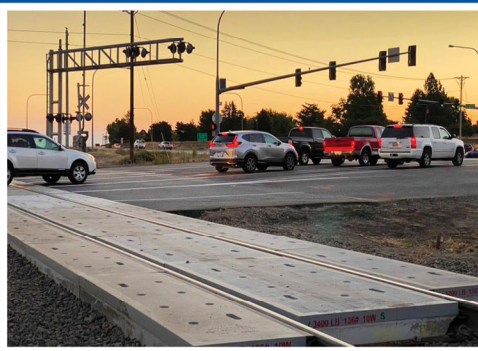




2023 Preliminary Budget



Published Annually by the Port of Benton - September 2022

Contents

2023 Proposed Budget.....	3
Lease Revenue Forecast by Month.....	4
Lease Revenue Forecast by Tenant.....	5-17
Property Tax Collections.....	18
2023 Grants.....	19
Other Revenue Addendum.....	20
Collection of Notes Receivable Addendum.....	21
Interest Income Addendum.....	22
Operations & Maintenance Expenses Addendum.....	23
General & Administrative Expenses Addendum.....	24
Compensation Addendum.....	25
Professional Services Addendum.....	26
Dues & Memberships Addendum.....	27-28
Marketing Addendum.....	29-30
Long-Term Debt Payments & Balances Addendum.....	31
Debt Limit & Debt Load Addendum.....	32
Capital Projects – Port Funded Summary by Site Addendum.....	33
Capital Projects – Port Funded Detail by Site Addendum.....	34
Railroad Facility & Track Revenues & Expenses Summary.....	35
Railroad Facility & Track Expenses Addendum.....	36
Airport Operations Summary.....	37
Airport Expenses Addendum.....	38
Crow Butte Operations Summary.....	39

Crow Butte Revenue Addendum.....40

Crow Butte Expenses Addendum.....41

**Port of Benton
2023 Preliminary Budget**

	% OF 2023			% OF 2022 TOTAL		\$ YoY	% YoY
	2023 BUDGET	TOTAL		2022 BUDGET	% OF 2022 TOTAL		
ESTIMATED BEGINNING CASH	3,500,000			2,450,000			
LESS: RESERVE	1,500,000			1,400,000			
UNRESERVED BEGINNING CASH	2,000,000			1,050,000			
OPERATING REVENUES							
Lease Revenue							
Richland Business Park	2,554,039	48%		2,375,619	56%	178,420	8%
Railroad	299,027	6%		-	0%	299,027	
North Horn Rapids Industrial Park	122,500	2%		-	0%	122,500	
Technology & Business Campus	1,040,800	20%		727,655	17%	313,145	43%
Richland Airport	362,776	7%		274,646	6%	88,130	32%
Richland Innovation Center	201,028	4%		187,968	4%	13,060	7%
Technology Enterprise Center	133,548	3%		149,610	4%	(16,062)	-11%
Prosser Airport	303,544	6%		299,761	7%	3,783	1%
Prosser Wine & Food Park	156,286	3%		135,392	3%	20,894	15%
Vintner's Village	82,564	2%		59,804	1%	22,760	38%
Walter Clore Center	25,000	0%		25,000	1%	-	0%
Benton City	7,756	0%		7,752	0%	4	0%
Total Lease Revenues	5,288,868	96%		4,243,207	95%	1,045,661	25%
Crow Butte Revenues	215,573	4%		215,573	5%	(0)	-0%
TOTAL OPERATING REVENUES	5,504,440			4,458,780		1,045,660	23%
OPERATING EXPENDITURES							
Operations & Maintenance Expenses	3,274,034	45%		2,850,818	44%	423,216	15%
Railroad Expenses	439,200	6%		-	0%	439,200	
Crow Butte Operating Expenses	383,019	5%		426,494	7%	(43,475)	-10%
Airports Operating Expense	552,255	8%		426,200	7%	126,055	30%
General & Administrative	2,677,431	37%		2,841,370	43%	(163,939)	-6%
Promotional Hosting Expenditures	1,000			1,000		-	
TOTAL OPERATING EXPENDITURES	7,326,939			6,545,882		781,057	12%
NET OPERATIONS	(1,822,499)			(2,087,102)		264,603	-13%
NON-OPERATING INFLOWS							
Property Tax Revenue	2,806,369	32%		2,699,365	61%	107,004	4%
Grant Revenue	4,700,000	54%		5,682,583	127%	(982,583)	-17%
Sale of Fixed Assets	-			-	0%	-	
Other Tax Revenue	155,000	2%		155,000	3%	-	0%
Collections on Notes Receivable	127,775	1%		213,764	5%	(85,989)	-40%
Interest Income	129,550	1%		137,741	3%	(8,191)	-6%
Debt Issuance	750,000	9%		250,000	6%	500,000	200%
2021 Carryover	-			1,050,000	24%	(1,050,000)	-100%
Project Fund (restricted)	-			3,900,000	87%	(3,900,000)	-100%
TOTAL NON-OPERATING INFLOWS	8,668,694			14,088,453		(5,419,759)	-38%
NON-OPERATING OUTFLOWS							
Debt Service Payments	543,300	6%		512,120	8%	31,180	6%
Interest Expense	235,852	3%		239,667	4%	(3,815)	-2%
Capital Projects - Grant Funded including Port Match	6,385,000	74%		5,107,583	78%	1,277,417	25%
Capital Projects - Port Funded	1,208,500	14%		4,784,684	73%	(3,576,184)	-75%
Other Projects - Port Contribution on Partner Projects	150,000	2%		1,125,000	17%	(975,000)	-87%
Maintenance Equipment	138,000	2%		30,000	0%	108,000	360%
Increase Reserve	-			100,000	2%	(100,000)	-100%
TOTAL NON-OPERATING OUTFLOWS	8,660,652			11,899,054		(3,238,402)	-27%
NET NON-OPERATING	8,042			2,189,399		(2,181,357)	-100%
ESTIMATED ENDING CASH	1,685,543			2,552,297			
LESS: RESERVE	1,500,000			1,500,000			
UNRESERVED ENDING CASH	185,543			1,052,297			

Port of Benton
2023 Preliminary Budget
Lease Revenue Forecast by Tenant

Richland Business Park						
Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	\$ Difference from PY	% Difference from PY	
American Tower (Verizon)	\$ 18,099	1%	\$ 18,099			
Ben Franklin Transit	\$ 2,000	0%	\$ 2,000			
Atkins (2345 Stevens)	\$ 253,057	10%	\$ 253,057			
City of Richland	\$ 1,100	0%	\$ -	\$ 1,100	100%	
CRH Interstate Concrete (i.e. American Rock/Eucon Corp)	\$ 224,160	9%	\$ 224,160			
CRH Interstate Concrete - Aggregate (i.e. American Rock/Eucon Corp)	\$ 247,200	10%	\$ 310,000	\$ (62,800)	-25%	
Hill, Cannon (Cast)	\$ 14,342	1%	\$ 15,090	\$ (748)	-5%	
HMIS (formerly Mission Support Alliance)	\$ 1,215,307	48%	\$ 947,782	\$ 267,525	22%	
HMIS M404 (formerly Mission Support Alliance)	\$ 118,400	5%	\$ 118,400			
Kaiser Aluminum	\$ 90,290	4%	\$ 90,290			
ProTrain	\$ 15,872	1%	\$ 15,872			
R.H. Smith Fuel Station (Conoco)	\$ 12,809	1%	\$ -	\$ 12,809	100%	
SMI Group XVIII, LLC	\$ 80,371	3%	\$ 80,371			
U.S. COC (U.S. Cellular Tower)	\$ 12,600	0%	\$ 10,950	\$ 1,650	13%	
Veolia Nuclear Solutions / Kurion, Inc.	\$ 223,382	9%	\$ 222,466	\$ 916	0%	
Vertical Bridge Holdings (NTCH- WA, Inc.)	\$ 6,240	0%	\$ 6,240			
Vivid Learning Systems	\$ 18,810	1%	\$ 18,272	\$ 538	3%	
Washington/Oregon Wireless (Sprint)	\$ -	0%	\$ -			
Richland Business Park Total	\$ 2,554,039		\$ 2,333,049	\$ 220,990	9%	

Port of Benton
2023 Preliminary Budget
Lease Revenue Forecast by Tenant

Railroad						
Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	\$ Difference from PY	% Difference from PY	
Tri-City Railroad (Railroad & Building)	\$ -	0%	\$ 8,418	\$ (8,418)	-100%	
Tri-City Railroad (5 acre Laydown)	\$ -	0%	\$ -			
Tri-City Railroad (Equipment)	\$ -	0%	\$ 8,418	\$ (8,418)	-100%	
A&K Railroad Materials	\$ 13,824	5%	\$ -	\$ 13,824	100%	
Aulick Industries	\$ 42,000	14%	\$ -	\$ 42,000	100%	
Barnhart Crane	\$ 120,000	40%	\$ -	\$ 120,000	100%	
BioGrow	\$ 15,203	5%	\$ -	\$ 15,203	100%	
Top Rail Solutions, Inc.	\$ 75,600	25%	\$ -	\$ 75,600	100%	
Tyson Foods	\$ 16,200	5%	\$ -	\$ 16,200	100%	
PFL Petroleum Services	\$ 16,200	5%	\$ -	\$ 16,200	100%	
Railroad Total	\$ 299,027		\$ 16,836	\$ 282,191	94%	

