



2022 Budget



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PORT OF  BENTON

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Port of Benton
2022 Preliminary Budget

	2022 BUDGET	% OF 2022 TOTAL	2021 BUDGET	% OF 2021 TOTAL	\$ Difference from Prior Year	% Difference from Prior Year
ESTIMATED BEGINNING CASH	2,450,000		2,320,000			
LESS: RESERVE	1,400,000		1,300,000			
UNRESERVED BEGINNING CASH	1,050,000		1,020,000			
OPERATING REVENUES & INFLOWS						
Lease Revenue						
Richland Business Park	2,375,619	56%	2,631,853	56%	(256,234)	-10%
Technology & Business Campus	727,655	17%	903,597	19%	(175,942)	-19%
Prosser Airport	299,761	7%	329,980	7%	(30,219)	-9%
Richland Airport	274,646	6%	291,946	6%	(17,300)	-6%
Richland Innovation Center	187,968	4%	200,326	4%	(12,358)	-6%
Technology Enterprise Center	149,610	4%	138,387	3%	11,223	8%
Prosser Wine & Food Park	135,392	3%	109,953	2%	25,439	23%
Vintner's Village	59,804	1%	56,560	1%	3,244	6%
Walter Clore Center	25,000	1%	-	0%	25,000	
Benton City	7,752	0%	22,848	0%	(15,096)	-66%
Total Lease Revenues	4,243,207	23%	4,685,450	40%	(442,243)	-9%
Property Tax Revenue	2,699,365	15%	2,637,182	23%	62,183	2%
Grant Revenue	5,682,583	31%	2,758,573	24%	2,924,010	106%
Sale of Fixed Assets	-		-	0%	-	
Crow Butte Revenues	215,573	1%	266,658	2%	(51,085)	-19%
Other Revenue	155,000	1%	157,000	1%	(2,000)	-1%
Collections on Notes Receivable	213,764	1%	16,944	0%	196,820	1162%
Interest Income	137,741	1%	62,029	1%	75,712	122%
Debt Issuance	250,000	1%	-	0%	250,000	
2021 Carryover	1,050,000	6%	1,000,000	9%	50,000	5%
Project Fund (restricted)	3,900,000	21%				
TOTAL REVENUES & INFLOWS	18,547,233		11,583,836		3,063,397	26%
OPERATING EXPENDITURES & OUTFLOWS						
Operations & Maintenance Expenses	2,850,818	15%	2,260,191	20%	590,627	26%
Crow Butte Operating Expenses	426,494	2%	277,427	2%	149,067	54%
Airports Operating Expense	426,200	2%	531,328	5%	(105,128)	-20%
General & Administrative	2,841,370	15%	3,251,372	28%	(410,002)	-13%
Debt Service Payments	512,120	3%	581,381	5%	(69,261)	-12%
Interest Expense	239,667	1%	315,022	3%	(75,355)	-24%
Capital Projects - Grant Funded	5,107,583	28%	2,090,081	18%	3,017,502	144%
Capital Projects - Port Funded	4,784,684	26%	2,029,000	18%	2,755,684	136%
Other Projects	1,125,000	6%	-	0%	1,125,000	
Maintenance Equipment	30,000	0%	55,000	0%	(25,000)	-45%
Increase Reserve	100,000	1%	100,000	1%	-	0%
Promotional Hosting Expenditures	1,000		1,000	0%	-	
TOTAL EXPENDITURES & OUTFLOWS	18,444,936		11,491,802		6,953,134	61%
NET ACTIVITY	102,297		92,034		10,263	11%
ESTIMATED ENDING CASH	1,502,297		1,412,035			
LESS: RESERVE	1,500,000		1,400,000			
UNRESERVED ENDING CASH	2,297		12,035			

Port of Benton
2022 Budget
Lease Revenue Forecast by Tenant

Richland Business Park				
Tenant	2022 Budgeted Total	2021 Budgeted Total	\$ Difference from PY	% Difference from PY
Ben Franklin Transit	\$ 2,000	\$ 2,000		
Atkins (2345 Stevens)	\$ 253,057	\$ 404,019	\$ (150,962)	-60%
CRH Interstate Concrete (i.e. American Rock/Eucon Corp)	\$ 224,160	\$ 60,000	\$ 164,160	73%
CRH Interstate Concrete - Aggregate (i.e. American Rock/Eucon Corp)	\$ 310,000	\$ 325,000	\$ (15,000)	-5%
Cannon Hill (Cast)	\$ 15,090	\$ 12,967	\$ 2,123	14%
Columbia Energy & Environmental	\$ 18,540	\$ 18,000	\$ 540	3%
Vacant - Suite 101	\$ -	\$ 269,900	\$ (269,900)	-100%
Kaiser Aluminum	\$ 90,290	\$ 90,290		
Veolia Nuclear Solutions / Kurion, Inc.	\$ 222,466	\$ 224,056	\$ (1,590)	-1%
HMIS / formerly Mission Support Alliance	\$ 947,782	\$ 767,255	\$ 180,527	19%
HMIS / formerly Mission Support Alliance (M404)	\$ 118,400	\$ 118,400		
NTCH- WA, Inc. (Vertical Bridge Holdings)	\$ 6,240	\$ 5,640	\$ 600	10%
Pro Train	\$ 15,872	\$ 15,198	\$ 674	4%
R.H. Smith Fuel Station (Conoco)	\$ -	\$ 12,540	\$ (12,540)	-100%
SMI Group XVIII, LLC	\$ 80,371	\$ 80,371		
Tri-City Railroad (Railroad & Building)	\$ 8,418	\$ 32,731	\$ (24,313)	-289%
Tri-City Railroad (5 acre Laydown)	\$ -	\$ 18,559	\$ (18,559)	-100%
Tri-City Railroad (Equipment)	\$ 8,418	\$ 32,731	\$ (24,313)	-289%
U. S. Cellular Tower	\$ 10,950	\$ 10,950		
Verizon Wireless	\$ 18,000	\$ 18,000		
Verizon (American Towers)	\$ 18,099	\$ 16,517	\$ 1,582	9%
Vivid Learning Systems	\$ 18,272	\$ 17,409	\$ 863	5%
Washington/Oregon Wireless (Sprint)		\$ 7,320	\$ (7,320)	-100%
Weston Mountain Onions LLC	\$ -	\$ 90,000	\$ (90,000)	-100%
Richland Business Park Total	\$ 2,386,425	\$ 2,649,853		

