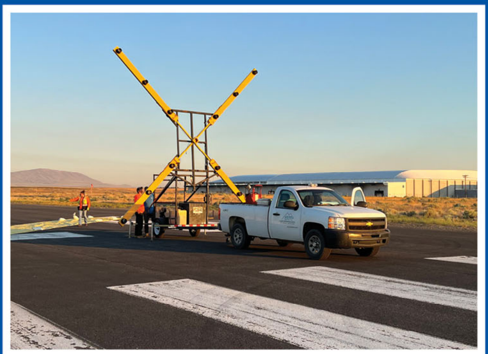
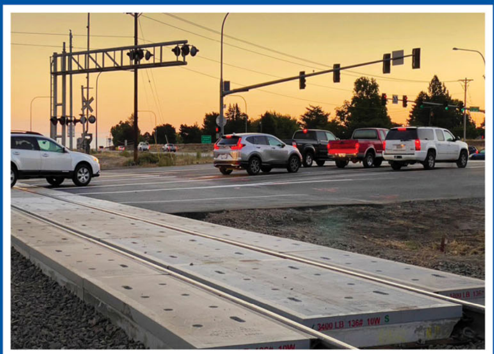
2023 Final Budget





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Port of Benton
2023 Final Budget

	2023 BUDGET	% OF 2023 TOTAL	2022 BUDGET	% OF 2022 TOTAL	$ YoY	% YoY
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 Revenue	5,288,868	96%	4,243,207	95%	1,045,661	25%
Crow Butte Revenue	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	3,284,034	43%	2,850,818	44%	433,216	15%
Railroad Expenses	712,600	9%	-	0%	712,600	
Crow Butte Operating Expenses	388,019	5%	426,494	7%	(38,475)	-9%
Airports Operating Expense	555,505	7%	426,200	7%	129,305	30%
General & Administrative	2,680,462	35%	2,841,370	43%	(160,908)	-6%
Promotional Hosting Expenditures	1,000	0%	1,000		-	
TOTAL OPERATING EXPENDITURES	**7,621,620**		**6,545,882**		**1,075,738**	**16%**
NET OPERATIONS	**(2,117,180)**		**(2,087,102)**		**(30,078)**	**1%**
NON-OPERATING INFLOWS						
Property Tax Revenue	2,881,561	31%	2,699,365	61%	182,196	7%
Grant Revenue	5,110,000	55%	5,682,583	127%	(572,583)	-10%
Sale of Fixed Assets	-		-	0%	-	
Other Tax Revenue	155,000	2%	155,000	3%	-	0%
Insurance Recoveries	150,000	2%	-	0%	150,000	
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	8%	250,000	6%	500,000	200%
2022 Carryover	-		1,050,000	24%	(1,050,000)	-100%
Project Fund (restricted)	-		3,900,000	87%	(3,900,000)	-100%
TOTAL NON-OPERATING INFLOWS	**9,303,886**		**14,088,453**		**(4,784,567)**	**-34%**
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	6,795,000	75%	5,107,583	78%	1,687,417	33%
Capital Projects - Port Funded	1,246,000	14%	4,784,684	73%	(3,538,684)	-74%
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	**9,108,152**		**11,899,054**		**(2,790,902)**	**-23%**
NET NON-OPERATING	**195,734**		**2,189,399**		**(1,993,665)**	**-91%**
ESTIMATED ENDING CASH	1,578,554		2,552,297			
LESS: RESERVE	1,500,000		1,500,000			
UNRESERVED ENDING CASH	**78,554**		**1,052,297**			

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2023 Final Budget
Lease Revenue Forecast by Month

Site	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	2023 Total
Richland Business Park	$ 213,845	$ 212,745	$ 212,745	$ 212,745	$ 212,745	$ 212,745	$ 212,745	$ 212,745	$ 212,745	$ 212,745	$ 212,745	$ 212,743	**$ 2,554,039**
Railroad	28,130	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627	24,627	**$ 299,027**
North Horn Rapids Industrial Park	-	-	-	-	-	-	20,417	20,417	20,417	20,417	20,417	20,417	**$ 122,500**
Technology & Business Campus	85,524	82,441	82,441	82,941	87,871	82,441	82,941	82,441	122,441	84,441	82,441	82,441	**$ 1,040,800**
Richland Airport	53,907	37,218	30,867	38,461	26,432	25,948	30,353	23,523	17,242	21,270	39,698	17,856	**$ 362,776**
Richland Innovation Center	14,607	32,248	14,607	16,300	14,607	14,607	14,607	14,607	21,017	14,607	14,607	14,607	**$ 201,028**
Technology Enterprise Center	10,897	10,897	10,897	11,206	11,206	11,206	11,206	11,206	11,206	11,206	11,206	11,206	**$ 133,548**
Prosser Airport	24,954	25,479	24,854	26,070	25,341	25,755	25,754	24,854	24,854	25,922	24,854	24,854	**$ 303,544**
Prosser Wine & Food Park	9,250	9,250	9,250	9,250	34,536	9,250	9,250	9,250	9,250	9,250	29,250	9,250	**$ 156,286**
Vintner's Village	6,495	6,495	6,495	10,115	6,495	6,495	6,495	6,495	6,495	6,495	6,495	7,495	**$ 82,564**
Walter Clore Center	-	12,500	-	-	-	-	-	12,500	-	-	-	-	**$ 25,000**
Benton City	646	646	646	646	646	646	646	646	646	646	646	646	**$ 7,756**
Grand Total	**$ 448,256**	**$ 454,545**	**$ 417,430**	**$ 432,361**	**$ 444,507**	**$ 413,720**	**$ 439,041**	**$ 443,312**	**$ 470,941**	**$ 431,626**	**$ 466,987**	**$ 426,142**	**$ 5,288,868**

