

Port of Coupeville					
2019 Preliminary Budget	2018 Budget	2018	2018 EOY	2019	
		1/1/18 to 8/31/18	Estimate	Preliminary	Notes:
PORT REVENUES					
LEVY					
Port taxing district	397,800.00	225,247.30	397,800.00	408,000.00	
Leasehold/Excise Returns	800.00	219.51	330.00	500.00	
Timber Tax	650.00	328.24	370.00	400.00	
Interest Income	1,800.00	4,388.10	7,200.00	6,500.00	
Miscellaneous income	-	150.27	200.00	200.00	
GRANTS		-	-	-	
Rural Economic Development .09	-	-	-	-	
TOTAL REVENUE PORT	\$ 401,050.00	\$ 230,333.42	\$ 405,900.00	\$ 415,600.00	
WHARF REVENUES					
BASE RENTS					
Gallery Store	10,956.00	8,111.54	11,912.74	12,298.00	
Collections	5,346.00	3,674.08	5,511.12	5,625.00	
Salty Mug	5,927.00	4,233.60	5,947.20	5,800.00	
Cove Café	15,109.00	10,385.04	15,577.56	16,260.00	
Kayak Rentals	367.00	262.66	400.22	477.80	
Sub Total Base Rents	\$ 37,705.00	\$ 26,666.92	\$ 39,348.84	\$ 40,460.80	
EVENTS-WHARF	-	262.50	262.50	300.00	
UTILITY REIMBURSEMENTS					
Gallery Store Util.	260.00	114.67	220.00	200.00	
Salty Mug Util.	1,600.00	1,160.87	1,550.00	1,700.00	
Collections Util.	625.00	459.80	600.00	700.00	
Cove Café Util.	2,400.00	1,538.77	2,600.00	2,800.00	
FUEL SALES					
Gasoline	24,000.00	24,239.43	25,735.00	24,000.00	
Diesel	30,000.00	29,704.01	33,000.00	30,000.00	
Tax Collected Credit Amount	2,000.00	1,297.71	1,800.00	1,500.00	
Sub Total Wharf	60,885.00	58,777.76	65,505.00	60,900.00	
	10.22.2018-V4	Donna	Page 1		

Port of Coupeville					
2019 Preliminary Budget	2018 Budget	2018	2018 EOY	2019	
		1/1/18 to 8/31/18	Estimate	Preliminary	Notes:
BOATING SERVICES					
Moorage	24,000.00	30,066.00	36,685.00	30,000.00	
Pump out Station	400.00	308.00	360.00	400.00	
Shower, water, electric	250.00	453.00	500.00	300.00	
Signage Fees	288.00	96.00	96.00	-	
Passenger Fee	1,200.00	1,484.00	1,620.00	1,500.00	
Sub Total Wharf Other	\$ 26,138.00	\$ 32,407.00	\$ 39,261.00	\$ 32,200.00	
REFUND/REIMBURSEMENTS	-	-	-	-	
MISCELLANEOUS REVENUES					
Donations	-	-	-	2,000.00	
Miscellaneous income	750.00	350.00	450.00	500.00	
TOTAL REVENUE PORT & WHARF	\$ 526,528.00	\$ 348,535.10	\$ 550,464.84	\$ 551,660.80	
	10.22.2018-V4	Donna	Page 2		

