

Port of Coupeville					
	2019 Budget	2019	2019 EOY	2020	
	Actual	1/1/18 to 9/30/18	Estimate	Prelim. Budget	Notes:
PORT REVENUES					
LEVY					
Port taxing district	408,000.00	239,476.14	402,000.00	412,000.00	
Leasehold/Excise Returns	500.00	304.04	412.00	425.00	
Timber Tax	400.00	189.62	498.00	500.00	
Interest Income	6,500.00	7,937.49	9,500.00	10,000.00	
Miscellaneous income	200.00	-	-	200.00	
GRANTS					
Rural Economic Development .09	-	5,864.00	5,864.00	-	Barn "A" Roof Restoration
Miscellaneous Grant Income	-	18,242.67	18,242.67	1,757.33	Barn "A" Heat Pump
Rural Economic Development .09	-	-	-	5,667.00	Broadband
Broadband Study Partner Contribution				11,000.00	Broadband
CERB Grant - Broadband Study				50,000.00	Broadband
Rural Economic Development .09	-	-	-	60,000.00	2020 - Pile Restoration
TOTAL REVENUE PORT	\$ 415,600.00	\$ 272,013.96	\$ 436,516.67	\$ 551,549.33	
WHARF REVENUES					
BASE RENTS					
Gallery Store	12,298.00	9,399.49	12,688.00	13,223.00	
Collections	5,625.00	4,265.64	5,688.00	5,832.00	
Salty Mug	5,800.00	3,809.70	5,095.00	5,226.00	
Cove Café	16,260.00	12,270.77	17,352.00	21,750.00	
Kayak Rentals	477.80	352.71	481.80	566.00	
Sub Total Base Rents	\$ 40,460.80	\$ 30,098.31	\$ 41,304.80	\$ 46,597.00	
EVENTS-WHARF	300.00	75.00	75.00	125.00	
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Port of Coupeville					
	2019 Budget	2019	2019 EOY	2020	
	Actual	1/1/18 to 9/30/18	Estimate	Prelim. Budget	Notes:
UTILITY REIMBURSEMENTS					
Gallery Store Util.	200.00	125.17	172.00	200.00	
Salty Mug Util.	1,700.00	1,355.18	1,658.00	2,500.00	
Collections Util.	700.00	515.56	630.00	950.00	
Cove Café Util.	2,800.00	1,895.17	2,743.00	3,400.00	
FUEL SALES					
Diesel	30,000.00	28,054.52	37,322.00	37,322.00	
Gasoline	24,000.00	31,342.02	33,168.00	34,000.00	
Fuel Sales Tax Credit - Off Road	1,500.00	-	-	-	Credit Taken from Fuel Costs
Sub Total Wharf	60,900.00	63,287.62	75,693.00	78,372.00	
BOATING SERVICES					
Moorage	30,000.00	37,357.00	40,360.00	41,000.00	
Pump out Station	400.00	388.00	484.00	500.00	
Shower, water, electric	300.00	555.00	611.00	625.00	
Passenger Fee	1,500.00	1,665.00	1,861.00	1,850.00	
Marina Services - Misc.	-				
Sub Total Wharf Other	\$ 32,200.00	\$ 39,965.00	\$ 43,316.00	\$ 43,975.00	
REFUND/REIMBURSEMENTS					
	-	-	-	-	
MISCELLANEOUS REVENUES					
Donations - CHWA	2,000.00	-	-	-	Commissioner Input
Miscellaneous income	500.00	-	-	250.00	
TOTAL REVENUE PORT & WHARF	\$ 551,660.80	\$ 405,439.89	\$ 596,830.47	\$ 720,868.33	
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Port of Coupeville					
	2019 Budget	2019	2019 EOY	2020	
	Actual	1/1/18 to 9/30/18	Estimate	Prelim. Budget	Notes:
GREENBANK FARM					
BASE RENTS					
Artwork Gallery	11,115.36	8,342.09	11,202.80	11,672.00	
Caretaker Cottage	7,200.00	6,038.40	7,276.80	7,495.00	
GB Cheese Shop	10,549.28	7,961.84	10,632.08	10,858.00	
GF Wine Shop	5,952.44	4,492.48	6,000.00	6,157.00	
Misc. leases/Pasture-PeaPatch	750.00	988.90	1,149.00	1,200.00	
Raven Rock Gallery	9,082.52	6,826.50	9,154.68	9,468.00	
Rob Schouten-Studio	877.56	661.08	884.52	909.00	
Seaside & Sylvan	8,421.12	6,405.31	8,557.00	8,820.00	
Solar energy Project	3,000.00	1,911.88	4,735.00	3,000.00	Discuss