North Horn Rapids Industrial Park						
Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	\$ Difference from PY	% Difference from PY	
Solar/Land	\$ 122,500	100%	\$ -	\$ 122,500	100%	
North Horn Rapids Industrial Center Total	\$ 122,500		\$ -	\$ 122,500	100%	

Port of Benton
2023 Preliminary Budget
Lease Revenue Forecast by Tenant

Technology & Business Campus						
Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	\$ Difference from PY	% Difference from PY	
Battelle Memorial Institute	\$ 205,927	20%	\$ 205,927			
City of Richland Water Easement	\$ 1,100	0%	\$ -	\$ 1,100	100%	
Conf. Tribes of the Umatilla Indian Reservation	\$ 8,100	1%	\$ 8,100			
Copperwood Irrigation	\$ 1,925	0%	\$ -	\$ 1,925	100%	
Edgewater Technical Assoc., LLC (3250 Suite B)	\$ 19,838	2%	\$ -	\$ 19,838	100%	
Efficiency Solutions	\$ 4,052	0%	\$ 4,042	\$ 10	0%	
Foodies on the Go	\$ 1,200	0%	\$ -	\$ 1,200	100%	
Lampson International, LLC (Laydown Yard)	\$ 4,500	0%	\$ 4,500			
Lampson International, LLC (Low dock)	\$ 40,000	4%	\$ -	\$ 40,000	100%	
Lampson International, LLC (High dock)	\$ -	0%	\$ -			
Molecule Works, Inc.	\$ 26,426	3%	\$ 25,109	\$ 1,317	5%	
Norma R. Waters Trustee	\$ 17,358	2%	\$ 17,358			
Our Dreams Continued, LLC	\$ 33,170	3%	\$ 33,170			
RGW Enterprises, PC	\$ -	0%	\$ 7,550	\$ (7,550)	-100%	
Richland Corporate Partners	\$ 88,483	9%	\$ 86,558	\$ 1,925	2%	
SMI Group V, L.L.C.	\$ 9,107	1%	\$ 9,355	\$ (248)	-3%	
SMI Group V, LLC, - Irrigation	\$ 1,000	0%	\$ -	\$ 1,000	100%	
SMI Group XII, L.L.C.	\$ 19,463	2%	\$ 19,013	\$ 450	2%	
SMI GROUP XVIII, LLC - Irrigation	\$ 1,000	0%	\$ -	\$ 1,000	100%	
Stapp, Darby	\$ 10,510	1%	\$ 11,360	\$ (850)	-8%	
U. S. House of Representatives	\$ 1,484	0%	\$ 17,805	\$ (16,321)	-1100%	
Westinghouse Electric Company	\$ 347,426	33%	\$ 268,459	\$ 78,967	23%	
Willow Pointe HOA Irrigation	\$ 705	0%	\$ 705			
WSU - Hanford History Project (White Bluffs Building)	\$ 135,000	13%	\$ -	\$ 135,000	100%	
WSU Gear Up One Vision Partnership - 3100 Suite 100	\$ 20,397	2%	\$ -	\$ 20,397	100%	
WSU Gear Up Harvest of Hope - 3100 Suite 106 & 108	\$ 42,629	4%	\$ -	\$ 42,629	100%	
3100 Suite 143 - Vacant (formerly Wave 7)	\$ -	0%	\$ 7,200	\$ (7,200)	-100%	
3250 Vacancy - Suite E	\$ -	0%	\$ -			
Technology & Business Campus Total	\$ 1,040,800		\$ 726,211	\$ 314,589	30%	

Port of Benton
2023 Preliminary Budget
Lease Revenue Forecast by Tenant

Richland Airport						
Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	\$ Difference from PY	% Difference from PY	
2019 Butler Loop - WSU	\$ 28,175	8%	\$ 55,000	\$ (26,825)	-95%	
1865 Bronco - Vacant	\$ 36,000	10%	\$ -	\$ 36,000	100%	
Verizon Wireless	\$ 20,400	6%	\$ 18,000	\$ 2,400	12%	
Ann's Best / Ann's Cajun Creole	\$ 4,944	1%	\$ -	\$ 4,944	100%	
Arntzen, Glenn & Juanita (2520 - 2524 Aileron Ave)	\$ 2,125	1%	\$ 2,125			
Arntzen, Glenn & Juanita (2561 Aileron Avenue)	\$ 2,602	1%	\$ 2,602			
Auction Enterprises, Inc.	\$ 4,420	1%	\$ 4,987	\$ (567)	-13%	
Barinaga, Charles	\$ 1,446	0%	\$ 1,314	\$ 132	9%	
Berlin, Greg	\$ 605	0%	\$ 536	\$ 69	11%	
Barnes, Don	\$ 707	0%	\$ 707			
Berkey, Clifton	\$ 1,216	0%	\$ 1,216			
Brayton, Herb & Jennifer (2060 Butler Loop)	\$ 656	0%	\$ 775	\$ (119)	-18%	
Brayton, Herb & Jennifer (2120 Butler Loop)	\$ 1,216	0%	\$ 2,509	\$ (1,293)	-106%	
Brayton, Herb & Jennifer (2082 Butler Loop)	\$ 775	0%	\$ 1,000	\$ (225)	-29%	
Bronco Girl Investments (1828 Terminal Drive)	\$ 2,751	1%	\$ 2,751			
Bronco Girl Investments (1851 Bronco Lane)	\$ 965	0%	\$ 965			
Buckskin Golf Club	\$ 5,805	2%	\$ 5,805			
Butler Loop Mini Storage - Aaron Dewitt	\$ 11,885	3%	\$ 11,885			
BYOC Properties LLC	\$ 2,609	1%	\$ -	\$ 2,609	100%	
C & H Aviation, LLC	\$ 776	0%	\$ 776			
Civil Air Patrol	\$ 10	0%	\$ 10			
Cleared for Arrival LLC (2054 Butler Loop)	\$ 620	0%	\$ -	\$ 620	100%	
Cole, Douglas	\$ 1,197	0%	\$ 1,055	\$ 142	12%	
Collins Enterprises (2020 Butler Loop)	\$ 4,480	1%	\$ 4,480			
Collins Enterprises (2030 Butler Loop)	\$ 1,842	1%	\$ 1,842			
Columbia Dive Rescue	\$ 10	0%	\$ 10			
Connell Oil, Inc. - Fuel Flowage (1980 Terminal Drive)	\$ 18,000	5%	\$ -	\$ 18,000	100%	
Cook, Ivan (.931 acres)	\$ 2,235	1%	\$ 2,235			
Cook, Ivan (Vitro Bldg)	\$ 11,529	3%	\$ 11,529			
C&S Hangar / Cannon Hill (2002 Butler Loop)	\$ 1,471	0%	\$ 1,181	\$ 290	20%	
C&S Hangar / Cannon Hill (2004 Butler Loop)	\$ 1,332	0%	\$ -	\$ 1,332	100%	
Dehaan, Gary L.	\$ 4,901	1%	\$ 4,901			
Dillon, Dr. Thomas	\$ 1,018	0%	\$ 1,018			
Fogelson, Robert	\$ 1,068	0%	\$ 1,068			
Galloway (Welch), Teri-Lin	\$ 7,233	2%	\$ -	\$ 7,233	100%	
Garza, Polo	\$ 1,088	0%	\$ 1,088			
Gehlen, Mark	\$ 1,092	0%	\$ 1,092			
Hailey, Jeremy & Vanessa (2221 Airport Way)	\$ 1,000	0%	\$ 1,000			
Harrison, Tom	\$ 1,050	0%	\$ 1,050			
Henningsen Cold Storage	\$ 1,189	0%	\$ 1,189			
Hi-Line Leasing LLC	\$ 10,434	3%	\$ 10,434			
Hi-Line Leasing LLC	\$ 3,013	1%	\$ 3,013			
Hill, Cannon (1901-1909 Terminal Drive) - LifeFlight	\$ 2,123	1%	\$ -	\$ 2,123	100%	
Hollis, Dennis	\$ 2,397	1%	\$ 2,397			
J&D Trevino Family Investments, LLC	\$ 1,108	0%	\$ -	\$ 1,108	100%	

