

COMMISSION MEETING

INFORMATION

Date: February 13, 2023

Staff Review: Port Attorney
Director of Marina Operations
Director of Facilities & Maintenance
Manager of Finance & Accounting

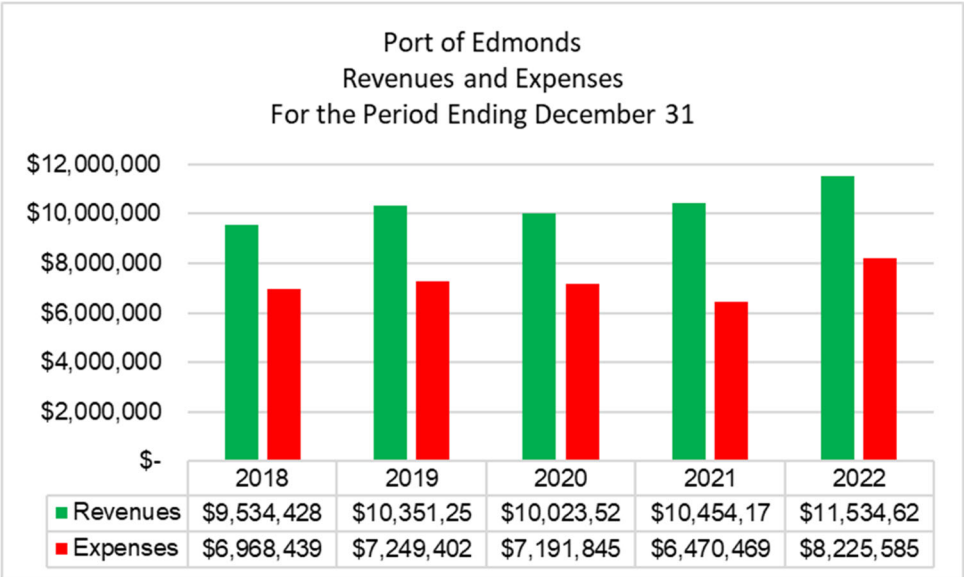
To: Port Commission

From: Tina Drennan
Manager of Finance
& Accounting

Attachments: December Income Statement
December Marina Income Statement
December Rental Property Income Statement
Statement of Net Position as of 12/31/2022
Capital Budget to Actual for 2022
Investment Report as of December 31, 2022
Investing Transactions Report, 4th Quarter

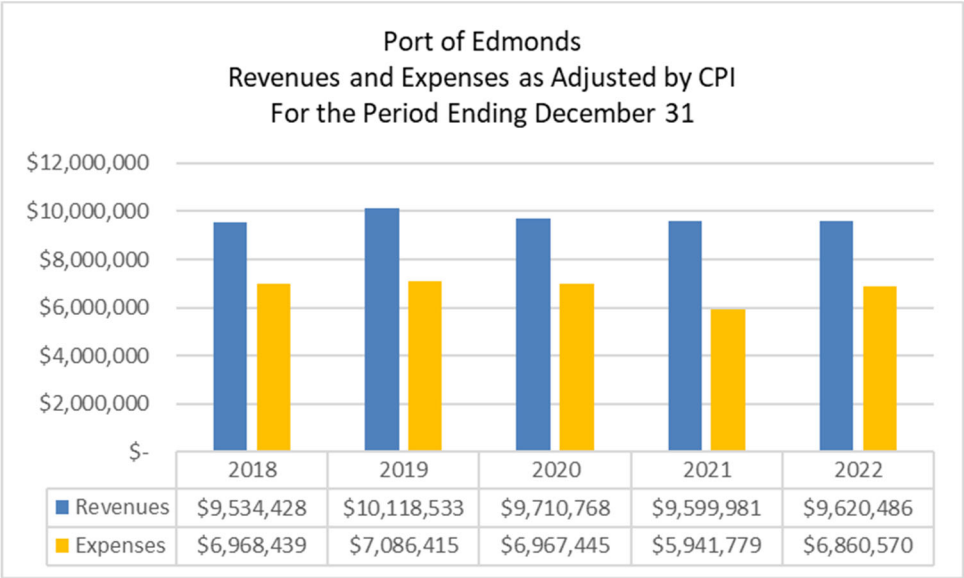
SUBJECT: PRELIMINARY 2022 ANNUAL REPORT

Please find attached the Preliminary 2022 Annual Report. All major transactions that staff is aware of have been recorded. Staff will be preparing the final 2022 annual report in the Budgeting, Accounting, and Reporting (BARS) format in the next couple of months. Occasionally during this process staff finds other transactions that need to be recorded. Staff will notify the Commission of any changes when the 2022 Annual Report is presented.

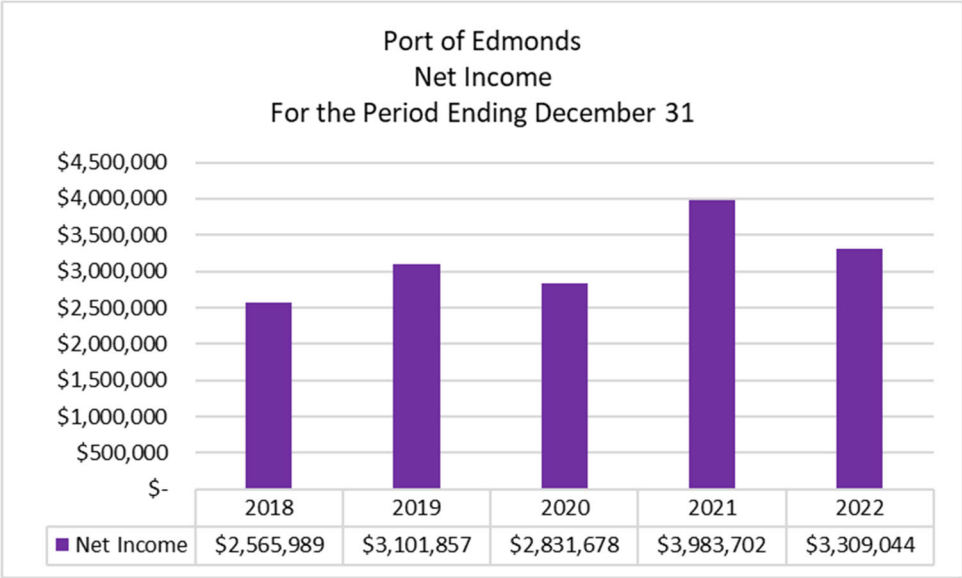


Revenues generally trended upwards to a high of \$11.5 million in 2022. Expenses ranged from \$6.5 million to \$8.2 million. This is a bit misleading as in 2020, the Port recorded a negative pension expense of \$233,000, in 2021, recorded a negative pension expense of \$638,000 and a negative other post-employment benefits expense of \$309,000, and in 2022, recorded a negative pension expense of \$275,000 and negative other post-employment benefits expense of \$253,000. These negative expenses are book only transactions and don't really reflect the Port's revenues, expenses, or net income. The Port did not experience a reduction in outgoing cash of \$528,000 in 2022 and had did not have any control or influence on either of these transactions. Without the negative expenses in 2020, 2021, and 2022 expenses would be \$7 million, \$7.4 million, and \$8.8 million respectively. The cost of fuel was also high in 2022, creating an additional \$512,000 in revenue and \$536,000 in expenses.

