

**OREGON INTERNATIONAL PORT OF COOS BAY
BOARD OF COMMISSIONERS**

July 2022 Management Reports

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M E M O R A N D U M

TO: John Burns, Chief Executive Officer
FROM: Lanelle Comstock, Chief Administrative Officer
DATE: July 18, 2022
SUBJECT: Administrative Services Management Report

Upcoming Scheduled Meetings and Events:

- New Board Member Orientation (Kyle ViksneHill): Thursday, July 28
- August Regular Commission Meeting: Tuesday, August 16, 10:00 am
- Labor Day – Offices Closed: Monday, September 5
- September Regular Commission Meeting: Tuesday, September 20, 10:00 am

New Commissioner Orientation:

Port Staff will officially welcome Kyle ViksneHill to the Oregon International Port of Coos Bay Board of Commissioners with a day full of meetings with Port Directors, property tours, and orientation on Thursday, July 28. Welcome, Kyle!

End of Year Celebration:

Port and Rail Staff met for an End of the Year BBQ lunch at the Charleston Marina RV Park and on the north the end of the Rail Line for lunch to celebrate the end of the last fiscal year, welcome the new fiscal year, honor Port Staff, and enjoy the summer season. John Burns and the department heads recapped the significant events of last fiscal year, spoke of the upcoming projects for the next fiscal year, and recognized Staff for reaching significant milestone employment anniversaries this last fiscal year. Megan Richardson, Director of Finance and Accounting, celebrated 10 years of employment with the Port of Coos Bay, while Rick Adamek, Director of Asset Management; Margaret Barber, Director of External Affairs and Business Development; and Kris Muse, Security Officer; each celebrated 5 years with the Port of Coos Bay. We thanked each employee for their great service and welcomed many more years of their great accomplishments with the Port.

SDAO Board of Directors Training:

SDAO will be traveling across the state in August to deliver a full-day training tailored to special district board members, providing a comprehensive overview of laws and regulations governing Oregon’s special districts and the public officials that represent them. This is not only an essential training for new board members, but experienced individuals also benefit from this training. Dates and locations of the training can be found [here](#). **This training will fulfill the Board Training requirement described below to receive credit towards the following year’s contributions for general liability, auto liability, and property insurance.**

2022 SDIS Best Practices Program – Board Duties and Responsibilities:

Each year, the Port of Coos Bay participates in the Special Districts Insurance Services (SDIS) [Best Practices Program](#) to receive up to a 10% credit on the following year's contributions for general liability, auto liability, and property insurance. The purpose of the program is to assist districts with implementing best practices to mitigate risk in areas of high exposure. This year, the focus of the program is on Board Duties and Responsibilities. Board member involvement is needed to receive 4% of the 10% credit (4% is about a \$6,500 credit):

- **2% - Training:** All members of the Board must attend one online or in person class regarding Board members duties and responsibilities. Examples of trainings that qualify include:
 - SDAO Board of Directors and Management Staff Regional Training
 - Board Duties and Responsibilities Training
 - [Boardmanship 301 - Special Districts Association of Oregon \(sdao.com\)](http://sdao.com)
 - [Boardroom Dancing - Special Districts Association of Oregon \(sdao.com\)](http://sdao.com)

- **2% - Board Member Education:** At least two members of the Board must enroll in the SDAO Board Leadership Academy. The SDAO Board Leadership Academy has been designed to ensure that Oregon's special district board members have the tools necessary to provide superior leadership and governance to their communities. The program offers current, in-depth training and education opportunities in several areas including board member basics, statutory obligations, risk management, and human resources. There is no cost to enroll.
 - Interested Board members must complete an enrollment form located on the SDAO website at www.sdao.com/sdao-board-leadership-academy

The requirements must be completed by October 1, as I will bring the Best Practices to the October Commission meeting for review and consent. I will provide additional information regarding training access and a form acknowledging completion of the training, in the near future.



M E M O R A N D U M

TO: John Burns, Chief Executive Officer
FROM: Megan Richardson, Director of Finance
DATE: July 18, 2022
SUBJECT: Accounting & Finance Management Report

We hereby present May and May Year-to-Date (11 months) financial results for the Port.

Operating Revenue:

Total operating revenues were \$381K which was \$57K greater than budget. All departments reported revenues that exceeded budget except Administration. Administration has budgeted for full tenancy, but they are currently down two lessees. External Affairs has exceeded their projected revenue due to the Professional Services Agreement for increased legislation. Port Ops has exceeded revenue because of the unanticipated moorage at Terminal One. Rail Ops exceeded projected revenue due to the increase in carloads for the month of May. They closed with 707 carloads moved on the line. This was an increase to the surcharge revenue and the management fee paid to the Port from CBRL. Charleston Ops exceeded revenue projections due to an increase in RV Park space rents.

Operating Expense:

Operating expenses totaled \$332K, which was \$86K less than budget. All departments, except External Affairs and Rail Ops underspent their budgets this month. External Affairs had an increase in legislative expenses this month that were recouped through a professional services agreement. Rail Ops had an increase to expense for this month for engineering services which exceeded the monthly allocation but were within budget for the year.

Operating Result:

The Port ended May with a \$49K gain against a planned deficit of \$94K, which is better than plan by \$144K. All departments, with the exception of Rail Ops, performed better than plan this month.

Other Income & Expense:

Total other revenues totaled \$22K, which is less than budget by \$26K. The shortfall is due to not receiving the budgeted SDAO Safety & Security grant. Other expenses totaled \$305K this period, which was overspent by \$192K. This overspending is related to repairs to facilities for Insurance Claims and the timing of debt service payments.

Net Result & Year to Date:

May had a net loss of \$234K compared to a budgeted net loss of \$179K resulting in a \$55K

negative variance. Year to date net result amounted to a gain of \$128K compared to a budgeted loss of \$1.02 million resulting in a positive variance of \$1.1 Million. This variance underscores the importance of achieving a strong topline, in addition to managing operating expenses well.

Other Comments:

The total cash balances in all bank accounts June month end were \$4,703,981.85 which is decrease of \$3.7 million from May with interest earnings of \$1,766.36. No interest was earned in the money market account because the balance has been managed to meet the required minimum for banking fees and cashflow needs. The Local Government Investment Pool (LGIP) interest rate increased to 0.75% from 0.63% pa. This is an increase of the pool interest rate by 0.15% since the start of the fiscal year. This decrease is not standard and was due to the \$4 million payment to the Terminal One loan principal using the American Rescue Plan Act (ARPA) funds. This payment was part of the supplemental budget.

The Finance department is working on reconciliation of the fiscal year to prepare for the annual audit process. We are currently going through interim audit field work which focuses on the year up until March. When the audit team returns this fall, they will complete the audit field work through the year end close and prepare the Annual Financial Report.

Financial Report - Actual vs. Budget - General Fund
For Period Ending May 2022



		Current Period				Same Month Last Year			Year to Date				Year End					
		May 2022				May 2021			Jul 2021 - May 2022				Jul 2021 - Jun 2022					
		Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Prior FYTD vs Current FYTD Last FY \$ Diff % Diff	Projected	Budget	% Diff		
1	Operating Income																	
2	Administration	14,790	16,721	(1,931)	(12%)	1,371	13,419	979%	121,791	183,926	(62,135)	(34%)	23,083	98,708	428%	138,512	200,647	(31%)
3	External Affairs	15,000	33	14,967	44905%	6	14,994	249900%	75,128	367	74,761	20392%	125	75,003	60002%	75,161	400	18690%
5	Port Operations	21,966	18,303	3,663	20%	16,024	5,942	37%	223,366	201,337	22,029	11%	176,315	47,050	27%	241,669	219,640	10%
6	Railroad Operations	131,238	94,345	36,893	39%	92,997	38,241	41%	1,013,649	1,037,614	(23,965)	(2%)	848,651	164,997	19%	1,920,017	1,943,982	(1%)
8	Charleston Operations																	
9	Building & Dock Leases	24,767	24,442	325	1%	22,975	1,791	8%	269,531	268,858	672	0%	231,463	38,068	16%	293,972	293,300	0%
11	Marina	83,076	93,145	(10,069)	(11%)	69,509	13,567	20%	972,214	890,901	81,312	9%	939,574	32,640	3%	1,096,140	1,014,828	8%
12	Shipyards	26,920	21,094	5,826	28%	27,559	(639)	(2%)	264,856	232,031	32,824	14%	235,638	29,218	12%	285,949	253,125	13%
13	RV Park	43,408	20,516	22,891	112%	26,510	16,897	64%	441,196	297,875	143,321	48%	336,519	104,677	31%	479,721	336,400	43%
14	Ice Plant	15,053	25,802	(10,749)	(42%)	9,936	5,117	51%	178,703	248,787	(70,084)	(28%)	37,615	141,088	375%	229,916	300,000	(23%)
16	Travel Lift	4,226	7,846	(3,620)	(46%)	5,861	(1,635)	(28%)	41,652	51,034	(9,382)	(18%)	47,218	(5,566)	(12%)	50,618	60,000	(16%)
17	Other	177	1,017	(840)	(83%)	1,328	(1,151)	(87%)	(37,697)	(11,317)	(26,381)	233%	15,600	(53,298)	(342%)	(44,181)	(17,800)	148%
18	Total Charleston Operations	197,626	193,861	3,765	2%	163,678	33,948	21%	2,130,454	1,978,170	152,284	8%	1,843,627	286,827	16%	2,392,137	2,239,853	7%
19	Total Operating Income	380,620	323,263	57,356	18%	274,075	106,544	39%	3,564,387	3,401,413	162,974	5%	2,891,802	672,585	23%	4,767,496	4,604,522	4%
21	Operating Expenses																	
22	Administration	110,245	152,197	41,951	28%	110,261	15	0%	1,346,957	1,748,951	401,994	23%	1,316,874	(30,083)	(2%)	1,499,153	1,901,147	21%
23	External Affairs	34,314	24,502	(9,812)	(40%)	25,788	(8,525)	(33%)	310,178	279,429	(30,749)	(11%)	242,488	(67,690)	28%	334,681	303,932	10%
24	Port Development	0	0	0	-	16,857	16,857	100%	0	0	0	-	202,004	202,004	(100%)	0	0	-
25	Port Operations	69,758	79,812	10,054	13%	13,155	(56,603)	(430%)	671,040	939,808	268,767	29%	159,303	(511,737)	321%	750,852	1,019,619	(26%)
26	Railroad Operations	16,618	12,798	(3,820)	(30%)	3,042	(13,576)	(446%)	158,338	140,774	(17,564)	(12%)	144,510	(13,828)	10%	171,136	153,572	11%
28	Charleston Operations	100,570	148,361	47,791	32%	226,084	125,514	56%	1,543,685	1,683,673	139,988	8%	1,576,825	33,139	(2%)	1,692,045	1,832,033	(8%)
29	Total Expenses	331,504	417,669	86,164	21%	395,187	63,683	16%	4,030,199	4,792,635	762,437	16%	3,642,004	(388,195)	(11%)	4,447,866	5,210,303	15%
31	Operating Results																	
32	Administration	(95,456)	(135,476)	40,020	(30%)	(108,890)	13,435	(12%)	(1,225,165)	(1,565,024)	339,859	(22%)	(1,293,791)	68,625	(5%)	(1,360,641)	(1,700,500)	(20%)
33	External Affairs	(19,314)	(24,469)	5,155	(21%)	(25,782)	6,469	(25%)	(235,050)	(279,063)	44,013	(16%)	(242,363)	7,313	(3%)	(259,519)	(303,532)	(15%)
34	Port Development	0	0	0	-	(16,857)	16,857	(100%)	0	0	0	-	(202,004)	202,004	(100%)	0	0	-
35	Port Operations	(47,791)	(61,508)	13,717	(22%)	2,869	(50,661)	(1766%)	(447,675)	(738,471)	290,796	(39%)	17,012	(464,687)	(2731%)	(509,183)	(799,979)	(36%)
36	Railroad Operations	114,620	81,548	33,073	41%	89,955	24,665	27%	855,311	896,839	(41,529)	(5%)	704,141	151,170	21%	1,748,881	1,790,410	(2%)
38	Charleston Operations	97,056	45,500	51,555	113%	(62,406)	159,462	(256%)	586,768	294,497	292,272	99%	266,803	319,966	120%	700,092	407,820	72%
39	Totals Operating Results	49,115	(94,405)	143,520	(152%)	(121,112)	170,227	(141%)	(465,811)	(1,391,222)	925,411	(67%)	(750,202)	284,391	(38%)	319,630	(605,781)	(153%)
41	Tax Collected	13,115	14,968	(1,853)	(12%)	17,182	(4,067)	(24%)	2,394,125	2,702,249	(308,124)	(11%)	2,178,101	216,023	10%	2,433,436	2,741,560	(11%)
42	Financial Income	8,619	8,074	545	7%	8,988	(369)	(4%)	94,757	90,513	4,244	5%	100,542	(5,785)	(6%)	102,731	98,487	4%
43	Grant Income	0	5,000	(5,000)	(100%)	2,500	(2,500)	(100%)	3,000	13,175	(10,175)	(77%)	56,458	(53,458)	(95%)	3,000	13,175	(77%)
45	Other Income	266	0	266	-	39,604	(39,338)	(99%)	578,275	0	578,275	-	72,640	505,635	696%	878,275	300,000	193%
46	Total Other Income	22,000	28,042	(6,042)	(22%)	68,275	(46,274)	(68%)	3,070,157	2,805,937	264,219	9%	2,407,741	662,416	28%	3,417,441	3,153,222	8%
48	Financial Expenses & Taxes	32,643	3,375	(29,268)	867%	3,098	(29,545)	954%	219,098	47,125	(171,973)	365%	71,216	(147,882)	208%	222,473	50,500	(341%)
49	Debt Service	272,007	12,071	(259,936)	2153%	5,125	(266,882)	5208%	1,184,607	1,321,869	137,262	(10%)	919,672	(264,935)	29%	1,196,678	1,333,940	10%
50	Capital Outlays	0	96,917	96,917	(100%)	10,272	10,272	(100%)	1,073,077	1,066,083	(6,994)	1%	186,314	(886,763)	476%	1,169,994	1,163,000	(1%)
52	Total Other Expenses	304,650	112,362	(192,288)	171%	18,494	(286,156)	1547%	2,476,783	2,435,078	(41,705)	2%	1,177,203	(1,299,580)	110%	2,589,145	2,547,440	2%
54	Net Result	(233,535)	(178,725)	(54,809)	(31%)	(71,332)	(162,203)	227%	127,563	(1,020,362)	1,147,925	113%	480,336	(352,774)	73%	1,147,926	1	(114792493%)

