

PORT OF EDMONDS

2027 Budget Adoption

John Peterman, Director of Finance & Administration

2027 Budget Schedule

Port of Edmonds 2027 Budget Schedule Draft		
Date	**Group**	**Event**
7/20/2026	Staff	Staff meeting to discuss 2027 Operating and Capital Budget expectations and processes
8/7/2026	Staff	Staff workshop session to discuss budgeted items
8/17/2026	Staff	Preliminary 2027 OPEX Budget Draft Compiled
8/17/2026 - 8/19/2026	Finance Committee	Finance Committee to discuss Budget Baseline Conditions and Property Taxes
8/24/2026	Staff	Preliminary 2027 Capital Improvement Plan Draft Compiled
8/25/2026	**Commission Meeting**	**Workshop to Discuss: Budget Baseline Conditions, Property Taxes, and Marina Rates**
9/4/2026	Staff	Draft 2027 Preliminary Budget to Executive Director
9/14/2026	**Commission Meeting**	
9/16/2026-9/18/2026	Finance Committee + Commissioners	Meet with individual Commissioners to review 2027 Preliminary Budget
9/29/2026	**Commission Meeting**	
9/29/2026	Staff	2027 Preliminary Budget Posted to website
10/12/2026	**Commission Meeting**	**Workshop to Discuss 2027 Preliminary Budget**
10/23/2026	Staff	First Notice of Public Hearing
10/27/2026	**Commission Meeting**	**Workshop to Discuss 2027 Preliminary Budget**
10/30/2026	Staff	Second Notice of Public Hearing
11/9/2026	**Commission Meeting**	**Public Hearing:** **Approve 2027 Tax Levy** **Approve 2027 Budget (Budget Resolution)** **Approve 2027 Moorage Rates, Dry Storage Rates, and Marina Operations Fees**

2027 Budget Changes since October 27th - Variance

Port of Edmonds 2027 Budget Summary October 27th			Port of Edmonds 2027 Budget Summary November 9th			Variance	
Revenues			Revenues				
Marina	$10,058,250		Marina	$10,058,250		$ -	
Rental Properties	3,240,000		Rental Properties	3,240,000		$ -	
Total Operating Revenues		$13,298,250	Total Operating Revenues		$13,298,250		$ -
Operating Expenses			Operating Expenses				
Marina	8,721,810		Marina	8,683,810		$(38,000)	
Rental Properties	2,622,900		Rental Properties	2,622,900		$ -	
Overhead	3,584,160		Overhead	3,622,160		$ 38,000	
Total Operating Expenses		14,928,870	Total Operating Expenses		14,928,870		$ -
Capital Grant	684,900		Capital Grant	684,900		$ -	
Property Taxes	650,000		Property Taxes	650,000		$ -	
Other Non-Operating Revenues	1,098,000		Other Non-Operating Revenues	1,098,000		$ -	
		2,432,900			2,432,900		$ -
Net Income		$ 802,280	Net Income		$ 802,280		$ -

2027 Budget changes since October 27th – Line Item Changes

Business unit	P&L Category	Class	Class Desc	Original	New	Difference	Notes
OH	MEMBERSHIP DUES	OH AWB MEMBERSHIP DUES	Association of Washington Business (AWB)	-	1,000	1,000	New Association
OH	OFFICE	OH ADMIN BLD LOGOS	Administration Building Logos and Branding	-	6,000	6,000	for the lobby and Commission Room
OH	ECONOMIC DEVELOPMENT & TOURISM	OH WATERFRONT PLACEMAKING	Seating and lighting in plaza*	-	20,000	20,000	
OH	PROFESSIONAL SERVICES	OH COMPUTER TECHNICAL SUPPORT	Computer Technical Support	114,000	108,000	(6,000)	Updated rates
OH	PROFESSIONAL SERVICES	OH ECONOMIC IMPACT ANALYSIS	Economic Impact Analysis*	-	35,000	35,000	Carryover from previous year
OH	MEMBERSHIP DUES	OH AAPA DUES	American Association of Port Authorities (AAPA) Dues	6,000	-	(6,000)	Removing AAPA Membership Dues
Commission	EDUCATION	CO WPPA SEMINARS CONFERENCE FEES	Washington Public Ports Association (WPPA) conference fees	5,000	-	(5,000)	Removing AAPA Conference fees
Commission	TRAVEL	CO AAPA TRAVEL	American Association of Port Authorities (AAPA) conference fees	7,000	-	(7,000)	Removing AAPA Travel
Marina	PROFESSIONAL SERVICES	PM MARINA OPS RENO Engineering	Marina Operations Office Building Renovation Engineering	5,000	80,000	75,000	Updated estimate
Marina	PROFESSIONAL SERVICES	PM MARINA OPS RENO Architect	Marina Operations Office Building Renovation Architect	10,000	25,000	15,000	Updated estimate
Marina	REPAIR & MAINTENANCE	MARINA OPS RENO Contractor	Marina Operations Office Building Renovation Contractor	865,000	695,000	(170,000)	Updated estimate
Marina	PROFESSIONAL SERVICES	PM SEALION MITIGATION	Sealion Mitigation and Deterrents*	-	42,000	42,000	Sealions
			Total			-	