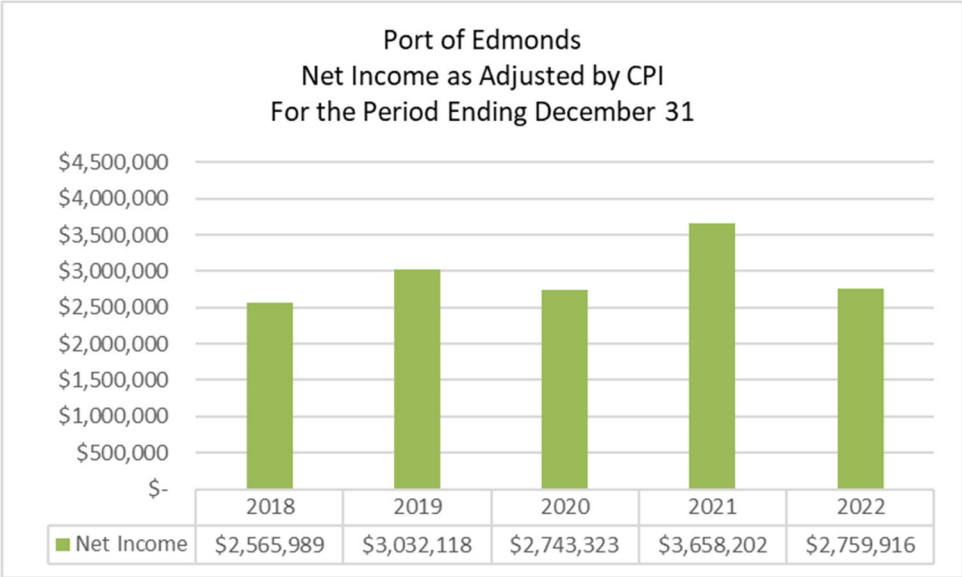
As inflation has dramatically increased since 2021, the graph below shows the Port's revenues and net income as adjusted by CPI using 2018 as the base period. CPI increased by 20% from August 2018 to August 2022. (CPI numbers for the Seattle-Tacoma-Bellevue area are released every other month.)



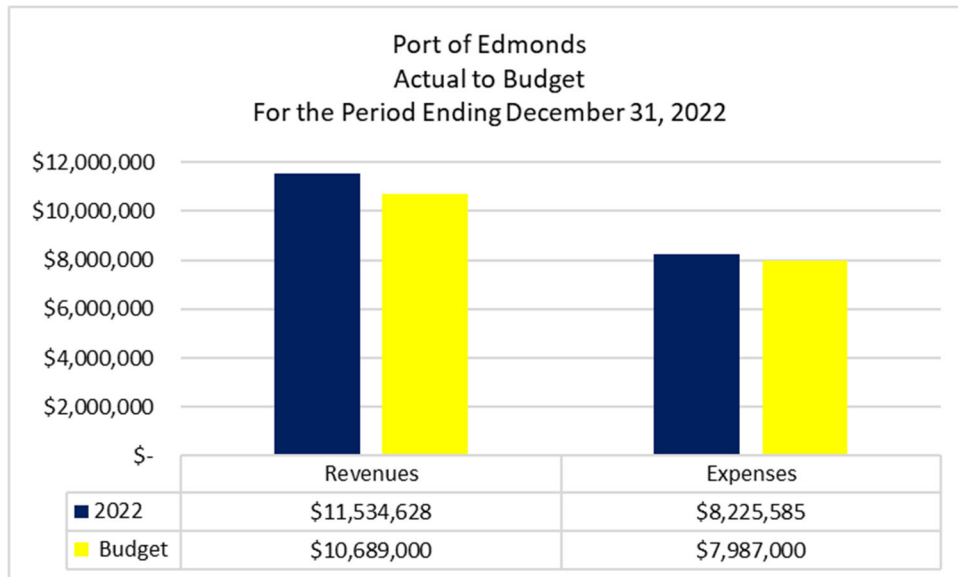
As adjusted by CPI, revenues averaged \$9.7 million. Expenses averaged \$6.7 million.



Net income ranged between \$2.6 million and \$4 million. Without the negative expenses, the Port’s net income for 2020, 2021, and 2022 would be \$2.6 million, and \$2.8 million, respectively.



As adjusted for CPI, net income ranged from \$2.6 million to \$3.7 million.



Revenues were \$846,000 greater than budget. Expenses were \$239,000 greater than budget. Without the negative expense, 2022 expenses were \$767,000 less than budget.

Gross profit (revenues less cost of goods sold) for the twelve month period ending December 31, 2022, was \$9.4 million, which was \$620,000 greater than budget. Net income for the same period was \$3.3 million. Without the negative expense, net income was \$2.8 million.

Marina Operations Revenue Actual to Budget:

	ACTUAL TO DATE	BUDGET TO DATE	VARIANCE	%
FUEL SALES, NET	302,712	231,000	71,712	31%
GUEST MOORAGE, NET	237,884	194,000	43,884	23%
PERMANENT MOORAGE	4,196,383	4,120,000	76,383	2%
PASSENGER FEES	60,950	48,000	12,950	27%
DRY STORAGE	892,356	800,000	92,356	12%
PARKING	165,111	99,000	66,111	67%
TRAVELIFT	165,032	140,000	25,032	18%
WORKYARD	174,278	128,000	46,278	36%

Financial Occupancy:

	2018	2019	2020	2021	2022	2022 Budgeted
Moorage	98%	97%	98%	99%	100%	98%
Dry Storage	89%	92%	87%	94%	97%	87%

Dry Storage revenue is down for 2020 as the Port charged Dry Storage tenants at the pay-per-move rate on their April statements, and the off-peak rate through May, due to limited hours because of COVID-19 procedure changes.

