

Port District #2



Wahkiakum County

Skamokawa, WA

Port #2 of Wahkiakum County

2021 BUDGET – PRELIMINARY

2021 BUDGET		
OPERATING REVENUE		
641.10	Leasehold Hookup	\$30,000.00
641.11	Full Hook Up	\$40,000.00
641.12	Partial Hook Up	\$85,000.00
641.13	Tent Site	\$30,000.00
641.14	Yurts	\$35,000.00
641.15	Cabins	\$3,000.00
641.21	Shelter	\$2,000.00
641.22	Waste Station	\$350.00
641.23	Shower	\$2,500.00
641.24	Boat Launches	\$7,000.00
641.26	Parking	\$8,000.00
641.31	Sand Sales	\$35,000.00
641.32	Wood Sales	\$6,500.00
641.33	Retail Sale Items	\$7,500.00
641.35	Ice Sales	\$3,000.00
641.36	Vending	\$1,900.00
641.41	Propane Exchange	\$1,200.00
641.42	Miscellaneous Revenue / Good Sam	\$1,500.00
644.12	Port of Portland	\$2,340.00
644.13	PTI	\$300.00
644.14	Clean Rivers	\$1,236.00
644.15	Sewer Easement	\$5,400.00
TOTAL OPERATING REVENUE		\$308,726.00
NON OPERATING REVENUE		
699.10	Interest	\$55.00
699.20	Prior Years Property Tax	\$2,500.00
699.21	Property Tax Collected	\$82,000.00
699.22	Forest Tax	\$24,000.00
699.24	Federal in lieu of Tax	\$0.00
699.25	Sales and Hotel Tax Collected	\$22,000.00
699.26	Leasehold Tax Collected	\$4,000.00
699.30	Grants	\$5,000.00
699.31	Donations	\$500.00
TOTAL NON OPERATING REVENUE		\$140,055.00
TOTAL REVENUE		\$448,781.00

2021 BUDGET		
OPERATING EXPENDITURES		
741.10	Port District Commissioners	\$4,600.00
741.11	Manager	\$57,000.00
743.10	Office Staff	\$50,000.00
743.11	Maintenance Staff	\$44,000.00
741.26	Personnel Benefits (FICA, L&I, Unemployment)	\$24,000.00
741.25	Health Care	\$43,600.00
741.27	Park Host	\$6,000.00
741.31	Legal	\$11,000.00
741.32	Auditor	\$7,200.00
741.41	Office Expense	\$4,000.00
741.72	Travel	\$300.00
741.73	Insurance	\$17,000.00
741.74	Ads and Publications	\$4,000.00
741.75	Memberships and Dues	\$1,500.00
741.76	Permits, Taxes and Fees	\$2,000.00
741.77	Retail Items Cost	\$6,000.00
741.78	Service Charges (Credit Card)	\$6,000.00
741.81	Water	\$1,300.00
741.82	Electricity	\$17,000.00
741.83	Sewer / Sani-Can	\$2,000.00
741.84	Telephone and Internet	\$6,000.00
741.86	Garbage	\$6,000.00
741.87	Propane Exchange	\$600.00
741.91	Ice Expense	\$2,000.00
741.92	Wood Expense	\$2,500.00
741.93	Vending Machine	\$1,200.00
741.94	Sand (DNR)	\$7,000.00
743.26	Water System/ Lab Tech	\$1,600.00
743.34	Fuel	\$1,200.00
743.35	Supplies, Cleaning & Restroom	\$6,000.00
743.36	Tools and Equipment	\$5,000.00
743.41	Repairs and Maintenance	\$35,000.00
743.42	Safety and First Aid	\$500.00
743.43	Miscellaneous Expense	\$1,000.00
TOTAL OPERATING EXPENDITURES		\$384,100.00
NON OPERATING EXPENDITURES		
799.92	Election Expense	\$2,500.00
799.93	Sales and Hotel Tax Paid	\$22,000.00
799.94	Leasehold Tax Paid	\$4,000.00
TOTAL NON OPERATING EXPENDITURES		\$28,500.00
CAPITAL IMPROVEMENTS		
773.31	Capital Projects	\$36,181.00
TOTAL EXPENDITURES		\$448,781.00

Changes to the 2020 Budget

- Total Operating Revenue Decrease By \$16,383 (\$308,726)
- Total Non-Operating Revenue Increase By \$12,550 (\$140,055)
- Total Operating Expenditures Increase By \$15,400 (\$384,100)
- Total Non-Operating Expenditures Increase By \$500 (\$28,500)

Changes to Operating and Non-Operating Revenue

- A decrease in Partial Hookup sites is forecasted due to the absence of County Line Park. Lower expenses help balance that loss.
- The amount of long-term stays has decreased, leading toward a decrease in Lease Hold Hookups, which also lowers our Parking category.
- Most camping lines see a conservative increase based on current trends.
- With a full year of camping, we expect to see an increase in retail items such as wood, ice, etc.
- We expect to see the collected Property Taxes go up.