Port of Benton
2022 Budget
Lease Revenue Forecast by Tenant

Technology & Business Campus					
Tenant	2022 Budgeted Total	2021 Budgeted Total	\$ Difference from PY	% Difference from PY	
Battelle Memorial Institute	\$ 205,927	\$ 205,927			
BNL Tech., Inc.	\$ -	\$ 15,180	\$ (15,180)	-100%	
3250 Vacancy - Suite B	\$ -	\$ 10,437	\$ (10,437)	-100%	
3250 Vacancy - Suite E	\$ -	\$ 40,530	\$ (40,530)	-100%	
Conf. Tribes of the Umatilla Indian Reservation	\$ 8,100	\$ 7,620	\$ 480	6%	
Cowperwood Irrigation	\$ -	\$ 1,925	\$ (1,925)	-100%	
City of Richland Water Easement	\$ -	\$ 1,000	\$ (1,000)	-100%	
Edgewater Technical Assoc., LLC	\$ -	\$ 9,571	\$ (9,571)	-100%	
Efficiency Solutions	\$ 4,042	\$ 3,819	\$ 223	6%	
Kindra's Wok & Roll	\$ -	\$ 240	\$ (240)	-100%	
Lampson International, LLC (Laydown Yard)	\$ 4,500	\$ 3,000	\$ 1,500	33%	
Lampson International, LLC (High dock)	\$ -	\$ 1,500	\$ (1,500)	-100%	
Molecule Works, Inc.	\$ 25,109	\$ 25,213	\$ (104)	0%	
Our Dreams Continued, LLC	\$ 33,170	\$ 33,170			
Packaging Corp. of America	\$ -	\$ 39,630	\$ (39,630)	-100%	
RGW Enterprises, PC	\$ 7,550	\$ 3,669	\$ 3,881	51%	
Richland Corporate Partners	\$ 86,558	\$ 86,558			
Savannah River Nuclear Solutions	\$ -	\$ 28,027	\$ (28,027)	-100%	
SMI Group V, L.L.C.	\$ 9,355	\$ 8,682	\$ 673	7%	
SMI Group V, LLC, Irrigation	\$ -	\$ 306	\$ (306)	-100%	
SMI Group XII, L.L.C.	\$ 19,013	\$ 18,108	\$ 905	5%	
Stapp, Darby	\$ 11,360	\$ 11,210	\$ 150	1%	
U. S. House of Representatives	\$ 17,805	\$ 14,743	\$ 3,062	17%	
Norma R. Waters Trustee	\$ 17,358	\$ 17,358			
Westinghouse Electric Company	\$ 268,459	\$ 262,014	\$ 6,445	2%	
XL Scitech	\$ -	\$ 23,876	\$ (23,876)	-100%	
Willow Pointe HOA Irrigation	\$ 705	\$ 625	\$ 80	11%	
3100 106	\$ -	\$ 9,165	\$ (9,165)	-100%	
3100 108	\$ -	\$ 13,294	\$ (13,294)	-100%	
Wave 7	\$ 7,200	\$ 7,200			
Technology & Business Campus Total	\$ 726,211	\$ 903,597			

Port of Benton
2022 Budget
Lease Revenue Forecast by Tenant

Prosser Airport				
Tenant	2022 Budgeted Total	2021 Budgeted Total	\$ Difference from PY	% Difference from PY
Barnes, Don	\$ 707	\$ -	\$ 707	100%
Blahut, Robert	\$ 1,800	\$ 1,800		
Christiansen, Brent	\$ 2,340	\$ 2,340		
Chukar Cherry Company	\$ 55,400	\$ 55,400		
Chukar Cherry Warehouse	\$ 28,114	\$ 28,114		
Chukar Cherry 320 B Warehouse	\$ 108,000	\$ 108,000		
Conmy, Scott	\$ 1,063	\$ 1,063		
Connell Oil	\$ -	\$ 350	\$ (350)	-100%
Denchel, Tom	\$ 792	\$ 754	\$ 38	5%
Duehn, Bryce	\$ 414	\$ 414		
Early, Jim	\$ 968	\$ 900	\$ 68	7%
Flores, John	\$ 3,700	\$ 1,120	\$ 2,580	70%
Hangar Flyers, Inc	\$ 800	\$ -	\$ 800	100%
Maljaars, Jack	\$ 2,700	\$ 2,700		
May, John	\$ 1,117	\$ 1,117		
City of Prosser - 205A Hagarty Lane	\$ 78,000	\$ 68,455	\$ 9,545	12%
Vacant - 205B Hagarty Lane (Warehouse)	\$ -	\$ 38,937	\$ (38,937)	-100%
Northwest Skydiving Instruction, LLC	\$ 12,000	\$ 8,400	\$ 3,600	30%
Ohler, Michael	\$ 324	\$ 324		
Rasch, Bernard	\$ 100	\$ 85	\$ 15	15%
Strausz, Waltz & Anderson	\$ 524	\$ 477	\$ 47	9%
Thompson, Cormac Jr. & III - Wings Over Prosser	\$ 185	\$ 185		
Webster, Edward	\$ -	\$ 8,400	\$ (8,400)	-100%
Williams, Scott Dr.	\$ 715	\$ 645	\$ 70	10%
Prosser Airport Total	\$ 299,763	\$ 329,980		

Port of Benton
2022 Budget
Lease Revenue Forecast by Tenant

Richland Airport					
Tenant	2022 Budgeted Total	2021 Budgeted Total	\$ Difference from PY	% Difference from PY	
Airport Mini Storage	\$ -	\$ 6,456	\$ (6,456)	-100%	
Airport Mini Storage Economy	\$ -	\$ 4,604	\$ (4,604)	-100%	
Anne's Cajun Creole	\$ -	\$ 4,800	\$ (4,800)	-100%	
Arntzen, Glenn & Juanita (2520 - 2524 Aileron Ave)	\$ 2,125	\$ 2,125			
Arntzen, Glenn & Juanita (2561 Aileron Avenue)	\$ 2,602	\$ 2,326	\$ 276	11%	
Auction Enterprises, Inc.	\$ 4,987	\$ -	\$ 4,987	100%	
Barinaga, Charles	\$ 1,314	\$ 1,314			
Berlin, Greg	\$ 536	\$ 521	\$ 15	3%	
Barnes, Don	\$ -	\$ 707	\$ (707)	-100%	
Berkey, Clifton	\$ 1,216	\$ 2,400	\$ (1,184)	-97%	
Brayton, Herb & Jennifer (2060 Butler Loop)	\$ 775	\$ 775			
Brayton, Herb & Jennifer (Richland Aeronautical)	\$ 2,509	\$ 619	\$ 1,890	75%	
Brayton, Herb (Howard M. Neill)	\$ 1,000	\$ 967	\$ 33	3%	
Bronco Girl Investments (1828 Terminal Drive)	\$ 2,751	\$ 2,751			
Bronco Girl Investments (1851 Bronco Lane)	\$ 965	\$ 965			
Buckskin Golf Club	\$ 5,805	\$ 5,805			
BYOC Properties LLC	\$ -	\$ 2,363	\$ (2,363)	-100%	
C & H Aviation, LLC	\$ 776	\$ 737	\$ 39	5%	
Civil Air Patrol	\$ 10	\$ 10			
Cole, Douglas	\$ 1,055	\$ 1,000	\$ 55	5%	
Collins Enterprises (2020 Butler Loop)	\$ 4,480	\$ 4,480			
Collins Enterprises (2030 Butler Loop)	\$ 1,842	\$ 2,400	\$ (558)	-30%	
Columbia Dive Rescue	\$ 10	\$ 10			
Connell Oil, Inc. (Auto) (1980 Terminal Drive)	\$ -	\$ 15,000	\$ (15,000)	-100%	
Cook, Ivan (.931 acres)	\$ 2,235	\$ 2,235			
Cook, Ivan (Vitro Bldg)	\$ 11,529	\$ 7,298	\$ 4,231	37%	
Cook, Vernon (Azurdata Bldg) (1840 Terminal Drive)	\$ 10,917	\$ 7,798	\$ 3,119	29%	
Cook, Vernon (Trade Center) (1816 Terminal Drive)	\$ 29,345	\$ 20,960	\$ 8,385	29%	
Croskrey, Nathan (1902 - 1904 Airport Way)	\$ -	\$ 1,449	\$ (1,449)	-100%	
Croskrey Properties LLC .38 Acres	\$ -	\$ 1,638	\$ (1,638)	-100%	
DBM, Rich Crigler	\$ -	\$ 5,207	\$ (5,207)	-100%	
Dehaan, Gary L.	\$ 4,901	\$ 3,900	\$ 1,001	20%	
Dewitt, Roger - Butler Loop Mini Storage	\$ 11,885	\$ 11,885			
Dillon, Dr. Thomas	\$ 1,018	\$ 1,018			
Fogelson, Robert	\$ 1,068	\$ 1,000	\$ 68	6%	
Gehlen, Mark	\$ 1,092	\$ 1,092			
Harrison, Tom	\$ 1,050	\$ 1,000	\$ 50	5%	
Henningsen Cold Storage	\$ 1,189	\$ 1,189			
Hi-Line Leasing LLC	\$ 10,434	\$ 10,434			
Hi-Line Leasing LLC	\$ 3,013	\$ 2,869	\$ 144	5%	
Hill, Cannon (1909 Airport Way)	\$ -	\$ 1,956	\$ (1,956)	-100%	
Hill, Cannon (2002 Butler Loop)	\$ 1,181	\$ 1,181			
Hill, Cannon (.22 acres)	\$ -	\$ 1,332	\$ (1,332)	-100%	
Hill, Cannon	\$ 1,055	\$ 1,000	\$ 55	5%	
Hollis, Dennis	\$ 2,397	\$ 2,275	\$ 122	5%	
Jaeger, Mark	\$ -	\$ 573	\$ (573)	-100%	
J&D Trevino Family Investments, LLC	\$ -	\$ 1,030	\$ (1,030)	-100%	
Keck Services, Inc.	\$ 4,057	\$ 4,057			
KTM Enterprises, LLC	\$ 1,044	\$ 1,044			