Financial Report - Actual vs. Budget
For Period Ending May 2022

amounts in \$US dollars

Fund: General Fund Department: Administration Location: All Budget: Adopted



Administration	Current Period				Same Month Last Year			Year to Date				Year End					
	May 2022				May 2021			Jul 2021 - May 2022				Prior FYTD vs Current FYTD					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4005 Building & Dock Leases	13,790	15,721	(1,931)	-12%	371	13,419	3621%	110,766	172,926	(62,160)	-36%	4,012	106,755	2661%	126,487	188,647	-33%
4245 CCURA	1,000	1,000	0	0%	1,000	0	0%	11,000	11,000	0	0%	11,000	0	0%	12,000	12,000	0%
4290 Other	0	0	0	-	0	0	-	25	0	25	-	8,072	(8,047)	-100%	25	0	-
Total Operating Income	14,790	16,721	(1,931)	-12%	1,371	13,419	979%	121,791	183,926	(62,135)	-34%	23,083	98,708	428%	138,512	200,647	-31%
Expenses																	
Personnel Services																	
5005 Salaries	51,887	52,849	962	2%	48,886	(3,001)	-6%	602,167	634,393	32,226	5%	631,420	29,253	5%	655,016	687,242	5%
5010 Other compensation	0	1,128	1,128	100%	0	0	-	0	13,536	13,536	100%	0	0	-	1,128	14,664	92%
5050 Merit Pool	0	1,538	1,538	100%	0	0	-	0	18,462	18,462	100%	0	0	-	1,538	20,000	92%
Total Compensation	51,887	55,515	3,628	7%	48,886	(3,001)	-6%	602,167	666,392	64,225	10%	631,420	29,253	5%	657,681	721,906	9%
5100 Federal Payroll taxes	3,883	3,820	(63)	-2%	3,639	(243)	-7%	40,222	45,857	5,634	12%	38,790	(1,433)	-4%	44,043	49,677	11%
5105 State Payroll taxes	13	0	(13)	-	11	(2)	-14%	140	0	(140)	-	125	(15)	-12%	140	0	-
5110 Unemployment Insurance	845	749	(96)	-13%	648	(197)	-30%	9,164	8,991	(174)	-2%	8,262	(902)	-11%	9,914	9,740	-2%
5115 Workers compensation	256	185	(70)	-38%	104	(151)	-145%	4,404	2,226	(2,179)	-98%	370	(4,035)	-1092%	4,590	2,411	-90%
Total Payroll Taxes	4,997	4,755	(242)	-5%	4,403	(594)	-13%	53,931	57,073	3,141	6%	47,546	(6,385)	-13%	58,687	61,828	5%
5200 Medical insurance	6,834	7,750	916	12%	8,841	2,007	23%	75,178	85,252	10,074	12%	84,455	9,277	11%	82,928	93,002	11%
5205 Dental insurance	877	869	(8)	-1%	773	(104)	-14%	9,699	9,557	(141)	-1%	9,639	(60)	-1%	10,567	10,426	-1%
5215 Term life insurance	100	100	0	0%	94	(6)	-7%	1,216	1,100	(116)	-11%	1,275	59	5%	1,316	1,200	-10%
5220 Long Term Disability insurance	309	360	51	14%	292	(16)	-6%	3,671	3,955	284	7%	2,822	(848)	-30%	4,030	4,314	7%
5225 PERS Employer Contributions	11,158	11,223	65	1%	8,248	(2,910)	-35%	119,385	134,723	15,338	11%	91,896	(27,490)	-30%	130,608	145,946	11%
5230 PERS Employee Contributions	4,407	3,132	(1,275)	-41%	2,592	(1,815)	-70%	34,156	37,594	3,437	9%	28,883	(5,274)	-18%	37,289	40,726	8%
5295 Allocations	0	(126)	(126)	100%	0	0	-	0	(1,515)	(1,515)	100%	0	0	-	(127)	(1,642)	92%
Total Insured Benefits	23,685	23,307	(378)	-2%	20,840	(2,845)	-14%	243,305	270,665	27,360	10%	218,970	(24,335)	-11%	266,612	293,972	9%
Total Personnel Services	80,569	83,576	3,008	4%	74,129	(6,440)	-9%	899,404	994,130	94,726	10%	897,936	(1,467)	0%	982,980	1,077,706	9%
Goods & Services																	
6005 Seminars & training	276	826	550	67%	0	(276)	-	1,685	9,084	7,399	81%	865	(820)	-95%	2,511	9,910	75%
Total Staff Training	276	826	550	67%	0	(276)	-	1,685	9,084	7,399	81%	865	(820)	-95%	2,511	9,910	75%
6020 Travel - airfare	0	42	42	100%	0	0	-	0	458	458	100%	0	0	-	42	500	92%
6025 Travel - lodging & transportation	0	167	167	100%	273	273	100%	1,529	1,833	304	17%	273	(1,256)	-460%	1,696	2,000	15%
6030 Travel - Per Diem & mileage reimbursement	0	125	125	100%	0	0	-	1,404	1,375	(29)	-2%	0	(1,404)	-	1,529	1,500	-2%
6035 Meals & Entertainment	518	233	(285)	-122%	0	(518)	-	1,708	2,567	859	33%	365	(1,342)	-368%	1,941	2,800	31%
Total Travel & Entertainment	518	567	49	9%	273	(245)	-90%	4,641	6,233	1,593	26%	638	(4,002)	-627%	5,207	6,800	23%
6050 Office supplies	177	750	573	76%	111	(67)	-60%	7,196	8,250	1,054	13%	4,902	(2,293)	-47%	7,946	9,000	12%
6055 Kitchen supplies	107	295	188	64%	150	43	29%	1,682	3,245	1,563	48%	1,614	(67)	-4%	1,977	3,540	44%
6060 IT supplies	0	583	583	100%	8	8	100%	5,064	6,417	1,352	21%	24,582	19,517	79%	5,648	7,000	19%

Financial Report - Actual vs. Budget
For Period Ending May 2022

amounts in \$US dollars

Fund: General Fund Department: Administration Location: All Budget: Adopted



Administration	Current Period				Same Month Last Year			Year to Date				Year End					
	May 2022				May 2021			Jul 2021 - May 2022				Jul 2021 - Jun 2022					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
6070 Postage & courier services	0	333	333	100%	490	490	100%	3,316	3,667	350	10%	2,993	(323)	-11%	3,650	4,000	9%
6080 Office lease	0	0	0	-	8,046	8,046	100%	24,139	0	(24,139)	-	87,676	63,537	72%	24,139	0	-
6085 Office equipment lease	0	178	178	100%	0	0	-	1,604	1,962	357	18%	1,604	0	0%	1,783	2,140	17%
6087 Office equipment repairs & maintenance	276	375	99	27%	205	(70)	-34%	2,098	4,125	2,027	49%	1,623	(475)	-29%	2,473	4,500	45%
6090 IT SW subscriptions & licenses	10,104	11,165	1,061	9%	9,129	(975)	-11%	119,421	122,815	3,394	3%	104,745	(14,676)	-14%	130,586	133,980	3%
6095 Commission expenses	0	125	125	100%	30	30	100%	38	1,375	1,337	97%	81	44	54%	163	1,500	89%
Total Office Expense	10,664	13,805	3,141	23%	18,168	7,504	41%	164,558	151,855	(12,703)	-8%	229,821	65,263	28%	178,363	165,660	-8%
6100 Telephone - landline	438	490	52	11%	455	17	4%	5,285	5,390	105	2%	4,821	(464)	-10%	5,775	5,880	2%
6105 Telephone - mobile	416	555	139	25%	392	(24)	-6%	4,422	6,105	1,683	28%	4,852	430	9%	4,977	6,660	25%
6110 Internet services	604	618	15	2%	604	0	0%	6,640	6,802	162	2%	6,640	0	0%	7,258	7,420	2%
6115 Cable TV	0	0	0	-	0	0	-	0	0	0	-	303	303	100%	0	0	-
6130 Electricity	817	833	16	2%	383	(435)	-113%	7,928	9,167	1,239	14%	5,027	(2,901)	-58%	8,761	10,000	12%
6135 Water/Sewer	243	208	(35)	-17%	0	(243)	-	1,672	2,292	619	27%	0	(1,672)	-	1,881	2,500	25%
6140 Garbage/Sanitation Collection	272	267	(5)	-2%	0	(272)	-	2,179	2,933	755	26%	0	(2,179)	-	2,445	3,200	24%
6155 Environmental Remediation/Mitigation/Monitoring	0	0	0	-	0	0	-	5,400	0	(5,400)	-	0	(5,400)	-	5,400	0	-
Total Utilities	2,790	2,972	182	6%	1,833	(957)	-52%	33,526	32,688	(837)	-3%	21,643	(11,883)	-55%	36,497	35,660	-2%
6200 Temporary/Contract help	0	0	0	-	2,804	2,804	100%	0	0	0	-	30,173	30,173	100%	0	0	-
6205 Janitorial services	1,284	1,250	(34)	-3%	484	(800)	-165%	11,919	13,750	1,832	13%	5,319	(6,600)	-124%	13,169	15,000	12%
6215 Payroll services	601	792	191	24%	612	11	2%	7,123	8,708	1,585	18%	7,004	(119)	-2%	7,915	9,500	17%
6245 Legal advertising	112	167	54	33%	96	(16)	-17%	318	1,833	1,515	83%	96	(222)	-230%	485	2,000	76%
6250 Legal services	1,745	12,500	10,755	86%	2,663	918	34%	129,981	137,500	7,519	5%	35,911	(94,069)	-262%	142,481	150,000	5%
6255 Auditing	0	4,833	4,833	100%	0	0	-	48,950	53,167	4,217	8%	58,100	9,150	16%	53,783	58,000	7%
6260 Consulting services	8,750	92	(8,658)	-9445%	7,000	(1,750)	-25%	12,500	1,008	(11,492)	-1140%	7,000	(5,500)	-79%	12,592	1,100	-1045%
6265 Recruiting services	163	208	45	22%	0	(163)	-	163	2,292	2,129	93%	0	(163)	-	371	2,500	85%
6270 Contracted Services	0	0	0	-	120	120	100%	0	0	0	-	202	202	100%	0	0	-
6290 Commercial insurance	1,480	2,453	973	40%	1,855	376	20%	14,002	26,983	12,981	48%	19,154	5,152	27%	16,455	29,436	44%
Total Professional Services	14,134	22,295	8,160	37%	15,635	1,500	10%	224,956	245,242	20,286	8%	162,960	(61,996)	-38%	247,250	267,536	8%
6351 Awards & Recognitions	0	283	283	100%	0	0	-	2,199	3,117	918	29%	2,475	276	11%	2,482	3,400	27%
Total Marketing Expense	0	283	283	100%	0	0	-	2,199	3,117	918	29%	2,475	276	11%	2,482	3,400	27%
6400 Small equipment & tools	0	0	0	-	0	0	-	271	0	(271)	-	0	(271)	-	271	0	-
6415 Clothing	0	35	35	100%	0	0	-	0	390	390	100%	0	0	-	35	425	92%
6420 Janitorial supplies	535	208	(327)	-157%	0	(535)	-	1,446	2,292	845	37%	0	(1,446)	-	1,655	2,500	34%
6425 Operational supplies	153	0	(153)	-	0	(153)	-	193	0	(193)	-	0	(193)	-	193	0	-
6450 Fuel - Gas	128	83	(45)	-54%	0	(128)	-	644	917	273	30%	179	(464)	-259%	727	1,000	27%
Total Operational Expense	816	327	(489)	-150%	0	(816)	-	2,554	3,598	1,044	29%	179	(2,375)	-1325%	2,881	3,925	27%
6505 Repairs & maintenance vehicles	316	27	(289)	-1066%	0	(316)	-	983	298	(686)	-230%	0	(983)	-	1,011	325	-211%
6510 Repairs & maintenance buildings	0	3,333	3,333	100%	223	223	100%	12,250	36,667	24,417	67%	315	(11,935)	-3793%	15,583	40,000	61%
Total Repair and Maintenance	478	3,377	2,899	86%	223	(256)	-115%	13,435	37,148	23,713	64%	356	(13,079)	-3675%	16,812	40,525	59%