2021 Price Schedule Changes

- Full Hookup Raises \$5, Partial Stays the Same, River Sites are Split Out and Charged More.
- Yurts Have One Year-Round Rate, \$3 Increase.
- Wood & Ice Increase Due to Increased COGS.

Item	2020	2021
Full Hookup	30/35	35/40
Partial Hookup	25/30	25/30
V4-V15	25/30	30/35
Yurts	45/55 52/62	55/65
Cabins	N/A	85/95
Wood	6	7
Ice	2.25	2.50

Changes to Operating Expenditures

- Expenditures to increase by \$15,400
- Sources of payroll increase come from increased salaries due to raises, and statewide hourly increases.
- Property insurance continues to see an increase, despite unloading surplus items and County Line.
- We see decreases in items associated with County Line, and less sand sales.
- With decreases in several areas, we were able to add \$43,600 in Health Insurance for staff, with minimal overall increase in expenses.

Capital Improvements

- The 2021 budget is balanced, with a Capital Improvement budget of \$36,181, which comes from a projected profit.
- Funds from the General Account would allow for projects that exceed this amount.

Capital Improvements

- Irrigation - \$55,000
- River Cabins - \$42,000
- Bathroom Upgrades (Painting Walls, Floors, and Sealing Exterior, Sewer Pump) - \$20,000
- Landscaping Additions - \$15,000
- Vista Park Nature Trail Foot Bridge (Grant Match) - \$18,000

Irrigation

- To be installed 1st QTR 2021
- Quote of \$44,800 + Tax from Basket Case Landscaping, Long Beach, WA
- Cost does not include electrical, which may not be necessary.

Cabins

- Two River Front Cabins to be Installed on Existing Concrete Pads
- Cost Also Includes Running Power to Cabins, With Exterior 50 AMP RV Pedestals.
- Proposed price per night 85/95