Rental Properties Revenue Actual to Budget:

	ACTUAL TO DATE	BUDGET TO DATE	VARIANCE	%
TOTAL RENTAL PROPERTY REVENUE	2,846,121	2,670,000	176,121	7%

Operating expenses before depreciation for the twelve-month period were \$4.9 million, which is \$552,000 or 27% less than budget. Without the negative expenses, operating expenses were \$4.7 million or \$413,000 or 10% less than budget.

Operating Expenses Actual to Budget:

	ACTUAL TO DATE	BUDGET TO DATE	VARIANCE	%
CLAIMS & DAMAGES	27,448	10,000	(17,448)	-174%
GASB 68 PENSION EXPENSE	(275,718)	-	275,718	N/A
OPEB EXPENSE	(252,660)	-	252,660	N/A
OFFICE	85,601	127,000	41,399	33%
PROFESSIONAL SERVICES	149,237	105,000	(44,237)	-42%
REPAIR & MAINTENANCE	439,889	385,000	(54,889)	-14%
SUPPLIES	261,850	326,000	64,150	20%

Notes:

GASB 68 Pension

This Statement requires the liability of employers and nonemployer contributing entities to employees for defined benefit pensions (net pension liability) to be measured as the portion of the present value of projected benefit payments to be provided through the pension plan to current active and inactive employees that is attributed to those employees' past periods of service (total pension liability), less the amount of the pension plan's fiduciary net position.

Other Post Employment Benefits (OPEB)

The primary objective of this Statement is to improve accounting and financial reporting by state and local governments for postemployment benefits other than pensions (other postemployment benefits or OPEB). It also improves information provided by state and local governmental employers about financial support for OPEB that is provided by other entities.

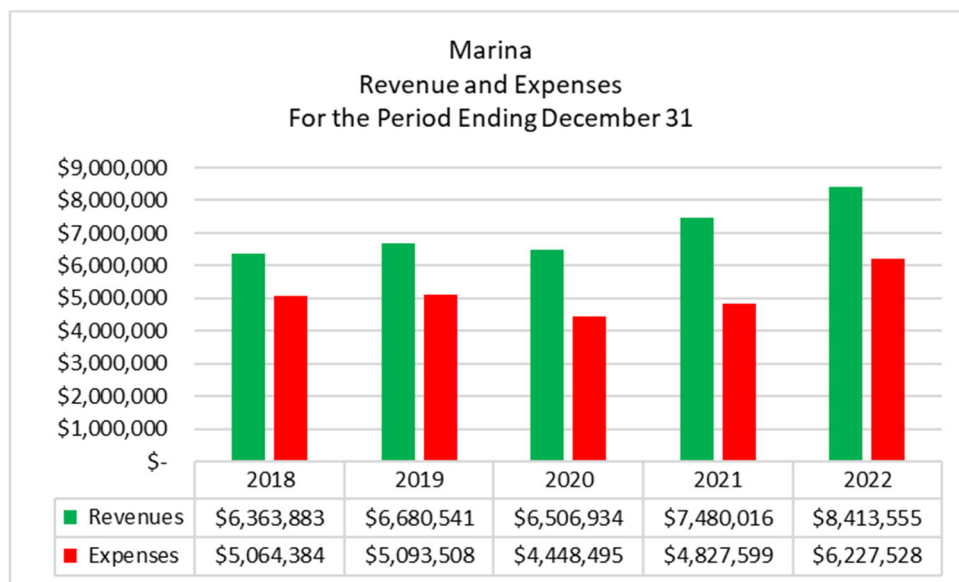
Non-Operating Items – Expenses (Revenues):

	ACTUAL TO DATE	BUDGET TO DATE	VARIANCE	%
CHANGE IN FAIR VALUE OF INVESTMENTS	818,590	-	(818,590)	100%
INTEREST INCOME	(380,748)	(151,000)	229,748	-152%

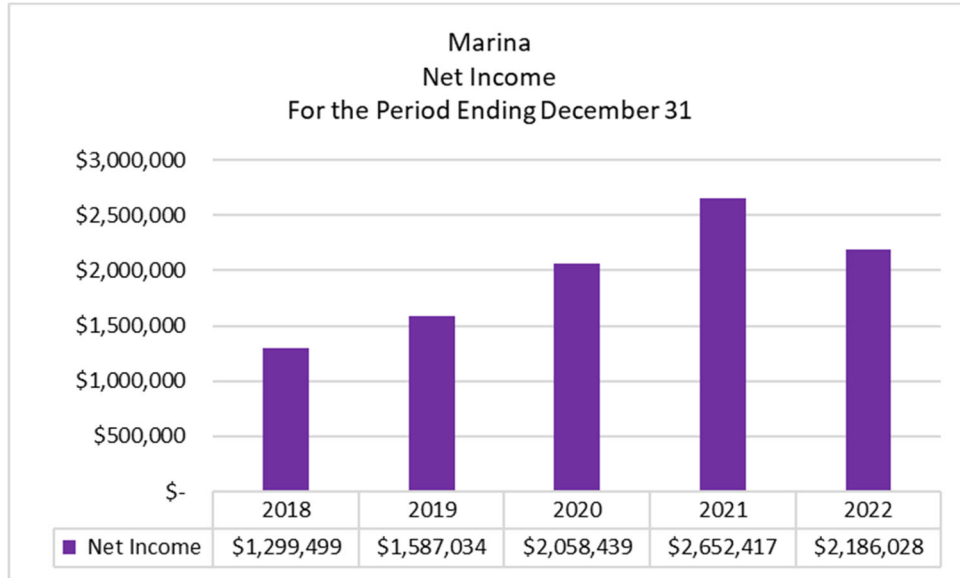
Net income for the twelve months ending December 31, 2022 was \$3.3 million, which is \$600,000 greater than budget. The primary reasons for this difference are as follows:

1. Gross profit (Revenues less cost of goods sold) was \$620,000 greater than budget.
2. Negative pension expenses of \$276,000 and \$253,000 reduced operating expenses by \$529,000.
3. Change in fair value of investments was a loss of \$819,000, which isn't budgeted, as it is very difficult to predict interest rate changes.