**Financial Report - Actual vs. Budget
For Period Ending May 2022**

amounts in \$US dollars

Fund: General Fund Department: Administration Location: All Budget: Adopted



Administration	Current Period				Same Month Last Year			Year to Date						Year End			
	May 2022		\$ Diff	% Diff	May 2021		% Diff	Jul 2021 - May 2022			Prior FYTD vs Current FYTD			Jul 2021 - Jun 2022			
	Actual	Budget			Actual	\$ Diff		Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
6599 Budget Contingency	0	24,169	24,169	100%	0	0	-	0	265,856	265,856	100%	0	0	-	24,169	290,025	92%
Total Goods & Services	29,677	68,620	38,943	57%	36,132	6,455	18%	447,553	754,821	307,268	41%	418,938	(28,615)	-7%	516,173	823,441	37%
Total Expenses	110,245	152,197	41,951	28%	110,261	15	0%	1,346,957	1,748,951	401,994	23%	1,316,874	(30,083)	-2%	1,499,153	1,901,147	21%
Operating Results	(95,456)	(135,476)	40,020	-30%	(108,890)	13,435	-12%	(1,225,165)	(1,565,024)	339,859	-22%	(1,293,791)	68,625	-5%	(1,360,641)	(1,700,500.00)	-20%
Other Income & Expenses																	
Other Income																	
4405 Property Taxes - Current Year	9,790	12,394	(2,604)	-21%	13,088	(3,298)	-25%	1,870,546	1,937,666	(67,120)	-3%	1,788,703	81,843	5%	1,904,440	1,971,560	-3%
4410 Property Taxes - Prior Years	3,325	2,574	751	29%	4,094	(769)	-19%	83,886	44,583	39,303	88%	72,151	11,735	16%	89,303	50,000	79%
4505 Interest - Bank	1,245	700	545	78%	1,615	(369)	-23%	13,644	9,400	4,244	45%	19,429	(5,785)	-30%	14,244	10,000	42%
4506 Interest - Southport Note	1,757	1,757	0	0%	1,923	(166)	-9%	20,091	20,091	0	0%	21,893	(1,801)	-8%	21,834	21,834	0%
4515 Principal Repayment - Southport Note	5,617	5,617	0	0%	5,451	166	3%	61,022	61,022	0	0%	59,221	1,801	3%	66,653	66,653	0%
4695 Grants Received - Other	0	0	0	-	0	0	-	0	0	0	-	48,783	(48,783)	-100%	0	0	-
4905 Other	266	0	266	-	0	266	-	96,450	0	96,450	-	146	96,304	66070%	96,450	0	-
4915 Insurance Reimbursement	0	0	0	-	39,494	(39,494)	-100%	139,060	0	139,060	-	62,343	76,717	123%	139,060	0	-
Total Other Income	22,000	23,042	(1,042)	-5%	65,665	(43,664)	-66%	2,284,699	2,072,762	211,937	10%	2,072,668	212,031	10%	2,331,984	2,120,047	10%
Other Expenses																	
Taxes & Misc Expenses																	
6705 Grant expenses	0	0	0	-	0	0	-	0	0	0	-	35	35	100%	0	0	-
6720 Property Tax - Sublet Facilities	0	0	0	-	0	0	-	18,416	0	(18,416)	-	0	(18,416)	-	18,416	0	-
6740 Merchant fees	2,268	2,500	232	9%	3,065	798	26%	29,854	27,500	(2,354)	-9%	26,184	(3,671)	-14%	32,354	30,000	-8%
6745 Banking fees	138	42	(97)	-232%	32	(106)	-331%	1,898	458	(1,440)	-314%	98	(1,801)	-1844%	1,940	500	-288%
6755 Insurance Claims	0	0	0	-	0	0	-	0	0	0	-	20,294	20,294	100%	0	0	-
Total Taxes & Misc Expenses	2,406	2,542	136	5%	3,098	692	22%	50,169	27,958	(22,210)	-79%	46,611	(3,558)	-8%	52,710	30,500	-73%
Debt Services																	
7005 Principal repayment	130,000	0	(130,000)	-	0	(130,000)	-	130,000	156,000	26,000	17%	0	(130,000)	-	130,000	156,000	17%
7010 Interest payment	52,735	0	(52,735)	-	0	(52,735)	-	52,990	0	(52,990)	-	0	(52,990)	-	52,990	0	-
7020 Principal repayment - Vehicles	(9)	539	548	102%	833	842	101%	7,298	5,932	(1,366)	-23%	8,998	1,700	19%	7,837	6,471	-21%
7025 Interest payment - Vehicles	12	85	73	86%	144	132	92%	640	936	295	32%	1,749	1,109	63%	726	1,021	29%
Total Debt Services	182,738	624	(182,114)	-29169%	977	(181,761)	-18603%	190,929	162,868	(28,061)	-17%	10,748	(180,181)	-1676%	191,553	163,492	-17%
Total Other Expenses	185,144	3,166	(181,978)	-5748%	4,075	(181,069)	-4444%	241,098	190,826	(50,272)	-26%	57,358	(183,739)	-320%	244,264	193,992	-26%
Net Other Income	(163,144)	19,876	(183,020)	-921%	61,590	(224,734)	-365%	2,043,601	1,881,936	161,665	9%	2,015,310	28,291	1%	2,087,720	1,926,055	8%
Net Result	(258,599)	(115,600)	(142,999)	124%	(47,300)	(211,299)	447%	818,436	316,912	501,524	158%	721,519	96,917	13%	727,079	225,555	222%

Financial Report - Actual vs. Budget
For Period Ending May 2022

amounts in \$US dollars

Fund: General Fund

Department: Charleston Ops

Location: All

Budget: Adopted



Charleston Ops	Current Period				Same Month Last Year				Year to Date				Year End					
	May 2022				May 2021				Jul 2021 - May 2022				Prior FYTD vs Current FYTD			Jul 2021 - Jun 2022		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff	
Operating Income																		
4005 Building & Dock Leases	24,767	24,442	325	1%	22,975	1,791	8%	269,531	268,858	672	0%	231,463	38,068	16%	293,972	293,300	0%	
4100 Annual Moorage	25,807	52,479	(26,672)	-51%	23,282	2,525	11%	351,001	351,750	(750)	0%	363,161	(12,160)	-3%	428,064	428,814	0%	
4105 Semi-Annual Moorage	9,564	3,943	5,621	143%	5,238	4,326	83%	108,642	53,123	55,519	105%	83,598	25,044	30%	112,799	57,280	97%	
4110 Monthly Moorage	18,935	10,736	8,199	76%	13,222	5,713	43%	181,199	173,679	7,520	4%	176,078	5,120	3%	195,987	188,467	4%	
4115 Transient Moorage	7,327	5,119	2,208	43%	7,175	151	2%	84,936	82,806	2,129	3%	82,927	2,008	2%	91,986	89,857	2%	
4118 Work Dock	8,598	5,417	3,182	59%	9,825	(1,226)	-12%	71,320	59,583	11,737	20%	44,118	27,203	62%	76,737	65,000	18%	
4120 Metered Utilities	30	125	(95)	-76%	30	0	0%	330	1,375	(1,045)	-76%	790	(460)	-58%	455	1,500	-70%	
4125 Launch Ramp	2,538	3,083	(545)	-18%	2,925	(387)	-13%	39,435	33,917	5,519	16%	36,441	2,995	8%	42,519	37,000	15%	
4135 Storage Yard	3,142	3,333	(192)	-6%	2,974	168	6%	34,050	36,667	(2,617)	-7%	32,124	1,926	6%	37,383	40,000	-7%	
4140 Storage Unit	15,582	15,193	389	3%	14,774	807	5%	173,290	167,118	6,173	4%	165,219	8,071	5%	188,483	182,310	3%	
4145 Long Term Boat Storage	8,093	7,725	368	5%	8,697	(604)	-7%	95,137	84,975	10,162	12%	100,075	(4,938)	-5%	102,862	92,700	11%	
4150 Short Term Boat Storage	4,697	3,219	1,478	46%	3,323	1,374	41%	38,885	35,406	3,478	10%	42,637	(3,753)	-9%	42,103	38,625	9%	
4155 Boat Wash	70	83	(13)	-16%	0	70	-	735	917	(181)	-20%	1,012	(277)	-27%	819	1,000	-18%	
4165 Space Rents	41,626	19,221	22,405	117%	24,944	16,682	67%	421,260	279,741	141,519	51%	322,927	98,333	30%	457,519	316,000	45%	
4173 Laundry	390	243	146	60%	441	(52)	-12%	5,346	3,541	1,805	51%	3,186	2,161	68%	5,805	4,000	45%	
4175 Propane	772	608	163	27%	631	141	22%	11,809	8,853	2,956	33%	7,320	4,489	61%	12,956	10,000	30%	
4180 Merchandise	41	30	11	35%	35	6	17%	406	443	(36)	-8%	391	16	4%	464	500	-7%	
4185 Visitor Convention Bureau Fee	210	213	(2)	-1%	182	29	16%	3,234	3,098	135	4%	3,285	(51)	-2%	3,635	3,500	4%	
4190 Ice	15,053	25,802	(10,749)	-42%	9,936	5,117	51%	178,703	248,787	(70,084)	-28%	37,615	141,088	375%	229,916	300,000	-23%	
4200 Boat Lifts	4,226	7,846	(3,620)	-46%	6,697	(2,472)	-37%	45,658	51,034	(5,376)	-11%	50,146	(4,488)	-9%	54,624	60,000	-9%	
4230 Environmental Fee	2,817	2,083	734	35%	2,707	111	4%	27,696	22,917	4,779	21%	22,937	4,758	21%	29,779	25,000	19%	
4235 Customer Discounts	(131)	(417)	286	-69%	(322)	191	-59%	(4,679)	(4,583)	(96)	2%	(3,289)	(1,390)	42%	(5,096)	(5,000)	2%	
4290 Other	3,474	3,333	140	4%	3,988	(514)	-13%	45,472	36,667	8,805	24%	39,467	6,005	15%	48,805	40,000	22%	
4295 Bad Debt Expense	0	0	0	-	0	0	-	(52,941)	(22,500)	(30,441)	135%	0	(52,941)	-	(60,441)	(30,000)	101%	
Total Operating Income	197,626	193,861	3,765	2%	163,678	33,948	21%	2,130,454	1,978,170	152,284	8%	1,843,627	286,827	16%	2,392,137	2,239,853	7%	
Expenses																		
Personnel Services																		
5005 Salaries	23,306	34,689	11,383	33%	45,854	22,548	49%	383,442	416,398	32,956	8%	425,900	42,458	10%	418,131	451,087	7%	
5010 Other compensation	0	1,621	1,621	100%	0	0	-	3,216	19,456	16,240	83%	2,000	(1,216)	-61%	4,836	21,076	77%	
5015 Overtime	90	1,615	1,525	94%	235	145	62%	3,149	19,386	16,237	84%	1,901	(1,248)	-66%	4,764	21,001	77%	
Total Compensation	23,396	37,924	14,528	38%	46,089	22,693	49%	389,807	455,240	65,433	14%	429,801	39,994	9%	427,731	493,164	13%	
5100 Federal Payroll taxes	1,736	2,901	1,165	40%	3,397	1,661	49%	28,904	34,826	5,922	17%	31,591	2,687	9%	31,805	37,727	16%	
5105 State Payroll taxes	11	0	(11)	-	18	7	40%	143	0	(143)	-	182	39	22%	143	0	-	
5110 Unemployment Insurance	658	791	133	17%	1,243	585	47%	8,317	9,497	1,180	12%	9,330	1,013	11%	9,108	10,288	11%	
5115 Workers compensation	3,323	2,137	(1,186)	-56%	2,047	(1,276)	-62%	36,553	25,651	(10,902)	-43%	22,513	(14,040)	-62%	38,690	27,788	-39%	
Total Payroll Taxes	5,728	5,829	101	2%	6,705	977	15%	73,917	69,974	(3,944)	-6%	63,616	(10,301)	-16%	79,747	75,803	-5%	
5200 Medical insurance	8,074	11,509	3,435	30%	15,444	7,370	48%	108,609	126,603	17,994	14%	132,205	23,596	18%	120,118	138,112	13%	
5205 Dental insurance	665	814	149	18%	1,206	542	45%	8,559	8,952	393	4%	11,319	2,760	24%	9,373	9,766	4%	
5215 Term life insurance	96	113	16	14%	152	56	37%	1,314	1,238	(76)	-6%	1,762	449	25%	1,426	1,350	-6%	
5220 Long Term Disability insurance	168	240	72	30%	278	110	39%	2,589	2,640	50	2%	2,489	(100)	-4%	2,830	2,880	2%	
5225 PERS Employee Contributions	5,161	8,150	2,989	37%	11,121	5,959	54%	88,808	97,832	9,023	9%	104,982	16,174	15%	96,958	105,981	9%	
5230 PERS Employer Contributions	1,404	2,178	774	36%	3,100	1,696	55%	24,518	26,147	1,630	6%	29,849	5,331	18%	26,695	28,325	6%	
5295 Allocations	0	(2,576)	(2,576)	100%	0	0	-	0	(30,925)	(30,925)	100%	0	0	-	(2,576)	(33,501)	92%	
Total Insured Benefits	15,568	20,428	4,859	24%	31,301	15,733	50%	234,397	232,486	(1,911)	-1%	282,606	48,210	17%	254,824	252,913	-1%	