Port of Benton
2023 Final Budget
Lease Revenue Forecast by Tenant

Richland Business Park

Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	$ Difference from PY	% Difference from PY	2023 Lease Count	% of Total Lease Count
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%		
Richland Business Park Total	**$ 2,554,039**		**$ 2,333,049**	**$ 220,990**	**9%**	**17**	**10%**

Port of Benton
2023 Final Budget
Lease Revenue Forecast by Tenant

Railroad

Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	$ Difference from PY	% Difference from PY	Lease Count	% of Total Leases
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 Solutuions, Inc.	$ 108,000	36%	$ -	$ 108,000	100%		
Railroad Total	**$ 299,027**		**$ 16,836**	**$ 282,191**	**94%**	**8**	**5%**

Port of Benton
2023 Final Budget
Lease Revenue Forecast by Tenant

North Horn Rapids Industrial Park								
Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	$ Difference from PY	% Difference from PY		Lease Count	% of Total Leases
Solar/Land	$ 122,500	100%	$ -	$ 122,500	100%			
North Horn Rapids Industrial Center Total	**$ 122,500**		**$ -**	**$ 122,500**	**100%**		**1**	**1%**

Technology & Business Campus Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	$ Difference from PY	% Difference from PY	Lease Count	% of Total Leases
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%**	**10**	**6%**

Richland Airport

Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	$ Difference from PY	% Difference from PY	Lease Count	% of Total Leases
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 Hanger / 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 Final Budget
Lease Revenue Forecast by Tenant

Richland Airport - Continued

Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	$ Difference from PY	% Difference from PY	Lease Count	% of Total Leases
Keck Services, Inc.	$ 4,057	1%	$ 4,057				
Kennewick Aircraft Sevices / 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%**	**85**	**49%**

Richland Innovation Center								
Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	$ Difference from PY	% Difference from PY		Lease Count	% of Total Leases
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%**		**11**	**6%**

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Lease Revenue Forecast by Tenant

Technology Enterprise Center

Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	$ Difference from PY	% Difference from PY	Lease Count	% of Total Leases
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%**	**5**	**3%**

Prosser Airport

Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	$ Difference from PY	% Difference from PY	Lease Count	% of Total Leases
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%**	**22**	**13%**

Prosser Wine & Food Park Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	$ Difference from PY	% Difference from PY	Lease Count	% of Total Leases
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%**	**6**	**3%**

Port of Benton
2023 Final Budget
Lease Revenue Forecast by Tenant

Vintner's Village

Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	$ Difference from PY	% Difference from PY	Lease Count	% of Total Leases
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%**	**5**	**3%**

Walter Clore Center								
Tenant	**2023 Budgeted Total**	**% of Site**	**2022 Budgeted Total**	**$ Difference from PY**	**% Difference from PY**		**Lease Count**	**% of Total Leases**
WSU Tri-Cities	$ 25,000	100%	$ 25,000					
Walter Clore Center Total	**$ 25,000**		**$ 25,000**				**1**	**1%**

Benton City

Tenant	2023 Budgeted Total	% of Site	2022 Budgeted Total	$ Difference from PY	% Difference from PY	Lease Count	% of Total Leases
Subway - 515 9th	$ 7,756	100%	$ 7,756				
Benton City Total	**$ 7,756**		**$ 7,756**			**1**	**1%**

Port of Benton
2023 Final Budget
Property Tax Collections

NOTE:
Final budget based on 2023 Tax Year 2nd Preliminary Values provided by Benton County Assessor's Office on 10/18/22. Third Preliminay Values have not been received as of November 3, 2022. Additional contingency has been included to ensure the Port budgets the levy high to prevent actual levy being reduced and limited to its budgeted levy when actuals are calculatd and released by Benton County Assessor.