Port of Benton
2022 Budget
Lease Revenue Forecast by Tenant

Richland Airport - Continued				
Tenant	2022 Budgeted Total	2021 Budgeted Total	\$ Difference from PY	% Difference from PY
Lucas Holdings / Liberty Lawn & Saw Shop LLC	\$ 3,328	\$ 2,514	\$ 814	24%
LPJ Properties, LLC		\$ 3,023	\$ (3,023)	-100%
Manawadu, Bing	\$ 1,045	\$ 1,045		
Mead, Jeromie - Hanger	\$ 584	\$ 540	\$ 44	7%
Mead, Jeromie - Red Line	\$ 7,474	\$ 7,005	\$ 469	6%
Merz, Nathan	\$ 2,606	\$ 2,470	\$ 136	5%
Mission Investments, LLC	\$ -	\$ 1,223	\$ (1,223)	-100%
Mission Investments, LLC	\$ 4,281	\$ 4,281		
My Pro-Contractor, LLC	\$ 1,068	\$ 1,000	\$ 68	6%
Richland Aero Shelters, LLC	\$ 1,077	\$ 1,029	\$ 48	4%
Richland Airport Associates	\$ 6,534	\$ 6,534		
Richland Hangar Association	\$ -	\$ 1,074	\$ (1,074)	-100%
Riversedge Investments	\$ 4,879	\$ 4,878	\$ 1	0%
RSSS, LLC	\$ -	\$ 3,649	\$ (3,649)	-100%
Sailplane Haven	\$ 564	\$ 564		
Shadow Mountain Industrial Properties	\$ -	\$ 1,050	\$ (1,050)	-100%
Shaw, Greg	\$ 1,068	\$ 1,000	\$ 68	6%
Showalter, Mark	\$ 1,055	\$ 1,000	\$ 55	5%
Sky Hangar Associates	\$ 3,371	\$ 3,370	\$ 1	0%
Sky Park Office Suites	\$ 4,320	\$ 4,320		
Steelman, Clifton	\$ 2,575	\$ 2,443	\$ 132	5%
Sundance Aviation	\$ 8,233	\$ 7,860	\$ 373	5%
Talent Aviation Services	\$ 1,757	\$ 1,668	\$ 89	5%
The Axe, LLC.	\$ 760	\$ 726	\$ 34	4%
TK Machine Company	\$ 1,987	\$ 1,987		
Urban, Scott	\$ -	\$ 1,092	\$ (1,092)	-100%
Weide, Scott dba NW Restoration	\$ -	\$ 5,550	\$ (5,550)	-100%
Welch, Teri-Lin	\$ -	\$ 5,957	\$ (5,957)	-100%
West Enterprises / Steve West	\$ 2,593	\$ 2,373	\$ 220	8%
White, Michael Trust	\$ -	\$ 1,153	\$ (1,153)	-100%
White, Tim	\$ -	\$ 1,000	\$ (1,000)	-100%
Whitney, Richard	\$ 1,088	\$ 1,024	\$ 64	6%
Woods, Stuart & Sheena	\$ 1,692	\$ 1,593	\$ 99	6%
Zero Gravity Builders Studio	\$ 1,917	\$ 1,796	\$ 121	6%
Shidalowitz LLC	\$ 55,000	\$ 33,000	\$ 22,000	40%
Vacant - 1865 Bronco	\$ -	\$ 12,600	\$ (12,600)	-100%
Vector Disease Control	\$ 1,620	\$ -	\$ 1,620	100%
Richland Airport Total	\$ 256,644	\$ 291,946		

Port of Benton
2022 Budget
Lease Revenue Forecast by Tenant

Richland Innovation Center				
Tenant	2022 Budgeted Total	2021 Budgeted Total	\$ Difference from PY	% Difference from PY
Advanced Concepts & Design	\$ 6,642	\$ 5,341	\$ 1,301	20%
Henning, Justin	\$ -	\$ 5,669	\$ (5,669)	-100%
Hittman Transportation / Energy Solutions	\$ 21,647	\$ 21,195	\$ 452	2%
Moravek Biochemicals	\$ 63,525	\$ 63,525		
Extended Legacy, LLC / SmartPark PH1, LLC	\$ 17,641	\$ 15,677	\$ 1,964	11%
Gregory Dow	\$ 1,595	\$ 1,595		
T-Mobile USA (CC TM PA LLC)	\$ 8,640	\$ 5,640	\$ 3,000	35%
Total Site Services (2780 Salk Ave)	\$ 15,688	\$ 17,088	\$ (1,400)	-9%
Total Site Services (2650 Salk Ave)	\$ 23,913	\$ 23,913		
WSU Tri-Cities (BIO Chemcat)	\$ 23,686	\$ 20,990	\$ 2,696	11%
XL Sci-Tech	\$ 13,631	\$ 1,693	\$ 11,938	88%
Richland Innovation Center Total	\$ 196,608	\$ 182,326		

Port of Benton
2022 Budget
Lease Revenue Forecast by Tenant

Technology Enterprise Center				
Tenant	2022 Budgeted Total	2021 Budgeted Total	\$ Difference from PY	% Difference from PY
Advanced Technologies & Laboratories	\$ -	\$ 28,560	\$ (28,560)	-100%
Archer Analytical, Inc / Vacating	\$ -	\$ -		
Bombing Range Brewing	\$ 9,174	\$ 16,189	\$ (7,015)	-76%
DAMI Too LLC	\$ 15,801	\$ 12,084	\$ 3,717	24%
Central Plateau Cleanup Company (CPCCo)	\$ 124,637	\$ 81,554	\$ 43,083	35%
Technology Enterprise Center Total	\$ 149,612	\$ 138,387		