Port of Coupeville					
2019 Preliminary Budget	2018 Budget	2018	2018 EOY	2019	
		1/1/18 to 8/31/18	Estimate	Preliminary	Notes:
GREENBANK FARM					
BASE RENTS					
Artwork Gallery	10,176.00	6,814.39	10,389.91	11,115.36	
Caretaker Cottage	7,200.00	4,200.00	7,200.00	7,200.00	
GB Cheese Shop	8,430.00	6,830.64	10,342.72	10,549.28	
GF Wine Shop	5,657.00	3,805.52	5,767.72	5,952.44	
Misc. leases/Pasture-PeaPatch	750.00	630.45	750.00	750.00	
Raven Rock Gallery	8,385.00	5,615.80	8,562.00	9,082.52	
Rob Schouten-Studio	840.00	568.68	857.36	877.56	
Seaside & Sylvan	-	5,512.75	8,264.75	8,421.12	
Solar energy Project	3,070.00	-	-	3,000.00	
Whidbey Camano Land Trust	20,018.00	14,763.68	22,481.80	23,663.56	
Whidbey Pies Kit.& Café	20,539.00	13,739.00	20,974.40	22,501.16	
Storage Income	1,063.00	-	-	-	
Sub Total Base Rents	\$ 86,128.00	\$ 62,480.91	\$ 95,590.66	\$ 103,113.00	
UTILITY REIMBURSEMENTS					
Artwork Gallery	120.00	79.99	120.00	120.00	
Caretaker Cottage	600.00	350.00	600.00	600.00	
GB Cheese Shop	120.00	79.98	120.00	120.00	
GF Wine Shop	840.00	558.99	840.00	840.00	
Misc. leases	120.00	215.13	188.90	200.00	
Raven Rock Gallery	120.00	80.00	120.00	120.00	
Rob Schouten	120.00	80.00	120.00	120.00	
Whidbey Camano Land Trust	300.00	200.00	300.00	300.00	
Whidbey Pie Café/Kitchen	5220.00	3,480.00	5,220.00	7,620.00	
		-	-	-	
Sub Total Utility Reimbursements	\$ 7,560.00	\$ 5,124.09	\$ 7,628.90	\$ 10,040.00	
EVENT RENTALS	\$11,000.00	\$18,040.00	\$ 20,000.00	\$ 15,000.00	
Misc. Income					
Donations	-	-	-	1,000.00	
Miscellaneous	350.00	100.96	250.00	250.00	
Bond Fund	-	-	-	-	
TOTAL REVENUE GREENBANK FARM	\$ 105,038.00	\$ 85,745.96	\$ 123,469.56	\$ 129,403.00	
GROSS REVENUES	\$ 631,566.00	\$ 434,281.06	\$ 673,934.40	\$ 681,063.80	
	10.22.2018-V4	Donna	Page 3		

Port of Coupeville					
General and Administrative	2018 Budget	2018	2018 EOY	2019	
2019 Preliminary Budget		1/1/18 to 8/31/18	Estimate	Preliminary	Notes:
EXPENSES					
COMMISSIONER COMPENSATION					
Commissioner #1, Per Diem	2,052.00	1,710.00	2,094.00	2,304.00	
Commissioner #2, Per Diem	4,218.00	2,052.00	2,478.00	2,304.00	
Commissioner #3, Per Diem	2,052.00	2,052.00	2,478.00	2,304.00	
Comm. #1 Travel Reimb.	1,200.00	-	-	1,200.00	
Comm. #2 Travel Reimb.	2,400.00	527.14	1,200.00	1,200.00	
Comm. #3 Travel Reimb.	1,200.00	-	-	1,200.00	
		-	-	-	
EMPLOYEE COMPENSATION					
Executive Director	70,200.00	50,100.00	80,100.00	90,000.00	
Executive Assistant	21,555.00	12,675.00	21,000.00	26,400.00	
Administrative Assistant	-	-	-	15,000.00	Short Term Position
Facilities Maintenance Technician	37,440.00	19,973.76	32,000.00	38,700.00	
Facilities Maintenance	6,000.00	3,334.50	6,200.00	6,500.00	
Employee Reimbursements Mileage/Other	4,000.00	3,081.12	5,200.00	5,500.00	
INDIVIDUAL SERVICE FEES					
Attorney	5,000.00	2,493.25	4,000.00	6,000.00	
Accountant	26,000.00	17,304.44	26,500.00	28,000.00	
Guardian Security	275.00	-	-	-	
TAXES					
FICA	16,170.00	9,852.41	18,500.00	20,000.00	
Emp. Security/Unemployment Taxes	301.00	1,441.88	2,257.76	2,500.00	
Labor & Industries	17,760.00	5,357.28	8,701.54	12,000.00	Balance Sheet Only
MEMBERSHIPS					
WPPA	800.00	1,573.00	1,573.00	1,600.00	
Chamber of Commerce, Coupeville	75.00	75.00	75.00	75.00	
Chamber of Commerce, Freeland	175.00	-	-	-	No Renewal
MRSC - Small Works Roster	120.00	-	120.00	120.00	
Coup. Historic Waterfront Assoc.	40.00	-	40.00	40.00	
Misc. Memberships/Donations	110.00	2,095.00	-	300.00	Costco/Amazon/CHWA
Nat'l Trust Historic Preservation	50.00	-	-	-	No Renewal
Whidbey Island Growers Assoc.	100.00	-	100.00	100.00	
INSURANCE					
Insurance (fire/liability/marina/fuel tanks)	44,102.00	1,243.00	45,798.00	46,000.00	
TOTAL EXPENSES THIS PAGE					
	\$ 263,395.00	\$ 136,940.78	\$ 260,415.30	\$ 309,347.00	
	10.22.2018-V4	Donna	Page 4		