Port of Benton
2023 Preliminary Budget
Lease Revenue Forecast by Tenant

Richland Airport - Continued

Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	\$ Difference from PY	% Difference from PY
Keck Services, Inc.	\$ 4,057	1%	\$ 4,057		
Kennewick Aircraft Services / Sundance Aviation	\$ 8,233	2%	\$ 8,233		
KTM Enterprises, LLC	\$ 1,297	0%	\$ 1,044	\$ 253	20%
Lucas Holdings / Liberty Lawn & Saw Shop LLC	\$ 3,328	1%	\$ 3,328		
LPJ Properties, LLC	\$ 3,023	1%	\$ -	\$ 3,023	100%
Manawadu, Bing	\$ 1,045	0%	\$ 1,045		
Mead, Jeromie - Hanger	\$ 584	0%	\$ 584		
Mead, Jeromie - Red Line	\$ 7,474	2%	\$ 7,474		
Merz, Nathan	\$ 2,606	1%	\$ 2,606		
Mission Investments, LLC	\$ 4,844	1%	\$ 4,281	\$ 563	12%
My Pro-Contractor, LLC	\$ 1,068	0%	\$ 1,068		
PRBBQ LLC (Porters BBQ)	\$ 2,114	1%	\$ -	\$ 2,114	100%
QB Aviation	\$ 1,952	1%	\$ -	\$ 1,952	100%
Richland Aero Shelters, LLC	\$ 1,077	0%	\$ 1,077		
Richland Airport Associates	\$ 8,110	2%	\$ 6,534	\$ 1,576	19%
Richland Airport Mini Storage	\$ 11,890	3%	\$ -	\$ 11,890	100%
Richland Hangar Association	\$ 2,109	1%	\$ -	\$ 2,109	100%
Riversedge Investments	\$ 4,879	1%	\$ 4,879		
RSSS, LLC	\$ 3,831	1%	\$ -	\$ 3,831	100%
Sailplane Haven	\$ 564	0%	\$ 564		
Shadow Mountain Industrial Properties	\$ 1,112	0%	\$ -	\$ 1,112	100%
Shaw, Greg	\$ 1,068	0%	\$ 1,068		
Showalter, Mark	\$ 1,055	0%	\$ 1,055		
Sky Hangar Associates	\$ 3,371	1%	\$ 3,371		
Sky Park Office Suites	\$ 4,320	1%	\$ 4,320		
Steelman, Clifton	\$ 2,575	1%	\$ 2,575		
Talent Aviation Services	\$ 1,757	0%	\$ 1,757		
The Axe, LLC.	\$ 760	0%	\$ 760		
TK Machine Company	\$ 2,111	1%	\$ 1,987	\$ 124	6%
Tri-Cities Steel Band Association	\$ 500	0%	\$ -	\$ 500	100%
TYM2FLY LLC / Sundance Aviation (2200 Airport Way)	\$ 1,055	0%	\$ -	\$ 1,055	100%
Urban, Scott	\$ 1,232	0%	\$ -	\$ 1,232	100%
Weide, Scott dba NW Restoration	\$ 6,741	2%	\$ -	\$ 6,741	100%
West Enterprises / Steve West	\$ 2,593	1%	\$ 2,593		
White, Michael Trust	\$ 1,383	0%	\$ -	\$ 1,383	100%
Woods, Stuart & Sheena	\$ 1,692	0%	\$ 1,692		
Vector Disease Control	\$ 1,669	0%	\$ 1,620	\$ 49	3%
Verdon LLC (Azurdata Bldg) (1840 Terminal Drive)	\$ 10,917	3%	\$ 10,917		
Verdon LLC (Trade Center) (1816 Terminal Drive)	\$ 29,345	8%	\$ 29,345		
Zero Gravity Builders Studio	\$ 1,917	1%	\$ 1,917		
Richland Airport Total	\$ 362,776		\$ 275,296	\$ 87,480	24%

Port of Benton
2023 Preliminary Budget
Lease Revenue Forecast by Tenant

Richland Innovation Center						
Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	\$ Difference from PY	% Difference from PY	
Columbia Energy & Environmental	\$ 19,096	9%	\$ 18,540	\$ 556	3%	
Henning Richland LLC	\$ 6,410	3%	\$ -	\$ 6,410	100%	
Energy Solutions / Hittman Transportation	\$ 21,647	11%	\$ 21,647			
Moravek Biochemicals	\$ 63,525	32%	\$ 63,525			
Extended Legacy, LLC / SmartPark PH1, LLC	\$ 17,641	9%	\$ 17,641			
Gregory Dow	\$ 1,595	1%	\$ 1,595			
T-Mobile USA (CC TM PA LLC / Crown Castle)	\$ 8,640	4%	\$ 8,640			
Total Site Services (2780 Salk Ave / 2650 Salk)	\$ 39,601	20%	\$ 39,601			
WSU Tri-Cities (BIO Chemcat - 2765 Einstein)	\$ 21,180	11%	\$ 23,686	\$ (2,506)	-12%	
XL Sci-Tech	\$ 1,693	1%	\$ 13,631	\$ (11,938)	-705%	
2750 Salk - Vacant (formerly Advanced Concepts)	\$ -	0%	\$ 6,642	\$ (6,642)	-100%	
Richland Innovation Center Total	\$ 201,028		\$ 215,148	\$ (14,120)	-7%	

Technology Enterprise Center						
Tenant	2023 Budgeted		% of Site	2022 Budgeted		% Difference from PY
	Total			Total	\$ Difference from PY	
Central Plateau Cleanup Company (CPCCo)	\$ 85,937	64%		\$ 124,637	\$ (38,700)	-45%
Dami Too LLC / The Dive	\$ 26,026	19%		\$ 15,801	\$ 10,225	39%
Dami LLC / Bombing Range Brewing	\$ 21,585	16%		\$ 9,174	\$ 12,411	57%
2000 Logston - Vacant Suite	\$ -	0%		\$ -		
2000 Logston - Vacant Suite	\$ -	0%		\$ -		
Technology Enterprise Center Total	\$ 133,548			\$ 149,612	\$ (16,064)	-12%

Port of Benton
2023 Preliminary Budget
Lease Revenue Forecast by Tenant

Prosser Airport						
Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	\$ Difference from PY	% Difference from PY	
City of Prosser - 205A Hagarty Lane	\$ 78,000	26%	\$ 78,000			
Vacant - 205B Hagarty Lane (Warehouse)	\$ -	0%	\$ -			
Chukar Cherry 320 A - Office	\$ 54,487	18%	\$ 55,400	\$ (913)	-2%	
Chukar Cherry 320 C - Warehouse/Shipping	\$ 27,650	9%	\$ 28,114	\$ (464)	-2%	
Chukar Cherry 320 B - New Warehouse	\$ 112,592	37%	\$ 108,000	\$ 4,592	4%	
Blahut, Robert	\$ 6,000	2%	\$ 1,800	\$ 4,200	70%	
Christiansen, Brent	\$ 2,340	1%	\$ 2,340			
Conmy, Scott	\$ 1,063	0%	\$ 1,063			
Connell Oil (Fuel Flowage)	\$ 400	0%	\$ -	\$ 400	100%	
Denchel, Tom	\$ 792	0%	\$ 792			
Duehn, Bryce	\$ 487	0%	\$ 414	\$ 73	15%	
Early, Jim	\$ 968	0%	\$ 968			
Flores, John	\$ -	0%	\$ 3,700	\$ (3,700)	-100%	
Hangar Flyers, Inc	\$ 800	0%	\$ 800			
Maljaars, Jack	\$ 3,000	1%	\$ 2,700	\$ 300	10%	
May, John	\$ 1,117	0%	\$ 1,117			
Northwest Skydiving Instruction, LLC	\$ 12,000	4%	\$ 12,000			
Ohler, Michael	\$ 324	0%	\$ 324			
Rasch, Bernard	\$ 100	0%	\$ 100			
Strausz, Waltz & Anderson	\$ 524	0%	\$ 524			
Thompson, Cormac Jr. & III	\$ 185	0%	\$ 185			
Williams, Scott Dr.	\$ 715	0%	\$ 715			
Prosser Airport Total	\$ 303,544		\$ 299,056	\$ 4,488	1%	

Port of Benton
 2023 Preliminary Budget
 Lease Revenue Forecast by Tenant

Prosser Wine & Food Park						
Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	\$ Difference from PY	% Difference from PY	
Alexandria Nicole Cellars - Suite C-E	\$ 60,600	39%	\$ 48,724	\$ 11,876	20%	
Tirriddis LLC - Suite A	\$ 16,200	10%	\$ 16,200			
Northwest Wine Collaborative LLC - Suite B	\$ 16,200	10%	\$ -	\$ 16,200	100%	
Chukar Cherries - Suite F	\$ 18,000	12%	\$ 13,634	\$ 4,366	24%	
Lineage Logistics (formerly Kenyon)	\$ 25,286	16%	\$ 3,480	\$ 21,806	86%	
M & M Orchard Management	\$ 20,000	13%	\$ 45,000	\$ (25,000)	-125%	
Prosser Wine & Food Park Total	\$ 156,286		\$ 127,038	\$ 29,248	19%	