Port of Benton
2022 Budget
Lease Revenue Forecast by Tenant

Prosser Wine & Food Park				
Tenant	2022 Budgeted Total	2021 Budgeted Total	\$ Difference from PY	% Difference from PY
Alexandria Nicole Cellars	\$ 48,724	\$ 57,600	\$ (8,876)	-18%
Chukar Cherries	\$ 13,634	\$ 19,071	\$ (5,437)	-40%
Kenyon Zero Storage	\$ 3,480	\$ 3,480		
Suite A	\$ 16,200	\$ 14,901	\$ 1,299	8%
Suite B	\$ -	\$ 14,901	\$ (14,901)	-100%
M & M Orchard Management	\$ 45,000	\$ -	\$ 45,000	100%
Prosser Wine & Food Park Total	\$ 127,038	\$ 109,953		

Port of Benton
2022 Budget
Lease Revenue Forecast by Tenant

Vintner's Village				
Tenant	2022 Budgeted Total	2021 Budgeted Total	\$ Difference from PY	% Difference from PY
Terry Christensen	\$ 3,620	\$ 2,216	\$ 1,404	39%
Domanico Cellars LLC	\$ 23,516	\$ 22,155	\$ 1,361	6%
Prosser Economic Development Association	\$ 8,352	\$ 8,352		
Wautoma Wines, LLC	\$ 22,645	\$ 7,885	\$ 14,760	65%
Sister to Sister	\$ 10,017	\$ 15,952	\$ (5,935)	-59%
Vintner's Village Total	\$ 68,150	\$ 56,560		

Port of Benton
 2022 Budget
 Lease Revenue Forecast by Tenant

Walter Clore Center				
Tenant	2022 Budgeted Total	2021 Budgeted Total	\$ Difference from PY	% Difference from PY
WSU Tri-Cities	\$ 25,000	\$ -	\$ 25,000	100%
Walter Clore Center Total	\$ 25,000	\$ -		

Port of Benton
 2022 Budget
 Lease Revenue Forecast by Tenant

Benton City				
Tenant	2022 Budgeted Total	2021 Budgeted Total	\$ Difference from PY	% Difference from PY
Country Manor Fabrics	\$ -	\$ 10,200	\$ (10,200)	-100%
721 Building	\$ -	\$ 6,000	\$ (6,000)	-100%
Subway Real Estate	\$ 7,756	\$ 6,648	\$ 1,108	14%
Benton City Total	\$ 7,756	\$ 22,848		

Port of Benton
2022 Budget
Property Tax Collections

NOTE:
2022 final budget based on 2022 3rd Preliminary Values provided by County Assessor on 11/3/21.

Final 2022 levy rate and amount will be determined and provided by County Assessor.

	Estimated Tax Levy Amount	Estimated Tax Levy Rate
2021 GO Bonds	694,356	0.08946984563
Regular Levy	1,998,336	0.25749156548
Admin Refund	6,673	0.00085983599
Maximum Tax Levy for 2022	2,699,365	0.34782124710 NOT FINAL - to be determined by County Assessor

Assessed Valuation - Preliminary Total Taxable Value	7,760,782,363
Higest Levy - 2021	
Regular Levy	2,278,905
GO Levy	344,289
Levy	2,623,194
1% Increase Adjustment	26,232
2021 New Construction for 2022 tax	122,979,690
2021 Levy Rates	
Regular Levy	
GO Bond Levy	
Levy Rate	0.351816630400
Estimated levy on new constntruction	43,266
Admin Refund	6,673
Calculated estimated maximum levy for 2022	2,699,365

Assumes approval of additional 1% levy increase.

Port of Benton
2022 Budget
2022-2023 Grants

Category/Site	Awarding Agency	Description	2022 Expenditures	2022 Reimbursements	2022 Debt	2022 POB Responsibility
North Richland	EDA	North Horn Rapids Sewer Pull - 1,341 acres	\$ 100,000	\$ -		\$ 100,000
	TBD	Commercialization Center (2022 Grant Application)	\$ 125,000	\$ -		\$ 125,000
Railroad	WSDOT	2022-2023 FRIB Loan - SR240 Rail Crossings (Grant)	\$ -	\$ -	\$ 250,000	\$ -
		FAA - AIP 32 Discretionary Funding				
Richland Airport	FAA		\$ 3,156,583	\$ 3,156,583		\$ -
Port of Benton	WA DOC	ICAP (2022-2023)	\$ 200,000	\$ 200,000		\$ -
Richland Innovation Center		RIC/Benton County .09 funds (2021-2022)	\$ 300,000	\$ 1,100,000		\$ (800,000)
Richland Airport	ARPR	COVID Related	\$ 59,000	\$ 59,000		\$ -
Prosser Airport	ARPR	COVID Related	\$ 32,000	\$ 32,000		\$ -
	Infrastructure Investment and Jobs Act	AIP \$1,480,000	\$ 740,000	\$ 740,000		\$ -
Richland Airport	Infrastructure Investment and Jobs Act	AIP \$790,000	\$ 395,000	\$ 395,000		\$ -
Prosser Airport			\$ 395,000	\$ 395,000		\$ -
TOTAL			\$ 5,107,583	\$ 5,682,583	\$ 250,000	\$ (575,000)

Port of Benton
2022 Budget
Other Revenue Addendum

Other Revenue	2022 Budget	2021 Budget
Sale of fixed assets	\$ -	\$ -
State of WA Leasehold Tax	\$ 30,000	\$ 32,000
PILT (Payment in Lieu of Taxes)	\$ 125,000	\$ 125,000
TOTAL	\$ 155,000	\$ 157,000

Port of Benton
2022 Budget
Collection of Notes Receivable Addendum

	2022 Principal	2022 Interest	2022 Total Payments	Note Balance as of 12/31/2022
Jeromie Mead/Redline Automotive	\$ 5,290	\$ 6,460	\$ 11,750	\$ 95,225
Debbie Augustavo	6,254	4,871	11,125	74,935
Weston Mountain	109,479	81,410	190,889	1,296,996
TOTAL	\$ 121,023	\$ 92,741	\$ 213,764	\$ 1,467,156

Port of Benton
2022 Budget
Interest Income Addendum

Interest Income	2022 Budget	2021 Budget
Interest Income (Benton County Treasurer)	\$ 45,000	\$ 45,000
Interest Income (Notes Receivable)	\$ 92,741	\$ 17,029
Total Interest Income	\$ 137,741	\$ 62,029

Port of Benton
2022 Budget
Operations & Maintenance Expenses Addendum

Operations & Maintenance Expenses		2022	2021	Variance \$	Variance %
Salaries & Wages - O&M	\$	684,741	\$ 573,052	\$ 111,689	19%
Employee Benefits	\$	248,347	\$ 206,212	\$ 42,135	20%
Payroll Taxes	\$	69,329	\$ 60,170	\$ 9,159	15%
Professional Services	\$	373,600	\$ 291,647	\$ 81,953	28%
Contracted Labor	\$	50,000	\$ 33,516	\$ 16,484	49%
Insurance	\$	319,800	\$ 277,680	\$ 42,120	15%
Maintenance & Operations	\$	325,000	\$ 308,000	\$ 17,000	6%
Tools & Supplies	\$	52,000	\$ 30,000	\$ 22,000	73%
Fuel	\$	50,000	\$ 27,000	\$ 23,000	85%
Janitorial	\$	130,000	\$ 110,000	\$ 20,000	18%
Utilities	\$	478,000	\$ 425,000	\$ 53,000	12%
Property Lease Expense	\$	16,000	\$ 15,740	\$ 260	2%
Property Tax	\$	10,000	\$ 10,000	\$ -	0%
Appraisals	\$	14,000	\$ -	\$ 14,000	
Telecommunications	\$	30,000	\$ 4,000	\$ 26,000	650%
Total Operations & Maintenance Expenses	\$	2,850,818	\$ 2,374,038	\$ 478,801	20%