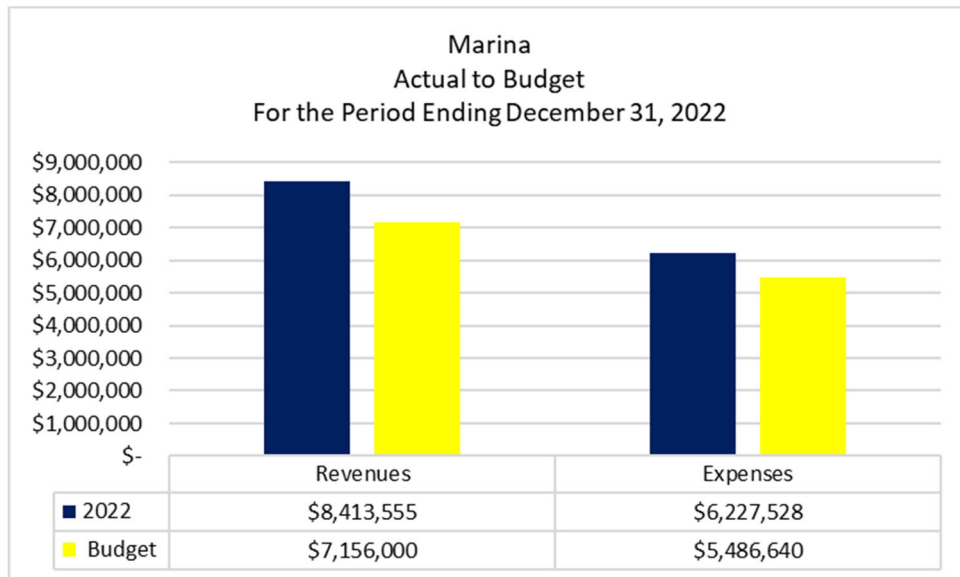
Marina Actual to Budget:



Revenues generally trended upwards to \$8.4 million in 2022. Expenses ranged from \$4.4 million to \$6.2 million.

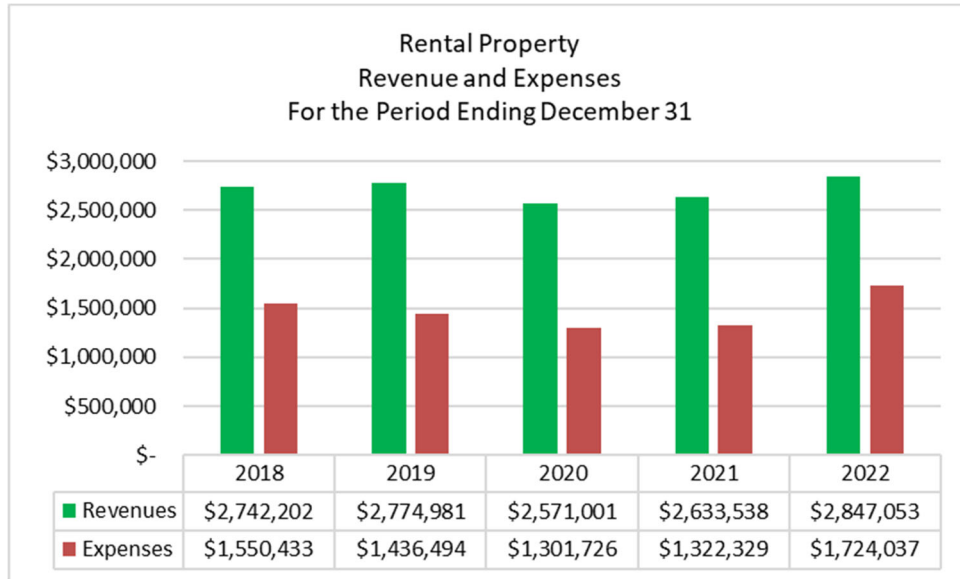


Net income ranged between \$1.3 million and \$2.6 million.

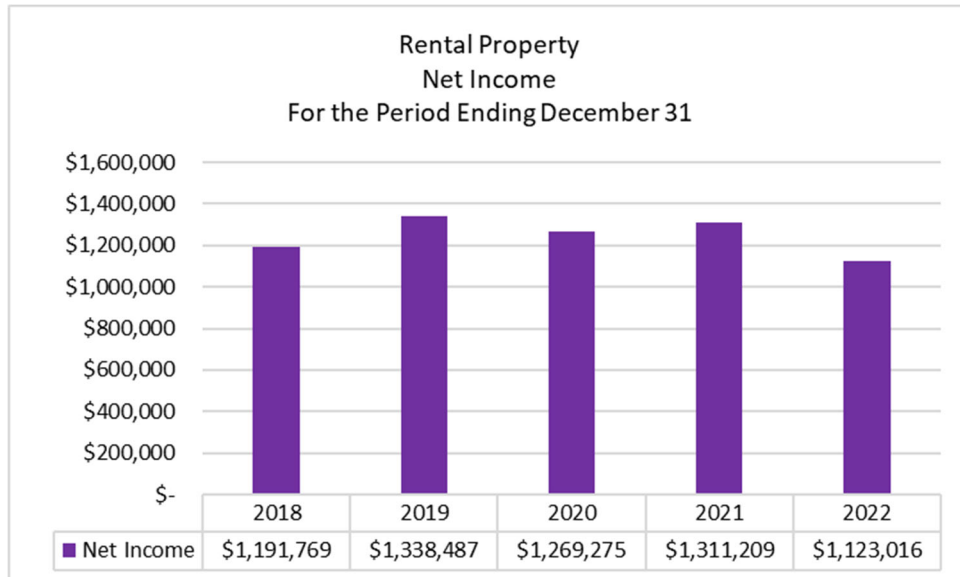


	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>
Operating Revenues	\$8,385,000	\$7,131,000	\$1,254,000	18%
Operating Expenses Before Depr, O/H	\$3,072,000	\$3,098,000	\$ (26,000)	-1%
Net Income	\$2,186,000	\$1,669,000	\$ 517,000	31%

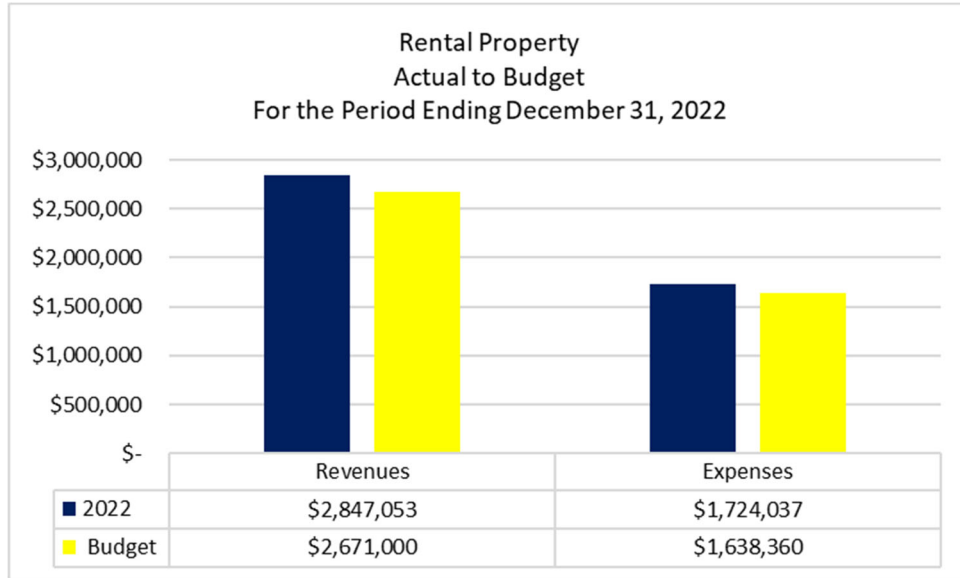
Rental Property Actual to Budget:



Rental Property revenues ranged from \$2.6 million and \$2.8 million. Expenses ranged from \$1.3 million to \$1.7 million.