Whidbey Camano Land Trust	23,663.56	17,801.27	23,851.16	24,603.00	
Whidbey Pies Café	22,501.16	7,782.17	10,406.96	10,674.00	
Whidbey Pies Kitchen		9,106.58	12,273.80	12,880.00	
Sub Total Base Rents	\$ 103,113.00	\$ 78,318.50	\$ 106,123.80	\$ 107,736.00	
UTILITY REIMBURSEMENTS					
Artwork Gallery	120.00	90.00	120.00	120.00	
Caretaker Cottage	600.00	500.00	600.00	600.00	
GB Cheese Shop	120.00	90.02	120.00	120.00	
GF Wine Shop	840.00	631.01	840.00	840.00	
Misc. leases	200.00	155.00	170.00	200.00	
Raven Rock Gallery	120.00	90.00	120.00	120.00	
Rob Schouten	120.00	90.00	120.00	120.00	
Seaside & Sylvan	-	90.29	120.00	120.00	
Whidbey Camano Land Trust	300.00	225.00	300.00	300.00	
Whidbey Pie Café	7,620.00	5,580.00	7,440.00	7,440.00	
Whidbey Pie Kitchen		135.00	180.00	180.00	
	-	-			
Sub Total Utility Reimbursements	\$ 10,040.00	\$ 7,676.32	\$ 10,130.00	\$ 10,160.00	
EVENT RENTALS	\$ 15,000.00	\$18,001.25	\$ 18,200.00	\$ 20,000.00	
Misc. Income					
Donations	1,000.00	-	3,844.86	1,000.00	BALANCE SHEET ITEM
Miscellaneous	250.00	-	-	250.00	
	-				
TOTAL REVENUE GREENBANK FARM	\$ 129,403.00	\$ 103,996.07	\$ 138,298.66	\$ 139,146.00	
GROSS REVENUES	\$ 681,063.80	\$ 509,435.96	\$ 735,129.13	\$ 860,014.33	
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Port of Coupeville					
General and Administrative	2019 Budget	2019	2019 EOY	2020	
	Actual	1/1/18 to 9/30/18	Estimate	Prelim. Budget	Notes
EXPENSES					
COMMISSIONER COMPENSATION					
Commissioner #1, Per Diem	2,304.00	1,664.00	2,047.00	3,840.00	Based on 2 x month + 6
Commissioner #2, Per Diem	2,304.00	3,138.53	3,144.00	3,840.00	
Commissioner #3, Per Diem	2,304.00	2,816.00	3,584.00	3,840.00	
Comm. #1 Travel Reimb.	1,200.00	-	-	-	Commissioner Feedback
Comm. #2 Travel Reimb.	1,200.00	910.76	910.76	-	Commissioner Feedback
Comm. #3 Travel Reimb.	1,200.00	-	-	-	Commissioner Feedback
	-				
EMPLOYEE COMPENSATION					
Executive Director	90,000.00	67,500.00	90,000.00	90,000.00	
Community Relations/Grant Admin.	26,400.00	12,230.00	19,000.00	26,000.00	
Administrative Specialist/Events	15,000.00	-	4,680.00	18,720.00	Hired 10/01/19
Facilities Maintenance Technician	38,700.00	28,224.01	37,000.00	40,800.00	
Groundskeeper/Maintenance Tech.	6,500.00	-	-	-	See GF Expenses
Employee Reimbursements Mileage/Other	5,500.00	2,518.98	3,800.00	4,200.00	Mileage - Inc.Non-Employee
INDIVIDUAL SERVICE FEES					
Attorney	6,000.00	234.00	1,000.00	5,000.00	
Accountant	28,000.00	20,250.00	27,000.00	32,000.00	
Alarm Monitoring/Security	-	1,017.00	1,200.00	1,400.00	
TAXES					
FICA	20,000.00	13,229.70	18,110.00	19,630.00	
Emp. Security/Unemployment Taxes	2,500.00	2,201.24	2,915.00	3,115.00	
Deferred Comp. Plan	-	1,575.00	2,250.00	2,700.00	
Labor & Industries	12,000.00	5,681.34	6,400.00	7,261.00	
MEMBERSHIPS					
WPPA	1,600.00	1,012.00	1,012.00	1,200.00	
Chamber of Commerce, Coupeville	75.00	75.00	75.00	75.00	
MRSC - Small Works Roster	120.00		120.00	120.00	
Coup. Historic Waterfront Assoc.	40.00		40.00	40.00	
Misc. Memberships/Donations	300.00	175.00	175.00	200.00	Costco/Amazon
Whidbey Island Growers Assoc.	100.00	-	-	100.00	
INSURANCE					