Port of Coupeville					
General and Administrative	2018 Budget	2018	2018 EOY	2019	
2019 Preliminary Budget		1/1/18 to 8/31/18	Estimate	Preliminary	Notes:
UTILITIES					
Electricity PSE	1,700.00		-		On Wharf & GF Pages
Coupeville Water & Sewer	450.00	50.00	50.00	50.00	Fire Inspection
Telephone/Website Fees	5,000.00	4,668.82	6,064.46	4,200.00	
Masonic Lodge Rent Fees	500.00	-	-	500.00	
		-	-	-	
LEVY/COMP PLAN EXPENSES					
2019 Tax Levy Ballot Expenses	-	-	-	20,000.00	
Comprehensive Plan - 2018 Budget	1,000.00	-	-	-	
MISCELLANEOUS					
Small Tools/Equipment	6,000.00	320.73	500.00	1,000.00	
Supplies	2,500.00	40.00	100.00	500.00	
Office Supplies	1,400.00	1,155.81	1,428.80	1,800.00	
Postage	250.00	259.58	350.00	400.00	
Computer Expense	500.00	54.35	150.00	500.00	
Website Fees	550.00	358.19	358.19	550.00	
Island County Treasurer(Elections/Misc.)	2,400.00	2,652.63	2,800.00	200.00	
State Auditor's Office	-	-	-	-	
Misc. Expense	1,000.00	289.02	300.00	1,000.00	
Appraisal	-	325.00	325.00	-	
Training - Employee-Commissioners	1,000.00	693.99	1,000.00	1,000.00	
ADVERTISING/PRINTING/NOTICES					
Advertising/Signage	1,000.00	259.82		1,000.00	
Marketing G&A	4,500.00	549.41	1,400.00	3,500.00	May place Ads before Tax Levy Vote. Tax Levy Ads
Printing & Copying	750.00	-	-	750.00	
Legal Notices	300.00	-	300.00	600.00	For budget legal notices
Litigation Settlement				10,000.00	Estimated per Enduris
TOTAL EXPENSES THIS PAGE	\$ 30,800.00	\$ 11,677.35	\$ 15,126.45	\$ 47,550.00	
TOTALS G&A	\$ 294,195.00	\$ 148,618.13	\$ 275,541.75	\$ 356,897.00	
	10.22.2018-V4	Donna	Page 5		

Port of Coupeville					
WHARF					
2019 Preliminary Budget	2018 Budget	2018	2018 EOY	2019	
		1/1/18 to 8/31/18	Estimate	Preliminary	Notes:
EMPLOYEE COMPENSATION					
Wharf Manager	45,095.00	27,200.00	45,000.00	45,000.00	
Asst. Wharf Manager	-	-		16,000.00	
Dock Hands	14,000.00	9,692.35	14,570.00	16,000.00	
Mileage Reimbursement/Other	250.00	17.90	100.00	250.00	
INDIVIDUAL SERVICE FEES					
Diver	500.00	141.85	2,000.00	2,200.00	
TAXES					
Dept. of Rev. B&O Fuel Taxes	2,600.00	-	-	-	
DEPT. OF NATURAL RESOURCES					
Penn Cove water space rent	2,028.00	-	2,025.00	2,025.00	
UTILITIES					
Coupeville Water & Sewer	2,600.00	2,518.46	4,000.00	4,000.00	
Electricity PSE	5,700.00	5,670.06	8,000.00	8,500.00	
Island Disposal/I.C. Solid Waste	650.00	233.56	360.00	400.00	
Telephone/Internet	1,600.00	538.31	1,400.00	1,600.00	
FUEL					
Skagit Farmers Supply (gasoline)	17,000.00	14,034.13	18,000.00	18,000.00	
Skagit Farmers Supply (diesel)	19,000.00	15,903.07	20,500.00	20,000.00	
TOTAL EXPENSES THIS PAGE	\$ 111,023.00	\$ 75,949.69	\$ 115,955.00	\$ 133,975.00	
	10.22.2018-V4	Donna	Page 6		
Port of Coupeville					