Port of Benton
2022 Budget
General & Administrative Expenses Addendum

General & Administrative Expenses		2022	2021	Variance \$	Variance %
Salaries & Wages - Administrative Team	\$	1,218,087	\$ 1,123,226	\$ 94,861	8%
Employee Benefits	\$	412,974	\$ 382,689	\$ 30,285	8%
Payroll Taxes	\$	100,334	\$ 91,731	\$ 8,603	9%
Legal Fees	\$	300,000	\$ 1,000,000	\$ (700,000)	-70%
Audit	\$	35,000	\$ 35,000	\$ -	0%
IT	\$	149,548	\$ 153,648	\$ (4,100)	-3%
Other Professional Services	\$	57,000	\$ 50,000	\$ 7,000	14%
Insurance	\$	90,200	\$ 78,320	\$ 11,880	15%
Office Supplies & Equipment	\$	58,000	\$ 60,000	\$ (2,000)	-3%
B&O Tax	\$	7,200	\$ 8,000	\$ (800)	-10%
Telecommunications	\$	25,000	\$ 20,000	\$ 5,000	25%
Dues & Memberships	\$	168,026	\$ 138,875	\$ 29,151	21%
Marketing & Advertising	\$	135,000	\$ 100,000	\$ 35,000	35%
Travel & Training/Education	\$	85,000	\$ 80,000	\$ 5,000	6%
Total General & Administrative Expenses	\$	2,841,370	\$ 3,323,510	\$ (480,119)	-14%

Port of Benton
2022 Budget
Compensation Addendum

2022 Budgeted					
Salaries & Wages	Vacation	Employee Benefits	Payroll Taxes	Total	
Airports \$ 85,000 \$ - \$ 30,025 \$ 8,925 \$ 123,950					
Crow Butte \$ 87,878 \$ 3,211 \$ 29,769 \$ 9,227 \$ 130,085					
O&M \$ 660,276 \$ 24,466 \$ 248,347 \$ 69,329 \$ 1,002,418					
Subtotal \$ 833,153 \$ 27,677 \$ 308,141 \$ 87,481 \$ 1,256,452					
Commissioners \$ 88,560 \$ - \$ 46,800 \$ 7,528 \$ 142,888					
G&A \$ 1,091,845 \$ 37,683 \$ 366,174 \$ 92,807 \$ 1,588,509					
Subtotal \$ 1,180,405 \$ 37,683 \$ 412,974 \$ 100,334 \$ 1,731,396					
Grand Total \$ 2,013,558 \$ 721,115 \$ 187,816 \$ 2,987,849					

2021 Budgeted					
Salaries & Wages	Employee Benefits	Payroll Taxes	Total	\$ Difference from Prior Year	% Difference from Prior Year
\$ 166,847 \$ 6,119 \$ 18,161 \$ 250,528 \$ (126,578) -102%					
\$ 166,374 \$ 6,256 \$ 15,463 \$ 241,615 \$ (111,530) -86%					
\$ 553,485 \$ 19,567 \$ 60,170 \$ 839,434 \$ 162,984 16%					
\$ 886,706 \$ 31,942 \$ 93,795 \$ 1,331,577 \$ (75,124) -6%					
\$ 86,832 \$ - \$ 6,467 \$ 141,899 \$ 989 1%					
\$ 966,277 \$ 70,117 \$ 85,264 \$ 1,455,747 \$ 132,762 8%					
\$ 1,053,109 \$ 70,117 \$ 91,731 \$ 1,597,646 \$ 133,751 8%					
\$ 1,939,815 \$ 701,822 \$ 185,526 \$ 2,929,222 \$ 58,626 2%					

US Bureau of Labor Statistics reported a 5.1% C-CPI-U and a 5.3% CPI-U unadjusted 12-month percent change as of August 2021.

US Bureau of Labor Statistics reported a 5.2% CPI-U unadjusted 12-month percent change for Seattle as of August 2021.

2022 budgeted wages assume a CPI of 2% with an additional 2% at the discretion of the Port of Benton.

Port of Benton
2022 Budget
Professional Services Addendum

Consultant/Item	Department	2022 Estimated Amount	
Engineering - Prosser Airport Misc	Prosser Airport	\$	20,000
Engineering - Richland Airport Misc	Richland Airport	\$	20,000
Wildlife Services	Airport	\$	10,000
Geotechnical Engineering	Richland Airport	\$	15,000
Engineering - Crow Butte Misc	Crow Butte	\$	10,000
Engineering - Crow Butte Pavement Maintenance	Crow Butte	\$	-
Wildlife Services	Crow Butte	\$	13,000
Legal	G&A	\$	300,000
Audit	G&A	\$	35,000
Financial Statements Compilation	G&A	\$	14,000
IT Support	G&A	\$	24,548
Cybersecurity Audit	G&A	\$	10,000
Financial Software Annual Licensing	G&A	\$	75,000
2022 Financial Software Consulting	G&A	\$	30,000
Web Archive	G&A	\$	10,000
Reserve Study	G&A	\$	20,000
COR Interlocal Agreement Revitalization Area for			
Industry, Science, and Education	G&A	\$	23,000
Outside Marketing	Marketing	\$	35,000
Surveying	O&M	\$	40,000
Planning & Platting	O&M	\$	50,000
Engineering - Pavement Maintenance	O&M	\$	50,000
Miscellaneous Architect	O&M	\$	15,000
Engineering Consulting	O&M	\$	140,000
Express Personnel	O&M	\$	50,000
Engineering - Miscellaneous Rail	Rail	\$	50,000
Annual Rail Inspection	Rail	\$	18,600
Annual Tie Inspection	Rail	\$	10,000
SUBTOTAL		\$	1,088,148