Port of Benton
 2023 Preliminary Budget
 Lease Revenue Forecast by Tenant

Vintner's Village						
Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	\$ Difference from PY	% Difference from PY	
Domanico Cellars LLC	\$ 24,212	29%	\$ 23,516	\$ 696	3%	
Wautoma Wines, LLC	\$ 22,645	27%	\$ 22,645			
Sister to Sister	\$ 21,807	26%	\$ 10,017	\$ 11,790	54%	
Prosser Economic Development Association	\$ 9,280	11%	\$ 8,352	\$ 928	10%	
Terry Christensen	\$ 4,620	6%	\$ 3,620	\$ 1,000	22%	
Vintner's Village Total	\$ 82,564		\$ 68,150	\$ 14,414	17%	

Port of Benton
 2023 Preliminary Budget
 Lease Revenue Forecast by Tenant

Walter Clore Center					
Tenant	2023 Budgeted		% of Site	2022 Budgeted	
	Total			Total	
WSU Tri-Cities	\$	25,000	100%	\$	25,000
Walter Clore Center Total	\$	25,000		\$	25,000

Port of Benton
 2023 Preliminary Budget
 Lease Revenue Forecast by Tenant

Benton City					
Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	\$ Difference from PY	% Difference from PY
Subway - 515 9th	\$ 7,756	100%	\$ 7,756		
Benton City Total	\$ 7,756		\$ 7,756		

Port of Benton
 2023 Preliminary Budget
 Property Tax Collections

NOTE:
 Preliminary budget based on 2023 Tax Year 1st Preliminary Values provided by Benton County Assessor's Office on 9/27/22.

 Final budget will be based on 2023 Tax Year 3rd Preliminary Values provided by Benton County Assessor's Office, anticipated to be released in early November.

	Estimated Tax Levy Amount	Estimated Tax Levy Rate
2021 GO Bonds (Principal & Interest)	695,696	0.08259013082
Regular Levy	2,110,673	0.25057030541
Admin Refund	-	-
Maximum Tax Levy for 2023	2,806,369	0.33316043623 NOT FINAL - to be determined by County Assessor

Assessed Valuation - Preliminary Total Taxable Value	8,423,476,184
Higest Levy - 2022	
Regular Levy	2,018,118
GO Levy	695,235
Levy	2,713,353
1% Increase Adjustment	27,134
2022 New Construction for 2023 tax	188,602,330
2022 Levy Rate	0.349314716800
Estimated levy on new contstruction	65,882
Admin Refund	-
Calculated preliminary estimated maximum levy for 2023	2,806,369

Assumes approval of additional 1% levy increase.

Port of Benton
2023 Preliminary Budget
2022-2024 Grants

Category/Site	Awarding Agency	Federal	Description	2023 Expenditures	2023 Reimbursements	2023 Debt	2023 POB Responsibility
North Richland	EDA		North Horn Rapids Sewer Pull - 1,341 acres	\$ 100,000	\$ -	\$	\$ 100,000
Port of Benton	WA DOC	Federal	ICAP (2022-2023)	\$ 200,000	\$ 200,000	\$	\$ -
Richland Innovation Center	Benton County		RIC/Benton County .09 funds (2021-2022)	\$ 500,000	\$ 500,000	\$	\$ -
Railroad	US DOT	Federal	Consolidated Rail Infrastructure and Safety Improvement (CRISI) - **Multi-Year Funded	\$ 1,250,000	\$ 1,000,000	\$	\$ 250,000
Railroad	WSDOT	Federal	WSDOT FRAP Rail Grant (National Highway Freight Program) - SR240 Crossing	\$ 1,200,000	\$ 865,000	\$	\$ 335,000
Railroad	WSDOT		2022-2023 FRIP/FRAP - Remaining Crossings/Rail/Ties	\$ 1,250,000	\$ 1,000,000	\$ -	\$ 250,000
Richland Airport	WSDOT		CARB Loan - Hangar Purchases	\$ 750,000	\$ 750,000	\$ 750,000	\$ -
Richland Airport	Investment and Jobs Act (IJA)	Federal	**AIP CIP Projects - \$1,480,000	\$ 740,000	\$ 740,000	\$	\$ -
Prosser Airport	Investment and Jobs Act (IJA)	Federal	**AIP CIP Projects - \$790,000	\$ 395,000	\$ 395,000	\$	\$ -
TOTAL				\$ 6,385,000	\$ 5,450,000	\$ 750,000	\$ 935,000

**Multi-year grant, commitment of future funds.

Port of Benton
2023 Preliminary Budget
Other Revenue Addendum

Other Revenue	2023 Budget	2022 Budget
Sale of fixed assets	\$ -	\$ -
State of WA Leasehold Tax	\$ 30,000	\$ 30,000
PILT (Payment in Lieu of Taxes) - DOE/Hanford	\$ 125,000	\$ 125,000
TOTAL	\$ 155,000	\$ 155,000

Port of Benton
2023 Preliminary Budget
Collection of Notes Receivable Addendum

	2023 Principal	2023 Interest	2023 Total Payments	Note Balance as of 12/31/2023
Jeromie Mead / Redline Automotive	\$ 5,290	\$ 5,396	\$ 10,686	\$ 84,644
Debbie Augustavo	6,254	4,496	10,750	68,681
Columbia Basin Real Estate / Weston Mountain	116,231	74,658	190,889	1,180,765
TOTAL	\$ 127,775	\$ 84,550	\$ 212,325	\$ 1,334,090

Port of Benton
2023 Preliminary Budget
Interest Income Addendum

Interest Income	2023 Budget	2022 Budget
Interest Income (Benton County Treasurer)	\$ 45,000	\$ 45,000
Interest Income (Notes Receivable)	\$ 84,550	\$ 92,741
Total Interest Income	\$ 129,550	\$ 137,741

Port of Benton
2023 Preliminary Budget
Operations & Maintenance Expenses Addendum

Operations & Maintenance Expenses		2023	2022	\$ YoY	% YoY
Salaries & Wages - O&M	\$	909,439	\$ 684,741	\$ 224,698	33%
Employee Benefits	\$	315,224	\$ 248,347	\$ 66,877	27%
Payroll Taxes	\$	88,371	\$ 69,329	\$ 19,042	27%
Professional Services	\$	385,000	\$ 373,600	\$ 11,400	3%
Contracted/Seasonal Labor	\$	50,000	\$ 50,000	\$ -	0%
Insurance	\$	375,000	\$ 319,800	\$ 55,200	17%
Maintenance & Operations	\$	400,000	\$ 325,000	\$ 75,000	23%
Tools & Supplies	\$	15,000	\$ 52,000	\$ (37,000)	-71%
Fuel & Vehicle Maintenance	\$	82,000	\$ 50,000	\$ 32,000	64%
Janitorial	\$	130,000	\$ 130,000	\$ -	0%
B&O Tax	\$	10,000	\$ -	\$ 10,000	
Utilities	\$	470,000	\$ 478,000	\$ (8,000)	-2%
Property Lease Expense	\$	16,000	\$ 16,000	\$ -	0%
Property Tax & Assessment Fees	\$	3,000	\$ 10,000	\$ (7,000)	-70%
Telecommunications	\$	25,000	\$ 30,000	\$ (5,000)	-17%
Total Operations & Maintenance Expenses	\$	3,274,034	\$ 2,836,818	\$ 437,216	15%

Port of Benton
2023 Preliminary Budget
General & Administrative Expenses Addendum

General & Administrative Expenses		2023	2022	\$ YoY	% YoY
Salaries & Wages - Administrative Team	\$	1,112,178	\$ 1,218,087	\$ (105,909)	-9%
Employee Benefits	\$	356,266	\$ 412,974	\$ (56,708)	-14%
Payroll Taxes	\$	91,348	\$ 100,334	\$ (8,986)	-9%
Legal Fees	\$	300,000	\$ 300,000	\$ -	0%
Audit	\$	35,000	\$ 35,000	\$ -	0%
IT	\$	40,580	\$ 149,548	\$ (108,968)	-73%
Other Professional Services	\$	236,000	\$ 57,000	\$ 179,000	314%
Insurance	\$	5,000	\$ 90,200	\$ (85,200)	-94%
Office Supplies & Equipment	\$	48,500	\$ 58,000	\$ (9,500)	-16%
B&O Tax	\$	-	\$ 7,200	\$ (7,200)	-100%
Utilities	\$	15,000	\$ -	\$ 15,000	
Telecommunications	\$	20,000	\$ 25,000	\$ (5,000)	-20%
Travel & Conferences	\$	50,000	\$ 85,000	\$ (35,000)	-41%
Training/Education	\$	35,000	\$ -	\$ 35,000	
Dues & Memberships	\$	170,909	\$ 168,026	\$ 2,883	2%
Marketing & Advertising	\$	161,650	\$ 135,000	\$ 26,650	20%
Total General & Administrative Expenses	\$	2,677,431	\$ 2,841,370	\$ (163,939)	-6%