Financial Report - Actual vs. Budget
For Period Ending May 2022

amounts in \$US dollars

Fund: General Fund Department: Charleston Ops Location: All Budget: Adopted



Charleston Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	May 2022				May 2021			Jul 2021 - May 2022				Prior FYTD vs Current FYTD					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Total Personnel Services	44,693	64,181	19,489	30%	84,096	39,403	47%	698,121	757,700	59,579	8%	776,023	77,902	10%	762,301	821,880	7%
Goods & Services																	
6020 Travel - airfare	0	42	42	100%	0	0	-	0	458	458	100%	0	0	-	42	500	92%
6025 Travel - lodging & transportation	0	83	83	100%	0	0	-	0	917	917	100%	584	584	100%	83	1,000	92%
6030 Travel - Per Diem & mileage reimbursement	0	21	21	100%	0	0	-	407	229	(178)	-78%	389	(18)	-5%	428	250	-71%
6035 Meals & Entertainment	0	25	25	100%	0	0	-	60	275	215	78%	0	(60)	-	85	300	72%
Total Travel & Entertainment	0	171	171	100%	0	0	-	468	1,879	1,412	75%	973	505	52%	638	2,050	69%
6055 Kitchen supplies	140	250	110	44%	117	(23)	-20%	1,542	2,750	1,208	44%	1,276	(266)	-21%	1,792	3,000	40%
6070 Postage & courier services	0	83	83	100%	0	0	-	182	917	735	80%	323	141	44%	265	1,000	73%
Total Office Expense	140	333	193	58%	117	(23)	-20%	1,724	3,667	1,943	53%	1,598	(125)	-8%	2,057	4,000	49%
6100 Telephone - landline	176	200	24	12%	183	7	4%	1,969	2,200	231	11%	2,022	53	3%	2,169	2,400	10%
6105 Telephone - mobile	496	530	34	6%	426	(69)	-16%	5,100	5,830	730	13%	5,393	293	5%	5,630	6,360	11%
6110 Internet services	1,250	1,405	155	11%	1,241	(9)	-1%	13,701	15,455	1,754	11%	13,861	160	1%	15,106	16,860	10%
6115 Cable TV	919	948	29	3%	1,784	865	48%	9,926	10,425	499	5%	9,825	(102)	-1%	10,874	11,373	4%
6130 Electricity	18,976	20,833	1,857	9%	18,298	(678)	-4%	212,467	229,167	16,700	7%	201,012	(11,455)	-6%	233,300	250,000	7%
6131 Propane - Operations	109	125	16	12%	0	(109)	-	1,749	1,375	(374)	-27%	770	(979)	-127%	1,874	1,500	-25%
6135 Water/Sewer	6,361	6,250	(111)	-2%	5,749	(613)	-11%	83,035	68,750	(14,285)	-21%	70,529	(12,506)	-18%	89,285	75,000	-19%
6140 Garbage/Sanitation Collection	3,575	5,833	2,258	39%	6,629	3,054	46%	69,496	64,167	(5,329)	-8%	53,938	(15,558)	-29%	75,329	70,000	-8%
6145 Hazardous material disposal	0	333	333	100%	0	0	-	7,732	3,667	(4,066)	-111%	2,255	(5,477)	-243%	8,066	4,000	-102%
6150 Derelict boat disposal	0	1,250	1,250	100%	0	0	-	4,748	13,750	9,002	65%	15	(4,733)	-31553%	5,998	15,000	60%
6155 Environmental Remediation/Mitigation/Monitoring	0	250	250	100%	8	8	100%	5,785	2,750	(3,035)	-110%	2,292	(3,492)	-152%	6,035	3,000	-101%
Total Utilities	31,863	37,958	6,095	16%	34,319	2,456	7%	415,707	417,535	1,828	0%	361,912	(53,795)	-15%	453,665	455,493	0%
6200 Temporary/Contract help	0	2,917	2,917	100%	6,294	6,294	100%	16,709	32,083	15,375	48%	55,040	38,331	70%	19,625	35,000	44%
6205 Janitorial services	29	55	26	48%	49	20	41%	350	605	255	42%	341	(9)	-3%	405	660	39%
6210 Vending machine services	1,149	125	(1,024)	-819%	0	(1,149)	-	2,305	1,375	(930)	-68%	1,328	(977)	-74%	2,430	1,500	-62%
6245 Legal advertising	177	108	(69)	-63%	0	(177)	-	1,993	1,192	(801)	-67%	778	(1,215)	-156%	2,101	1,300	-62%
6250 Legal services	0	0	0	-	0	0	-	713	0	(713)	-	0	(713)	-	713	0	-
6260 Consulting services	258	582	324	56%	0	(258)	-	4,874	6,398	1,524	24%	0	(4,874)	-	5,456	6,980	22%
6270 Contracted Services	0	0	0	-	504	504	100%	0	0	0	-	8,249	8,249	100%	0	0	-
6290 Commercial insurance	7,940	7,908	(32)	0%	7,733	(208)	-3%	86,237	86,992	754	1%	79,309	(6,928)	-9%	94,146	94,900	1%
Total Professional Services	9,553	11,695	2,142	18%	14,580	5,027	34%	114,780	128,645	13,865	11%	145,044	30,264	21%	126,475	140,340	10%
6350 Employee sponsorships	0	0	0	-	0	0	-	786	0	(786)	-	0	(786)	-	786	0	-
6351 Awards & Recognitions	0	0	0	-	0	0	-	106	0	(106)	-	0	(106)	-	106	0	-
Total Marketing Expense	0	0	0	-	0	0	-	892	0	(892)	-	0	(892)	-	892	0	-
6400 Small equipment & tools	3,331	500	(2,831)	-566%	1,252	(2,079)	-166%	8,863	5,500	(3,363)	-61%	3,003	(5,860)	-195%	9,363	6,000	-56%
6405 Safety/hazardous materials	0	0	0	-	0	0	-	639	0	(639)	-	11,041	10,402	94%	639	0	-
6410 Signage	0	63	63	100%	0	0	-	132	688	556	81%	288	156	54%	194	750	74%
6415 Clothing	0	425	425	100%	0	0	-	872	4,675	3,803	81%	1,518	646	43%	1,297	5,100	75%
6420 Janitorial supplies	1,506	1,042	(464)	-45%	2,436	930	38%	14,652	11,458	(3,194)	-28%	11,678	(2,974)	-25%	15,694	12,500	-26%
6425 Operational supplies	59	10,000	9,941	99%	460	400	87%	138,359	110,000	(28,359)	-26%	5,508	(132,851)	-2412%	148,359	120,000	-24%
6430 Equipment Rental	0	833	833	100%	(85)	(85)	100%	2,451	9,167	6,715	73%	0	(2,451)	-	3,285	10,000	67%
6450 Fuel - Gas	1,552	1,167	(386)	-33%	1,125	(428)	-38%	8,804	12,833	4,029	31%	8,117	(687)	-8%	9,971	14,000	29%
6455 Fuel - Diesel	105	83	(21)	-26%	42	(63)	-152%	2,026	917	(1,109)	-121%	440	(1,586)	-360%	2,109	1,000	-111%
6481 Propane - Retail	703	417	(286)	-69%	175	(528)	-303%	10,078	4,583	(5,494)	-120%	5,074	(5,004)	-99%	10,494	5,000	-110%

Financial Report - Actual vs. Budget
For Period Ending May 2022

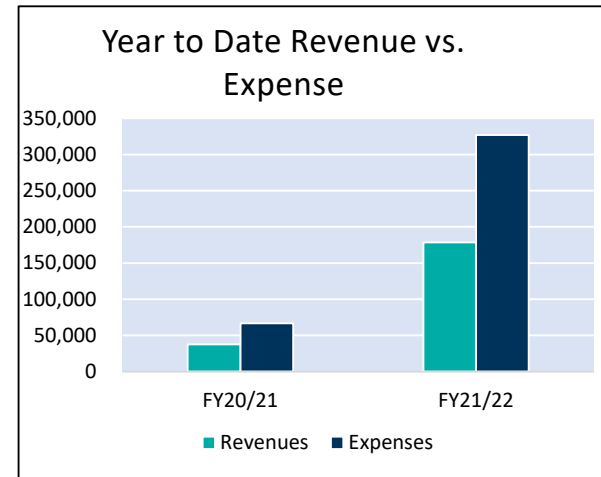
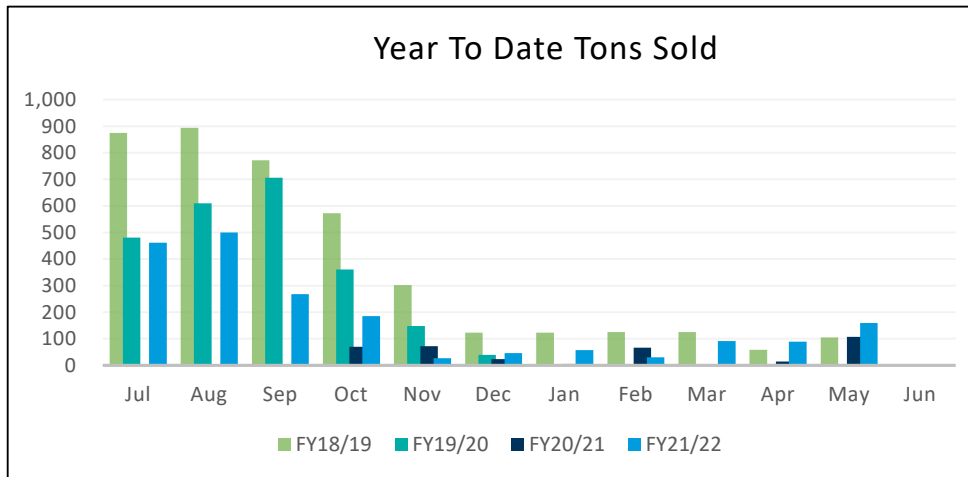
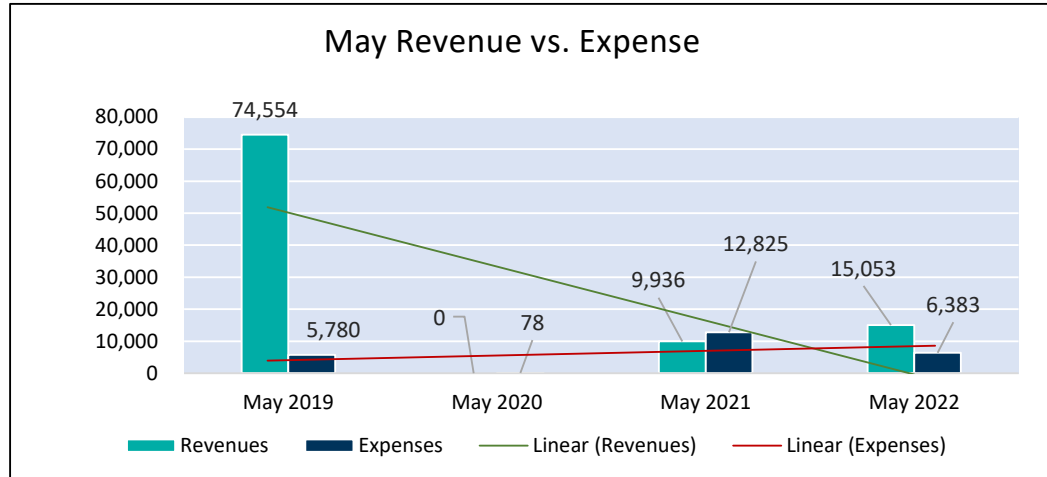
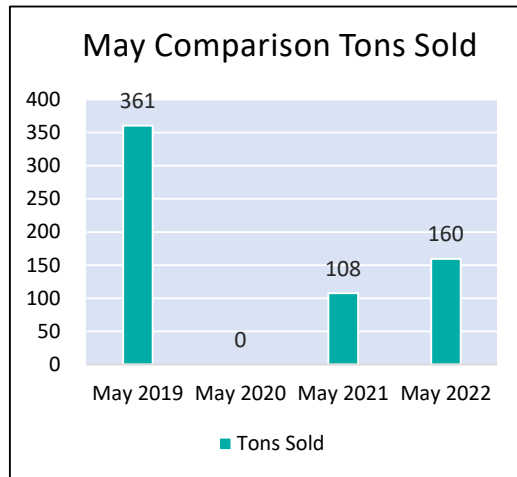
amounts in \$US dollars

Fund: General Fund Department: Charleston Ops Location: All Budget: Adopted



Charleston Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	May 2022				May 2021			Jul 2021 - May 2022				Prior FYTD vs Current FYTD			Jul 2021 - Jun 2022		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Total Operational Expense	7,256	14,529	7,273	50%	5,403	(1,853)	-34%	186,876	159,821	(27,055)	-17%	46,667	(140,210)	-300%	201,405	174,350	-16%
6500 Repairs & maintenance equipment	3,780	6,250	2,470	40%	981	(2,798)	-285%	35,378	68,750	33,372	49%	31,420	(3,957)	-13%	41,628	75,000	44%
6505 Repairs & maintenance vehicles	1,270	1,694	424	25%	726	(544)	-75%	6,200	18,638	12,437	67%	32,513	26,312	81%	7,895	20,332	61%
6510 Repairs & maintenance buildings	447	3,741	3,293	88%	362	(85)	-24%	18,954	41,147	22,193	54%	7,637	(11,318)	-148%	22,695	44,888	49%
6515 Repairs & maintenance land improvements	0	250	250	100%	1,320	1,320	100%	1,038	2,750	1,712	62%	3,530	2,492	71%	1,288	3,000	57%
6520 Repairs & maintenance docks	416	4,167	3,751	90%	708	292	41%	23,350	45,833	22,484	49%	7,619	(15,730)	-206%	27,516	50,000	45%
6540 Marina dredging	0	0	0	-	83,206	83,206	100%	0	0	0	-	122,879	122,879	100%	0	0	-
6575 Waterway Leases	0	2,917	2,917	100%	0	0	-	34,492	32,083	(2,409)	-8%	33,482	(1,010)	-3%	37,409	35,000	-7%
6580 Permits	1,152	475	(677)	-143%	267	(885)	-331%	5,706	5,225	(481)	-9%	5,528	(178)	-3%	6,181	5,700	-8%
Total Repair and Maintenance	7,065	19,493	12,429	64%	87,570	80,505	92%	125,118	214,427	89,309	42%	244,608	119,490	49%	144,611	233,920	38%
Total Goods & Services	55,877	84,179	28,302	34%	141,989	86,111	61%	845,565	925,974	80,409	9%	800,802	(44,763)	-6%	929,744	1,010,153	8%
Total Expenses	100,570	148,361	47,791	32%	226,084	125,514	56%	1,543,685	1,683,673	139,988	8%	1,576,825	33,139	2%	1,692,045	1,832,033	8%
Operating Results	97,056	45,500	51,555	113%	(62,406)	159,462	-256%	586,768	294,497	292,272	99%	266,803	319,966	120%	700,092	407,820	72%
Other Income & Expenses																	
Other Income																	
4450 Lodging Tax	0	0	0	-	0	0	-	111	0	111	-	147	(36)	-24%	111	0	-
4650 Grants Received - MAP	0	0	0	-	0	0	-	0	5,175	(5,175)	-100%	5,175	(5,175)	-100%	0	5,175	-100%
4695 Grants Received - Other	0	0	0	-	2,500	(2,500)	-100%	0	0	0	-	2,500	(2,500)	-100%	0	0	-
4905 Other	0	0	0	-	110	(110)	-100%	61,712	0	61,712	-	155	61,557	39714%	61,712	0	-
4915 Insurance Reimbursement	0	0	0	-	0	0	-	5,225	0	5,225	-	8,668	(3,443)	-40%	5,225	0	-
Total Other Income	0	0	0	-	2,610	(2,610)	-100%	67,048	5,175	61,873	1196%	16,645	50,403	303%	67,048	5,175	1196%
Other Expenses																	
Taxes & Misc Expenses																	
6720 Property Tax - Sublet Facilities	0	0	0	-	-	-	-	10,112	10,000	(112)	-1%	9,841	(271)	-3%	10,112	10,000.00	-1%
6755 Insurance Claims	30,237	0	(30,237)	-	0	(30,237)	-	120,487	0	(120,487)	-	9,168	(111,319)	-1214%	120,487	0	-
Total Taxes & Misc Expenses	30,237.00	-	(30,237.00)	-	0	(30,237)	-	130,599	10,000.00	(120,599)	-1206%	19,009	(111,590)	-587%	130,599	10,000.00	-1206%
Debt Services																	
7005 Principal repayment	0	0	0	-	0	0	-	218,878	290,261	71,383	25%	87,170	(131,709)	-151%	218,878	290,261	25%
7010 Interest payment	19,092	0	(19,092)	-	0	(19,092)	-	148,580	61,282	(87,298)	-142%	86,190	(62,390)	-72%	148,580	61,282	-142%
7020 Vehicle Principal repayment	761	756	(6)	-1%	436	(325)	-74%	9,580	8,311	(1,269)	-15%	4,781	(4,799)	-100%	10,335	9,066	-14%
7025 Vehicle Interest payment	43	48	6	12%	15	(28)	-186%	784	533	(251)	-47%	182	(602)	-330%	832	581	-43%
8010 CIP Buildings	0	13,333	13,333	100%	0	0	-	22,268	146,667	124,399	85%	10,000	(12,268)	-123%	35,601	160,000	78%
8011 CIP Docks	0	8,583	8,583	100%	0	0	-	99,500	94,417	(5,083)	-5%	0	(99,500)	-	108,083	103,000	-5%
8020 CIP Machinery & Equipment	0	0	0	-	0	0	-	68,494	0	(68,494)	-	14,860	(53,634)	-361%	68,494	0	-
Total Debt Services	19,896	22,721	2,825	12%	451	(19,444)	-4309%	568,084	601,469	33,385	6%	203,183	(364,901)	-180%	590,805	624,190	5%
Total Other Expenses	50,133	22,721	(27,412)	-121%	451	(49,681)	-11010%	698,684	611,469	(87,214)	-14%	222,192	(476,492)	-214%	721,404	634,190	-14%
Net Other Income	(50,133)	(22,721)	(27,412)	121%	2,159	(52,291)	-2422%	(631,636)	(606,294)	(25,342)	4%	(205,547)	(426,089)	207%	(654,357)	(629,015)	4%
Net Result	46,923	22,780	24,143	106%	(60,247)	107,170	-178%	(44,868)	(311,798)	266,930	-86%	61,255	(106,123)	-173%	45,735	(221,195)	-121%