Port of Benton
2022 Budget
Dues & Memberships Addendum

Organization	Type	Yearly Dues
American Association of Port Authorities (AAPA)	Assessment Membership	\$1,845
American Association of Airport Executives (AAAE)	Assessment Membership	\$1,100
Association of Pacific Ports (APP)	Assessment Membership	\$2,995
Benton-Franklin Council of Govt's (BFCOG)	Assessment Membership	\$9,189
BFCOG - STP Systems Trans. Plan	Assessment Membership	
BFCOG - Board	Assessment Membership	
BFCOG - Tri-Mats Policy Advisory Committee (PAC)	Assessment Membership	
BFCOG - Tri-Mats Technical Advisory Committee (TAC)	Assessment Membership	
BFCOG - Surface Transportation (STP)	Assessment Membership	
Clean Futures Northwest	Assessment Membership	\$10,000
Energy Communities Alliance (ECA)	Assessment Membership	\$950
Good Roads Association	Assessment Membership	\$100
Hispanic Chamber of Commerce	Assessment Membership	\$600
Leadership Tri-Cities	Assessment Membership	\$333
Pacific Northwest Waterways Association (PNWA)	Assessment Membership	\$7,470
Prosser Chamber of Commerce	Assessment Membership	\$315
Small Business Development Center (SBDC)	Assessment Membership	\$10,000
Tri-City Regional Chamber of Commerce	Assessment Membership	\$350
Tri-City Regional Chamber of Commerce - Ex-Officio	Assessment Membership	
Tri-Cities Regional Business and Visitors Center (TRI PORTS - Visit Tri-Cities Small Conference)	Assessment Membership	\$3,750
TRI PORTS - Tri-Cities Port	Assessment Membership	
TRI PORTS - Manager Representative	Assessment Membership	
TRI PORTS - Commission Representative	Assessment Membership	
Visit Tri-Cities	Assessment Membership	\$5,000
Washington Airport Managers Assoc. (WAMA)	Assessment Membership	\$700
Washington Public Ports Association (WPPA)	Assessment Membership	\$9,249
WPPA - Executive Committee	Assessment Membership	
WPPA - Economic Development Committee	Assessment Membership	
WPPA - Finance & Admin Committee	Assessment Membership	
WPPA - Legal Committee	Assessment Membership	
WPPA - Cooperative Development	Assessment Membership	
WPPA - Legislative Committee	Assessment Membership	
WPPA - Public Information Committee	Assessment Membership	
WPPA - Aviation Committee	Assessment Membership	
WPPA - Environmental Committee	Assessment Membership	

Port of Benton
2022 Budget
Dues & Memberships Addendum

Organization	Type	Yearly Dues
Benton County Investment Board	Governmental Local/County/State	
Governmental Conference OEDP (COG)	Governmental Local/County/State	
Hanford Communities (COR)	Governmental Local/County/State	\$5,000
Richland City Council Public Hearings	Governmental Local/County/State	
Tri-Cities Legislative Council (TCLC)	Governmental Local/County/State	
DOE Community Information Meeting	DOE/Hanford Related	
DOE Land Use Planning	DOE/Hanford Related	
Environmental Management Advisory Board	DOE/Hanford Related	
Hanford Nuclear Related Public Hearings	DOE/Hanford Related	
American Institute of Certified Public Accountants (AICPA)	Employee Membership	\$975
Washington Society of Certified Public Accountants (WSCP)	Employee Membership	\$315
Washington Finance Officers Association (WFOA)	Employee Membership	\$150
Government Finance Officers Association (GFOA)	Employee Membership	\$310
Washington State Bar Association (WSBA)	Employee Membership	\$488
Society for Human Resources Management (SHRM)	Employee Membership	\$657
American Planners Association (APA)	Employee Membership	\$600
International Facility Management Association (IFMA)	Employee Membership	\$1,000
Building Owners and Managers Association (BOMA)	Employee Membership	\$2,000
Commercial Real Estate	Employee Membership	\$2,500
Benton & Franklin County Bar Association	Employee Membership	\$55
FAA Conference	Annual Event	\$1,600
Washington Association of Grape Growers (WAGG)	Annual Event	\$925
Local Ag Showcase - Tri Ports	Annual Event	
Association of Washington Business	Economic Development Contract Affiliations	\$750
Prosser EDA - Economic Development Services	Economic Development Contract Affiliations	\$30,000
Prosser EDA - Grant Writer	Economic Development Contract Affiliations	\$20,000
Tri-Cities Research District	Economic Development Contract Affiliations	
TRIDEC	Economic Development Contract Affiliations	\$35,000
TRIDEC - Board	Economic Development Contract Affiliations	
TRIDEC - Case Management/Marketing	Economic Development Contract Affiliations	
TRIDEC Executive Board	Economic Development Contract Affiliations	
Washington Economic Development Association (WEDA)	Economic Development Contract Affiliations	\$400
Washington Policy Center (WPC)	Economic Development Contract Affiliations	
Columbia Basin College Foundation	Nonprofits & Other Economic Development Organizations	
EWU President's Advisory Council	Nonprofits & Other Economic Development Organizations	
International Economic Development Council (IEDC)	Nonprofits & Other Economic Development Organizations	\$455
Richland Rotary	Nonprofits & Other Economic Development Organizations	\$900
TOTAL		\$168,026

Port of Benton
2022 Budget
Marketing Addendum

PROJECT	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	2022 TOTAL
Marketing													
Marketing Plan Update	X			X				X			X		\$ -
Schedule/Budget Update	X										X		\$ -
Comprehensive Plan	X										X		\$ -
Port History updated 2021			X										\$ -
Literature													\$ 6,700
Entrepreneurial Awards Banquet		1,000											\$ 1,000
Newsletter Printing / 1,000 X 2				1,000					1,000				\$ 2,000
Newsletter Distribution / 200 X 2				300					300				\$ 600
POB Business Cards		350									350		\$ 700
POB Brochure Printing		350					X						\$ 350
USS TRITON Brochure Printing		350					X						\$ 350
POB Trade Show PROMO Cards		300					X						\$ 300
New Year Card Printing (400)										400			\$ 400
New Year Card/Dist. & Postage										400			\$ 400
Real Estate Pitch Deck		600											\$ 600
Advertising													\$ 38,000
Progress Edition Article & AD (TCH)	2,000												\$ 2,000
JOB FOCUS MAG - FOCUS AG					1,500								\$ 1,500
Tri-Cities Chamber of Commerce / MyTri 2030	2,000												\$ 2,000
Tasting Room Mag AD	X			1,000	1,000	1,000							\$ 3,000
Washington Wine Growers - \$2,000	X	2,000											\$ 2,000
Washington State Wine Mag AD - \$1500	X					1,500							\$ 1,500
Fly Washington Passport AD						1,000							\$ 1,000
VCB Guide AD - Crow Butte/Triton Sail Park										X	1,900		\$ 1,900
Site Selector Magazine (\$2,500 typically split with CoR)						2,500							\$ 2,500
Trade and Industry Development Magazine						5,000							\$ 5,000
Puget Sound Journal of Business			5,000			5,000			5,000				\$ 15,000
Civil Air Patrol AD					600								\$ 600
Sponsorships													\$ 22,000
RiverFest		5,000											\$ 5,000
Benton-Franklin Trends	1,000												\$ 1,000
TBEX North America (Only in 2022)		3,000											\$ 3,000
Cool Desert Nights - OCT 2ND		5,000											\$ 5,000
Prosser Chamber (Artwalk Glasses)		1,000											\$ 1,000
Great Prosser Balloon Rally								2,500					\$ 2,500
United Way Festival of Trees											1,500		\$ 1,500
Walter Clore Center Promotion								2,000					\$ 2,000
Association of Pacific Ports		1,000											\$ 1,000
Specialty Advertising													\$ 1,500
Shirts - Hats - Misc	125	125	125	125	125	125	125	125	125	125	125	125	\$ 1,500
Web-Media Advertising													\$ 12,300
LoopNet Real Estate Page	700	700	700	700	700	700	700	700	700	700	700	700	\$ 8,400
Website Hosting	125	125	125	125	125	125	125	125	125	125	125	125	\$ 1,500
Website Updates - Underground	200	200	200	200	200	200	200	200	200	200	200	200	\$ 2,400
Trade Shows													\$ 2,500
AG EXPO (Tri-Ports) Jan 9-10 Pasco \$600						600							\$ 600
Taste Washington - Seattle - March 19-22 \$400						400							\$ 400
Powergen Expo - Orlando FL - Dec 8-10 \$500												500	\$ 500
WAWGG Show - VV - March 2-5 \$1500			1,000										\$ 1,000
Public Relations													\$ 1,500
Update Videos-State of the Ports									1,500				\$ 1,500
Miscellaneous													\$ 15,500
Portraits Commission & Group-ROSS PHOTOS				3,000						3,000			\$ 6,000
Benton County GIS	2,000												\$ 2,000
Plane & Pilot for Aerials every 3 years \$600				600									\$ 600
Computer and Equipment	5,200												\$ 5,200
Marketing Trinkets			1,700										\$ 1,700
MISC		-	-	-	-	-	-	-	-	-	-	-	\$ -
Grand Total	\$ 13,350	\$ 21,100	\$ 8,850	\$ 7,050	\$ 4,250	\$ 18,150	\$ 1,150	\$ 5,650	\$ 8,950	\$ 4,950	\$ 4,900	\$ 1,650	\$ 100,000