Port of Benton
2023 Preliminary Budget
Compensation Addendum

Department	# of FTE	2023 Budgeted					2022 Budgeted					\$ YoY	% YoY
		Salaries & Wages	Vacation	Employee Benefits	Payroll Taxes	Total	Salaries & Wages	Vacation	Employee Benefits	Payroll Taxes	Total		
Airports	1	\$ 101,333	\$ -	\$ 31,382	\$ 10,640	\$ 143,355	\$ 85,000	\$ -	\$ 30,025	\$ 8,925	\$ 123,950	\$ 19,405	14%
Crow Butte	1	\$ 81,110	\$ 3,120	\$ 29,272	\$ 8,517	\$ 122,019	\$ 87,878	\$ 3,211	\$ 29,769	\$ 9,227	\$ 130,085	\$ (8,066)	-7%
O&M*	11	\$ 879,992	\$ 29,447	\$ 315,224	\$ 88,371	\$ 1,313,034	\$ 660,276	\$ 24,466	\$ 248,347	\$ 69,329	\$ 1,002,418	\$ 310,616	24%
Subtotal	13	\$ 1,062,435	\$ 32,567	\$ 375,878	\$ 107,528	\$ 1,578,408	\$ 833,154	\$ 27,677	\$ 308,141	\$ 87,481	\$ 1,256,453	\$ 321,955	20%
Commissioners	3	\$ 88,560	\$ -	\$ 50,400	\$ 7,528	\$ 146,488	\$ 88,560	\$ -	\$ 46,800	\$ 7,528	\$ 142,888	\$ 3,600	2%
G&A	9	\$ 986,123	\$ 37,495	\$ 305,866	\$ 83,820	\$ 1,413,304	\$ 1,091,845	\$ 37,683	\$ 366,174	\$ 92,807	\$ 1,588,509	\$ (175,205)	-12%
Subtotal	12	\$ 1,074,683	\$ 37,495	\$ 356,266	\$ 91,348	\$ 1,559,792	\$ 1,180,405	\$ 37,683	\$ 412,974	\$ 100,335	\$ 1,731,397	\$ (171,605)	-11%
Grand Total	25	\$ 2,137,118		\$ 732,144	\$ 198,876	\$ 3,138,200	\$ 2,013,559		\$ 721,115	\$ 187,816	\$ 2,987,850	\$ 150,350	5%

Vacant Positions:

*Project Coordinator/Engineer Intern (O&M)

US Bureau of Labor Statistics reported a 8.3% CPI-U unadjusted 12-month percent change as of August 2022.

US Bureau of Labor Statistics reported a 9.0% CPI-U unadjusted 12-month percent change for Seattle as of August 2022.

Port of Benton 2023 budgeted wages reflect 2% COLA with additional up to 2% discretionary merit based on established wage bands and salary directive.

Port of Benton
2023 Preliminary Budget
Professional Services Addendum

Consultant/Item	Main Dept	Department	2023 Estimated Amount
Engineering - Miscellaneous Prosser Airport	Airport	Prosser Airport	\$ 20,000
Engineering - Miscellaneous Richland Airport	Airport	Richland Airport	\$ 20,000
Aviation Support and Maintenance Services	Airport	Prosser Airport	\$ 5,750
Aviation Support and Maintenance Services	Airport	Richland Airport	\$ 5,750
Wildlife Services	Airport	Prosser Airport	\$ 4,000
Wildlife Services	Airport	Richland Airport	\$ 4,000
Geotechnical Engineering	Airport	Richland Airport	\$ 15,000
Engineering - Miscellaneous Crow Butte	Crow Butte	Crow Butte	\$ 10,000
Engineering - Crow Butte Pavement Maintenance	Crow Butte	Crow Butte	\$ 50,000
Wildlife Services	Crow Butte	Crow Butte	\$ 7,000
Legal	G&A	G&A	\$ 300,000
Audits (Financial, Federal, Accountability)	G&A	G&A	\$ 35,000
Financial Statements Compilation	G&A	G&A	\$ 15,000
IT Hosted Server & Support	G&A	IT	\$ 40,580
Financial Software Annual Licensing	G&A	G&A	\$ 128,000
Financial Software Support & Consulting	G&A	G&A	\$ 40,000
Reserve Study	G&A	G&A	\$ 20,000
Leadership Training	G&A	G&A	\$ 10,000
COR Interlocal Agreement - Local Revitalization Financing	G&A	G&A	\$ 23,000
Outside Marketing	G&A	Marketing	\$ 35,000
Surveying	O&M	O&M	\$ 40,000
Planning & Platting	O&M	O&M	\$ 50,000
Appraisals	O&M	O&M	\$ 30,000
Engineering - Pavement Maintenance	O&M	O&M	\$ 10,000
Miscellaneous Architect	O&M	O&M	\$ 15,000
Engineering Consulting	O&M	O&M	\$ 240,000
Express Personnel	O&M	O&M	\$ 50,000
Grant Writing - Rail	O&M	Rail	\$ 20,000
Wildlife Services	O&M	Rail	\$ 6,000
Engineering - Miscellaneous Rail	O&M	Rail	\$ 50,000
Annual Rail Track Inspection	O&M	Rail	\$ 18,600
Annual Rail Tie Inspection	O&M	Rail	\$ 10,000
SUBTOTAL			\$ 1,327,680

Port of Benton
2023 Preliminary Budget
Dues & Memberships Addendum

Organization	Type	Port Representative	Meeting Frequency	2023 Yearly Dues
American Association of Port Authorities (AAPA)	Assessment Membership	RK/CR/LS/DH/DB	Periodic	\$2,000
American Association of Airport Executives (AAAE)	Assessment Membership	Airport Manager/ TH/RB/DH/V/VS-SC	Periodic	\$1,650
Benton City Chamber of Commerce	Assessment Membership	LS	Yearly	\$330
Benton-Franklin Council of Govt's (BFCOG)	Assessment Membership		Periodic	\$10,500
BFCOG - STP Systems Trans. Plan	Assessment Membership	RK/CR/RGW	Irregular	
BFCOG - Board	Assessment Membership	RK/CR	Monthly	
BFCOG - Tri-Mats Policy Advisory Committee (PAC)	Assessment Membership	RK/CR	Monthly	
BFCOG - Tri-Mats Technical Advisory Committee (TAC)	Assessment Membership	MT/RGW	Monthly	
BFCOG - Surface Transportation (STP)	Assessment Membership	RK/CR	Irregular	
Clean Futures Northwest	Assessment Membership	RK/CR/DH	Annual	\$10,000
Energy Communities Alliance (ECA)	Assessment Membership	CR/DH	Monthly	\$950
Benton-Franklin-Walla Walla Counties Good Roads & Transportation Association	Assessment Membership	CR/RK/LS	Monthly	\$250
Hispanic Chamber of Commerce	Assessment Membership	MT/DB/DH/SM	Annual	\$600
Leadership Tri-Cities	Assessment Membership	DH	Annual	\$333
Pacific Northwest Waterways Association (PNWA)	Assessment Membership	RK/CR/LS/DH	Annual	\$8,020
Prosser Chamber of Commerce	Assessment Membership	LS/TH/MT	Weekly	\$315
Washington Small Business Development Center (SBDC) Advisory Council	Assessment Membership	MT		\$10,000
Tri-City Regional Chamber of Commerce	Assessment Membership	CR/RK	Monthly	\$372
Tri-City Regional Chamber of Commerce - Ex-Officio	Assessment Membership	DB	Monthly	
Tri-Cities Regional Business and Visitors Center	Assessment Membership		Annual	\$3,750
(TRI PORTS - Visit Tri-Cities Small Conference)				
TRI PORTS - Tri-Cities Port	Assessment Membership		Quarterly	
TRI PORTS - Manager Representative	Assessment Membership	DH	Quarterly	
TRI PORTS - Commission Representative	Assessment Membership	RK	Quarterly	
TRI PORTS - TRIDEC Executive Committee Representative	Assessment Membership	RK	Quarterly	
Visit Tri-Cities	Assessment Membership	DH/DB	Monthly	\$5,000
Washington Airport Managers Assoc. (WAMA)	Assessment Membership	DH/TH/RB/VS	Annual	\$700
Washington Public Ports Association (WPPA)	Assessment Membership		Periodic	\$10,174
WPPA - Executive Committee	Assessment Membership	RK	Periodic	
WPPA - Economic Development Committee	Assessment Membership	CR/RK/DH/MT	Quarterly	
WPPA - Finance & Admin Committee	Assessment Membership	DC/VS/SC	Quarterly	
WPPA - Legal Committee	Assessment Membership	DB	Quarterly	
WPPA - Cooperative Development	Assessment Membership	MT	Quarterly	
WPPA - Legislative Committee	Assessment Membership	RK/CR/LS/DH/MT	Periodic	
WPPA - Public Information Committee	Assessment Membership	WW/SM	Periodic	
WPPA - Aviation Committee	Assessment Membership	RK/LS/DH/RB/TH	Quarterly	
WPPA - Environmental Committee	Assessment Membership	RK/CR/DB/MT	Periodic	
West Richland Area Chamber of Commerce	Assessment Membership		Yearly	\$250
Benton County Investment Board	Governmental Local/County/State	DC	Periodic	
Governmental Conference OEDP (COG)	Governmental Local/County/State	CR/DH	Annual	
Hanford Communities (COR)	Governmental Local/County/State	CR/DH	Periodic	\$5,000
Richland City Council Public Hearings	Governmental Local/County/State	DB/DH/MT	Occasional	