	Estimated Tax Levy Amount	Estimated Tax Levy Rate
2021 GO Bonds (Principal & Interest)	695,696	0.08230104937
Regular Levy	2,180,665	0.25797333581
Admin Refund	5,200	0.00061516159
Maximum Budgeted Tax Levy for 2023	2,881,561	0.34088954677 [2]

Assessed Valuation - Preliminary Total Taxable Value	8,453,063,543	
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	188,581,370	
2022 Levy Rate	0.349314716800	
Estimated levy on new contstruction		**65,874**
Admin Refund		**5,200**
Contingency to prevent limitation of levy to budget		**70,000**
Calculated preliminary estimated maximum levy for 2023 [1]		**2,881,561**

[1] Assumes approval of additional 1% levy increase.
[2] NOT FINAL, to be determined by County Assessor.

Port of Benton
2023 Final Budget
2022-2024 Grants

Category/Site	Awarding Agency	Fund Source	Status	Description	2023 Expenditures	2023 Reimbursements	2023 Debt	2023 POB Responsibility
Port of Benton	WA DOC	Federal	Awarded	ICAP (2022-2023)	$ 200,000	$ 200,000		$ -
North Richland	U.S EDA	Federal	Pre-Approval	North Horn Rapids Sewer Pull - 1,341 acres	$ 100,000	$ -		$ 100,000
Richland Innovation Center	Benton County	Non-Federal	Awarded	RIC/Benton County .09 funds (2021-2022)	$ 500,000	$ 500,000		$ -
Railroad	US DOT	Federal	Applied	Consolidated Rail Infrastructure and Safety Improvement (CRISI) [2]	$ 1,250,000	$ 1,000,000		$ 250,000
Railroad	WSDOT	Federal	Letter	WSDOT FRAP Rail Grant (National Highway Freight Program) - SR240 Crossing	$ 1,200,000	$ 865,000		$ 335,000
Railroad	WSDOT	Non-Federal	Verbal notice/award	2022-2023 FRIP/FRAP - Remaining Crossings/Rail/Ties	$ 1,250,000	$ 1,000,000	$ -	$ 250,000
Richland Airport	WSDOT	Non-Federal	Pre-approval	CARB Loan - Hangar Purchases	$ 750,000	$ 750,000	$ 750,000	$ -
Richland Airport	FAA	Federal	Pre-Approval	Design - Asphalt Repair & Replacement [1]	$ 160,000	$ 160,000		$ -
Richland Airport	Infrastructure Investment and Jobs Act (IIJA)	Federal	Pre-approval	AIP CIP Projects - $1,480,000 [2]	$ 740,000	$ 740,000		$ -
Prosser Airport	FAA	Federal	Pre-Approval	Design - Lighting & Runway and Taxiway Pavement Rehab [1]	$ 250,000	$ 250,000		$ -
Prosser Airport	Infrastructure Investment and Jobs Act (IIJA)	Federal	Pre-approval	AIP CIP Projects - $790,000 [2]	$ 395,000	$ 395,000		$ -
TOTAL					**$ 6,795,000**	**$ 5,860,000**	**$ 750,000**	**$ 935,000**

(1) Assumes 100% FAA funded; no Port/Airport match budgeted.
(2) Multi-year grant, requires commitment of future funds.

Port of Benton
2023 Final 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 Final Budget
Collection of Notes Receivable Addendum

	2023 Principal	2023 Interest	2023 Total Payments	Note Balance as of 12/31/2023	Interest rate, term, and end date
Jeromie Mead / Redline Automotive	$ 5,290	$ 5,396	$ 10,686	$ 84,644	6%, 25 years, 8/1/2039
Debbie Augustavo	6,254	4,496	10,750	68,681	6%, 15 years, 11/1/2034
Columbia Basin Real Estate / Weston Mountain	116,231	74,658	190,889	1,180,765	6%, 10 years, 9/1/2031
TOTAL	**$ 127,775**	**$ 84,550**	**$ 212,325**	**$ 1,334,090**	

Port of Benton
2023 Final 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 Final Budget
Operations & Maintenance Expenses Addendum

Operations & Maintenance Expenses	2023	% of Total	2022	$ YoY	% YoY
Salaries & Wages - O&M	$ 909,439	28%	$ 684,741	$ 224,698	33%
Employee Benefits	$ 315,224	10%	$ 248,347	$ 66,877	27%
Payroll Taxes	$ 88,371	3%	$ 69,329	$ 19,042	27%
Professional Services	$ 385,000	12%	$ 373,600	$ 11,400	3%
Contracted/Seasonal Labor	$ 50,000	2%	$ 50,000	$ -	0%
Insurance	$ 375,000	11%	$ 319,800	$ 55,200	17%
Maintenance & Operations	$ 400,000	12%	$ 325,000	$ 75,000	23%
Tools & Supplies	$ 15,000	0%	$ 52,000	$ (37,000)	-71%
Fuel & Vehicle Maintenance	$ 92,000	3%	$ 50,000	$ 42,000	84%
Janitorial	$ 130,000	4%	$ 130,000	$ -	0%
B&O Tax	$ 10,000	0%	$ -	$ 10,000	
Utilities	$ 470,000	14%	$ 478,000	$ (8,000)	-2%
Property Lease Expense	$ 16,000	0%	$ 16,000	$ -	0%
Property Tax & Assessment Fees	$ 3,000	0%	$ 10,000	$ (7,000)	-70%
Telecommunications	$ 25,000	1%	$ 30,000	$ (5,000)	-17%
Total Operations & Maintenance Expenses	**$ 3,284,034**	**100%**	**$ 2,836,818**	**$ 447,216**	**16%**