Port of Benton
2022 Budget
Long Term Debt Payments & Balances Addendum

	Beginning Balance					Ending Balance @		
	@ 1/1/22	Interest Payment	Principal Payment	Total Payment	12/31/22	Interest rate, term, and end date		
2021A Taxable GO Bond	\$ 7,190,000	\$ 162,356	\$ 405,000	\$ 567,356	\$ 6,785,000	Variable, 20 yrs, 12/1/21-12/1/2040		
2021B Tax-Exempt GO Bond	1,925,000	77,000	50,000	\$ 127,000	1,875,000	Variable, 13 yrs, 12/1/21-12/1/2033		
CERB Loan	31,114	311	15,480	\$ 15,791	15,634	1%, ends in 2023		
WSDOT Rail Loan Obligation 2023	33,333		16,667	\$ 16,667	16,666	4.57%, 15 yrs, 12/01/2023		
WSDOT Rail Loan Obligation 2030	224,761		24,973	\$ 24,973	199,788	0%, 10 yrs, 7/1/2021-7/1/2030		
TOTAL	\$ 9,404,208	\$ 239,667	\$ 512,120	\$ 751,787	\$ 8,892,088			

Port of Benton

2022 Budget

Capital Projects - Port Funded Summary by Site Addendum

Category/Site	2022 POB CAPEX Budget	% of 2022 Total	2021 POB CAPEX Budget	\$ Difference from PY	% Difference from PY
Entity-Wide	\$ 165,000	3%	\$ 1,190,000	\$ (1,025,000)	-621%
Richland Business Park	\$ 201,162	4%	\$ 274,000	\$ (72,838)	-36%
Technology & Business Campus	\$ 3,995,000	83%	\$ 192,500	\$ 3,802,500	95%
Prosser Airport	\$ 6,000	0%	\$ 58,000	\$ (52,000)	-867%
Richland Airport	\$ 110,000	2%	\$ 55,000	\$ 55,000	50%
Richland Innovation Center	\$ -	0%	\$ 15,000	\$ (15,000)	
Technology Enterprise Center	\$ 100,000	2%	\$ -	\$ 100,000	100%
Prosser Wine & Food Park	\$ 53,180	1%	\$ 23,500	\$ 29,680	56%
Vintner's Village	\$ 6,842	0%	\$ 16,000	\$ (9,158)	-134%
Walter Clore Center	\$ 10,000	0%	\$ 50,000	\$ (40,000)	-400%
Benton City	\$ -	0%	\$ 25,000	\$ (25,000)	
North Richland	\$ -	0%	\$ -	\$ -	
Crow Butte Park	\$ 137,500	3%	\$ 130,000	\$ 7,500	5%
Subtotal	\$ 4,784,684	99%	\$ 2,029,000	\$ 2,755,684	58%
Maintenance Equipment	\$ 30,000	1%	\$ 85,000	\$ (55,000)	-183%
TOTAL	\$ 4,814,684	100%	\$ 2,114,000	\$ 2,700,684	56%

Above capital expenditures do not include grant funded projects.

Port of Benton
2022 Budget
Capital Projects - Port Funded Detail by Site Addendum

Site	Project/Item	Grand Total
Entity-Wide	HVAC	\$ 135,000
Entity-Wide	Tenant Turnover	\$ 30,000
Entity-Wide Total		\$ 165,000
Richland Business Park	Carpet Phase II @ 2345 Stevens	\$ 85,000
Richland Business Park	Pavement Maintenance - Kaiser Parking Lot	\$ 41,162
Richland Business Park	Tenant Turnover @ 2345 Stevens	\$ 75,000
Richland Business Park Total		\$ 201,162
Technology & Business Campus	Access Controls @ 3100 George Washington Way	\$ 25,000
Technology & Business Campus	Access Controls @ 3250 Port of Benton Blvd	\$ 25,000
Technology & Business Campus	Comfort Station @ Triton Sail	\$ 15,000
Technology & Business Campus	Exterior Painting @ 3100 George Washington Way	\$ 30,000
Technology & Business Campus	White Bluffs Archive and Storage Facility	\$ 3,900,000
Technology & Business Campus Total		\$ 3,995,000
Prosser Airport	Pavement Maintenance	\$ 6,000
Prosser Airport Total		\$ 6,000
Richland Airport	2019 Butler Sewer Cleanout	\$ 15,000
Richland Airport	CARB Loan	\$ 50,000
Richland Airport	Land Development for Hangars	\$ 15,000
Richland Airport	Sewer Main Line for Hangar Development	\$ 20,000
Richland Airport	Pavement Maintenance - Crack Seal	\$ 10,000
Richland Airport Total		\$ 110,000
Technology Enterprise Center	Tenant Turnover	\$ 100,000
Technology Enterprise Center Total		\$ 100,000
Prosser Wine & Food Park	Pavement Maintenance	\$ 18,180
Prosser Wine & Food Park	Tenant Turnover - Suite B	\$ 35,000
Prosser Wine & Food Park Total		\$ 53,180
Vintner's Village	Pavement Maintenance	\$ 6,842
Vintner's Village Total		\$ 6,842
Walter Clore Center	Fiber Internet @ Walter Clore Center & Pavilion	\$ 10,000
Walter Clore Center Total		\$ 10,000
Crow Butte Park	Cart	\$ 15,000
Crow Butte Park	Entrance Gate	\$ 30,000
Crow Butte Park	Signage	\$ 2,500
Crow Butte Park	Sewer Lines Repair	\$ 20,000
Crow Butte Park	Irrigation Electrical Repair	\$ 70,000
Crow Butte Park Total		\$ 137,500
Equipment	Mower	\$ 20,000
Equipment	Salt Spreader	\$ 10,000
Equipment Total		\$ 30,000
Grand Total		\$ 4,814,684

Port of Benton
2022 Budget
Other Projects Detail Addendum

Site	Project/Item	Grand Total	
Rail	Cemetery Crossing	\$	250,000
Rail	Derailment Repair	\$	450,000
Rail	Switch & Frog Repair	\$	25,000
Rail	Van Giesen Crossing	\$	400,000
Total		\$	1,125,000