Port of Benton
2023 Preliminary Budget
Dues & Memberships Addendum

Organization	Type	Port Representative	Meeting Frequency	2023 Yearly Dues
Tri-Cities Legislative Council (TCLC)	Governmental Local/County/State	MT	Occasional	
DOE Community Information Meeting	DOE/Hanford Related	RK/CR/DH	Periodic	
DOE Land Use Planning	DOE/Hanford Related	DH	Occasional	
Environmental Management Advisory Board	DOE/Hanford Related	DH	Monthly	
Hanford Nuclear Related Public Hearings	DOE/Hanford Related	RK	Occasional	
American Institute of Certified Public Accountants (AICPA)	Employee Membership	DC	Annual	\$975
Washington Society of Certified Public Accountants (WSCP)	Employee Membership	DC	Annual	\$315
Washington Finance Officers Association (WFOA)	Employee Membership	DC/VS	Annual	\$150
Government Finance Officers Association (GFOA)	Employee Membership	DC/VS	Annual	\$620
Washington State Bar Association (WSBA)	Employee Membership	DB	Periodic	\$488
Society for Human Resources Management (SHRM)	Employee Membership	DB/DC/VS	Annual	\$657
American Planners Association (APA)	Employee Membership	MT	Annual	\$600
International Facility Management Association (IFMA)	Employee Membership	RB	Annual	\$1,000
Building Owners and Managers Association (BOMA)	Employee Membership	RB/IP	Annual	\$2,000
Commercial Real Estate	Employee Membership	TH/MT	Annual	\$2,500
Benton & Franklin County Bar Association	Employee Membership	DB	Annual	\$60
Public Relations Society of America (Mid-Columbia Chapter)	Employee Membership	SM/WW/MT	Bi-Weekly	\$870
Municipal Research and Services Center (MRSC)	Employee Membership	LS/RK/CR/MT/DB/SC/VS		
Federal Aviation Association (FAA) Conference	Annual Event	DH/TH/RB/JA/DD	Annual	\$1,600
Washington Association of Grape Growers (WAGG)	Annual Event	WW/MT/TH	Annual	\$925
Local Ag Showcase - Tri Ports	Annual Event	Comm/Staff	Annual	
Association of Washington Business	Economic Development Contract Affiliations	DH/MT	Periodic	\$750
Inland Northwest Partners	Economic Development Contract Affiliations	DH/MT/TH/SM	Yearly	\$150
Prosser EDA - Economic Development Services	Economic Development Contract Affiliations	LS/MT/TH	Monthly	\$30,000
Prosser EDA - Grant Writer	Economic Development Contract Affiliations	MT	Periodic	\$20,000
Tri-Cities Research District	Economic Development Contract Affiliations	DH/MT	Monthly	
Tri-City Development Council (TRIDEC)	Economic Development Contract Affiliations		Monthly	\$35,000
TRIDEC - Board	Economic Development Contract Affiliations	RK/CR	Monthly	
TRIDEC - Case Management/Marketing	Economic Development Contract Affiliations	MT/TH	Monthly	
TRIDEC Executive Board	Economic Development Contract Affiliations	RK or Tri-Ports	Monthly	
Washington Economic Development Association (WEDA)	Economic Development Contract Affiliations	DH/MT/TH	Periodic	\$400
Washington Policy Center (WPC)	Economic Development Contract Affiliations	CR/RK/DH	Periodic	
Columbia Basin College Foundation	Nonprofits & Other Economic Development Organizations	DB	Monthly	
EWU President's Advisory Council	Nonprofits & Other Economic Development Organizations	DH	Periodic	
International Economic Development Council (IEDC)	Nonprofits & Other Economic Development Organizations	MT/TH	Annual	\$455
Richland - Sunrise Rotary	Nonprofits & Other Economic Development Organizations	CR/RK/DH	Monthly	\$900
Prosser Rotary	Nonprofits & Other Economic Development Organizations	LS	Monthly	\$300
TOTAL				\$170,909

Port of Benton
2023 Preliminary Budget
Marketing Addendum

PROJECT	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	2023 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		\$ 700
POB Brochure Printing		350											\$ 350
USS TRITON Brochure Printing		350					X						\$ 350
POB Trade Show PROMO Cards		350					X						\$ 350
New Year Card Printing (400)		300					X						\$ 300
New Year Card/Dist. & Postage										400			\$ 400
Real Estate Pitch Deck										400			\$ 400
Advertising - Printed & Digital													\$ 38,250
Progress Edition Article & AD (TCH)	2,000												\$ 2,000
JOB FOCUS MAG - FOCUS AG					1,500								\$ 1,500
Tri-Cities Chamber of Commerce					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)						2,750							\$ 2,750
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													\$ 31,500
RiverFest		6,000											\$ 6,000
Benton-Franklin Trends	1,000												\$ 1,000
Bottles, Brews, BBQ (Prosser Memorial Health)		2,500											\$ 2,500
Hispanic Chamber/EWU (Workforce)		2,000											\$ 2,000
Hispanic Chamber/SBDC		5,000											\$ 5,000
Association of WA Business (AWB)		3,000											\$ 3,000
Prosser Chamber (Artwalk Glasses)		2,000											\$ 2,000
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
Benton City Days		1,000											\$ 1,000
Entrepreneurial Awards Banquet											1,000		\$ 1,000
TRIDEC Luncheon - Placeholder	2,000												\$ 2,000

Port of Benton
2023 Preliminary Budget
Marketing Addendum

Specialty Advertising																	\$	1,500
Shirts - Hats - Misc		125															125	\$ 1,500
Web-Media Advertising																	\$	12,300
LoopNet Real Estate Page		700															700	\$ 8,400
Website Hosting		125															125	\$ 1,500
Website Updates - Underground		200															200	\$ 2,400
Trade Shows																	\$	5,500
AG EXPO (Tri-Ports) Jan 9-10 Pasco \$600																		\$ 600
Taste Washington - Seattle - March 19-22 \$400																		\$ 400
Powergen Expo - Orlando Fl - Dec 8-10 \$500																	500	\$ 500
WAWGG Show - VV - March 2-5 \$1500																		\$ 1,000
Building Business Partnerships (regional)		1,000																\$ 1,000
ECA (New Nuclear)		2,000																\$ 2,000
Public Relations																	\$	1,500
Update Videos-State of the Ports																1,500		\$ 1,500
Events/Tenant Appreciation/Ribbon Cutting																	\$	11,500
Tenant Ribbon Cuttings																1,500		\$ 1,500
B8Q Tenant Appreciation (Richland/Prosser Alternating)																10,000		\$ 10,000
Miscellaneous																	\$	17,900
Portraits Commission & Group / Site Photos (Ross Photos)																3,000		\$ 6,000
GIS Software (ESRI)		3,000																\$ 3,000
Plane & Pilot for Aerials (every 3 years \$600)																2,000		\$ 2,000
Marketing Computer and Audio/Visual Equipment		5,200																\$ 5,200
Marketing Trinkets & Uniforms																1,700		\$ 1,700
Grand Total		\$ 17,350	\$ 27,600	\$ 8,850	\$ 8,450	\$ 6,250	\$ 28,400	\$ 1,150	\$ 5,650	\$ 10,450	\$ 4,950	\$ 5,900	\$ 1,650				\$	126,650

Port of Benton
2023 Preliminary Budget
Long-Term Debt Payments & Balances Addendum