Net income ranged from \$1.1 million to \$1.3 million.



	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>
Operating Revenues	\$ 2,846,000	\$ 2,670,000	\$ 176,000	7%
Operating Expenses Before Depr, O/H	\$ 833,000	\$ 723,000	\$ 110,000	15%
Net Income	\$ 1,123,000	\$ 1,032,640	\$ 90,360	9%

Capital Budget to Actual

The Port’s 2022 Capital Budget was \$7,643,000. Actual purchases were \$3,177,924. Details are on the attached spreadsheet.

Investing Summary:

- As of December 31, 2021, the Port had 22 long-term investments.
- The Port is moving from \$500,000 ladder “rungs” to \$1 million “rungs” in the laddered investment portfolio.
- The details of the Port’s bond maturity and bonds purchased are attached. One bond matured in November 2021.
- The Capital Replacement Reserve is currently \$15,849,000, with a part of the reserve in cash and part invested long term.
- The Environmental Reserve is currently \$1,063,000, with a part of the reserve in cash and a part invested long term.
- As bonds were called or matured in 2021, the Port retained the funds as cash to pay for a new Administration/Maintenance Building. That goal has now been reached so the Port will continue the investment ladder program, whereby a portion of the Port’s investments mature quarterly.
- As the Port constructs the new Administration/Maintenance Building, the Port will draw down the Capital Replacement Reserve.

PORT OF EDMONDS
INCOME STATEMENT
FOR THE PERIOD ENDING DECEMBER 31, 2022

	<u>ACTUAL TO DATE</u>	<u>BUDGET TO DATE</u>	<u>2021 TO DATE</u>
MARINA REVENUES			
ELECTRICAL FEES	145,301	147,000	152,485
ENVIRONMENTAL FEES	121,258	119,000	111,914
ENVIRONMENTAL FEE - WORKYARD	33,072	39,000	32,706
FUEL SALES	2,012,701	1,151,000	1,499,170
LAUNCHER	119,508	110,000	111,911
MISCELLANEOUS	123,518	107,000	107,213
GUEST MOORAGE	257,268	214,000	289,561
PERMANENT MOORAGE	4,193,383	4,099,000	3,903,980
PASSENGER FEES	60,950	48,000	49,545
DRY STORAGE	891,356	796,000	803,249
PARKING	165,111	99,000	127,307
TRAVELIFT	165,032	140,000	146,724
WORKYARD	171,278	128,000	154,999
LATE FEES	32,015	35,000	33,879
TOTAL MARINA REVENUE	<u>8,491,750</u>	<u>7,232,000</u>	<u>7,524,643</u>
RENTAL PROPERTY REVENUES			
HARBOR SQUARE LEASE REVENUE	1,670,580	1,527,000	1,508,242
HARBOR SQUARE CAMS	269,466	224,000	223,971
WEST SIDE LEASE REVENUE	307,754	308,000	267,203
HARBOR SQUARE LEASE INTEREST REVENUE	384,709	395,000	407,236
WEST SIDE LEASE INTEREST REVENUE	207,579	209,000	219,412
MISCELLANEOUS REVENUE	3,524	5,000	6,090
LATE FEES	2,509	2,000	871
TOTAL RENTAL PROPERTY REVENUE	<u>2,846,121</u>	<u>2,670,000</u>	<u>2,633,024</u>
COST OF GOODS SOLD			
COST OF SALES	110,415	84,000	100,046
ELECTRICAL PURCHASES	69,823	70,000	67,775
FUEL & OIL	1,709,989	920,000	1,173,049
LOAN-A-SLIP CREDITS	19,385	20,000	25,749
TOTAL COST OF GOODS SOLD	<u>1,909,612</u>	<u>1,094,000</u>	<u>1,366,619</u>
GROSS PROFIT	<u>9,428,260</u>	<u>8,808,000</u>	<u>8,791,048</u>

PORT OF EDMONDS
INCOME STATEMENT
FOR THE PERIOD ENDING DECEMBER 31, 2022

	<u>ACTUAL</u> <u>TO DATE</u>	<u>BUDGET</u> <u>TO DATE</u>	<u>2021</u> <u>TO DATE</u>
OPERATING EXPENSES			
ADVERTISING & NOTICES	6,854	13,000	6,320
AUDIT	34,336	38,000	-
AUTOMOBILE AND EQUIPMENT FUEL	31,218	22,000	19,032
BANK CHARGES	7,118	7,000	6,482
BUSINESS TAXES	31,187	25,000	28,117
CLAIMS & DAMAGES	27,448	10,000	12,125
COMMUNICATIONS	18,193	20,000	17,855
ECONOMIC DEVELOPMENT & TOURISM	14,523	27,000	13,666
EDUCATION	16,695	27,000	6,647
EMPLOYEE BENEFITS	739,641	760,000	682,634
GASB 68 PENSION EXPENSE	(275,718)	-	(638,475)
OPEB EXPENSE	(252,660)	-	(308,912)
HAZARDOUS WASTE DISPOSAL	16,981	9,000	7,956
INSURANCE	322,685	311,000	274,206
LICENSES & PERMITS	2,905	3,000	3,484
MARKETING	2,849	19,000	3,807
MEALS	1,468	4,000	2,347
MEMBERSHIP DUES	16,234	20,000	16,630
OFFICE	85,601	127,000	83,887
PAYROLL TAXES	298,257	312,000	276,321
PROFESSIONAL SERVICES	149,237	105,000	96,384
PROMOTIONAL HOSTING	427	3,000	110
RENT	16,392	15,000	14,668
REPAIR & MAINTENANCE	439,889	385,000	298,141
SALARIES & WAGES	2,436,362	2,413,000	2,157,269
SUPPLIES	261,850	326,000	213,812
TRAVEL	21,391	25,000	8,753
UNIFORMS	12,678	14,000	11,357
UTILITIES	452,351	449,000	423,424
OPERATING EXPENSES BEFORE DEPR	<u>4,936,390</u>	<u>5,489,000</u>	<u>3,738,048</u>
DEPRECIATION AND AMORTIZATION	1,379,088	1,404,000	1,365,550
TOTAL OPERATING EXPENSES	<u>6,315,477</u>	<u>6,893,000</u>	<u>5,103,598</u>
INCOME FROM OPERATIONS	3,112,783	1,915,000	3,687,450
OTHER (INCOME)/EXPENSE			
ELECTION EXPENSE	-	-	23,598
(GAIN)/LOSS ON FIXED ASSETS	-	-	1,191
CHANGE IN FAIR VALUE OF INVESTMENTS	818,590	-	289,408
INTEREST INCOME	(380,748)	(151,000)	(182,687)
INTEREST EXPENSE ON LEASED ASSET LIABILITY	495	-	253
PROPERTY TAXES	(618,884)	(606,000)	(403,559)
OPERATING GRANTS	(15,715)	(30,000)	(858)
TOTAL OTHER (INCOME)/EXPENSE	<u>(196,261)</u>	<u>(787,000)</u>	<u>(272,654)</u>
NET INCOME	<u>3,309,044</u>	<u>2,702,000</u>	<u>3,960,104</u>