Port of Benton
2023 Final Budget
General & Administrative Expenses Addendum

General & Administrative Expenses		2023	% of Total		2022		$ YoY	% YoY
Salaries & Wages - Administrative Team	$	1,112,178	41%	$	1,218,087	$	(105,909)	-9%
Employee Benefits	$	359,297	13%	$	412,974	$	(53,677)	-13%
Payroll Taxes	$	91,348	3%	$	100,334	$	(8,986)	-9%
Legal Fees	$	300,000	11%	$	300,000	$	-	0%
Audit	$	35,000	1%	$	35,000	$	-	0%
IT	$	40,580	2%	$	149,548	$	(108,968)	-73%
Other Professional Services	$	236,000	9%	$	57,000	$	179,000	314%
Insurance	$	5,000	0%	$	90,200	$	(85,200)	-94%
Office Supplies & Equipment	$	48,500	2%	$	58,000	$	(9,500)	-16%
B&O Tax	$	-	0%	$	7,200	$	(7,200)	-100%
Utilities	$	15,000	1%	$	-	$	15,000	
Telecommunications	$	20,000	1%	$	25,000	$	(5,000)	-20%
Travel & Conferences	$	50,000	2%	$	85,000	$	(35,000)	-41%
Training/Education	$	35,000	1%	$	-	$	35,000	
Dues & Memberships	$	170,909	6%	$	168,026	$	2,883	2%
Marketing & Advertising	$	161,650	6%	$	135,000	$	26,650	20%
Total General & Administrative Expenses	**$**	**2,680,462**	**100%**	**$**	**2,841,370**	**$**	**(160,908)**	**-6%**

Port of Benton
2023 Final Budget
Compensation Addendum

		2023 Budgeted						2022 Budgeted						
Department	**# of FTE**	**Salaries & Wages**	**Vacation**	**Employee Benefits**	**Payroll Taxes**	**Total**		**Salaries & Wages**	**Vacation**	**Employee Benefits**	**Payroll Taxes**	**Total**	**$ YoY**	**% YoY**
Airports	1	$ 101,333	$ -	$ 31,382	$ 10,640	$ 143,355	5%	$ 85,000	$ -	$ 30,025	$ 8,925	$ 123,950	$ 19,405	14%
Crow Butte	1	$ 81,110	$ 3,120	$ 29,272	$ 8,517	$ 122,019	4%	$ 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	42%	$ 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**	**50%**	**$ 833,154**	**$ 27,677**	**$ 308,141**	**$ 87,481**	**$ 1,256,453**	**$ 321,955**	**20%**
Commissioners	3	$ 88,560	$ -	$ 50,400	$ 7,528	$ 146,488	5%	$ 88,560	$ -	$ 46,800	$ 7,528	$ 142,888	$ 3,600	2%
G&A	9	$ 986,123	$ 37,495	$ 308,897	$ 83,820	$ 1,416,335	45%	$ 1,091,845	$ 37,683	$ 366,174	$ 92,807	$ 1,588,509	$ (172,174)	-12%
Subtotal	**12**	**$ 1,074,683**	**$ 37,495**	**$ 359,297**	**$ 91,348**	**$ 1,562,823**	**50%**	**$ 1,180,405**	**$ 37,683**	**$ 412,974**	**$ 100,335**	**$ 1,731,397**	**$ (168,574)**	**-11%**
Grand Total	**25**	**$ 2,137,118**	**$ 70,062**	**$ 735,175**	**$ 198,876**	**$ 3,141,231**	**100%**	**$ 2,013,559**		**$ 721,115**	**$ 187,816**	**$ 2,987,850**	**$ 153,381**	**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 Final Budget
Professional Services Addendum

Consultant/Item	Main Dept	Department		2023 Estimated Amount
Engineering - Miscellaneous Prosser Airport	Airport	Prosser Airport	$	10,000
Engineering - Miscellaneous Richland Airport	Airport	Richland Airport	$	30,000
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 - seasonal labor	O&M	O&M	$	50,000
Track Inspection	O&M	Rail	$	120,000
Signal Inspection	O&M	Rail	$	72,000
Annual Bridge Inspection	O&M	Rail	$	30,000
Engineering - Miscellaneous Rail	O&M	Rail	$	50,000
Annual Track Inspection	O&M	Rail	$	20,000
Annual Tie Inspection	O&M	Rail	$	10,000
Wildlife Services	O&M	Rail	$	6,000
Grant Writing - Rail	O&M	Rail	$	20,000
Rail Car Charge Study	O&M	Rail	$	25,000
SUBTOTAL			**$**	**1,576,080**