	Beginning Balance					Ending Balance		
	@ 1/1/23	Principal Payment	Interest Payment	Total Payment	@ 12/31/23	Interest rate, term, and end date		
Bond Payable - 2021A GO Bond Taxable	\$ 6,785,000	\$ 410,000	\$ 160,696	\$ 570,696	\$ 6,375,000	Variable, 20 yrs, 12/1/21-12/1/2040		
Bond Payable - 2021B GO Bond Tax-Exempt	1,875,000	50,000	75,000	\$ 125,000	1,825,000	Variable, 13 yrs, 12/1/21-12/1/2033		
Note Payable - CERB Loan	15,634	15,634	156	\$ 15,790	-	1%, maturity date in 2023		
Note Payable - WSDOT Loan 2030 RRB1228	16,666	16,666	-	\$ 16,666	-	4.57%, 15 yrs, maturity date in 12/01/2023		
Note Payable - WSDOT Loan 2023 RR00406	199,788	25,000	-	\$ 25,000	174,788	0%, 10 yrs, 7/1/2021-7/1/2030		
Note Payable - WSDOT 2022 FRIB Loan	260,000	26,000	-	\$ 26,000	234,000			
Note Payable - WSDOT CARB Loan	-	-	-	\$ -	-			
TOTAL	\$ 9,152,088	\$ 543,300	\$ 235,852	\$ 779,152	\$ 8,608,788			

Port of Benton
2023 Preliminary Budget
Calculation of Debt Limit & Debt Load

Estimated Calculation of POB Debt Limit (as of 9/27/2022)	
2022 1st Preliminary Assessed Value of Property within Port of Benton:	8,423,476,184

Nonvoted Debt Capacity (per RCW 53.36.030) is .25 of 1% of the district's assessed value:	21,058,690
---	------------

December 31, 2022 Estimated Balances	
Bond Payable - 2021A GO Bond Taxable	\$ 7,190,000
Bond Payable - 2021B GO Bond Tax-Exempt	1,925,000
Note Payable - CERB Loan	31,114
Note Payable - WSDOT Loan 2030 RRB1228	225,000
Note Payable - WSDOT Loan 2023 RR00406	33,333
Note Payable - WSDOT 2022 FRIB Loan	260,000
Note Payable - WSDOT CARB Loan	-
Cashmere Valley Bank LOC	50,000
Total LT Debt Outstanding	\$ 9,714,447

Remaining Nonvoted Debt Capacity (available per statute):	\$11,344,243
--	---------------------

Debt Load Calculation	2023-Projected	2022	2021	2020	2019	2018
Budgeted Debt Service Principal	543,300	543,300	1,068,371	706,671	1,335,892	360,499
Budgeted Debt Service Interest	235,852	235,852	393,655	335,070	375,578	261,256
Total Budgeted Debt Service	779,152	779,152	1,462,026	1,041,741	1,711,470	621,755
Budgeted Operating Revenues	5,504,440	5,504,440	5,031,964	4,819,980	4,498,670	4,530,186
Debt Load (SAO recommended below 12%)	14%	14%	29%	22%	38%	14%

Port of Benton
2023 Preliminary Budget
Capital Projects - Port Funded Summary by Site Addendum

Category/Site		2023 POB CAPEX		% of 2023 Total	2022 POB CAPEX	\$ YoY	% YoY
			Budget		Budget		
Entity-Wide	POB	\$	-	0%	\$ 165,000	\$ (165,000)	
Richland Business Park	RBP	\$	115,000	8%	\$ 201,162	\$ (86,162)	-75%
Railroad Facility & Track	RR	\$	650,000		\$ 1,125,000	\$ (475,000)	-73%
North Horn Rapids Industrial Park	NR	\$	-	0%	\$ -	\$ -	
Technology & Business Campus	TBC	\$	250,000	17%	\$ 3,995,000	\$ (3,745,000)	-1498%
Richland Airport	RAP	\$	30,000	2%	\$ 110,000	\$ (80,000)	-267%
Richland Innovation Center	RIC	\$	-	0%	\$ -	\$ -	
Technology Enterprise Center	TEC	\$	-	0%	\$ 100,000	\$ (100,000)	
Prosser Airport	PAP	\$	35,000	2%	\$ 6,000	\$ 29,000	83%
Prosser Wine & Food Park	PWFP	\$	18,500	1%	\$ 53,180	\$ (34,680)	-187%
Vintner's Village	VV	\$	-	0%	\$ 6,842	\$ (6,842)	
Walter Clore Center	WCC	\$	-	0%	\$ 10,000	\$ (10,000)	
Benton City	BCD	\$	-	0%	\$ -	\$ -	
Crow Butte Park	CBP	\$	260,000	17%	\$ 137,500	\$ 122,500	47%
Subtotal			\$ 1,358,500	47%	\$ 5,909,684	\$ (4,551,184)	-335%
Maintenance Equipment	Equipment	\$	138,000	9%	\$ 30,000	\$ 108,000	78%
TOTAL			\$ 1,496,500	57%	\$ 5,939,684	\$ (4,443,184)	-297%

Above capital expenditures do not include Port portion of grant funded projects.

Port of Benton		
2023 Preliminary Budget		
Capital Projects - Port Funded Detail by Site Addendum		
Richland Business Park		
Project/Item		2023 Budgeted Item Total
2345 Stevens - NE Main Entrance Entryway Flooring		\$ 15,000
2345 Stevens - Phase 1 of 4 - Exterior Painting		\$ 100,000
Richland Business Park Total		\$ 115,000
Railroad Facility & Track		
Project/Item		2023 Budgeted Item Total
2579 Stevens - McKinstry Assessment		\$ 500,000
City of Richland - Steptoe		\$ 100,000
City of Richland - Center Parkway		\$ 50,000
Railroad Facility & Track Total		\$ 650,000
Technology & Business Campus		
Project/Item		2023 Budgeted Item Total
3100 George Washington Way - Turnover		\$ 50,000
3250 Port of Benton - Interior Lighting		\$ 50,000
2939 Richardson Pavement Maintenance - Westinghouse Parking Lot		\$ 150,000
Technology & Business Campus Total		\$ 250,000
Richland Airport		
Project/Item		2023 Budgeted Item Total
Pavement Maintenance - Crack Seal		\$ 10,000
Quonset Hut Repairs		\$ 20,000
Richland Airport Total		\$ 30,000
Prosser Airport		
Project/Item		2023 Budgeted Item Total
Stormwater 12 Hangar Sites		\$ 25,000
Pavement Maintenance - Crack Seal		\$ 10,000
Prosser Airport Total		\$ 35,000
Prosser Wine & Food Park		
Project/Item		2023 Budgeted Item Total
Pavement Maintenance - Parking Lot & Rapp Rd		\$ 18,500
Prosser Wine & Food Park Total		\$ 18,500
Crow Butte		
Project/Item		2023 Budgeted Item Total
Pavement Maintenance - North boat ramp, South parking, Day use parking and campgroud		\$ 225,000
Sewer Lagoon Liner		\$ 15,000
Add 3 Sewer Lines/Concrete Sleeves		\$ 20,000
Crow Butte Total		\$ 260,000
Maintenance Equipment		
Project/Item		2023 Budgeted Item Total
Pickup Truck		\$ 40,000
Batwing Mower		\$ 38,000
Boom Lift/Hydraulic Trailer		\$ 60,000
Maintenance Equipment Total		\$ 138,000
Grand Total		\$ 1,496,500

Port of Benton
2023 Preliminary Budget
Railroad Facility & Track Revenues & Expenses

	2023 BUDGET	% OF 2023 TOTAL	2022 BUDGET	% OF 2022 TOTAL	\$ YoY	% YoY
OPERATING REVENUES						
Revenue						
Lease Revenue	191,027	64%	-		191,027	
Track Usage Revenue	108,000	36%	-		108,000	
Total Use Fee Revenues	299,027		-		299,027	
TOTAL OPERATING REVENUES	299,027		-		299,027	
OPERATING EXPENDITURES						
Railroad Facility & Track Expenses	439,200				439,200	
TOTAL OPERATING EXPENDITURES***	439,200		-		439,200	
NET OPERATIONS	(140,173)		-		(140,173)	
NON-OPERATING INFLOWS						
Grant Revenue	2,865,000		-		2,865,000	
TOTAL NON-OPERATING INFLOWS	2,865,000		-		2,865,000	
NON-OPERATING OUTFLOWS						
Debt Service Payments	67,666	-4%	-		67,666	
Interest Expense	-	0%	-		-	
Capital Projects - Grant Funded	3,700,000	84%	-		3,700,000	
Capital Projects - Port Funded	650,000	15%	-		650,000	
TOTAL NON-OPERATING OUTFLOWS	4,417,666		-		4,417,666	
NET NON-OPERATING	(1,552,666)		-		(1,552,666)	
NET ACTIVITY***	(1,692,839)		-		(1,692,839)	

*** Does not reflect allocation of Port direct personnel and overhead costs.
The Port of Benton is the owner of 16 miles of railroad track but is not a railroad operator.