PORT OF EDMONDS
MARINA INCOME STATEMENT
FOR THE PERIOD ENDING DECEMBER 31, 2022

	<u>ACTUAL</u> <u>TO DATE</u>	<u>BUDGET</u> <u>TO DATE</u>	<u>2021</u> <u>TO DATE</u>
REVENUES			
ELECTRICAL FEES	145,301	147,000	152,485
ENVIRONMENTAL FEES	121,258	119,000	111,914
ENVIRONMENTAL FEE - WORKYARD	33,072	39,000	32,706
FUEL SALES	2,012,701	1,151,000	1,499,170
LAUNCHER	119,508	110,000	111,911
MISCELLANEOUS	64,386	54,000	56,042
GUEST MOORAGE	257,268	214,000	289,561
PERMANENT MOORAGE	4,193,383	4,099,000	3,903,980
PASSENGER FEES	60,950	48,000	49,545
DRY STORAGE	891,356	796,000	803,249
PARKING	117,290	51,000	85,673
TRAVELIFT	165,032	140,000	146,724
WORKYARD	171,278	128,000	154,999
LATE FEES	32,015	35,000	33,879
GROSS REVENUE	<u>8,384,798</u>	<u>7,131,000</u>	<u>7,431,838</u>
COST OF GOODS SOLD			
COST OF SALES	108,428	82,000	98,673
ELECTRICAL PURCHASES	69,823	70,000	67,775
FUEL & OIL	1,709,989	920,000	1,173,049
LOAN-A-SLIP CREDITS	19,385	20,000	25,749
TOTAL COST OF GOODS SOLD	<u>1,907,625</u>	<u>1,092,000</u>	<u>1,365,245</u>
GROSS PROFIT	<u>6,477,173</u>	<u>6,039,000</u>	<u>6,066,592</u>
OPERATING EXPENSES			
ADVERTISING	2,489	5,000	1,729
AUTO AND EQUIPMENT FUEL	16,354	12,000	9,519
BUSINESS TAXES	30,991	25,000	28,062
CLAIMS AND DAMAGES	27,448	10,000	8,603
EDUCATION AND TRAINING	3,114	10,000	1,199
EMPLOYEE BENEFITS	407,050	414,000	371,509
HAZARDOUS WASTE DISPOSAL	16,981	9,000	7,956
INSURANCE	237,560	226,000	200,042
LICENSES & PERMITS	2,825	3,000	3,059
MARKETING	532	12,000	2,804
OFFICE	16,256	24,000	13,189
PAYROLL TAXES	202,367	219,000	196,897
PROFESSIONAL SERVICES	54,422	8,000	15,084
RENT	16,392	15,000	14,668
REPAIR & MAINTENANCE	182,340	170,000	85,938
SALARIES & WAGES	1,532,488	1,540,000	1,359,711
SUPPLIES	145,135	199,000	119,705
UTILITIES	177,696	197,000	175,913
OPERATING EXPENSES BEFORE DEPR & OH	<u>3,072,439</u>	<u>3,098,000</u>	<u>2,615,585</u>
DEPRECIATION AND AMORTIZATION	699,868	700,000	704,023
OVERHEAD ALLOCATION	547,596	596,640	142,746
TOTAL OPERATING EXPENSES	<u>4,319,903</u>	<u>4,394,640</u>	<u>3,462,354</u>
INCOME FROM OPERATIONS	<u>2,157,270</u>	<u>1,644,360</u>	<u>2,604,238</u>
OTHER (INCOME)/EXPENSES			
(GAIN)/LOSS ON FIXED ASSETS	-	-	2,679
PROPERTY TAX ALLOCATION - LAUNCHER	(25,000)	(25,000)	(50,000)
OPERATING GRANTS	(3,758)	-	(858)
TOTAL OTHER (INCOME)/EXPENSES	<u>(28,758)</u>	<u>(25,000)</u>	<u>(48,179)</u>
NET INCOME	<u>2,186,028</u>	<u>1,669,360</u>	<u>2,652,417</u>