Port of Benton
2023 Final 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/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 Couties 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 (TRI PORTS - Visit Tri-Cities Small Conference)	Assessment Membership		Annual	$3,750
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 Final 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 (WSCPA)	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/JP	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 Final Budget
Marketing Addendum

PROJECT	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	2023 TOTAL	2022 TOTAL	$ YoY
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	$ 6,700	$ -
Entrepreneurial Awards Banquet		1,000											$ 1,000	$ 1,000	$ -
Newsletter Printing / 1,000 X 2				1,000					1,000				$ 2,000	$ 2,000	$ -
Newsletter Distribution / 200 X 2				300					300				$ 600	$ 600	$ -
POB Business Cards		350									350		$ 700	$ 700	$ -
POB Brochure Printing		350					X						$ 350	$ 350	$ -
USS TRITON Brochure Printing		350					X						$ 350	$ 350	$ -
POB Trade Show PROMO Cards		300					X						$ 300	$ 300	$ -
New Year Card Printing (400)										400			$ 400	$ 400	$ -
New Year Card/Dist. & Postage										400			$ 400	$ 400	$ -
Real Estate Pitch Deck		600											$ 600	$ 600	$ -
Advertising - Printed & Digital													$ 38,250	$ 38,000	$ 250
Progress Edition Article & AD (TCH)	2,000												$ 2,000	$ 2,000	$ -
JOB FOCUS MAG - FOCUS AG					1,500								$ 1,500	$ 1,500	$ -
Tri-Cities Chamber of Commerce					2,000								$ 2,000	$ 2,000	$ -
Tasting Room Mag AD	X			1,000	1,000	1,000							$ 3,000	$ 3,000	$ -
Washington Wine Growers	X	2,000											$ 2,000	$ 2,000	$ -
Washington State Wine Mag AD	X					1,500							$ 1,500	$ 1,500	$ -
Fly Washington Passport AD						1,000							$ 1,000	$ 1,000	$ -
VCB Guide AD - Crow Butte/Triton Sail Park										X	1,900		$ 1,900	$ 1,900	$ -
Site Selector Magazine						2,750							$ 2,750	$ 2,500	$ 250
Trade and Industry Development Magazine						5,000							$ 5,000	$ 5,000	$ -
Puget Sound Journal of Business			5,000			5,000			5,000				$ 15,000	$ 15,000	$ -
Civil Air Patrol AD					600								$ 600	$ 600	$ -
Sponsorships													$ 31,500	$ 22,000	$ 9,500
RiverFest		6,000											$ 6,000	$ 5,000	$ 1,000
Benton-Franklin Trends	1,000												$ 1,000	$ -	$ 1,000
Bottles, Brews, BBQ (Prosser Memorial Health)		2,500											$ 2,500	$ -	$ 2,500
Hispanic Chamber/EWU (Workforce)		2,000											$ 2,000	$ -	$ 2,000
Hispanic Chamber/SBDC		5,000											$ 5,000	$ -	$ 5,000
Association of WA Business (AWB)		3,000											$ 3,000	$ -	$ 3,000
Prosser Chamber (Artwalk Glasses)		2,000											$ 2,000	$ 1,000	$ 1,000
Great Prosser Balloon Rally								2,500					$ 2,500	$ 2,500	$ -
United Way Festival of Trees											1,500		$ 1,500	$ 1,500	$ -
Walter Clore Center Promotion								2,000					$ 2,000	$ 2,000	$ -
Benton City Days		1,000											$ 1,000		$ 1,000
Entrepreneurial Awards Banquet											1,000		$ 1,000		$ 1,000
TRIDEC Luncheon - Placeholder	2,000												$ 2,000		$ 2,000

