

PORT OF COUPEVILLE
Profit Loss
Preliminary Budget
2022

2022 Prelim Budget Synopsis		
		Income Prelim-Budget 2022
	Total Farm Income	138,866
	Total Wharf Income	1,328,695
	Total Port Income	1,777,417
Total Income		3,244,978
		Expense Prelim-Budget 2022
	Total Port Expense	589,877
	Total Farm Expense	246,432
	Total Wharf Expense	2,408,669
Total Expense		3,244,978

PORT OF COUPEVILLE
Profit Loss Prelim Budget 2022
PORT WHARF - REVENUE BUDGET

	Prelim-Budget	Actual to Date	End of Yr. Proj.	Prelim-Budget
	2,021	As OF 09-27-21	2021	2,022
PORT INCOME				
LEVY				
IDD Cap-Proj Levy	0			1,250,967
Leasehold Excise-County	450	328	425	450
Property Taxes Levy	419,000	243,686	414,000	419,000
Timber Tax	500	185	400	500
Total LEVY	419,950	244,199	414,825	1,670,917
Miscellaneous Revenue				
Interest Income	6,450	2,769	4,200	6,500
Investment Savings Transfer	0	0	0	0
Total -Miscellaneous Revenue	6,450	2,769	4,200	6,500
Grants				
Rural Economic Dev.t 09				100,000
Total Grants	0	0	0	100,000
Total Income Port of Coupeville	426,400	246,968	419,025	1,777,417
WHARF INCOME				
BASE RENTS				
Coupeville Wharf				
(24Front)	5,880	4,388	5,880	5,880
(W101)	21,750	14,962	21,660	21,660
(W102)	13,225	8,769	13,153	13,153
(W103)	5,141	3,578	5,492	5,741
(W104)	516	344	516	516
Total Base Rent Coupeville Wharf	46,512	32,041	46,701	46,950
EVENT INCOME				
Events	125	75	75	125
Total EVENT INCOME	125	75	75	125
FUEL SALES				
Diesel, G&A	26,000	34,591	46,000	40,000
Gasoline, G&A	28,000	29,610	38,000	32,000
Total FUEL SALES	54,000	64,202	84,000	72,000
Grants				
DAHP Grants	303,000	0	0	303,000
* Ebey's Reserve Grants	7,500	8,125	14,525	0
Rural Economic Dev.t 09	858,195	7,864	7,864	858,195
Total Grants	1,168,695	15,989	22,389	1,161,195
MARINA SERVICES				
Moorage, G&A	29,000	34,829	45,000	40,000
Passenger Fee	300	362	400	450
Pump out	300	328	350	350
Shower/Water	425	475	500	450
DNR-Derelic Vessel Recovery	0	19,192	19,192	0
Total MARINA SERVICES	30,025	35,994	65,442	41,250
Wharf-Utilities				
(24Front)	2,500	621	810	1,200
(W101)	3,400	974	3,000	3,750
(W102)	950	113	195	225
(W103)	200	1,030	1,608	2,000
Total Wharf-Utilities	7,050	2,738	5,613	7,175
Total Income Coupeville Wharf	1,306,407	151,040	224,221	1,328,695
Total Port & Wharf Income	1,732,807	398,008	643,246	3,106,112

PORT OF COUPEVILLE
Profit Loss Prelim Budget 2022
FARM - REVENUE

		Prelim-Budget	Actual to Date	End of Yr. Proj.	Prelim-Budget
		2021	As OF 09-27-21	2021	2022
FARM INCOME					
BASE RENTS					
Greenbank Farm					
	A101	6157	4,141.45	6,555.68	6556
	A102	9,299	6,199	9,919	9,919
	B101	10,858	7,120	10,680	10,680
	B102	15,405	11,980	16,020	16,020
	C101	9,701	4,850	9,701	9,701
	C102	8,359	5,693	9,331	9,331
	C103	8,875	5,917	8,875	8,875
	C201	6,151	4,033	6,050	6,050
	C202	6,151	4,033	6,050	6,050
	C203	6,151	4,033	6,050	6,050
	C204	6,151	4,033	6,050	6,050
	CC-Cottage	7,495	4,954	7,430	7,460
	E101	0	2,987	4,987	4,987
	Pea Patch/Agr-Farm	900	1,193	1,193	1,193
	Studio G	909	596	894	894
Total Greenbank Farm		102,561	71,764	109,785	109,816
EVENT INCOME					
	Events	20,000	12,425	13,000	15,000
Total EVENT INCOME		20,000	12,425	13,000	15,000
Solar Farm Revenue					
	Solar Plot 3	3,200	2,563	3,000	1,500
Total Solar Farm Revenue		3,200	2,563	3,000	1,500
UTILITY REIMBURSEMENTS					
Greenbank Farm					
	A101	840	561	840	840
	A102	1,860	1,240	1,860	1,860
	B101	120	80	120	120
	B102	7,560	5,678	7,560	7,560
	C101	300	150	300	300
	C102	225	175	225	225
	C103	300	200	300	300
	C201	75	50	75	75
	C202	75	50	75	75
	C203	75	50	75	75
	C204	75	50	75	75
	CC-Cottage	600	400	600	600
	Pea Patch/Agr-Farm	325	285	325	325
	Studio G	120	80	120	120
Total Greenbank Farm		12,550	9,049	12,550	12,550
Total Farm Income		135,111	93,238	135,335	138,866