Port of Benton
2023 Preliminary Budget
Railroad Facility & Track Expenses Addendum

Railroad Facility & Track Expenses		2023	2022	\$ YoY	% YoY
Professional Services	\$	104,600	\$	-	\$ 104,600
Contracted Operations	\$	120,000	\$	-	\$ 120,000
Insurance	\$	75,000	\$	-	\$ 75,000
Maintenance & Operations	\$	65,000	\$	-	\$ 65,000
Tools & Supplies			\$	-	\$ -
Fuel & Vehicle Maintenance	\$	-	\$	-	\$ -
Janitorial	\$	12,000	\$	-	\$ 12,000
Utilities	\$	60,000	\$	-	\$ 60,000
Property Tax & Assessment Fees	\$	200	\$	-	\$ 200
Telecommunications	\$	2,400	\$	-	\$ 2,400
Total Railroad Facility & Track Expenses	\$	439,200	\$	-	\$ 439,200

Port of Benton
2023 Preliminary Budget
Airport Operations

	RICHLAND AIRPORT	PROSSER AIRPORT	2023 BUDGET	% OF 2023 TOTAL	2022 BUDGET	% OF 2022 TOTAL	\$ YoY	% YoY
OPERATING REVENUES								
Lease Revenue								
Prosser Airport		303,544	303,544	46%	299,761	52%	3,783	1%
Richland Airport	362,776		362,776	54%	274,646	48%	88,130	32%
Total Lease Revenues	362,776	303,544	666,320	100%	574,407	100%	91,913	16%
TOTAL OPERATING REVENUES	362,776	303,544	666,320		574,407		91,913	16%
OPERATING EXPENDITURES								
Airport Operating Expenses	273,950	134,950	408,900	74%	302,250	71%	106,650	35%
Airport POB Salaries & Benefits	71,676	71,678	143,354	26%	123,950	29%	19,404	16%
TOTAL OPERATING EXPENDITURES***	345,626	206,628	552,254		426,200		126,054	30%
NET OPERATIONS	17,150	96,916	114,066		148,207		(34,141)	-23%
NON-OPERATING INFLOWS								
Grant Revenue	740,000	395,000	1,135,000	60%	4,382,583	100%	(3,247,583)	-74%
Debt Issuance	750,000	-	750,000	40%	-	0%	750,000	
TOTAL NON-OPERATING INFLOWS	1,490,000	395,000	1,885,000		4,382,583		(2,497,583)	-57%
NON-OPERATING OUTFLOWS								
Debt Service Payments	-	-	-	0%	-	0%	-	
Interest Expense	-	-	-	0%	-	0%	-	
Capital Projects - Grant Funded	740,000	395,000	1,135,000	95%	4,382,583	97%	(3,247,583)	-74%
Capital Projects - Port Funded	30,000	35,000	65,000	5%	116,000	3%	(51,000)	-44%
TOTAL NON-OPERATING OUTFLOWS	770,000	430,000	1,200,000		4,498,583		(3,298,583)	-73%
NET NON-OPERATING	720,000	(35,000)	685,000		(116,000)		801,000	-691%
NET ACTIVITY***	737,150	61,916	799,066		32,207		766,859	2381%

*** Does not reflect allocation of Port direct personnel and overhead costs.

Port of Benton
2023 Preliminary Budget
Airport Expenses Addendum

Airport Expenses	Richland Airport	Prosser Airport	2023
Salaries & Wages - Airports	\$ 50,667	\$ 50,667	\$ 101,333
Employee Benefits	\$ 15,690	\$ 15,691	\$ 31,382
Payroll Taxes	\$ 5,319	\$ 5,320	\$ 10,640
Professional Services	\$ 44,750	\$ 29,750	\$ 74,500
Contracted Labor	\$ -	\$ -	\$ -
Insurance	\$ 30,000	\$ 30,000	\$ 60,000
Maintenance & Operations	\$ 123,000	\$ 38,200	\$ 161,200
Tools & Supplies	\$ 500	\$ 1,500	\$ 2,000
Fuel	\$ 12,000	\$ 1,000	\$ 13,000
Janitorial	\$ 12,000	\$ 1,500	\$ 13,500
Utilities	\$ 50,000	\$ 32,000	\$ 82,000
Property Tax	\$ 1,200	\$ 500	\$ 1,700
Appraisals	\$ -	\$ -	\$ -
Telecommunications	\$ 500	\$ 500	\$ 1,000
Total Airport Expenses	\$ 345,626	\$ 206,628	\$ 552,255

	Richland Airport	Prosser Airport	2022	\$ YoY	% YoY
\$	42,500	\$ 42,500	\$ 85,000	\$ 16,333	19%
\$	15,012	\$ 15,013	\$ 30,025	\$ 1,357	5%
\$	4,462	\$ 4,463	\$ 8,925	\$ 1,715	19%
\$	40,000	\$ 25,000	\$ 65,000	\$ 9,500	15%
\$	-	\$ -	\$ -	\$ -	
\$	5,000	\$ 5,000	\$ 10,000	\$ 50,000	500%
\$	43,750	\$ 73,750	\$ 117,500	\$ 43,700	37%
\$	8,350	\$ 10,150	\$ 18,500	\$ (16,500)	-89%
\$	600	\$ 2,200	\$ 2,800	\$ 10,200	364%
\$	2,600	\$ 3,900	\$ 6,500	\$ 7,000	108%
\$	37,600	\$ 38,700	\$ 76,300	\$ 5,700	7%
\$	450	\$ 200	\$ 650	\$ 1,050	162%
\$	-	\$ -	\$ -	\$ -	
\$	500	\$ 4,500	\$ 5,000	\$ (4,000)	-80%
\$	200,824	\$ 225,376	\$ 426,200	\$ 126,055	30%

Port of Benton
2023 Preliminary Budget
Crow Butte Operations

	2023 BUDGET	% OF 2023 TOTAL	2022 BUDGET	% OF 2022 TOTAL	\$ YoY	% YoY
OPERATING REVENUES						
Fee Revenue						
RV Camping	180,570	84%	180,570	84%	-	0%
Tent Camping	9,677	4%	9,677	4%	(0)	-0%
Day Use Parking	21,993	10%	21,992	10%	1	0%
Shower	-		-		-	
Annual Pass	3,334	2%	3,334	2%	(0)	-0%
Total Use Fee Revenues	215,573		215,573		(0)	-0%
TOTAL OPERATING REVENUES	215,573		215,573		(0)	-0%
OPERATING EXPENDITURES						
Crow Butte Operating Expenses	261,000	68%	296,409	69%	(35,409)	-12%
Crow Butte POB Salaries & Benefits	122,019	32%	130,085	31%	(8,066)	-6%
TOTAL OPERATING EXPENDITURES***	383,019		426,494		(43,475)	-10%
NET OPERATIONS	(167,446)		(210,921)		43,475	
NON-OPERATING INFLOWS						
Grant Revenue	-		-		-	
TOTAL NON-OPERATING INFLOWS	-		-		-	
NON-OPERATING OUTFLOWS						
Debt Service Payments	-	0%	-	0%	-	
Interest Expense	-	0%	-	0%	-	
Capital Projects - Grant Funded	-	0%	-	0%	-	
Capital Projects - Port Funded	260,000	100%	137,500	100%	122,500	89%
TOTAL NON-OPERATING OUTFLOWS	260,000		137,500		122,500	89%
NET NON-OPERATING	(260,000)		(137,500)		(122,500)	89%
NET ACTIVITY***	(427,446)		(348,421)		(79,025)	23%

*** Does not reflect allocation of Port direct personnel and overhead costs.

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
2023 Preliminary Budget
Crow Butte Expenses Addendum

Crow Butte Expenses		2023	2022	\$ YoY	% YoY
Salaries & Wages - Crow Butte	\$	84,230	\$ 91,089	\$ (6,859)	-8%
Employee Benefits	\$	29,272	\$ 29,769	\$ (497)	-2%
Payroll Taxes	\$	8,517	\$ 9,227	\$ (710)	-8%
Professional Services	\$	67,000	\$ 23,000	\$ 44,000	191%
Contracted Labor	\$	65,000	\$ 100,800	\$ (35,800)	-36%
Insurance	\$	5,500	\$ -	\$ 5,500	
Maintenance & Operations	\$	61,000	\$ 100,509	\$ (39,509)	-39%
Tools & Supplies	\$	3,000	\$ 7,800	\$ (4,800)	-62%
Fuel	\$	16,000	\$ 10,000	\$ 6,000	60%
Janitorial	\$	10,000	\$ 22,000	\$ (12,000)	-55%
Utilities	\$	30,000	\$ 27,500	\$ 2,500	9%
Telecommunications	\$	3,500	\$ 4,800	\$ (1,300)	-27%
Total Crow Butte Expenses	\$	383,019	\$ 426,494	\$ (43,475)	-10%



3250 Port of Benton Blvd.

Richland, WA 99354

www.portofbenton.com