Cabins



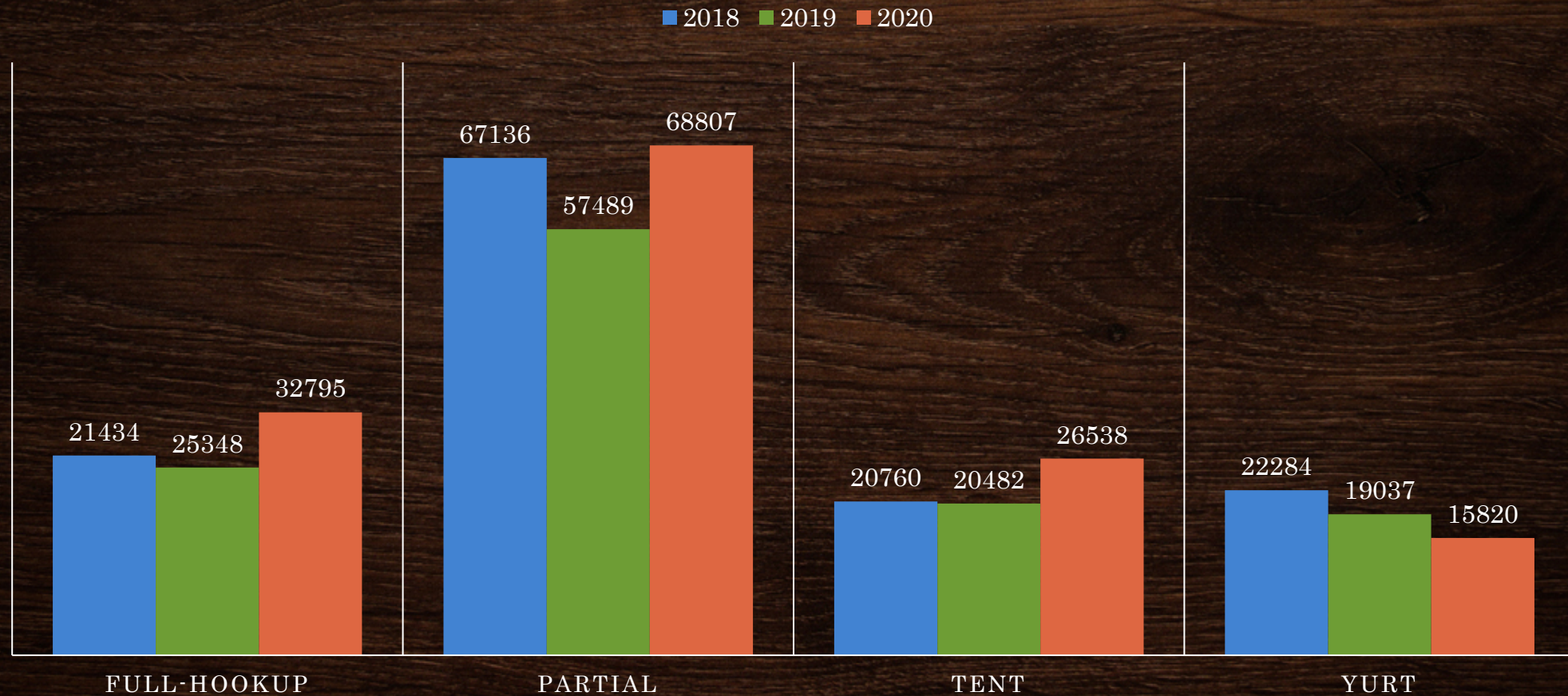
Bathroom Upgrades

- Bathrooms to Have Floors & Walls Re-Painted, and Exteriors Re-Sealed.
- Lower Bathroom to Have Exterior Spigot Installed to Service Tent Sites 34-46.
- General Maintenance to Include Repair of Exterior Lights, Electric Upgrades, Hardware Upgrades, Pathway Upgrades and Repair.

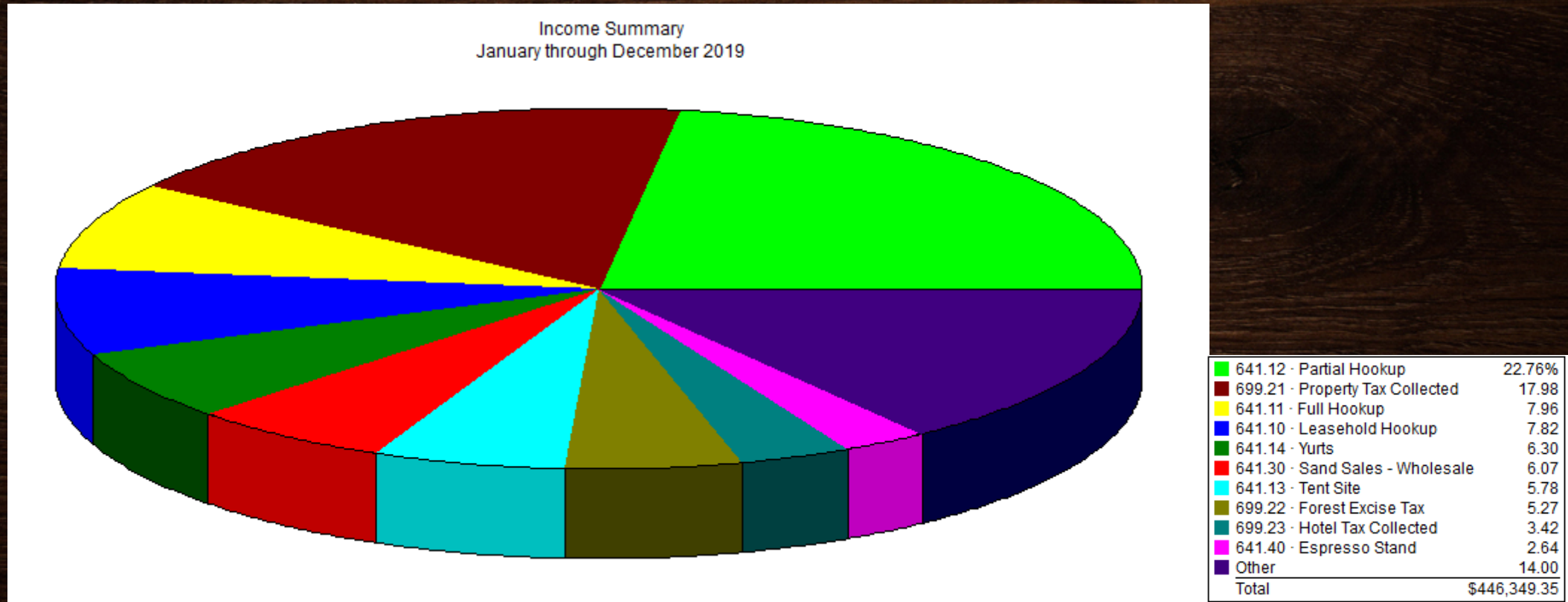
Landscaping

- Plant Trees at Edges of Field
- Repair Areas Affected by Irrigation Installation
- Replant Field with Grass and Clover Mix After Irrigation
- Repair areas Affected by Sewer Repairs
- Cost includes Site Line Analysis

Vista Park YTD Numbers 1/1 – 9/7



2019 Income Breakdown



2019 EXPENSE BREAKDOWN