PORT OF COUPEVILLE
Profit Loss Prelim Budget 2022
WHARF EXPENSE BUDGET

	Current Budget	Actual to Date	End of Yr. Proj.	Prelim-Budget
	2021	As Of 09-27-21	2021	2022
WHARF EXPENSES				
ADVERTISING				
Legal Notices/Newspaper Ads	1000	0	0	1000
Total ADVERTISING	1000	0	0	1000
AUTO EXPENSES				
2005 Ford F250				
Fuel Expenses	600	646	800	900
Maintenance Expenses	0.00	0.00	0.00	1200
Total AUTO EXPENSES	600	646	800	2100
IDD CAP-PROJ - COUPEVILLE WHARF				
CAP-PROJ - Dedicated Proj.- Wharf Pilings	0	0	0	1200000
CAP-PROJ - Dedicated Proj.- Wharf Roof	0	0	0	303000
CAP-PROJ - Dedicated Proj.-Water & Sewer Line	0	0	0	158700
Legal Notices				1500
Total IDD CAP-PROJ - COUPEVILLE WHARF	0	0	0	1663200
CREDIT LINE EXPENSES				
Credit Line Other Fees	0	0	0	0
* Credit Line Interest	0	0	0	5,000
Total CREDIT LINE EXPENSES	0	0	0	5,000
CR&M - COUPEVILLE WHARF				
CR&M - Dedicated Project- Wharf Pilings	858195	10020	10020	0
CR&M - Dedicated Project- Wharf roof	303000	108	108	0
CR&M - Dedicated Project- Fire Suppresion	0	136667	189947	0
CR&M - Dedicated Project - 24 Front St Façade	0	0	8000	0
CR&M - Dedicated Project - Front St Roof	0	8751	8751	0
CR&M - Dedicated Project	0	16030	16030	520503
Routine Maintenance	51241	30952	36250	53260
Total CR&M - COUPEVILLE WHARF	1212436	202528	269106	573763
DEPT. OF NATURAL RESOURCE				
Penn Cove Water Space Rent	5500	4908	5175	5750
Total DEPT. OF NATURAL RESOURCE	5500	4908	5175	5750
ECONOMIC DEVELOPMENT				
Coupeville Historic Waterfront	700	1000	1000	700
Total ECONOMIC DEVELOPMENT	700	1000	1000	700
EMPLOYEE COMPENSATION				
Asst. Wharf Manager	10500	8003	9023	18297
Dock Hand	7000	12075	12700	1544
Reimbursements - Mileage	500	112	200	500
Wharf Manager	46350	18719	22775	31769
Total EMPLOYEE COMPENSATION	64350	38909	44698	52109
FUEL				
Skagit Farmers-Diesel	20000	22505	27242	30000
Skagit Farmers-Gas	18000	25530	29908	30000
Total FUEL	38000	48035	57150	60000
INDIVIDUAL SERVICE FEES				
Alarm Monitoring	1200	538	538	1200