Port of Benton
2023 Final Budget
Marketing Addendum

PROJECT	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	2023 TOTAL	2022 TOTAL	$ YoY
Specialty Advertising													**$ 1,500**	**$ 1,500**	**$ -**
Shirts - Hats - Misc	125	125	125	125	125	125	125	125	125	125	125	125	$ 1,500	$ 1,500	$ -
Web-Media Advertising													**$ 12,300**	**$ 12,300**	**$ -**
LoopNet Real Estate Page	700	700	700	700	700	700	700	700	700	700	700	700	$ 8,400	$ 8,400	$ -
Website Hosting	125	125	125	125	125	125	125	125	125	125	125	125	$ 1,500	$ 1,500	$ -
Website Updates - Underground	200	200	200	200	200	200	200	200	200	200	200	200	$ 2,400	$ 2,400	$ -
Trade Shows													**$ 5,500**	**$ 2,500**	**$ 3,000**
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			1,000										$ 1,000	$ 1,000	$ -
Building Business Partnerships (Regional)	1,000												$ 1,000	$ -	$ 1,000
Energy Communities Allicance (ECA) (New Nuclear)	2,000												$ 2,000	$ -	$ 2,000
Public Relations													**$ 1,500**	**$ 1,500**	**$ -**
Update Videos-State of the Ports									1,500				$ 1,500	$ 1,500	$ -
Events/Tenant Appreciation/Ribbon Cutting													**$ 11,500**	**$ -**	**$ 11,500**
Tenant Ribbon Cuttings									1,500				$ 1,500	$ -	$ 1,500
BBQ Tenant Appreciation (Richland/Prosser Alternating)						10,000							$ 10,000	$ -	$ 10,000
Miscellaneous													**$ 17,900**	**$ 15,500**	**$ 2,400**
Portraits Commission & Group / Site Photos				3,000						3,000			$ 6,000	$ 6,000	$ -
GIS Software (ESRI)	3,000												$ 3,000	$ 2,000	$ 1,000
Plane & Pilot for Aerials				2,000									$ 2,000	$ 600	$ 1,400
Marketing Computer and Audio/Visual Equipment	5,200												$ 5,200	$ 5,200	$ -
Marketing Trinkets & Uniforms			1,700										$ 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**	**$ 100,000**	**$ 26,650**

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

	Beginning Balance @ 1/1/23	Principal Payment	Interest Payment	Total Payment	Ending Balance @ 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	-	-	-	$ -	-	
Note Payable - Line of Credit	-	-	-	$ -	-	1%, 3 years, 12/31/2023
TOTAL	**$ 9,152,088**	**$ 543,300**	**$ 235,852**	**$ 779,152**	**$ 8,608,788**	

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

Estimated Calculation of POB Debt Limit (as of 9/27/2022)		
2022 2nd Preliminary Assessed Value of Property within Port of Benton:		8,453,063,543
Nonvoted Debt Capacity (per RCW 53.36.030) is .25 of 1% of the district's assessed value:	$	21,132,659
December 31, 2022 Estimated Balances		
Bond Payable - 2021A GO Bond Taxable	$	6,785,000
Bond Payable - 2021B GO Bond Tax-Exempt		1,875,000
Note Payable - CERB Loan		15,634
Note Payable - WSDOT Loan 2030 RRB1228		16,666
Note Payable - WSDOT Loan 2023 RR00406		199,788
Note Payable - WSDOT 2022 FRIB Loan		260,000
Note Payable - WSDOT CARB Loan		-
Cashmere Valley Bank LOC		50,000
Total LT Debt Outstanding	**$**	**9,202,088**
Remaining Nonvoted Debt Capacity (available per statute):	**$**	**11,930,571**

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 Final Budget
Capital Projects - Port Funded Summary by Site Addendum

Category/Site		2023 POB CAPEX Budget	% of 2023 Total	2022 POB CAPEX Budget	$ YoY	% YoY
Entity-Wide	POB	$ -	0%	$ 165,000	$ (165,000)	
Richland Business Park	RBP	$ 15,000	1%	$ 201,162	$ (186,162)	-1241%
Railroad Facility & Track	RR	$ 950,000	62%	$ 1,125,000	$ (175,000)	-18%
North Horn Rapids Industrial Park	NR	$ -	0%	$ -	$ -	
Technology & Business Campus	TBC	$ 200,000	13%	$ 3,995,000	$ (3,795,000)	-1898%
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	$ 147,500	10%	$ 137,500	$ 10,000	7%
Subtotal		**$ 1,396,000**	**91%**	**$ 5,909,684**	**$ (4,513,684)**	**-323%**
Maintenance Equipment	Equipment	$ 138,000	9%	$ 30,000	$ 108,000	78%
TOTAL		**$ 1,534,000**	**100%**	**$ 5,939,684**	**$ (4,405,684)**	**-287%**

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

Port of Benton
2023 Final 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	$	-
Richland Business Park Total	**$**	**15,000**

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
Ties Critical Repairs for Class I Track	$	300,000
Railroad Facility & Track Total	**$**	**950,000**

Technology & Business Campus

Project/Item		2023 Budgeted Item Total
3100 George Washington Way - Turnover	$	50,000
3250 Port of Benton - Interior Lighting	$	-
2939 Richardson Pavement Maintenance - Westinghouse Parking Lot	$	150,000
Technology & Business Campus Total	**$**	**200,000**

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	$	112,500
Sewer Lagoon Liner	$	15,000
Add 3 Sewer Lines/Concrete Sleeves	$	20,000
Crow Butte Total	**$**	**147,500**