PORT OF EDMONDS
RENTAL PROPERTY
FOR THE PERIOD ENDING DECEMBER 31, 2022

	<u>ACTUAL</u> <u>TO DATE</u>	<u>BUDGET</u> <u>TO DATE</u>	<u>2021</u> <u>TO DATE</u>
REVENUES			
HARBOR SQUARE LEASE REVENUE	1,670,580	1,527,000	1,508,242
HARBOR SQUARE CAMS	269,466	224,000	223,971
WEST SIDE LEASE REVENUE	307,754	308,000	267,203
HARBOR SQUARE LEASE INTEREST REVENUE	384,709	395,000	407,236
WEST SIDE LEASE INTEREST REVENUE	207,579	209,000	219,412
MISCELLANEOUS REVENUE	3,524	5,000	6,090
LATE FEES	2,509	2,000	871
TOTAL REVENUE	<u>2,846,121</u>	<u>2,670,000</u>	<u>2,633,024</u>
 COST OF GOODS SOLD	 <u>536</u>	 <u>1,000</u>	 <u>634</u>
 GROSS PROFIT	 <u>2,845,586</u>	 <u>2,669,000</u>	 <u>2,632,390</u>
 OPERATING EXPENSES			
ADVERTISING	316	1,000	-
AUTO AND EQUIPMENT FUEL	185	1,000	271
BUSINESS TAXES	196	-	52
EMPLOYEE BENEFITS	59,139	56,000	49,016
INSURANCE	73,372	73,000	64,086
OFFICE	970	2,000	1,669
PAYROLL TAXES	20,790	19,000	16,232
PROFESSIONAL SERVICES	34,166	5,000	2,316
REPAIR & MAINTENANCE	235,095	157,000	164,782
SALARIES & WAGES	220,323	212,000	180,286
SUPPLIES	18,965	36,000	17,620
UTILITIES	169,080	161,000	152,725
OPERATING EXPENSES BEFORE DEPR & OH	<u>832,596</u>	<u>723,000</u>	<u>649,054</u>
DEPRECIATION	608,810	607,000	599,105
OVERHEAD ALLOCATION	<u>282,095</u>	<u>307,360</u>	<u>73,536</u>
TOTAL OPERATING EXPENSES	<u>1,723,501</u>	<u>1,637,360</u>	<u>1,321,695</u>
 INCOME FROM OPERATIONS	 <u>1,122,085</u>	 <u>1,031,640</u>	 <u>1,310,695</u>
 OTHER (INCOME)/EXPENSES			
INTEREST INCOME	<u>(931)</u>	<u>(1,000)</u>	<u>(514)</u>
TOTAL OTHER (INCOME)/EXPENSE	<u>(931)</u>	<u>(1,000)</u>	<u>(514)</u>
 NET INCOME	 <u><u>1,123,016</u></u>	 <u><u>1,032,640</u></u>	 <u><u>1,311,209</u></u>

PORT OF EDMONDS
STATEMENT OF NET POSITION
AS OF DECEMBER 31, 2022

ASSETS	
CURRENT ASSETS	
CASH AND CASH EQUIVALENTS	\$ 12,553,800
ACCOUNTS RECEIVABLE, NET	253,320
LEASE RECEIVABLE - CURRENT	1,599,231
TAXES RECEIVABLE	6,951
INTEREST RECEIVABLE	47,973
INVENTORIES	104,943
PREPAID EXPENSES	250,494
TOTAL CURRENT ASSETS	<u>14,816,711</u>
CAPITAL ASSETS	
LAND	4,323,675
BUILDINGS - PORT	1,330,395
BUILDINGS - RENTAL	15,836,480
EQUIPMENT - MARINA OPERATIONS	1,502,308
EQUIPMENT - OFFICE	130,941
MARINA IMPROVEMENTS	30,220,191
OTHER IMPROVEMENTS	2,882,530
INTANGIBLE RIGHT TO USE LEASED ASSETS	25,129
CONSTRUCTION IN PROGRESS	3,897,344
LESS: ACCUMULATED DEPRECIATION AND AMORTIZATION	<u>(32,605,160)</u>
NET CAPITAL ASSETS	<u>27,543,831</u>
OTHER ASSETS	
INVESTMENTS	13,506,398
LEASE RECEIVABLE - NON-CURRENT	11,253,256
NET PENSION ASSET	626,265
NET OTHER ASSETS	<u>25,385,919</u>
TOTAL ASSETS	<u>\$ 67,746,461</u>
DEFERRED OUTFLOWS OF RESOURCES	
DEFERRED PENSION OUTFLOW	649,539
DEFERRED OPEB OUTFLOW	6,913
DEFERRED UST RETIREMENT OUTFLOW	108,153
TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>764,605</u>
TOTAL ASSETS PLUS DEFERRED OUTFLOWS	<u>\$ 68,511,066</u>

PORT OF EDMONDS
STATEMENT OF NET POSITION
AS OF DECEMBER 31, 2022

LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	\$	501,420
ACCRUED EXPENSES		365,119
EMPLOYEE LEAVE BENEFITS		259,467
SECURITY DEPOSITS		761,179
UNEARNED REVENUE		199,386
CURRENT PORTION OF LEASED ASSET LIABILITY		4,917
CURRENT PORTION OF OTHER POST EMPLOYMENT BENEFITS		13,826
TOTAL CURRENT LIABILITIES		2,105,313

NONCURRENT LIABILITIES

LEASED ASSET LIABILITY		13,593
UNDERGROUND STORAGE TANK RETIREMENT OBLIGATION		289,025
NET PENSION LIABILITY		360,297
OTHER POST EMPLOYMENT BENEFITS		830,506
ENVIRONMENTAL LIABILITY		612,500
TOTAL NONCURRENT LIABILITIES		2,105,921

TOTAL LIABILITIES		4,211,234
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DEFERRED INFLOWS OF RESOURCES

DEFERRED PENSION INFLOWS		638,393
DEFERRED LEASE INFLOW		12,852,487
TOTAL DEFERRED INFLOWS OF RESOURCES		13,490,880

NET POSITION

NET INVESTMENT IN CAPITAL ASSETS		27,543,831
UNRESTRICTED		23,265,121
TOTAL NET POSITION		50,808,952

TOTAL LIABILITIES, DEFERRED INFLOWS, NET POSITION	\$	68,511,066
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Port of Edmonds
Capital Budget

<u>Cost Center</u>	<u>Item</u>	<u>Budget</u>	<u>Actual</u>	<u>Notes</u>
00	AP Automation Software, Document Management Software, and MS SQL	70,000	11,356	Spent \$28,000 in 2021. Installed in 2022.
00	CAT Forklift Replacement	60,000		Move to 2023
00	Copier Lease as per GASB 87		4,884	
00	New Admin/Maintenance Building	7,000,000	3,012,661	Construction continuing into 2023.
00	Furniture, Fixtures, and Shop Setup for New Building 1st Floor	250,000		Move to 2023
00	Furniture, Fixtures, and Equipment for New Building - Admin			
00	North Seawall & Portwalk Rebuild	200,000	114,356	
03	I Dock Lighting	25,000		Move to 2023
00	Vehicle Replacement	38,000		Move to 2024
60	Harbor Square HVAC Units		34,666	
	TOTALS	<u>7,643,000</u>	<u>3,177,924</u>	