Insurance (fire/liability/marina/fuel tanks)	46,000.00	48,610.00	48,610.00	52,000.00	
TOTAL EXPENSES THIS PAGE	\$ 309,347.00	\$ 213,062.56	\$ 273,072.76	\$ 316,081.00	
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Port of Coupeville					
General and Administrative	2019 Budget	2019	2019 EOY	2020	
	Actual	1/1/18 to 9/30/18	Estimate	Prelim. Budget	Notes:
UTILITIES					
Electricity PSE					On Wharf & GF Pages
Coupeville Water & Sewer	50.00	-	-	-	Under Wharf Expenses
Telephone/Website Fees	4,200.00	5,792.11			
Masonic Lodge Rent Fees	500.00	300.00	600.00	600.00	
	-				
LEVY/COMP PLAN EXPENSES					
2019 Tax Levy Ballot Expenses	20,000.00	-	-	-	
Dedicated Project - Broadband	-	-	??	68,667.00	Need John's Feedback
OTHER EXPENSES					
Auto Expenses	-	699.23	900.00	2,000.00	New Tires & Maintenance
Small Tools/Equipment	1,000.00	-	150.00	1,000.00	
Supplies	500.00	-	-	500.00	
Office Supplies	1,800.00	1,061.20	1,264.50	2,400.00	
Postage	400.00	320.70	400.00	400.00	
Computer Expense	500.00	3,443.00	3,600.00	2,000.00	
Website Fees	550.00	357.57	357.57	500.00	
Island County Treasurer(Elections/Misc.)	200.00	-	-	3,500.00	To check with County
State Auditor's Office	-	-	6,000.00	-	
Misc. Expense	1,000.00	220.34	375.00	1,000.00	
Training - Employee-Commissioners	1,000.00	169.00	500.00	500.00	
ADVERTISING/PRINTING/NOTICES					
Advertising/Signage	1,000.00	-	-	-	
Marketing G&A	3,500.00	696.63	696.63	3,500.00	
Printing & Copying	750.00	56.55	85.00	200.00	
Legal Notices	600.00	893.48	1,100.00	1,500.00	
Legal Expenses - Additional Reserve	10,000.00	28,276.77	28,276.77	-	
TOTAL EXPENSES THIS PAGE	\$ 47,550.00	\$ 42,286.58	\$ 44,305.47	\$ 88,267.00	
TOTALS G&A	\$ 356,897.00	\$ 255,349.14	\$ 317,378.23	\$ 404,348.00	
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Port of Coupeville					
WHARF					
	2019 Budget	2019	2019 EOY	2020	
		1/1/18 to 9/30/18	Estimate	Prelim. Budget	Notes:
EMPLOYEE COMPENSATION					
Wharf Manager	45,000.00	36,800.00	45,000.00	46,350.00	
Asst. Wharf Manager	16,000.00	-	-	8,500.00	
Dock Hands	16,000.00	11,556.35	13,500.00	7,500.00	
Mileage Reimbursement/Other	250.00	278.40	400.00	500.00	
INDIVIDUAL SERVICE FEES					
Diver	2,200.00	-	-	3,000.00	Zinc Replacement - Cleaning
DEPT. OF NATURAL RESOURCES					
Penn Cove water space rent	2,025.00	3,144.05	3,144.05	6,000.00	
Pending Past Assesement				20,000.00	Being Disuputed - Further review needed
UTILITIES					
Coupeville Water & Sewer	4,000.00	2,701.28	4,392.00	4,500.00	
Electricity PSE	8,500.00	5,992.97	7,525.00	8,000.00	
Island Disposal/I.C. Solid Waste	400.00	413.51	480.00	1,200.00	
Telephone/Internet	1,600.00	1,462.28	1,670.00	2,000.00	
FUEL					
Skagit Farmers Supply (gasoline)	18,000.00	19,492.33	20,270.00	22,000.00	
Skagit Farmers Supply (diesel)	20,000.00	14,943.25	21,550.00	23,000.00	
TOTAL EXPENSES THIS PAGE	\$ 133,975.00	\$ 96,784.42	\$ 117,931.05	\$ 152,550.00	
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Port of Coupeville					
WHARF					
	2019 Budget	2019	2019 EOY	2020	
	Actual	1/1/18 to 9/30/18	Estimate	Prelim. Budget	Notes:
SECURITY & FIRE PROTECTION					
Commercial Fire protection	400.00	-	-	-	
Guardian Security	750.00	730.80	730.80	1,200.00	
CONSTRUCTION, REPAIR & MAINT.					