	Current Period	Same Month Prior Years			Year to Date	Prior FYTD vs Current FYTD		
	May 2022	May 2021	May 2020	May 2019	FY21/22	Last FY	\$ Diff	% Diff
Albacore Tuna (Oregon) MT	0.0	0.0	0.0	0.0	1,460.5	2,003	(542)	-27.07%
Pink Shrimp (Oregon) MT	1,760.8	1,543.1	1,843.6	2,210.3	16,193.9	16,331.6	(138)	-0.84%
Dungeness Crab (Coos Bay) MT	10.1	14.8	46.8	32.5	1,715.9	1,664.0	52	3.12%
Tons Sold	160	108	0	361	1,916	398	1,518	381.94%
Total Revenues	15,053	9,936	0	74,554	178,703	37,615	141,088	375.08%
Total Expenses	6,383	12,825	78	5,780	327,067	66,550	260,517	391.46%
Net Result	8,670	(2,889)	(78)	22,302	(148,364)	(28,935)	(119,429)	412.74%



Financial Report - Actual vs. Budget
For Period Ending May 2022

amounts in \$US dollars

Fund: General Fund

Department: External Affairs

Location: All

Budget: Adopted



External Affairs	Current Period				Same Month Last Year			Year to Date				Year End					
	May 2022				May 2021			Jul 2021 - May 2022				Prior FYTD vs Current FYTD					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4180 Merchandise	0	0	0	-	6	(6)	-100%	78	0	78	-	50	28	56%	78	0	-
4290 Other	15,000	33	14,967	44905%	0	15,000	-	75,050	367	74,683	20370%	75	74,975	99967%	75,083	400	18671%
Total Operating Income	15,000	33	14,967	44905%	6	14,994	249900%	75,128	367	74,761	20392%	125	75,003	60002%	75,161	400	18690%
Expenses																	
Personnel Services																	
5005 Salaries	7,084	7,082	(2)	0%	6,973	(112)	-2%	82,217	85,014	2,797	3%	78,294	(3,924)	-5%	89,300	92,097	3%
5010 Other compensation	0	191	191	100%	0	0	-	0	2,289	2,289	100%	0	0	-	191	2,480	92%
Total Compensation	7,084	7,273	189	3%	6,973	(112)	-2%	82,217	87,303	5,086	6%	78,294	(3,924)	-5%	89,491	94,577	5%
5100 Federal Payroll taxes	538	556	18	3%	530	(9)	-2%	6,249	6,679	430	6%	5,949	(300)	-5%	6,805	7,235	6%
5105 State Payroll taxes	2	0	(2)	-	2	(0)	-1%	16	0	(16)	-	18	1	8%	16	0	-
5110 Unemployment Insurance	204	94	(110)	-116%	194	(10)	-5%	1,123	1,132	9	1%	1,048	(75)	-7%	1,217	1,226	1%
5115 Workers compensation	37	30	(6)	-21%	26	(10)	-39%	402	361	(40)	-11%	289	(113)	-39%	432	392	-10%
Total Payroll Taxes	780	681	(99)	-15%	751	(29)	-4%	7,790	8,172	382	5%	7,302	(487)	-7%	8,471	8,853	4%
5200 Medical insurance	1,090	1,208	119	10%	1,643	553	34%	11,987	13,293	1,306	10%	12,970	982	8%	13,196	14,502	9%
5205 Dental insurance	108	108	0	0%	105	(3)	-3%	1,184	1,184	0	0%	1,151	(33)	-3%	1,291	1,291	0%
5215 Term life insurance	13	13	0	0%	12	(1)	-7%	149	138	(12)	-9%	170	21	12%	162	150	-8%
5220 Long Term Disability insurance	47	47	0	0%	41	(5)	-13%	556	515	(41)	-8%	414	(142)	-34%	603	562	-7%
5225 PERS Employee Contributions	1,491	1,490	(0)	0%	1,331	(159)	-12%	17,352	17,887	535	3%	15,389	(1,962)	-13%	18,842	19,377	3%
5230 PERS Employer Contributions	425	425	(0)	0%	418	(7)	-2%	4,933	5,101	168	3%	4,837	(96)	-2%	5,358	5,526	3%
Total Insured Benefits	3,172	3,290	118	4%	3,550	378	11%	36,161	38,117	1,956	5%	34,932	(1,230)	-4%	39,452	41,408	5%
Total Personnel Services	11,037	11,244	207	2%	11,274	237	2%	126,169	133,593	7,424	6%	120,528	(5,641)	-5%	137,414	144,838	5%
Goods & Services																	
6020 Travel - airfare	0	42	42	100%	0	0	-	0	458	458	100%	0	0	-	42	500	92%
6025 Travel - lodging & transportation	0	154	154	100%	0	0	-	0	1,696	1,696	100%	0	0	-	154	1,850	92%
6030 Travel - Per Diem & mileage reimbursement	0	103	103	100%	0	0	-	0	1,131	1,131	100%	0	0	-	103	1,234	92%
6035 Meals & Entertainment	0	73	73	100%	0	0	-	811	802	(9)	-1%	0	(811)	-	884	875	-1%
Total Travel & Entertainment	0	372	372	100%	0	0	-	811	4,087	3,277	80%	0	(811)	-	1,183	4,459	73%
6050 Office supplies	0	42	42	100%	0	0	-	119	458	340	74%	31	(88)	-281%	160	500	68%
6075 Memberships & dues	2,491	2,392	(100)	-4%	2,377	(114)	-5%	26,883	26,308	(575)	-2%	28,208	1,325	5%	29,275	28,700	-2%
Total Office Expense	2,491	2,433	(58)	-2%	2,377	(114)	-5%	27,002	26,767	(235)	-1%	28,239	1,237	4%	29,435	29,200	-1%

Financial Report - Actual vs. Budget
For Period Ending May 2022

amounts in \$US dollars

Fund: General Fund Department: External Affairs Location: All Budget: Adopted



External Affairs	Current Period				Same Month Last Year			Year to Date				Year End					
	May 2022				May 2021			Jul 2021 - May 2022				Prior FYTD vs Current FYTD					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
6260 Consulting services	55	1,062	1,006	95%	0	(55)	-	568	11,678	11,110	95%	0	(568)	-	1,630	12,740	87%
6270 Contracted Services	0	0	0	-	0	0	-	0	0	0	-	721	721	100%	0	0	-
Total Professional Services	55	1,062	1,006	95%	0	(55)	-	568	11,678	11,110	95%	721	152	21%	1,630	12,740	87%
6310 Marketing supplies	0	396	396	100%	0	0	-	215	4,354	4,139	95%	190	(25)	-13%	611	4,750	87%
6315 Advertising	10	1,375	1,365	99%	10	0	0%	3,840	15,120	11,280	75%	6,661	2,821	42%	5,215	16,495	68%
6320 Cargo recruitment & development	0	0	0	-	0	0	-	185	0	(185)	-	0	(185)	-	185	0	-
6340 Legislative support	20,720	7,167	(13,553)	-189%	10,377	(10,343)	-100%	149,888	78,833	(71,055)	-90%	82,949	(66,939)	-81%	157,055	86,000	-83%
6345 Community affairs	0	454	454	100%	1,750	1,750	100%	1,500	4,996	3,496	70%	3,200	1,700	53%	1,954	5,450	64%
Total Marketing Expense	20,730	9,391	(11,339)	-121%	12,137	(8,593)	-71%	155,628	103,304	(52,324)	-51%	93,000	(62,628)	-67%	165,019	112,695	-46%
Total Goods & Services	23,277	13,258	(10,019)	-76%	14,514	(8,763)	-60%	184,009	145,836	(38,173)	-26%	121,960	(62,049)	-51%	197,267	159,094	-24%
Total Expenses	34,314	24,502	(9,812)	-40%	25,788	(8,525)	-33%	310,178	279,429	(30,749)	-11%	242,488	(67,690)	-28%	334,681	303,932	-10%
Operating Results	(19,314)	(24,469)	5,155	-21%	(25,782)	6,469	-25%	(235,050)	(279,063)	44,013	-16%	(242,363)	7,313	-3%	(259,519)	(303,532)	-15%
Net Result	(19,314)	(24,469)	5,155	-21%	(25,782)	6,469	-25%	(235,050)	(279,063)	44,013	-16%	(242,363)	7,313	-3%	(259,519)	(303,532)	-15%

Financial Report - Actual vs. Budget
 For Period Ending May 2022
 amounts in \$US dollars



Fund: General Fund Department: Port Ops Location: All Budget: Adopted

Port Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	May 2022				May 2021			Jul 2021 - May 2022				Prior FYTD vs Current FYTD					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4005 Building & Dock Leases	15,668	10,328	5,339	52%	10,328	5,339	52%	137,796	113,612	24,184	21%	104,124	33,672	32%	148,124	123,940	20%
4010 Property Agreements	6,299	7,975	(1,676)	-21%	5,696	603	11%	80,570	87,725	(7,155)	-8%	72,192	8,378	12%	88,545	95,700	-7%
4290 Other	0	0	0	-	0	0	-	5,000	0	5,000	-	0	5,000	-	5,000	0	-
Total Operating Income	21,966	18,303	3,663	20%	16,024	5,942	37%	223,366	201,337	22,029	11%	176,315	47,050	27%	241,669	219,640	10%
Expenses																	
Personnel Services																	
5005 Salaries	31,736	38,739	7,004	18%	8,846	(22,889)	-259%	375,440	465,024	89,584	19%	100,631	(274,808)	-273%	414,179	503,763	18%
5010 Other compensation	0	1,035	1,035	100%	0	0	-	0	12,419	12,419	100%	0	0	-	1,034	13,453	92%
5015 Overtime	0	155	155	100%	0	0	-	108	1,866	1,758	94%	0	(108)	-	263	2,021	87%
Total Compensation	31,736	39,929	8,194	21%	8,846	(22,889)	-259%	375,547	479,308	103,761	22%	100,631	(274,916)	-273%	415,476	519,237	20%
5100 Federal Payroll taxes	2,348	3,055	707	23%	677	(1,671)	-247%	28,108	36,667	8,559	23%	7,698	(20,410)	-265%	31,163	39,722	22%
5105 State Payroll taxes	12	0	(12)	-	1	(10)	-846%	126	0	(126)	-	16	(110)	-679%	126	0	-
5110 Unemployment Insurance	775	770	(5)	-1%	112	(663)	-593%	7,440	9,244	1,804	20%	1,226	(6,214)	-507%	8,210	10,014	18%
5115 Workers compensation	37	1,391	1,354	97%	26	(10)	-39%	402	16,697	16,295	98%	289	(113)	-39%	1,793	18,088	90%
Total Payroll Taxes	3,171	5,216	2,045	39%	816	(2,355)	-289%	36,075	62,608	26,533	42%	9,229	(26,846)	-291%	41,291	67,824	39%
5200 Medical insurance	7,723	8,685	962	11%	0	(7,723)	-	62,712	95,530	32,817	34%	0	(62,712)	-	71,397	104,214	31%
5205 Dental insurance	685	670	(15)	-2%	50	(635)	-1274%	5,364	7,371	2,007	27%	493	(4,870)	-987%	6,034	8,041	25%
5215 Term life insurance	88	113	25	22%	12	(76)	-648%	1,082	1,238	156	13%	177	(905)	-511%	1,194	1,350	12%
5220 Long Term Disability insurance	203	257	54	21%	48	(154)	-319%	2,460	2,828	368	13%	484	(1,976)	-408%	2,717	3,085	12%
5225 PERS Employee Contributions	6,162	8,183	2,021	25%	1,689	(4,473)	-265%	75,180	98,234	23,053	23%	19,728	(55,453)	-281%	83,364	106,417	22%
5230 PERS Employer Contributions	1,757	2,334	576	25%	531	(1,226)	-231%	21,373	28,013	6,640	24%	6,200	(15,173)	-245%	23,707	30,347	22%
Total Insured Benefits	16,617	20,241	3,624	18%	2,329	(14,288)	-613%	168,172	233,213	65,042	28%	27,083	(141,089)	-521%	188,412	253,454	26%
Total Personnel Services	51,524	65,386	13,863	21%	11,992	(39,532)	-330%	579,794	775,129	195,335	25%	136,943	(442,851)	-323%	645,180	840,515	23%
Goods & Services																	
6020 Travel - airfare	0	83	83	100%	0	0	-	0	917	917	100%	0	0	-	83	1,000	92%
6025 Travel - lodging & transportation	0	167	167	100%	0	0	-	0	1,833	1,833	100%	289	289	100%	167	2,000	92%
6030 Travel - Per Diem & mileage reimbursement	0	8	8	100%	0	0	-	0	92	92	100%	0	0	-	8	100	92%
6035 Meals & Entertainment	0	21	21	100%	0	0	-	59	229	170	74%	16	(43)	-268%	80	250	68%
Total Travel & Entertainment	0	279	279	100%	0	0	-	59	3,071	3,012	98%	305	246	81%	338	3,350	90%
6130 Electricity	1,187	150	(1,037)	-692%	130	(1,057)	-810%	5,370	1,650	(3,720)	-225%	1,434	(3,936)	-275%	5,520	1,800	-207%
6131 Propane - Operations	0	0	0	-	0	0	-	110	0	(110)	-	0	(110)	-	110	0	-
6135 Water/Sewer	103	0	(103)	-	0	(103)	-	2,736	0	(2,736)	-	0	(2,736)	-	2,736	0	-
6145 Hazardous material disposal	326	0	(326)	-	0	(326)	-	326	0	(326)	-	0	(326)	-	326	0	-
6155 Environmental Remediation/Mitigation/Monitoring	575	208	(366)	-176%	131	(443)	-337%	1,831	2,292	460	20%	1,274	(557)	-44%	2,040	2,500	18%
Total Utilities	2,191	358	(1,833)	-512%	262	(1,930)	-737%	10,373	3,942	(6,431)	-163%	2,708	(7,665)	-283%	10,731	4,300	150%