Port of Edmonds
Investment Report
As of December 31, 2022

Long-Term Investments (1 year or more until maturity when purchased) 12/31/2022

<u>Security</u>	<u>Remaining Life</u>	<u>Purchased</u>	<u>Final Maturity</u>	<u>Coupon</u>	<u>Callable/ Non-Callable</u>	<u>Par Value</u>	<u>Amortized Book Value</u>	<u>Market Value at 12/31/2022</u>	<u>Percent of Portfolio</u>
Federal Natl Mortgage Assn	0.05	12/14/2018	1/19/2023	2.38%	Non-Callable	\$ 500,000	\$ 499,429	\$ 499,429	1.85%
US Treasury Note	0.25	12/5/2019	3/31/2023	1.50%	Non-Callable	\$ 500,000	\$ 496,286	\$ 496,286	1.85%
Federal Home Loan Bank	0.44	6/3/2019	6/9/2023	2.13%	Non-Callable	\$ 500,000	\$ 494,076	\$ 494,076	1.85%
Federal Farm Credit Bank	0.62	8/27/2019	8/14/2023	1.60%	Non-Callable	\$ 500,000	\$ 490,193	\$ 490,193	1.85%
Federal Farm Credit Bank	0.84	11/7/2019	11/1/2023	1.60%	Non-Callable	\$ 500,000	\$ 486,245	\$ 486,245	1.85%
Federal Home Loan Bank	1.12	2/21/2019	2/13/2024	2.50%	Non-Callable	\$ 500,000	\$ 487,948	\$ 487,948	1.85%
Federal Farm Credit Bank	1.19	12/11/2019	3/11/2024	1.55%	Non-Callable	\$ 500,000	\$ 482,542	\$ 482,542	1.85%
Federal Farm Credit Bank	1.46	9/17/2020	6/17/2024	0.39%	Callable 12/27/20	\$ 1,000,000	\$ 938,067	\$ 938,067	3.70%
Federal Farm Credit Bank	1.72	10/2/2019	9/17/2024	1.60%	Non-Callable	\$ 500,000	\$ 476,562	\$ 476,562	1.85%
Federal Farm Credit Bank	1.94	12/9/2020	12/9/2024	0.44%	Callable 12/9/21	\$ 1,000,000	\$ 921,529	\$ 921,529	3.70%
Federal Natl Mortgage Assn	2.02	1/30/2020	1/7/2025	1.63%	Non-Callable	\$ 500,000	\$ 473,061	\$ 473,061	1.85%
Federal Home Loan Mtg Corp	2.41	6/12/2020	5/27/2025	0.50%	Callable 11/27/20	\$ 1,000,000	\$ 905,922	\$ 905,922	3.70%
Farmer Mac	2.54	7/17/2020	7/14/2025	0.50%	Non-Callable	\$ 1,000,000	\$ 909,744	\$ 909,744	3.70%
Federal Home Loan Mtg Corp	2.73	10/23/2020	9/23/2025	0.38%	Non-Callable	\$ 1,000,000	\$ 901,612	\$ 901,612	3.70%
Federal Farm Credit Bank	2.81	12/4/2020	10/21/2025	0.52%	Callable 10/21/21	\$ 1,000,000	\$ 896,266	\$ 896,266	3.70%
US Treasury Notes	3.16	3/18/2022	2/28/2026	0.50%	Non-Callable	\$ 1,000,000	\$ 892,461	\$ 892,461	3.70%
US Treasury Notes	3.37	7/8/2022	5/15/2026	1.63%	Non-Callable	\$ 1,000,000	\$ 921,367	\$ 921,367	3.70%
Federal Farm Credit Bank	3.59	9/6/2022	8/3/2026	3.00%	Non-Callable	\$ 1,000,000	\$ 959,205	\$ 959,205	3.70%
Federal Home Ln Mtg Corp	3.82	12/9/2022	10/27/2026	0.80%	Callable 1/27/23	\$ 1,000,000	\$ 873,885	\$ 873,885	3.70%
						<u>\$ 14,500,000</u>	<u>\$ 13,506,398</u>	<u>\$ 13,506,398</u>	<u>53.60%</u>

Short-Term Investments (less than 1 year to maturity when purchased)

<u>Entity</u>	<u>Type</u>	<u>Interest Rate</u>	<u>Amount</u>	
Port of Edmonds	Cash and change funds	0.00%	\$ 1,000	0.00%
Washington Federal	Business checking account	2.27%	\$ 12,503,477	46.22%
Washington Federal	Revolving checking account	0.00%	\$ 2,990	0.01%
Snohomish County	Tax collections	0.00%	\$ 5,224	0.02%
Washington LGIP	Short-term investments	4.12%	\$ 41,109	0.16%
			<u>\$ 12,553,800</u>	
Total Cash and Investments			<u>\$ 27,053,800</u>	100%

Capital Replacement Reserve consists of:

Investments	\$ 13,500,000
Cash	\$ 5,236,692
	<u>\$ 18,736,692</u>

Environmental Reserve consists of:

Investments	\$ 1,000,000
Cash	\$ 75,540
	<u>\$ 1,075,540</u>

Public Amenities Reserve consists of:

Cash	<u>\$ 454,033</u>
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Operating Reserve consists of:

Cash	<u>\$ 6,026,356</u>
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Tenant Security Deposits consists of:

Cash	<u>\$ 761,179</u>
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Public Amenities Reserve Summary

Beginning Balance 1/1/22	\$ 65,996
Interest Earned	\$ 2,779
Property Taxes Allocated	\$ 431,000
Project Costs - 40% of North Seawall and Portwalk	<u>\$ (45,743)</u>
Ending Balance 9/30/2022	<u>\$ 454,033</u>

Port of Edmonds
Investing Transactions Report
October 1, 2022 to December 31, 2022

Matured or Called

<u>Security</u>	<u>Called or Matured</u>	<u>Remaining Life</u>	<u>Purchased</u>	<u>Final Maturity</u>	<u>Coupon</u>	<u>Callable/ Non-Callable</u>	<u>Par Value</u>	<u>Range of Liquid Funds During Ownership</u>	
US Treasury Note	Matured		12/17/2019	10/15/2022	1.38%	Non-Callable	\$ 500,000	0.10%	4.12%
Federal Home Loan Bank	(0.06)		11/15/2019	12/9/2022	1.88%	Non-Callable	\$ 500,000	0.10%	4.12%
							<u>\$ 1,000,000</u>		

Purchases

<u>Security</u>	<u>Remaining Life</u>	<u>Purchased</u>	<u>Final Maturity</u>	<u>Coupon</u>	<u>Callable/ Non-Callable</u>	<u>Par Value</u>	<u>Purchased Value</u>
Federal Home Ln Mtg Corp	3.82	12/9/2022	10/27/2026	0.80%	Callable 1/27/23	\$ 1,000,000	\$ 883,563
						<u>\$ 1,000,000</u>	<u>\$ 883,563</u>