Dedicated Project - Pile Restoration	-	11,997.13	11,997.13	60,000.00	"09" Funds TBD
Dedicated Project- Other			??	8,000.00	Planking Replacement
Routine Maintenance-Wharf	24,000.00	11,412.73	15,000.00	??	Discussion Item
Port Office -24 Front Street	2,000.00	-	-	500.00	Discuss Roof
Small Tools	1,500.00	-	-	500.00	
MISCELLANEOUS					
Advertising	1,000.00	179.50	270.00	2,000.00	
Signage	2,500.00	279.37	279.37	1,000.00	
Supplies/Visa/Misc.	1,500.00	1,769.21	1,891.00	2,000.00	
Licensing/Misc. Fees	210.00	209.92	209.92	210.00	
Printing/Copies/Office Supplies	500.00	1,144.42	1,170.00	1,500.00	
Merchant Card Services	1,800.00	1,910.79	2,162.00	2,400.00	
Economic Development-CHWA	-	2,000.00	2,000.00	-	Commissioner Discussion
Misc. Expense	500.00	-	-	500.00	
TOTAL EXPENSES THIS PAGE	\$ 36,660.00	\$ 31,633.87	\$ 35,710.22	\$ 79,810.00	
TOTALS WHARF EXPENSES	\$ 170,635.00	\$ 128,418.29	\$ 153,641.27	\$ 232,360.00	
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Port of Coupeville					
Greenbank Farm					
	2019 Budget	2019	2019 EOY	2020	
	Actual	1/1/18 to 9/30/18	Estimate	Prelim. Budget	Notes
GREENBANK FARM EXPENSES					
EMPLOYEE COMPENSATION					
Groundskeeper/Maintenance	5,600.00	6,209.00	8,000.00	8,000.00	
INDIVIDUAL SERVICE FEES					
Potable water system service and maintenance	2,400.00	1,155.60	1,600.00	2,000.00	
Irrigation system service and maintenance	3,000.00	-	-	-	Included in CR & M - Farm
Septic system service and maintenance	8,500.00	8,295.12	9,200.00	10,000.00	
Pest control	3,850.00	2,788.20	3,720.00	3,850.00	
Portable Toilets	2,000.00	900.00	1,200.00	1,400.00	
Security System/Monitoring	900.00	380.93	475.00	500.00	
Elevator Services Contract	2,600.00	3,597.48	4,250.00	4,500.00	
Propane	2,200.00	1,735.75	2,100.00	2,400.00	
FARM EQUIPMENT					
Farm Equipment-To Be Purchased	32,200.00	26,958.85	26,958.85	-	
Maint., repairs, parts , fuel, fluids	500.00	-	-	500.00	
EQUIPMENT RENTAL					
Trailer, lifts, specialty power tools	150.00	-	-	150.00	Included in CR & M - Farm
CONSTRUCTION, REPAIR & MAINTENANCE					
Dedicated Project-GF- Barn "A" Walkway	-	4,999.56		-	
Dedicated Project-GF - Barn "A" Heat Pump	-	19,911.15	18,617.15	-	
Dedicated Project-GF - Pond Restoration	-	1,995.00	1,995.00	-	
Dedicated Project-GF - Misc.	-	1,826.16	3,826.00	4,200.00	Overhang x 2
Dedicated Project - GF - Fencing	-	-	-	5,000.00	Discussion Item
Routine Maintenance-GF	25,000.00	7,895.20	11,800.00		Discussion Item
TOTAL EXPENSES THIS PAGE	\$ 88,900.00	\$ 88,648.00	\$ 93,742.00	\$ 42,500.00	
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Port of Coupeville					
Greenbank Farm					
	2019 Budget	2019	2019 EOY	2020	
	Actual	1/1/18 to 9/30/18	Estimate	Prelim. Budget	Notes
UTILITIES					
Electricity PSE	18,000.00	13,180.65	17,000.00	18,000.00	Inc. Solar Array Barn "A"
Island Disposal/I.C. Solid Waste	4,200.00	2,805.09	3,770.00	4,200.00	
Telephone/Web/Security	-				On Port Page
COMMUNITY SOLAR ENERGY PROJECT					
Solar Energy Project	-	-	-	-	No investment/maintenance expenses planned
MISCELLANEOUS					
Supplies/Small Tools	5,000.00	3,594.27	4,500.00	5,000.00	
Office Supplies	-	-	-	-	On Port Page - Combined
Advertising/Signage	2,000.00	100.56	1,800.00	2,000.00	
Events	2,000.00	-	500.00	2,000.00	
Licensing/Misc. Fees	750.00	450.62	450.62	1,200.00	BMI License ?
G.F. Property Taxes Misc.	135.00	140.30	140.30	150.00	
TOTAL EXPENSES THIS PAGE					
	\$ 32,085.00	\$ 20,271.49	\$ 28,160.92	\$ 32,550.00	
TOTAL EXPENSES GB. FARM					
	\$ 120,985.00	\$ 108,919.49	\$ 121,902.92	\$ 75,050.00	
PORT'S GROSS REVENUE					
	681063.80	509435.96	735129.13	860014.33	
PORT'S GROSS EXPENSES					
	648517.00	492686.92	592922.42	711758.00	
BALANCE: REV. ABOVE EXPENSES					
	32546.80	16749.04	142206.71	148256.33	
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