Spit	4,518	500	1,000	500
Marina Park - A&E	500	500	5,000	500
Marina				
Leases	-	6,000	-	6,000
Marina Master Plan	50,000	-	5,000	-
Airport				
Leases	-	7,000	-	6,000
A&E - Hangars/Auxl.	18,500	2,000	5,000	2,000
Administration				
Miscellaneous/IT	5,000	5,000	18,000	5,000
Buildings Inspection/Signage	10,000	-	-	-
Website Development	-	-	24,000	-
Land Proposals	5,000	-	-	-
	<u>309,646</u>	<u>51,000</u>	<u>321,000</u>	<u>51,000</u>

DEBT SERVICE SCHEDULE

		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Commercial/Industrial Properties	Waterfront Industrial										
	<i>New Initiative Waterfront Debt Service Waterfront 2014+</i>	\$0	\$0	\$0	\$0	\$43,331	\$43,331	\$43,331	\$43,331	\$43,331	\$43,331
	<i>Total</i>	\$0	\$0	\$0	\$0	\$43,331	\$43,331	\$43,331	\$43,331	\$43,331	\$43,331
	Big 7										
	<i>Total</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	KWPB										
	<i>Total</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	State Office Building										
	<i>Total</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Marina Office Building										
	<i>Total</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Hanel/New Initiative										
	<i>Total</i>	\$0	\$58,000	\$104,252	\$550,000	\$515,748	\$0	\$0	\$0	\$0	\$0
	Port Office Building										
	<i>Total</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	JWBP-Timber Building										
	<i>Total</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Wasco St. Office Building										
	<i>Total</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Maritime Building										
<i>Debt Service Maritime 2014+</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$96,291	\$96,291	\$96,291	\$96,291	
<i>Total</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$96,291	\$96,291	\$96,291	\$96,291	
Jensen Bldg.											
<i>Phil Jensen Note Refinance of 2020 Ballon Payment</i>	\$144,942	\$144,942	\$144,942	\$144,942	\$144,942		\$375,595	\$120,555	\$120,555	\$120,555	
<i>Total</i>	\$144,942	\$144,942	\$144,942	\$144,942	\$144,942	\$375,595	\$120,555	\$120,555	\$120,555	\$120,555	
Halyard Bldg.											
<i>Total</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sub-Total Commercial/ Industrial Properties		\$144,942	\$202,942	\$249,194	\$694,942	\$704,021	\$418,926	\$260,177	\$260,177	\$260,177	\$260,177
Airport	Airport										
	<i>Debt Service Airport 2014+</i>	\$0	\$0	\$0	\$0	\$32,371	\$32,371	\$32,371	\$32,371	\$32,371	\$32,371
	Sub-Total Airport	\$0	\$0	\$0	\$0	\$32,371	\$32,371	\$32,371	\$32,371	\$32,371	\$32,371
Bridge	Bridge										
	<i>Series 2013 Bonds</i>	\$724,322	\$708,798	\$692,952	\$677,268	\$485,807	\$600,427	\$600,427	\$600,427	\$600,427	\$600,427
	Sub-Total Bridge	\$724,322	\$708,798	\$692,952	\$677,268	\$485,807	\$600,427	\$600,427	\$600,427	\$600,427	\$600,427
Marina	Marina										
	<i>Marina Expansion C Dock (20) Debt Service Marina 2014+</i>	\$24,371	\$28,865	\$28,220	\$27,515	\$26,755	\$25,950	\$25,080	\$29,050	\$27,900	\$26,750
	<i>Total</i>	\$67,425	\$71,461	\$70,336	\$97,975	\$96,591	\$95,084	\$98,375	\$96,412	\$94,212	\$193,041
	Sub-Total Marina	\$91,796	\$100,326	\$98,556	\$125,490	\$123,346	\$121,034	\$123,455	\$125,462	\$122,112	\$219,791
Recreation	Park										
	<i>Total</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Event Site										
	<i>Total</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Hook and Spit										
<i>Total</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Sub-Total Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GRAND TOTAL		\$961,060	\$1,012,066	\$1,040,702	\$1,497,700	\$1,345,545	\$1,172,757	\$1,016,430	\$1,018,437	\$1,015,087	\$1,112,766