PORT OF COUPEVILLE
Profit Loss Prelim Budget 2022
WHARF EXPENSE BUDGET

	Current Budget	Actual to Date	End of Yr. Proj.	Prelim-Budget
	2021	As OF 09-27-21	2021	2022
Diver	3000	0	0	3000
Fire Inspections	60	0	60	60
Signage	1000	1061	1000	1000
Total INDIVIDUAL SERVICE FEES	5260	1599	1598	5260
INSURANCE EXPENSE				
Liability Insurance-Alliant	1422	1129	1129	1240
Total INSURANCE EXPENSE	1422	1129	1129	1240
OTHER EXPENSES				
Licensing, Permits Fees	250	229	229	250
Merchant Services	2400	1928	2890	3200
Mileage Reimbursement-Nonempty.	100	0	0	100
Misc. Expense	500	0	0	500
Small Tools/Equipment	500	0	0	500
Training/Employee Expenses	400	26	26	500
Total OTHER EXPENSES	4150	2183	3145	5050
PAYROLL EXPENSES				
Health-Vision-Dental Benefits	0	0	0	1200
Payroll taxes	0	6197	7354	6791
Total PAYROLL EXPENSES	0	6197	7354	7991
SUPPLIES-OFFICE EXPENSES				
Covid-19 Supplies	1200	105	310	1200
Office Supplies	750	214	500	1200
Moorage Envelopes	600	1095	1095	1200
Office Equipment	1200	150	250	3000
Total SUPPLIES-OFFICE EXPENSES	3750	1563	2154	6600
UTILITIES				
* Coupeville Water/Sewer	4950	2338	4038	5250
Island Disp./Solid Waste	235	267	367	350
Puget Sound Energy	11098	5890	7568	10000
Telephone / Internet	3400	2142	3013	3305
Total UTILITIES	19683	10638	14987	18905
Total Wharf Expenses	1356851	3193350	408296	2408669

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PORT EXPENSE BUDGET

	Current Budget	Actual to Date	End of Yr. Proj.	Prelim- Budget
	2,021	As OF 09-27-21	2021	2,022
PORT EXPENSES				
ADVERTISING				
Legal Notices/Newspaper Ads	1,500	538		500
Total ADVERTISING	1,500	538	0	500
AUTO EXPENSES				
Fuel Expenses	675	0	0	675
Maintenance Expenses	2,000	85	0	2,000
Total AUTO EXPENSES	2,675	85	0	2,675
IDD CAP-PROJ - PORT				
CAP-PROJ - Property/Project Manager Payroll				
Property/Project Manager	0	0	0	19,625
Payroll Taxes	0	0	0	1,219
CAP-PROJ - Broadband PROJ. Phase-2				100,000
CAP-PROJ -Legal Notices				1,000
Total IDD CAP-PROJ - PORT	0	0	0	121,844
COMMISSIONER COMPENSATION				
* Commissioner 1	5,120	3,328	4,480	6,000
Commissioner 1 Reimbursements	1,200			1,200
* Commissioner 2	5,376	2,944	4,736	15,000
Commissioner 2 Reimbursements	1,200			1,200
* Commissioner 3	4,864	3,200	4,352	6,000
Commissioner 3 Reimbursements	1,200			1,200
Total COMMISSIONER COMPENSATION	18,960	9,472	13,568	30,600
CREDIT LINE EXPENSES				
* Credit Line Other Fees	7,750	7,500	7,500	0
* Credit Line Interest	6,425	0	0	0
Total CREDIT LINE EXPENSES	14,175	7,500	7,500	0
CR&M - PORT OF COUPEVILLE				
Port Office	500	2,324	2,474	56,720
Total CR&M - PORT OF COUPEVILLE	500	2,324	2,474	56,720
EMPLOYEE COMPENSATION				
Community Admin Specialist	31,200	19,194	29,930	45,760
Executive Director	90,000	67,500	87,500	80,000
Facilities Maint. Technician	41,760	30,580	40,923	41,600
Reimbursements - Mileage	1,400	789	1,100	1,400
Total EMPLOYEE COMPENSATION	164,360	118,063	159,453	168,760
INDIVIDUAL SERVICE FEES				
Accountant/Bookkeeping	32,000	23,600	31,550	32,000
Attorney	8,000	5,378	5,378	8,000
Consulting Service	0	5,469	5,469	5,000
Rent For Meetings	300	0	0	300
Total INDIVIDUAL SERVICE FEES	40,300	34,447	42,397	45,300
INSURANCE EXPENSE				
Liability Insurance-Enduris	61,398	55,516	55,516	60,500
Total INSURANCE EXPENSE	61,398	55,516	55,516	60,500