Financial Report - Actual vs. Budget
For Period Ending May 2022
amounts in \$US dollars

Fund: General Fund Department: Port Ops Location: All Budget: Adopted



Port Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	May 2022				May 2021			Jul 2021 - May 2022				Prior FYTD vs Current FYTD					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
6200 Temporary/Contract help	2,215	0	(2,215)	-	0	(2,215)	-	19,663	6,000	(13,663)	-228%	0	(19,663)	-	19,663	6,000	-228%
6245 Legal advertising	0	125	125	100%	0	0	-	522	1,375	853	62%	0	(522)	-	647	1,500	57%
6260 Consulting services	10,208	10,583	375	4%	0	(10,208)	-	31,131	116,417	85,285	73%	0	(31,131)	-	41,715	127,000	67%
6270 Contracted Services	0	0	0	-	0	0	-	0	0	0	-	1,775	1,775	100%	0	0	-
6290 Commercial insurance	2,240	838	(1,402)	-167%	901	(1,338)	-148%	16,606	9,216	(7,390)	-80%	9,292	(7,314)	-79%	17,444	10,054	-74%
Total Professional Services	14,663	11,546	(3,117)	-27%	901	(13,761)	-1527%	67,923	133,008	65,085	49%	11,067	(56,856)	-514%	79,469	144,554	45%
6400 Small equipment & tools	0	42	42	100%	0	0	-	461	458	(3)	-1%	0	(461)	-	503	500	-1%
6405 Safety/hazardous materials	0	1,667	1,667	100%	0	0	-	6,459	18,333	11,874	65%	7,815	1,356	17%	8,126	20,000	59%
6410 Signage	320	83	(237)	-284%	0	(320)	-	387	917	529	58%	0	(387)	-	471	1,000	53%
6415 Clothing	0	96	96	100%	0	0	-	0	1,054	1,054	100%	0	0	-	96	1,150	92%
6425 Operational supplies	0	63	63	100%	0	0	-	426	688	261	38%	0	(426)	-	489	750	35%
6450 Fuel - Gas	89	0	(89)	-	0	(89)	-	133	0	(133)	-	0	(133)	-	133	0	-
6455 Fuel - Diesel	0	0	0	-	0	0	-	63	0	(63)	-	0	(63)	-	63	0	-
Total Operational Expense	409	1,950	1,541	79%	0	(409)	-	7,929	21,450	13,521	63%	7,815	(114)	-1%	9,879	23,400	58%
6510 Repairs & maintenance buildings	971	0	(971)	-	0	(971)	-	2,097	0	(2,097)	-	0	(2,097)	-	2,097	0	-
6515 Repairs & maintenance land improvements	0	208	208	100%	0	0	-	226	2,292	2,066	90%	0	(226)	-	434	2,500	83%
6520 Repairs & maintenance docks	0	0	0	-	0	0	-	32	0	(32)	-	126	93	74%	32	0	-
6575 Waterway Leases	0	0	0	-	0	0	-	2,250	0	(2,250)	-	0	(2,250)	-	2,250	0	-
6580 Permits	0	83	83	100%	0	0	-	357	917	560	61%	339	(18)	-5%	440	1,000	56%
Total Repair and Maintenance	971	292	(679)	-233%	0	(971)	-	4,962	3,208	(1,754)	-55%	465	(4,498)	-968%	5,254	3,500	-50%
Total Goods & Services	18,234	14,425	(3,809)	-26%	1,163	(17,071)	-1468%	91,246	164,679	73,433	45%	22,360	(68,886)	-308%	105,671	179,104	41%
Total Expenses	69,758	79,812	10,054	13%	13,155	(56,603)	-430%	671,040	939,808	268,767	29%	159,303	(511,737)	-321%	750,852	1,019,619	26%
Operating Results	(47,791)	(61,508)	13,717	-22%	2,869	(50,661)	-1766%	(447,675)	(738,471)	290,796	-39%	17,012	(464,687)	-2731%	(509,183)	(799,979)	-36%
4695 Grants Received - Other	0	5,000	(5,000)	-100%	0	0	-	3,000	8,000	(5,000)	-63%	0	3,000	-	3,000	8,000	-63%
4905 Other	0	0	0	-	0	0	-	241,401	0	241,401	-	0	241,401	-	241,401	0	-
Total Other Income	0	5,000	(5,000)	-100%	0	0	-	244,401	8,000	236,401	2955%	0	244,401	-	244,401	8,000	2955%
Taxes & Misc Expenses																	
6720 Property Tax - Sublet Facilities	0	0	0	-	0	0	-	125	0	(125)	-	0	(125)	-	125	0	-
6745 Banking fees	0	833	833	100%	0	0	-	20,645	9,167	(11,478)	-125%	0	(20,645)	-	21,478	10,000	-115%
Total Taxes & Misc Expenses	0	833	833	100%	0	0	-	20,770	9,167	(11,603)	-127%	0	(20,770)	-	21,603	10,000	-116%
7010 Interest payment	0	9,583	9,583	100%	0	0	-	10,455	105,417	94,962	90%	0	(10,455)	-	20,038	115,000	83%
8020 CIP Machinery & Equipment	0	0	0	-	0	0	-	6,760	0	(6,760)	-	0	(6,760)	-	6,760	0	-
Total Debt Services	0	9,583	9,583	100%	0	0	-	17,215	105,417	88,202	84%	0	(17,215)	-	26,798	115,000	77%
Total Other Expenses	0	10,417	10,417	100%	0	0	-	37,984	114,583	76,599	67%	0	(37,984)	-	48,401	125,000	61%
Net Other Income	0	(5,417)	5,417	-100%	0	0	-	206,417	(106,583)	313,000	-294%	0	206,417	-	196,000	(117,000)	-268%
Net Result	(47,791)	(66,925)	19,134	-29%	2,869	(50,661)	-1766%	(241,258)	(845,055)	603,796	-71%	17,012	(258,270)	-1518%	(313,183)	(916,979)	-62%

Financial Report - Actual vs. Budget
For Period Ending May 2022

amounts in \$US dollars

Fund: General Fund Department: Rail Ops Location: All Budget: Adopted



Rail Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	May 2022				May 2021			Jul 2021 - May 2022				Prior FYTD vs Current FYTD					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4010 Property Agreements	47,161	19,324	27,837	144%	22,637	24,524	108%	281,543	225,950	55,593	25%	266,189	15,354	6%	299,593	244,000	23%
4235 Customer Discounts	0	0	0	-	0	0	-	0	0	0	-	(3,950)	3,950	-100%	0	0	-
4260 Rail Operations Revenue	39,223	34,384	4,838	14%	32,485	6,737	21%	338,253	375,213	(36,960)	-10%	267,159	71,094	27%	385,074	422,034	-9%
4265 Rail Surcharges	44,854	40,637	4,217	10%	37,875	6,979	18%	393,853	436,451	(42,598)	-10%	319,253	74,600	23%	448,897	491,495	-9%
4290 Other	0	0	0	-	0	0	-	0	0	0	-	0	0	-	786,453	786,453	0%
Total Operating Income	131,238	94,345	36,893	39%	92,997	38,241	41%	1,013,649	1,037,614	(23,965)	-2%	848,651	164,997	19%	1,920,017	1,943,982	-1%
Expenses																	
Goods & Services																	
6035 Meals & Entertainment	0	0	0	-	0	0	-	0	0	0	-	40	40	100%	0	0	-
Total Travel & Entertainment	0	0	0	-	0	0	-	0	0	0	-	40	40	100%	0	0	-
6060 IT supplies	0	0	0	-	0	0	-	0	0	0	-	40	40	100%	0	0	-
Total Office Expense	0	0	0	-	0	0	-	0	0	0	-	40	40	100%	0	0	-
6260 Consulting services	13,090	8,750	(4,340)	-50%	0	(13,090)	-	101,359	96,250	(5,109)	-5%	41,723	(59,636)	-143%	110,109	105,000	-5%
6270 Contracted Services	0	0	0	-	0	0	-	0	0	0	-	268	268	100%	0	0	-
6290 Commercial insurance	3,528	3,039	(488)	-16%	3,042	(486)	-16%	37,305	33,433	(3,872)	-12%	32,363	(4,941)	-15%	40,344	36,472	-11%
Total Professional Services	16,618	11,789	(4,828)	-41%	3,042	(13,576)	-446%	138,664	129,683	(8,981)	-7%	74,354	(64,310)	-86%	150,453	141,472	-6%
6410 Signage	0	667	667	100%	0	0	-	0	7,333	7,333	100%	0	0	-	667	8,000	92%
Total Operational Expense	0	667	667	100%	0	0	-	0	7,333	7,333	100%	0	0	-	667	8,000	92%
6505 Repairs & maintenance vehicles	0	0	0	-	0	0	-	830	0	(830)	-	20,963	20,133	96%	830	0	-
6510 Repairs & maintenance buildings	0	0	0	-	0	0	-	4,184	0	(4,184)	-	11,651	7,467	64%	4,184	0	-
6515 Repairs & maintenance land improve	0	0	0	-	0	0	-	14,660	0	(14,660)	-	37,462	22,802	61%	14,660	0	-
Total Repair and Maintenance	0	342	342	100%	0	0	-	19,674	3,758	(15,916)	-423%	70,076	50,402	72%	20,016	4,100	-388%
Total Goods & Services	16,618	12,798	(3,820)	-30%	3,042	(13,576)	-446%	158,338	140,774	(17,564)	-12%	144,510	(13,828)	-10%	171,136	153,572	-11%
Total Expenses	16,618	12,798	(3,820)	-30%	3,042	(13,576)	-446%	158,338	140,774	(17,564)	-12%	144,510	(13,828)	-10%	171,136	153,572	-11%
Operating Results	114,620	81,548	33,073	41%	89,955	24,665	27%	855,311	896,839	(41,529)	-5%	704,141	151,170	21%	1,748,881	1,790,410	-2%
Other Income & Expenses																	
Other Income																	
4480 Tax Credits	0	0	0	-	0	0	-	439,582	720,000	(280,418)	-39%	317,100	122,482	39%	439,582	720,000	-39%
4915 Insurance Reimbursement	0	0	0	-	0	0	-	34,427	0	34,427	-	1,328	33,099	2493%	34,427	0	-
Total Other Income	0	0	0	-	0	0	-	474,009	720,000	(245,991)	-34%	318,428	155,581	49%	474,009	720,000	-34%
Other Expenses																	
6755 Insurance Claims	0	0	0	-	0	0	-	17,560	0	(17,560)	-	483	(17,078)	-3539%	17,560	0	-
Total Taxes & Misc Expenses	0	0	0	-	0	0	-	17,560	0	(17,560)	-	483	(17,078)	-3539%	17,560	0	-
Debt Services																	
7005 Principal repayment	0	0	0	-	0	0	-	479,402	389,754	(89,648)	-23%	363,311	(116,091)	-32%	479,402	389,754	-23%
7010 Interest payment	68,929	0	(68,929)	-	0	(68,929)	-	95,291	291,794	196,503	67%	318,591	223,300	70%	95,291	291,794	67%
7020 Principal repayment - Vehicles	434	1,047	613	59%	1,045	611	58%	30,573	11,517	(19,056)	-165%	11,471	(19,102)	-167%	31,620	12,564	-152%
7025 Interest payment - Vehicles	11	12	1	12%	15	4	27%	136	134	(2)	-2%	180	44	24%	148	146	-1%
8012 CIP Construction Tunnels	0	0	0	-	0	0	-	0	0	0	-	(2,728)	(2,728)	100%	0	0	-
8013 CIP Construction Bridges	0	66,667	66,667	100%	10,272	10,272	100%	853,192	733,333	(119,858)	-16%	10,272	(842,920)	-8206%	919,858	800,000	-15%
8015 CIP Land Improvements	0	0	0	-	0	0	-	0	0	0	-	83,862	83,862	100%	0	0	-
8016 CIP Construction Track	0	8,333	8,333	100%	0	0	-	0	91,667	91,667	100%	0	0	-	8,333	100,000	92%
8020 CIP Machinery & Equipment	0	0	0	-	0	0	-	21,864	0	(21,864)	-	45,048	23,184	51%	21,864	0	-
8025 CIP Mobile Equipment	0	0	0	-	0	0	-	1,000	0	(1,000)	-	25,000	24,000	96%	1,000	0	-
Total Debt Services	69,373	76,059	6,686	9%	11,331	(58,042)	-512%	1,481,457	1,518,199	36,742	2%	855,008	(626,449)	-73%	1,557,516	1,594,258	2%
Total Other Expenses	69,373	76,059	6,686	9%	11,331	(58,042)	-512%	1,499,017	1,518,199	19,182	1%	855,490	(643,527)	-75%	1,575,076	1,594,258	1%
Net Other Income	(69,373)	(76,059)	6,686	-9%	(11,331)	(58,042)	512%	(1,025,008)	(798,199)	(226,809)	28%	(537,062)	(487,946)	91%	(1,101,067)	(874,258)	26%
Net Result	45,247	5,488	39,759	724%	78,624	(33,377)	-42%	(169,698)	98,641	(268,338)	-272%	167,079	(336,776)	-202%	647,814	916,152	-29%