Port of Benton
2022 Preliminary Budget
Airport Operations

	2022 BUDGET	% OF 2022 TOTAL	2021 BUDGET	% OF 2021 TOTAL	\$ Difference from Prior Year	% Difference from Prior Year
OPERATING REVENUES & INFLOWS						
Lease Revenue						
Prosser Airport	299,761	52%	329,980	53%	(30,219)	-9%
Richland Airport	274,646	48%	291,946	47%	(17,300)	-6%
Total Lease Revenues	574,407	12%	621,926	41%	(47,519)	-8%
Grant Revenue	4,382,583	88%	883,573	59%	3,499,010	396%
TOTAL REVENUES & INFLOWS	4,956,990		1,505,499		3,451,491	229%
OPERATING EXPENDITURES & OUTFLOWS						
Airport Operating Expenses	302,250	6%	280,800	17%	21,450	8%
Airport POB Salaries & Benefits	123,950	3%	250,528	16%	(126,578)	-51%
Capital Projects - Grant Funded	4,382,583	89%	965,081	60%	3,417,502	354%
Capital Projects - Port Funded	116,000	2%	113,000	7%	3,000	3%
TOTAL EXPENDITURES & OUTFLOWS	4,924,783		1,609,409		3,315,374	206%
NET ACTIVITY	32,207		(103,910)		136,117	-131%

Port of Benton
2022 Budget
Airport Expenses Addendum

Airport Expenses	Prosser Airport	Richland Airport	2022
Salaries & Wages - Airports	\$ 42,500	\$ 42,500	\$ 85,000
Employee Benefits	\$ 15,013	\$ 15,012	\$ 30,025
Payroll Taxes	\$ 4,463	\$ 4,462	\$ 8,925
Professional Services	\$ 25,000	\$ 40,000	\$ 65,000
Contracted Labor	\$ -	\$ -	\$ -
Insurance	\$ 5,000	\$ 5,000	\$ 10,000
Maintenance & Operations	\$ 73,750	\$ 43,750	\$ 117,500
Tools & Supplies	\$ 10,150	\$ 8,350	\$ 18,500
Fuel	\$ 2,200	\$ 600	\$ 2,800
Janitorial	\$ 3,900	\$ 2,600	\$ 6,500
Utilities	\$ 38,700	\$ 37,600	\$ 76,300
Property Lease Expense	\$ -	\$ -	\$ -
Property Tax	\$ 200	\$ 450	\$ 650
Appraisals	\$ -	\$ -	\$ -
Telecommunications	\$ 4,500	\$ 500	\$ 5,000
Total Airport Expenses	\$ 225,376	\$ 200,824	\$ 426,200

2021	Variance \$	Variance %
\$ 172,966	\$ (87,966)	-51%
\$ 59,400	\$ (29,375)	-49%
\$ 18,161	\$ (9,236)	-51%
\$ 93,000	\$ (28,000)	-30%
\$ -	\$ -	-
\$ -	\$ 10,000	-
\$ 104,250	\$ 13,250	13%
\$ 10,000	\$ 8,500	85%
\$ 1,000	\$ 1,800	180%
\$ 5,350	\$ 1,150	21%
\$ 66,000	\$ 10,300	16%
\$ -	\$ -	-
\$ 1,200	\$ (550)	-46%
\$ -	\$ -	-
\$ -	\$ 5,000	-
\$ 533,348	\$ (105,127)	-20%

Port of Benton
2022 Preliminary Budget
Crow Butte Operations

	2022 BUDGET	% OF 2022 TOTAL	2021 BUDGET	% OF 2021 TOTAL	\$ Difference from Prior Year	% Difference from Prior Year
OPERATING REVENUES & INFLOWS						
Fee Revenue						
RV Camping	180,570	84%	243,461	91%	(62,891)	-26%
Tent Camping	9,677	4%	-		9,677	
Day Use Parking	21,993	10%	23,045	9%	(1,053)	-5%
Shower	-		152		(152)	-100%
Annual Pass	3,334	2%	-		3,334	
Total Use Fee Revenues	215,573		266,658		(51,085)	-19%
Grant Revenue	-		-		-	
TOTAL REVENUES & INFLOWS	215,573		266,658		(51,085)	-19%
OPERATING EXPENDITURES & OUTFLOWS						
Crow Butte Operating Expenses	296,409	53%	277,427	43%	18,982	7%
Crow Butte POB Salaries & Benefits	130,085	23%	241,615	37%	(111,530)	-46%
Capital Projects - Grant Funded	-		-		-	
Capital Projects - Port Funded	137,500	24%	130,000	20%	7,500	6%
TOTAL EXPENDITURES & OUTFLOWS	563,994		649,042		(85,048)	-13%
NET ACTIVITY	(348,421)		(382,384)		33,962	-9%

Port of Benton
2022 Budget
Crow Butte Revenue Addendum

	# of Visitations	Price	Price less Sales Tax	2022 Budget
Standard Rate				
RV Camping	4,500	\$ 40.00	\$ 37.04	\$ 166,680
Tent Camping	495	\$ 20.00	\$ 18.52	\$ 9,167
Day Use Parking	2,250	\$ 10.00	\$ 9.26	\$ 20,835
Shower	-	\$ 0.25	\$ 0.23	\$ -
Annual Pass	54	\$ 60.00	\$ 55.56	\$ 3,000
Standard Rate Total				\$ 199,683
Veterans Discount				
RV Camping	500	\$ 30.00	\$ 27.78	\$ 13,890
Tent Camping	55	\$ 10.00	\$ 9.26	\$ 509
Day Use Parking	250	\$ 5.00	\$ 4.63	\$ 1,158
Shower	-	\$ 0.25	\$ 0.23	\$ -
Annual Pass	6	\$ 60.00	\$ 55.56	\$ 333
Veterans Discount Total				\$ 15,890
Total				
RV Camping	5,000			\$ 180,570
Tent Camping	550			\$ 9,677
Day Use Parking	2,500			\$ 21,993
Shower	-			\$ -
Annual Pass	60			\$ 3,334
GRAND TOTAL				\$ 215,573

No proposed rate changes for 2022 season.

Port of Benton
2022 Budget
Crow Butte Expenses Addendum

Crow Butte Expenses	2022	2021	Variance \$	Variance %
Salaries & Wages - Crow Butte	\$ 91,089	\$ 172,630	\$ (81,541)	-47%
Employee Benefits	\$ 29,769	\$ 53,522	\$ (23,753)	-44%
Payroll Taxes	\$ 9,227	\$ 15,463	\$ (6,236)	-40%
Professional Services	\$ 23,000	\$ -	\$ 23,000	
Contracted Labor	\$ 100,800	\$ 88,847	\$ 11,953	13%
Insurance	\$ -	\$ -	\$ -	
Maintenance & Operations	\$ 100,509	\$ 154,580	\$ (54,071)	-35%
Tools & Supplies	\$ 7,800	\$ -	\$ 7,800	
Fuel	\$ 10,000	\$ 3,000	\$ 7,000	233%
Janitorial	\$ 22,000	\$ 31,000	\$ (9,000)	-29%
Utilities	\$ 27,500	\$ -	\$ 27,500	
Property Lease Expense	\$ -	\$ -	\$ -	
Property Tax	\$ -	\$ -	\$ -	
Appraisals	\$ -	\$ -	\$ -	
Telecommunications	\$ 4,800	\$ -	\$ 4,800	
Total Crow Butte Expenses	\$ 426,494	\$ 521,063	\$ (92,548)	-18%



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