WHARF					
2019 Preliminary Budget	2018 Budget	2018	2018 EOY	2019	
		1/1/18 to 8/31/18	Estimate	Preliminary	Notes:
SECURITY & FIRE PROTECTION					
Commercial Fire protection	800.00	-	372.00	400.00	
Guardian Security	850.00	97.82	-	750.00	
CONSTRUCTION, REPAIR & MAINT.					
Dedicated Project	-	2,681.52	-	-	"09" Funds TBD
Routine Maintenance-Wharf	24,000.00	3,763.24	4,000.00	24,000.00	
Port Office	2,000.00	40.00	-	2,000.00	
Supplies/Small Tools	1,500.00	-	-	1,500.00	
MISCELLANEOUS					
Advertising	1,000.00	-	-	1,000.00	
Signage	2,000.00	416.96	-	2,500.00	
Supplies/Visa/Misc.	2,200.00	714.96	1,278.00	1,500.00	
Licensing/Misc. Fees	196.00	202.94	202.94	210.00	
Printing/Copies/Office Supplies	500.00	318.27	500.00	500.00	
Merchant Card Services	1,600.00	984.45	1,800.00	1,800.00	
Misc. Expense	500.00	-	-	500.00	
TOTAL EXPENSES THIS PAGE	\$ 37,146.00	\$ 9,220.16	\$ 8,152.94	\$ 36,660.00	
TOTALS WHARF EXPENSES	\$ 148,169.00	\$ 85,169.85	\$ 124,107.94	\$ 170,635.00	
	10.22.2018-V4	Donna	Page 7		

Port of Coupeville					
Greenbank Farm					
2019 Preliminary Budget	2018 Budget	2018	2018 EOY	2019	
		1/1/18 to 8/31/18	Estimate	Preliminary	Notes
GREENBANK FARM EXPENSES					
EMPLOYEE COMPENSATION					
Groundskeeper/Maintenance	12,000.00	-	-	5,600.00	Labor designated just to GF
INDIVIDUAL SERVICE FEES					
Potable water system service and maintenance	2,400.00	900.40	1,650.00	2,400.00	
Irrigation system service and maintenance	1,000.00	56.40	100.00	3,000.00	
Septic system service and maintenance	7,000.00	9,362.13	10,300.00	8,500.00	
Pest control	4,000.00	2,478.40	3,717.60	3,850.00	
Wetland & Bio Controls	1,200.00	-	-	-	Will be doing this ourselves through talent pool
Portable Toilets	1,200.00	900.00	1,500.00	2,000.00	
Security System/Monitoring DSL Line	480.00	788.87	900.00	900.00	
Elevator Services Contract	6,000.00	1,907.71	2,543.61	2,600.00	
Propane	730.00	1,548.38	-	2,200.00	
Commercial Fire Protection	7,300.00	-	-	-	
FARM EQUIPMENT					
Farm Equipment-To Be Purchased	-	-	-	32,200.00	See Attached Listing
Maint., repairs, parts , fuel, fluids	500.00	164.50	250.00	500.00	
EQUIPMENT RENTAL					
Trailer, lifts, specialty power tools	150.00	21.74	50.00	150.00	
CONSTRUCTION, REPAIR & MAINTENANCE					
Dedicated Project-GF	-	36,252.10	-	-	"09" Fund TBD
Routine Maintenance-GF	25000.00	8,477.71		25,000.00	
TOTAL EXPENSES THIS PAGE					
	\$ 68,960.00	\$ 62,858.34	\$ 21,011.21	\$ 88,900.00	
	10.22.2018-V4	Donna	Page 8		

Port of Coupeville					
Greenbank Farm					
2019 Preliminary Budget	2018 Budget	2018	2018 EOY	2019	
		1/1/18 to 8/31/18	Estimate	Preliminary	Notes
UTILITIES					
Electricity PSE	14,000.00	12,404.22	17,000.00	18,000.00	
Island Disposal/I.C. Solid Waste	4,200.00	2,310.50	3,460.00	4,200.00	
Telephone/Web/Security	4,063.00		-	-	On Port Page
COMMUNITY SOLAR ENERGY PROJECT					
Solar Energy Project	-	-	-	-	No investment/maintenance expenses planned
MISCELLANEOUS					
Supplies/Small Tools	7,000.00	3,594.10		5,000.00	
Office Supplies	-	56.52	-	-	On Port Page - Combined
Advertising/Signage	1,000.00	1,064.41		2,000.00	
Events	500.00	-	-	2,000.00	
Licensing/Misc. Fees	1,500.00	445.52		750.00	
G.F. Property Taxes Misc.	185.00	125.30	125.30	135.00	
Appraisal Services	-	-	-	-	
Misc. Security Deposits/Refunds	-	-	-	-	
TOTAL EXPENSES THIS PAGE	\$ 32,448.00	\$ 20,000.57	\$ 20,585.30	\$ 32,085.00	
TOTAL EXPENSES GB. FARM	\$ 101,408.00	\$ 82,858.91	\$ 41,596.51	\$ 120,985.00	
PORT'S GROSS REVENUE	631566.00	434281.06	673934.40	681063.80	
PORT'S GROSS EXPENSES	543772.00	316646.89	441246.20	648517.00	
BALANCE: REV. ABOVE EXPENSES	87794.00	117634.17	232688.20	32546.80	
			.		
	10.22.2018-V4	Donna	Page 9		