Financial Report - Actual vs. Budget
For Period Ending May 2022

amounts in \$US dollars

Fund: Dredge Fund

Department: Dredge Ops

Location: All

Budget: Adopted



Dredge Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	May 2022				May 2021			Jul 2021 - May 2022				Prior FYTD vs Current FYTD					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4285 Mob/Demob Services	0	0	0	-	25,890	(25,890)	-100%	0	0	0	-	25,890	(25,890)	-100%	0	0	-
4287 Dredging Services	0	0	0	-	60,356	(60,356)	-100%	0	0	0	-	94,306	(94,306)	-100%	0	0	-
4290 Other	0	21,794	(21,794)	-100%	73,483	(73,483)	-100%	167,144	239,729	(72,585)	-30%	73,483	93,662	127%	188,938	261,523	-28%
Total Operating Income	0	21,794	(21,794)	-100%	159,728	(159,728)	-100%	167,144	239,729	(72,585)	-30%	193,678	(26,534)	-14%	188,938	261,523	-28%
Expenses																	
Personnel Services																	
5005 Salaries	1,349	1,490	142	10%	679	(670)	-99%	1,550	17,890	16,340	91%	73,355	71,804	98%	3,041	19,380	84%
5010 Other compensation	0	0	0	-	0	0	-	0	0	0	-	(9)	(9)	100%	0	0	-
5015 Overtime	0	0	0	-	0	0	-	0	0	0	-	1,853	1,853	100%	0	0	-
Total Compensation	1,349	1,490	142	10%	679	(670)	-99%	1,550	17,890	16,340	91%	75,198	73,648	98%	3,041	19,380	84%
5100 Federal Payroll taxes	97	114	17	15%	50	(47)	-94%	112	1,369	1,257	92%	5,489	5,377	98%	226	1,483	85%
5105 State Payroll taxes	1	0	(1)	-	0	(0)	-72%	1	0	(1)	-	31	30	98%	1	0	-
5110 Unemployment Insurance	37	42	5	12%	18	(19)	-101%	42	501	459	92%	1,397	1,355	97%	84	543	85%
5115 Workers compensation	0	54	54	100%	0	0	-	0	642	642	100%	0	0	-	54	696	92%
Total Payroll Taxes	135	209	75	36%	69	(66)	-96%	154	2,513	2,358	94%	6,916	6,762	98%	364	2,722	87%
5200 Medical insurance	409	507	98	19%	0	(409)	-	465	6,091	5,626	92%	21,916	21,451	98%	972	6,598	85%
5205 Dental insurance	12	41	29	70%	0	(12)	-	18	494	476	96%	2,103	2,085	99%	59	535	89%
5215 Term life insurance	4	3	(1)	-17%	0	(4)	-	4	41	36	89%	209	205	98%	8	44	82%
5220 Long Term Disability insurance	9	9	0	5%	0	(9)	-	10	109	99	91%	393	383	97%	19	118	84%
5225 PERS Employee Contributions	305	352	48	13%	130	(175)	-135%	349	4,231	3,882	92%	16,928	16,579	98%	701	4,583	85%
5230 PERS Employer Contributions	81	89	9	10%	41	(40)	-99%	93	1,074	981	91%	4,691	4,598	98%	182	1,163	84%
Total Insured Benefits	820	1,003	183	18%	170	(650)	-382%	939	12,038	11,099	92%	46,241	45,301	98%	1,942	13,041	85%
Total Personnel Services	2,304	2,702	399	15%	918	(1,386)	-151%	2,644	32,440	29,796	92%	128,355	125,711	98%	5,347	35,143	85%
Goods & Services																	
6005 Seminars & training	0	417	417	100%	0	0	-	0	4,583	4,583	100%	0	0	-	417	5,000	92%
Total Staff Training	0	417	417	100%	0	0	-	0	4,583	4,583	100%	0	0	-	417	5,000	92%
6030 Travel - Per Diem & mileage reimbursement	0	167	167	100%	0	0	-	0	1,833	1,833	100%	0	0	-	167	2,000	92%
Total Travel & Entertainment	0	167	167	100%	0	0	-	0	1,833	1,833	100%	0	0	-	167	2,000	92%
6050 Office supplies	0	42	42	100%	0	0	-	0	458	458	100%	0	0	-	42	500	92%
6070 Postage & courier services	0	0	0	-	0	0	-	0	0	0	-	19	19	100%	0	0	-
Total Office Expense	0	42	42	100%	0	0	-	0	458	458	100%	19	19	100%	42	500	92%
6105 Telephone - mobile	52	0	(52)	-	52	0	0%	456	0	(456)	-	632	176	28%	456	0	-
6155 Environmental Remediation/Mitigation/Monitoring	0	0	0	-	0	0	-	0	0	0	-	380	380	100%	0	0	-
Total Utilities	52	0	(52)	-	52	0	0%	456	0	(456)	-	1,012	556	55%	456	0	-

Financial Report - Actual vs. Budget
For Period Ending May 2022

amounts in \$US dollars

Fund: Dredge Fund

Department: Dredge Ops

Location: All

Budget: Adopted



Dredge Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	May 2022				May 2021			Jul 2021 - May 2022				Prior FYTD vs Current FYTD			Jul 2021 - Jun 2022		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
6250 Legal services	0	2,083	2,083	100%	0	0	-	0	22,917	22,917	100%	0	0	-	2,083	25,000	92%
6255 Auditing	0	833	833	100%	0	0	-	0	9,167	9,167	100%	0	0	-	833	10,000	92%
6290 Commercial insurance	4,787	4,477	(310)	-7%	4,477	(310)	-7%	50,888	49,250	(1,638)	-3%	49,629	(1,259)	-3%	55,365	53,727	-3%
Total Professional Services	4,787	7,394	2,607	35%	4,477	(310)	-7%	50,888	81,333	30,445	37%	49,629	(1,259)	-3%	58,282	88,727	34%
6400 Small equipment & tools	0	0	0	-	0	0	-	214	0	(214)	-	0	(214)	-	214	0	-
6425 Operational supplies	0	4,167	4,167	100%	(3,080)	(3,080)	100%	0	45,833	45,833	100%	23,931	23,931	100%	4,167	50,000	92%
6430 Equipment Rental	0	0	0	-	0	0	-	0	0	0	-	5,104	5,104	100%	0	0	-
6450 Fuel - Gas	0	0	0	-	0	0	-	0	0	0	-	1,454	1,454	100%	0	0	-
6455 Fuel - Diesel	0	0	0	-	0	0	-	0	0	0	-	1,206	1,206	100%	0	0	-
Total Operational Expense	0	4,167	4,167	100%	(3,080)	(3,080)	100%	214	45,833	45,620	100%	31,695	31,481	99%	4,380	50,000	91%
6500 Repairs & maintenance equipment	24	5,417	5,393	100%	0	(24)	-	24	59,583	59,560	100%	16,646	16,622	100%	5,440	65,000	92%
6505 Repairs & maintenance vehicles	1,500	1,250	(250)	-20%	19,180	17,680	92%	83,181	13,750	(69,431)	-505%	26,167	(57,014)	-218%	84,431	15,000	-463%
Total Repair and Maintenance	1,524	6,667	5,143	77%	19,180	17,656	92%	83,205	73,333	(9,871)	-13%	42,813	(40,392)	-94%	89,871	80,000	-12%
Total Goods & Services	6,363	18,852	12,489	66%	20,629	14,267	69%	134,762	207,375	72,613	35%	125,167	(9,595)	-8%	153,614	226,227	32%
Total Expenses	8,666	21,555	12,888	60%	21,547	12,881	60%	137,406	239,815	102,409	43%	253,522	116,115	46%	158,961	261,370	39%
Operating Results	(8,666)	239	(8,905)	-3729%	138,181	(146,848)	-106%	29,738	(86)	29,824	-34735%	(59,843)	89,581	-150%	29,977	153	19493%
Other Income & Expenses																	
Other Income																	
4505 Interest - Bank	255	0	255	-	472	(217)	-46%	2,622	0	2,622	-	472	2,149	455%	2,622	0	-
Total Other Income	255	0	255	-	472	(217)	-46%	2,622	0	2,622	-	472	2,149	455%	2,622	0	-
Net Other Income	255	0	255	-	472	(217)	-46%	2,622	0	2,622	-	472	2,149	455%	2,622	0	-
Net Result	(8,411)	239	(8,650)	-3622%	138,654	(147,065)	-106%	32,360	(86)	32,446	-37789%	(59,371)	91,731	-155%	32,599	153	21206%



M E M O R A N D U M

TO: John Burns, Chief Executive Officer

FROM: Margaret Barber, Director of External Affairs and Business Development

DATE: July 18, 2022

SUBJECT: Commercial/External Affairs/Marketing Management Report

Commercial:

Staff continue to work with inquiries interested in establishing operations at Terminal One in Coos Bay. Staff have developed a dockage pricing structure for the Terminal One dock.

Staff are partnering with rail staff to conduct quarterly on-site customer meetings. Additional meetings will take place throughout the month of July. EABD and rail staff also met with representatives from the PNWR and CORP rail lines to provide updates and brainstorm mutually beneficial efforts.

Staff have been working with one rail customer interested in expanding rail infrastructure in their yard to increase volume capacity. An agreement has been executed for the work and it is anticipated that construction will commence in the coming weeks.

Staff participated in the Annual Agricultural Transportation Coalition meeting along with staff from NorthPoint. The conference centered around challenges in the export of agricultural products, which has been significantly exacerbated in recent years with the ongoing strain on the supply chain. Staff connected with associations and producers and discussed the potential to move product through the PCIP in coming years. The prospect of an additional gateway on the West Coast to export agricultural products was very well received.

Staff participated in the Northwest Marine Terminal Association summer meeting virtually.

Port Property:

Monthly Commercial lease revenue for the month of June 2022 was up 26.8% over June 2021. This increase is due in part to the new lease revenues being generated from the Hub building leases, as well as an increase in the properties rented out in the Charleston Marina Complex over last year.

Staff welcomed a new tenant in 145 Central who is renting one of the small offices in the shared space with the Chamber and Crystal Shoji Planning. Staff showed both 147 Broadway and 125 Central Suite 290 to a state government entity looking for new office space in Coos Bay. Two inquiries were received on 147 Broadway, however, these inquiries did not result in a showing of the space. Another inquiry was received for an individual office in 145 Central. Staff continue to communicate with a moorage holder in Charleston regarding the Fishermen's Wharf facility. The

prospective tenant is awaiting some key decision points from ODFW prior to moving forward. Staff are also working with an existing Charleston tenant interested in expanding their overall footprint in the Marina.

Vacant Port owned properties include the Fishermen's Wharf and the two small office spaces adjacent to the Charleston Post Office, select individual offices in the shared space of the Hub Building, as well as 147 S. Broadway in the Hub Building. Staff received notice from the Coastal Center on the second floor of the Hub Building that they will be vacating that space at the end of July of 2022 as they have purchased a building. Staff are working to actively market this space to find a new tenant.

Marketing, Media, and Outreach:

Staff participated in the Hooked On Oregon radio program this month.

The Port was featured in the following news outlets:

- The World: [Port, Oregon Coast Railriders to bring excursion rides to Coos Bay Rail Line](#)
- The World: [Maritime Art exhibit to open at Coos Art Museum](#)
- Freight Waves: [Bipartisan congressmen want White House to support new Oregon container port](#)
- Capital Press: [Developer says Port of Coos Bay expansion a matter of when, not if](#)
- Capital Press: [Catching energy: Floating offshore wind generator proposals worry fishing industry](#)

Staff distributed surveys to a comprehensive contact list of approximately 550 Charleston stakeholders. Four surveys were created and sent to specific groups of Marina customers, including the Commercial Fleet, Recreational Fleet, RV Park customers, and Shipyard customers. The intent of the survey is to solicit feedback regarding the most critical infrastructure in Charleston as well as recommendations for future infrastructure investment. The cutoff day by which surveys must be received is July 29, after which point staff will calculate results for distribution.

The Port's Instagram account reached 788 accounts in the last thirty day period, up 8.3% from the previous month. The top post from the month was: "The Port and CBRL are excited to partner with the Oregon Coast Railriders this summer! Excursion trips will be taking place daily, leaving from Sturdivant Park in Coquille for a breathtaking 16-mile round trip tour of the southernmost portion of the Coos Bay Rail Line. Tickets are available through online reservation at <https://ocrailriders.com/>, or in person on site on a first come first served basis. Please call 541-901-0981 for questions or further detail." This post received a total of 49 likes and was shared 21 times, reaching a total of 435 accounts.