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	**$**	**1,534,000**

Port of Benton
2023 Final 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 Revenue	299,027		-		299,027	
TOTAL OPERATING REVENUES	**299,027**		**-**		**299,027**	
OPERATING EXPENDITURES						
Railroad Facility & Track Expenses	712,600				712,600	
TOTAL OPERATING EXPENDITURES* **	**712,600**		**-**		**712,600**	
NET OPERATIONS	**(413,573)**		**-**		**(413,573)**	
NON-OPERATING INFLOWS						
Insurance Recoveries	150,000		-		150,000	
Grant Revenue	2,865,000		-		2,865,000	
TOTAL NON-OPERATING INFLOWS	**3,015,000**		**-**		**2,865,000**	
NON-OPERATING OUTFLOWS						
Debt Service Payments	67,666	-3%	-		67,666	
Interest Expense	-	0%	-		-	
Capital Projects - Grant Funded	3,700,000	78%	-		3,700,000	
Capital Projects - Port Funded	950,000	20%	-		950,000	
TOTAL NON-OPERATING OUTFLOWS	**4,717,666**		**-**		**4,717,666**	
NET NON-OPERATING	**(1,702,666)**		**-**		**(1,852,666)**	
NET ACTIVITY* **	**(2,116,239)**		**-**		**(2,266,239)**	

***** 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 Final Budget
Railroad Facility & Track Expenses Addendum

Railroad Facility & Track Expenses	2023	% of Total	2022	$ YoY	% YoY
Professional Services	$ 353,000	50%	$ -	$ 353,000	
Contracted Operations	$ 120,000	17%	$ -	$ 120,000	
Insurance	$ 75,000	11%	$ -	$ 75,000	
Maintenance & Operations	$ 90,000	13%	$ -	$ 90,000	
Tools & Supplies	$ -	0%	$ -	$ -	
Fuel & Vehicle Maintenance	$ -	0%	$ -	$ -	
Janitorial	$ 12,000	2%	$ -	$ 12,000	
Utilities	$ 60,000	8%	$ -	$ 60,000	
Property Tax & Assessment Fees	$ 200	0%	$ -	$ 200	
Telecommunications	$ 2,400	0%	$ -	$ 2,400	
Total Railroad Facility & Track Expenses	**$ 712,600**	**100%**	**$ -**	**$ 712,600**	

Port of Benton
2023 Final 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 Revenue	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	286,951	125,200	412,151	74%	302,250	71%	109,901	36%
Airport POB Salaries & Benefits	71,676	71,678	143,354	26%	123,950	29%	19,404	16%
TOTAL OPERATING EXPENDITURES* **	**358,627**	**196,878**	**555,505**		**426,200**		**129,305**	**30%**
NET OPERATIONS	**4,149**	**106,666**	**110,815**		**148,207**		**(37,392)**	**-25%**
NON-OPERATING INFLOWS								
Grant Revenue	900,000	645,000	1,545,000	67%	4,382,583	100%	(2,837,583)	-65%
Debt Issuance	750,000	-	750,000	33%	-	0%	750,000	
TOTAL NON-OPERATING INFLOWS	**1,650,000**	**645,000**	**2,295,000**		**4,382,583**		**(2,087,583)**	**-48%**
NON-OPERATING OUTFLOWS								
Debt Service Payments	-	-	-	0%	-	0%	-	
Interest Expense	-	-	-	0%	-	0%	-	
Capital Projects - Grant Funded	900,000	645,000	1,545,000	96%	4,382,583	97%	(2,837,583)	-65%
Capital Projects - Port Funded	30,000	35,000	65,000	4%	116,000	3%	(51,000)	-44%
TOTAL NON-OPERATING OUTFLOWS	**930,000**	**680,000**	**1,610,000**		**4,498,583**		**(2,888,583)**	**-64%**
NET NON-OPERATING	**720,000**	**(35,000)**	**685,000**		**(116,000)**		**801,000**	**-691%**
NET ACTIVITY* **	**724,149**	**71,666**	**795,815**		**32,207**		**763,608**	**2371%**

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

Port of Benton
2023 Final Budget
Airport Expenses Addendum

Airport Expenses	Richland Airport	Prosser Airport	2023	% of Total
Salaries & Wages - Airports	$ 50,667	$ 50,667	$ 101,333	18%
Employee Benefits	$ 15,690	$ 15,691	$ 31,382	6%
Payroll Taxes	$ 5,319	$ 5,320	$ 10,640	2%
Professional Services	$ 54,750	$ 19,750	$ 74,500	13%
Contracted Labor	$ -	$ -	$ -	0%
Insurance	$ 30,000	$ 30,000	$ 60,000	11%
Maintenance & Operations	$ 123,000	$ 38,200	$ 161,200	29%
Tools & Supplies	$ 500	$ 1,500	$ 2,000	0%
Fuel	$ 15,000	$ 1,250	$ 16,250	3%
Janitorial	$ 12,000	$ 1,500	$ 13,500	2%
Utilities	$ 50,000	$ 32,000	$ 82,000	15%
Property Tax	$ 1,200	$ 500	$ 1,700	0%
Appraisals	$ -	$ -	$ -	0%
Telecommunications	$ 500	$ 500	$ 1,000	0%
Total Airport Expenses	**$ 358,626**	**$ 196,878**	**$ 555,505**	**100%**