PORT OF COUPEVILLE
Profit Loss Prelim Budget 2022
PORT EXPENSE BUDGET

	Current Budget	Actual to Date	End of Yr. Proj.	Prelim- Budget
	2,021	As OF 09-27-21	2021	2,022
MEMBERSHIPS/SUBSCRIPTIONS				
Chamber of Commerce Memberships	75	75	75	100
Coupeville Historic Waterfront	60	40	40	60
Misc.-Dues/Memberships	200	100	100	200
MRSC-Small Works Roster	120	0	150	150
WPPA	1,200	986	986	1,200
Total MBRSHIPS/SUBSCRIPTIONS	1,655	1,201	1,351	1,710
OTHER EXPENSES				
Elections Cost (ICA)	15,250	0	15,250	20,000
Island County Treasurer	0	77	77	0
Mileage Reimbursement-Non-Employee	2,100	0	0	2,100
Misc. Expense	1,000	70	70	1,000
Small Tools/Equipment	150	38	38	150
State Auditors Office	0	0	0	7,000
Training/Employee Expenses	0	120	120	1,000
Total OTHER EXPENSES	18,500	304	15,554	31,250
PAYROLL EXPENSES				
Deferred Comp. Plan	2,700	2,025	2,625	2,400
Health-Vision-Dental Benefits	0	0	4,920	28,024
Payroll Taxes	30,721	13,985	21,385	7,610
Total PAYROLL EXPENSES	33,421	16,010	28,930	38,035
SUPPLIES-OFFICE EXPENSES				
Computer Hardware/Software Expenses	3,000	3,640	3,983	5,500
Covid-19 Supplies	1,200	90	124	1,200
* Marketing/Community Outreach	15,000	0	0	10,000
Office Supplies	2,000	672	872	0
Postage	400	228	448	500
Printing & Copying	250	62	62	250
* Software Subscriptions	0	0	0	3,783
Supplies	250	0	0	2,500
** Website Dev. & Maint.	500	1,606	1,606	500
Total SUPPLIES-OFFICE EXPENSES	22,600	6,298	7,096	24,233
UTILITIES				
Security System	400	805	899	500
Telephone / Internet	7,250	5,009	6,600	7,250
Total UTILITIES	7,650	14,680	17,583	7,750
Total Port Expenses	387,694	266,438	351,421	589,877

PORT OF COUPEVILLE
Profit Loss Prelim Budget 2021
FARM EXPENSE BUDGET

	Current Budget	Actual to Date	End of Yr. Proj.	Prelim- Budget
	2,021	As OF 09-27-21	2021	2,022
FARM EXPENSES				
AUTO EXPENSES				
2005 Ford F250	100	0	0	0
Fuel Expenses	300	612	762	900
Maintenance Expenses	200	0	0	1,200
Total AUTO EXPENSES	600	612	762	2,100
IDD CAP-PROJ - FARM				
CAP-PROJ - Dedicated Proj.- Barn C Overhang	0	0	0	13,044
CAP-PROJ - Dedicated Proj.- Ductless Heat Pump	0	0	0	6,522
Total CR&M - FARM	0	0	0	19,566
CR&M-GREENBANK FARM				
CR&M - Dedicated Project	20,400	0	0	108,000
Fuel, Oil & Fluids, Parts	600	218	418	1,000
Routine Maintenance	34,000	12,471	17,471	31,505
Total CR&M-GREENBANK FARM	55,000	12,689	17,889	140,505
EMPLOYEE COMPENSATION				
Maintenance/Groundkeeper	3,500	8,509	11,059	16,200
Reimbursements - Mileage	300	346	446	500
Total EMPLOYEE COMPENSATION	3,800	8,854	11,504	16,700
INDIVIDUAL SERVICE FEES				
Elevator Service Contract	2,984	2,102	2,802	2,984
Potable Water Maint.	2,000	1,350	2,857	2,350
* Septic Sys. Maint.	10,000	4,465	5,618	11,000
Signage	2,000	1,891	0	2,000
Web-site Fees	500	0	0	0
Total INDIVIDUAL SERVICE FEES	17,484	9,808	11,277	18,334
OTHER EXPENSES				
Events	2,000	0	0	2,000
Licensing, Permits Fees	1,000	1,076	1,076	1,300
Misc. Expense	250	55	150	250
Small Tools/Equipment	1,000	123	523	3,000
Total OTHER EXPENSES	4,250	1,253	1,749	6,550
PAYROLL EXPENSES				
Payroll taxes	0	811	1,230	1,628
Total PAYROLL EXPENSES	0	811	1,230	1,628
SUPPLIES-OFFICE EXPENSES				
Covid-19 Supplies	1,200	0	0	1,200
Supplies	3,000	4,804	5,355	5,000
Total SUPPLIES-OFFICE EXPENSES	4,200	4,804	5,355	6,200

PORT OF COUPEVILLE
Profit Loss Prelim Budget 2021
FARM EXPENSE BUDGET

	Current Budget	Actual to Date	End of Yr. Proj.	Prelim- Budget
	2,021	As OF 09-27-21	2021	2,022
TAXES				
Property Taxes - Greenbank Farm	200	190	190	235
Total TAXES	200	190	190	235
UTILITIES				
Island Disp./Solid Waste	4,200	3,599	4,986	5,500
Pest Control	4,089	1,876	3,425	4,089
Portable Toilet	1,400	1,000	1,300	1,500
Propane	2,400	1,013	1,163	2,800
Puget Sound Energy	18,000	10,834	15,140	20,000
Security System	700	644	644	725
Total UTILITIES	30,789	18,965	26,657	34,614
Total Farm Expenses	136,723	57,988	76,613	246,432