The Port's LinkedIn page gained 24 new followers, an increase in reactions of 4.4%, and an increase of 33.3% in shares. The top post of the past month was: "The Capital Press released a great article regarding the Pacific Coast Intermodal Project, which will serve to add much needed import and export capacity on Oregon's south coast! Link to the article can be found here:

[#project #export #import.](https://lnkd.in/eUWAmCEr)” This post received 1,606 impressions, 1,168 unique impressions, 33 reactions, and five shares.

Legislative/Advocacy Work:

Port staff continue planning a Legislative tour scheduled to take place in August in conjunction with Markee and Associates. This will be the first tour hosted by the Port since COVID restrictions have been lifted. The intention of the tour will be to provide State Legislators with a broad understanding of the three primary business lines of the Port while providing an opportunity to see firsthand the various assets of the Port including the Federal Navigation Channel and the Coos Bay Rail Line. Current and upcoming projects will also be discussed throughout the course of the tour.

Industry Articles/Information Items:

- Cargo waiting offshore, American Shipper: [There’s still over \\$40B in cargo on container ships waiting offshore](#)
- West Coast railroad bottlenecks, Hellenic Shipping News: [Railroad bottlenecks at nation’s busiest West Coast ports reaches inflection point](#)
- Rail union negotiations, Freight Waves: [Big business calls on Biden to avert rail strike](#)
- Class I congestion impacting delays at ports, CNBC: [Railroad bottlenecks at nation’s busiest West Coast ports reaches inflection point](#)
- Impact of fuel pricing on forest products markets: [Impact of Skyrocketing Fuel Prices on Forest Products Transportation](#)
- PMA/ILWU Negotiations, American Shipper: [Fingers crossed as West Coast port labor talks head into overtime](#)
- Forest Product Industry, Forest2Market: [May Housing Starts Plummet and Softwood Lumber Prices Follow](#)



M E M O R A N D U M

TO: John Burns, Chief Executive Officer
FROM: Mike Dunning, Chief Port Operations Officer
DATE: July 18, 2022
SUBJECT: Port Operations/Asset Management Report

Channel Modification Project:

Port staff and David Miller and Associates (DMA) held a meeting with the US Army Corps on July 12, 2022. The meeting was held to reinitiate the channel deepening project and discuss the Pacific Coast Intermodal Port (PCIP). The Corps will be finalizing the new Support Agreement (SA) and we expect this agreement to be in place by September of 2022.

DMA is collecting data and information for the economics studies, which must be reanalyzed to accommodate for a change in commodities; liquid natural gas (LNG) to container traffic. Part of these studies will include new ship simulations to evaluate proposed vessels that will serve the new terminal.

Rail Bridge Rehabilitation Project:

Work continues with engineering and design, permitting, contracting and construction for all phases of the project. Updates for each phase are provided below:

Vaughn Viaduct: The Vaughn Viaduct Invitation to Bid (ITB) was solicited in early July, with bids due by September 06, 2022.

Wildcat Creek Bridges: Partney Construction has completed approximately 10% of the scheduled work for this project.

Steel Swing Bridges: The contractor is ordering materials and conducting field verifications for each phase of the project. We expect physical construction to start at the Cushman Bridge in September of 2022.

PIDP Grant (Tie and Resurfacing Project):

Port staff is working on obtaining Geometry Car services for preconstruction rail conditions. This study will be used to advise the Port's consultant about where to focus tie replacement and resurfacing efforts, and to provide pre- versus post-construction track conditions. The Port is still waiting for the final MARAD grant agreement.

Safety and Security:

Port staff barricaded and posted the Ports property adjacent to 101 North in North Bend. The piece

of property was being used by campers to illegally park their vehicles on Port property.

We continue to see theft and vandalism at the Terminal One property. The majority of theft and vandalism is associated with the removal of copper wire in the old mill. Staff will continue to review video footage and work with the Sheriff's office to curb this issue.

Dredging:

The Corps will not have a coastal contract clamshell dredge in the bay this season. This was removed from the workplan due to the Corps inability to complete contracting requirements in time. Several terminals are working with a potential contractor to complete required maintenance for their facilities.



MEMORANDUM

TO: John Burns, Chief Executive Officer

FROM: Mike Dunning, Chief Port Operations Officer

DATE: July 18, 2022

SUBJECT: Charleston Operations Management Report

Of the 443 moorage slips, there were 161 annuals, 53 semi-annuals, 50 monthlies and 122 transients. This is approximately 70% occupancy for the Marina and all categories remained similar to the month prior. June ice volume totaled 479 tons. Total monthly sales were \$43,634.

The RV Park had an average capacity of 75% in June. Out of 104 RV Park spaces, we had 119 new check-ins with total sales of \$55,044.86.

Maintenance Projects:

Dock Work: Staff repaired electrical pedestals and completed final repairs at Ice House floating dock.



Shipyard Cleanup: To date, 11 vessels out of 23 have been destroyed by the contractor. Shipyard staff continues to cleanup the storage areas and improve general housekeeping efforts.

Dredge Pit: Staff purchased a new brush hog attachment for the front of the new tractor. This new attachment will save a significant amount of man hours and can be used Port wide to deal with heavy overgrowth.

Shop Roof: This project is complete. Before and after pictures are below.



State Dredge Equipment: Staff continues to complete maintenance on the dredge equipment in preparation for the next dredge project. The state recently approved the purchase of additional dredge pipe to replace worn sections from previous dredging activities. We also conducted an inventory of consumable parts and placed an order to restock items that are needed.

Section 107 Feasibility Study: The Portland district continues to develop the feasibility study for this project. We expect to see a final draft by late summer.

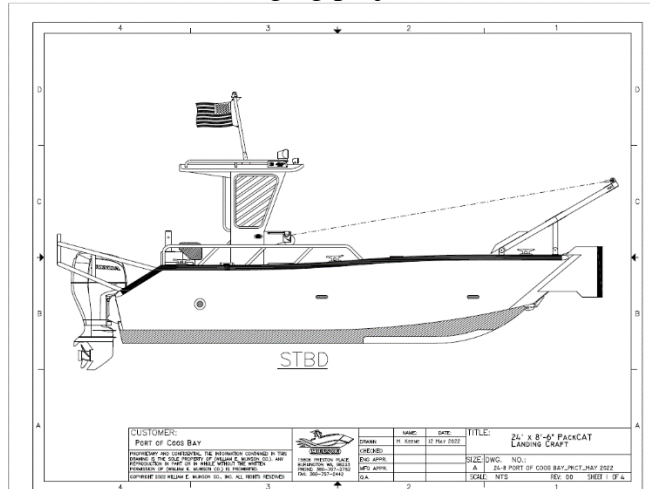
Marina Office: The new teller windows are in, and staff is waiting for the new side windows. These windows were ordered in May and have not arrived yet.

Staffing:

After 31 years with the Port, Mickey Pulse has decided to retire. His 31 years of knowledge and experience with the Port will be missed. We wish him the best as he transitions to a new horizon. As Mickey transitions out, we welcome two new members of the Port team; Josh Bolles and Kevin Riddle. Both Josh and Kevin have been hired as maintenance operators at the Charleston Marina Complex.

Dredging:

The new state owned booster pump and work boat are being built for delivery. Staff expects to have both of these pieces of equipment in time for the 2022 marina dredging project.





MEMORANDUM

TO: John Burns, Chief Executive Officer
FROM: Rich Lopez, General Manager
DATE: July 18, 2022
SUBJECT: Railroad Department Management Report

Operations:

CBRL Carloads:

June = 595 Prior Month = 707 Prior Year June = 625

2021/22 Forecasted Monthly Average 683 missed by 88 carloads.

As CBRL closes the 21/22 fiscal year it continues to look forward to improving on previous years. The 21/22 fiscal year carloads closed 16% over the 20/21 fiscal year. The customers continue to increase carloads to the national market. The conversations with customers in the beginning of the year has allowed CBRL to plan for the continuing improvements with manpower, locomotives, track and structures and bridges. The teams are set and ready to meet the challenges of the new year. The track structure will be a focus of attention right out the gate. The locomotives are running well, and CBRL is looking to add additional locomotives to the fleet to meet additional load and crew needs. The addition of jobs will occur to help reduce switching times, improve reliability and consistency of service. CBRL will be looking at strategic Key Performance Indicators to allow for continuous improvements in departments of the Company. CBRL and Port staff have been working hard to initiate and maintain grant projects, continue in house rail maintenance, and hire additional staff. The teams are ready for what this will bring them.

The Union Pacific car supply chain has improved this latter part of June. The car flow into the CBRL has remained steady and cars for spot have been available for the customers needs.

The Wild Cat Creek Steel Bridges project is ahead of the current work schedule and continues to keep that pace. The Vaughn Viaduct had its pre-bid walk through and the Swing Span project is tentative to start work in September.

Mechanical (Car and Locomotive):

The Mechanical department has continued to keep the fleet operational and available. Mr. Teeters leads those assisting him with inspections and online repairs. The current fleet of 7 of the 8 locomotives are all operational. The 1909 has been down for awhile having wiring redone. Mr. Teeters has corrected some issues on the loading and continues to redo the wiring for better reliance of the locomotive. The 1869 has had a traction motor issue and warranty work will begin the second week of July.

With the better of flow of cars coming back online, the Car department have found themselves busier with car repairs. As the flow continues to remain steady the car repair numbers will improve over past months. The team also stays ahead of the surprise inspections by state and regulatory inspectors.

Maintenance of Way (MOW):

The Maintenance of Way is coming into 22/23 year with a new maintenance program. The program will allow for available team members to work on strategic needs for repair. In doing so this will allow for slow orders to be removed and velocity to improve. There will be a single-track Inspector running the line and identifying, prioritizing and mitigating track issues. The program will allow the MOW team to be more proactive to rail issues and not so reactive. The MOW crew will also handle vegetation growth, switches repairs, and debris removal along the line. The new program was accepted well by the team and they are ready to continue to improve the CBRL.

ODOT/FRA:

CBRL had one on site visit by ODOT Inspector Greg Stang. No violations to report.

Coos Bay Rail Line:

As of July 1, 2022, the CBRL is 172 days injury free. The CBRL had 0 incident in June. Currently, CBRL has 20 employees and 8 locomotives on property.

Rail Projects:

Wildcat Bridge Project began.

Swing Span Project awarded.

Vaugh Viaduct pre-bid walk through held.



Coos Bay Rail Line Serving Western Lane, Western Douglas and Coos Counties in Southwest Oregon

Owned by the Oregon International Port of Coos Bay

Operations by Coos Bay Rail Line, Inc. (CBRL) began on November 1, 2018.

Monthly Revenue Car Loads and Equivalent Highway Truck Loads / 2018 - 2022

One (1) revenue car load = 3.3 highway truck loads

	2018		2019		2020		2021		2022	
	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads
Jan	580	1,914.0	611	2,016.3	409	1,349.7	346	1,141.8	445	1,468.5
Feb	618	2,039.4	465	1,534.5	400	1,320.0	390	1,287.0	502	1,656.6
Mar	627	2,069.9	547	1,805.1	432	1,425.6	566	1,867.8	694	2,290.2
Apr	574	1,894.2	521	1,719.3	350	1,155.0	621	2,049.3	668	2,204.4
May	623	2,055.9	438	1,445.4	394	1,300.2	599	1,976.7	707	2,333.1
Jun	594	1,960.2	318	1,049.4	534	1,762.2	625	2,062.5	595	1,963.5
Jul	602	1,986.6	346	1,141.8	485	1,600.5	503	1,659.9		
Aug	602	1,986.6	329	1,085.7	467	1,541.1	485	1,600.5		
Sep	472	1,557.6	299	986.7	378	1,247.4	556	1,834.8		
Oct	469	1,547.7	425	1,402.5	431	1,422.3	521	1,719.3		
Nov	268	884.4	348	1,148.4	349	1,151.7	548	1,808.4		
Dec	399	1,316.7	303	999.9	499	1,646.7	453	1,494.9		
Total	6,428	21,212.4	4,950	16,335.0	5,128	16,922.4	6,213	20,502.9	3,611	11,916.3

Coos Bay Rail Line-CBRL operates at the U.S. shortline railroad industry standard of 286,000 lbs/143 short tons (weight of car plus commodity weight) per loaded revenue car. The majority of cars currently moving on the rail line weigh 66,000 to 86,000 lbs/33 to 43 short tons, resulting in a carrying capacity of 200,000 to 220,000 lbs/100 to 110 short tons.

Using 200,000 lbs/100 short tons as an average weight of commodity per rail car, the tonnage figures for the years 2011 through year to date 2022 are as follows:

*2011:	194	rail carloads =	19,400	short tons =	640.2	highway truck loads
2012:	2,480	rail carloads =	248,000	short tons =	8,184.0	highway truck loads
2013:	4,850	rail carloads =	485,000	short tons =	16,005.0	highway truck loads
2014:	7,509	rail carloads =	750,900	short tons =	24,779.7	highway truck loads
2015:	7,341	rail carloads =	734,100	short tons =	24,225.3	highway truck loads
2016:	7,434	rail carloads =	743,400	short tons =	24,532.2	highway truck loads
2017:	7,172	rail carloads =	717,200	short tons =	23,667.6	highway truck loads
2018:	6,428	rail carloads =	642,800	short tons =	21,212.4	highway truck loads
2019:	4,950	rail carloads =	495,000	short tons =	16,335.0	highway truck loads
2020:	5,128	rail carloads =	512,800	short tons =	16,922.4	highway truck loads
2021:	6,213	rail carloads =	621,300	short tons =	20,502.9	highway truck loads
2022:	3,611	rail carloads =	361,100	short tons =	11,916.3	highway truck loads

*Start up in 2011, Data includes 4th Quarter / Oct – Dec.

The Coos Bay rail line was embargoed by the previous owner/operator in September 2007. The Port acquired the 111-miles of the line owned by RailAmerica, Inc. in spring 2009 through an order from the U.S. Surface Transportation Board at the completion of a Feeder Line Application process initiated in July 2008. The Port acquired the Union Pacific (UP) Railroad owned 23-mile section of the line through a negotiated agreement with UP in late December 2010.

Coos Bay Rail Line, Inc. (CBRL) is 172 days injury free as of July 1, 2022!