Airport Expenses	Richland Airport	Prosser Airport	2022	$ YoY	% YoY
Salaries & Wages - Airports	$ 42,500	$ 42,500	$ 85,000	$ 16,333	19%
Employee Benefits	$ 15,012	$ 15,013	$ 30,025	$ 1,357	5%
Payroll Taxes	$ 4,462	$ 4,463	$ 8,925	$ 1,715	19%
Professional Services	$ 40,000	$ 25,000	$ 65,000	$ 9,500	15%
Contracted Labor	$ -	$ -	$ -	$ -	
Insurance	$ 5,000	$ 5,000	$ 10,000	$ 50,000	500%
Maintenance & Operations	$ 43,750	$ 73,750	$ 117,500	$ 43,700	37%
Tools & Supplies	$ 8,350	$ 10,150	$ 18,500	$ (16,500)	-89%
Fuel	$ 600	$ 2,200	$ 2,800	$ 13,450	480%
Janitorial	$ 2,600	$ 3,900	$ 6,500	$ 7,000	108%
Utilities	$ 37,600	$ 38,700	$ 76,300	$ 5,700	7%
Property Tax	$ 450	$ 200	$ 650	$ 1,050	162%
Appraisals	$ -	$ -	$ -	$ -	
Telecommunications	$ 500	$ 4,500	$ 5,000	$ (4,000)	-80%
Total Airport Expenses	**$ 200,824**	**$ 225,376**	**$ 426,200**	**$ 129,305**	**30%**

Port of Benton
2023 Final Budget
Crow Butte Operations

	2023 BUDGET	% OF 2023 TOTAL	2022 BUDGET	% OF 2022 TOTAL	$ YoY	% YoY
OPERATING REVENUES						
Revenue						
Use Fee Revenue	215,573	100%	215,573	100%	-	0%
Total Revenue	215,573		215,573		-	0%
TOTAL OPERATING REVENUES	**215,573**		**215,573**		**-**	0%
OPERATING EXPENDITURES						
Crow Butte Operating Expenses	266,000	69%	296,409	69%	(30,409)	-10%
Crow Butte POB Salaries & Benefits	122,019	31%	130,085	31%	(8,066)	-6%
TOTAL OPERATING EXPENDITURES* **	**388,019**		**426,494**		**(38,475)**	**-9%**
NET OPERATIONS	**(172,446)**		**(210,921)**		**38,475**	-18%
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	147,500	100%	137,500	100%	10,000	7%
TOTAL NON-OPERATING OUTFLOWS	**147,500**		**137,500**		**10,000**	**7%**
NET NON-OPERATING	**(147,500)**		**(137,500)**		**(10,000)**	**7%**
NET ACTIVITY* **	**(319,946)**		**(348,421)**		**28,475**	**-8%**

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

Port of Benton
2023 Final 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 2023 season.

Port of Benton
2023 Final Budget
Crow Butte Expenses Addendum

Crow Butte Expenses		2023	% of Total		2022		$ YoY	% YoY
Salaries & Wages - Crow Butte	$	84,230	22%	$	91,089	$	(6,859)	-8%
Employee Benefits	$	29,272	8%	$	29,769	$	(497)	-2%
Payroll Taxes	$	8,517	2%	$	9,227	$	(710)	-8%
Professional Services	$	67,000	17%	$	23,000	$	44,000	191%
Contracted Labor	$	65,000	17%	$	100,800	$	(35,800)	-36%
Insurance	$	5,500	1%	$	-	$	5,500	
Maintenance & Operations	$	61,000	16%	$	100,509	$	(39,509)	-39%
Tools & Supplies	$	3,000	1%	$	7,800	$	(4,800)	-62%
Fuel	$	21,000	5%	$	10,000	$	11,000	110%
Janitorial	$	10,000	3%	$	22,000	$	(12,000)	-55%
B&O Tax	$	-	0%	$	-	$	-	
Utilities	$	30,000	8%	$	27,500	$	2,500	9%
Telecommunications	$	3,500	1%	$	4,800	$	(1,300)	-27%
Total Crow Butte Expenses	**$**	**388,019**	**100%**	**$**	**426,494**	**$**	**(38,475)**	**-9%**

PORT OF BENTON

3250 Port of Benton Blvd.

Richland, WA 99354

www.portofbenton.com