2026 Final Budget to 2027 Final Budget Variance

Port of Edmonds 2026 Budget Summary Final			Port of Edmonds 2027 Budget Summary November 9 2026			Variance	
Revenues			Revenues				
Marina	$ 9,454,000		Marina	$10,058,250		$ 604,250	
Rental Properties	3,160,000		Rental Properties	$ 3,240,000		$ 80,000	
Total Operating Revenues		$12,614,000	Total Operating Revenues		$13,298,250		$ 684,250
Operating Expenses			Operating Expenses				
Marina	7,728,000		Marina	8,683,810		$ 955,810	
Rental Properties	2,889,000		Rental Properties	2,622,900		$(266,100)	
Overhead	3,754,000		Overhead	3,622,160		$(131,840)	
Total Operating Expenses		14,371,000	Total Operating Expenses		14,928,870		$ 557,870
Capital Grant	1,000,000		Capital Grant	684,900		$(315,100)	
Property Taxes	632,000		Property Taxes	650,000		$ 18,000	
Other Non-Operating Revenues	1,000,000		Other Non-Operating Revenues	1,098,000		$ 98,000	
		2,632,000			2,432,900		$(199,100)
Net Income		$ 875,000	Net Income		$ 802,280		$ (72,720)

2026 Final Budget to 2027 Final Budget Variance

				10% and > 10K Flux		
	2026	2026	2027	Amount Change	% Change	
	Budget	Projected	Budget	2026 vs. 2027 Budget	2025 vs. 2026 Budget	Comments
Marina						
Professional Services	398,000	166,037	472,000	74,000	18.6%	Reduced planned Engineering expense for 2027 compared to 2026
Repair & Maintenance	880,000	506,114	1,393,500	513,500	58.4%	Mainly driven by the increase for Marina Ops Renovation Project
Rent	17,000	16,795	27,000	10,000	58.8%	BNSF increased rent
Supplies	344,000	141,684	267,100	(76,900)	-22.4%	Reduction of estimate for Marina Consumables and moved Forklift Maintenance and Parts to Repair and Maintenance line item
Utilities	277,000	225,597	252,400	(24,600)	-8.9%	2026 estimated for utilities was too high
Rental Properties						
Professional Services	69,000	70,861	24,000	(45,000)	-65.2%	Reduced planned Engineering expense for 2027 compared to 2026
Repair & Maintenance	1,329,000	855,284	1,004,750	(324,250)	-24.4%	Mainly driven by the completion of the Atrium Windows project in 2026 compared to planned maintenance in 2027
Supplies	65,000	38,598	53,000	(12,000)	-18.5%	Reduced supply budget based on yearly trends
Utilities	209,000	222,899	234,920	25,920	12.4%	2026 estimate for utilities was too low
Overhead						
Economic Development & Tourism	156,000	52,000	79,900	(76,100)	-48.8%	Moved $100,000 for Master Planning Consultant to Professional Services. Slighty offset by addition of placeholder item $20k for Waterfront Placemaking
Office	342,000	161,686	172,280	(169,720)	-49.6%	Mainly driven completion of the new ERP software implementation, a one time 2026 expense
Repair & Maintenance	242,000	92,000	204,750	(37,250)	-15.4%	Mainly drive by reduction in budgeted parking lot repairs ($25k) and removal of budgeted costs for Maintenance Bump Out which is no longer necessary.
Commission						
Election Costs	0	0	25,000	25,000	100.0%	There will be an election in 2027.
Personnel						
Salaries & Wages	3,336,000	3,241,743	3,588,680	252,680	7.6%	Driven by CPI and Merit increase for current staff and an increase to maintenance headcount by 1 FTE.
Employee Benefits	855,000	775,050	855,990	990	0.1%	
Payroll Taxes	376,000	335,064	408,410	32,410	8.6%	

2027 Operating Budget Summary

Summary

- **Total revenue** $15.7M (compared to budgeted $12.6M in 2026)
- **Total operating expenses** $14.9M (compared to budgeted $14.3M in 2026)
- **Net Income** $0.80M (compared to budgeted $0.9M in 2026)

Net Income: $0.8M

Net: Cash Flow $2.9M

(page 41 of 2027 Budget - 20-year Cash Flow Forecast)

Subtract: Capital Projects in 2027 $2.6M

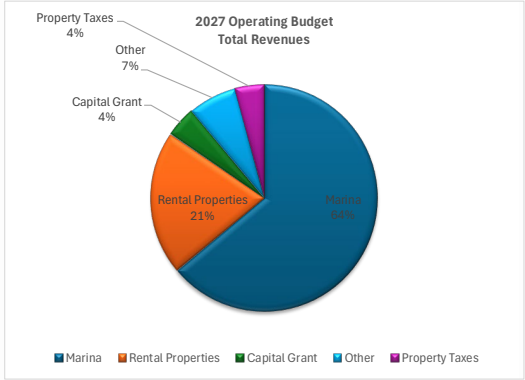
(page 37 of 2027 Budget - Capital Plan excluding Operating Projects)

Total: Cash Available for Reserve $0.3M

(page 41 of 2027 Budget - 20-year Cash Flow Forecast)

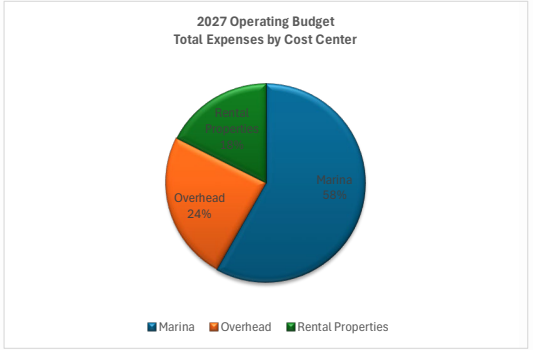
An additional **$0.8 million in placeholder items is included in the Operating Budget (marked with an asterisk) that the Port may choose not to exercise if deemed unnecessary.*

Port of Edmonds
2027 Operating Budget



Total Revenues

Marina	$ 10,058,250
Rental Properties	3,240,000
Capital Grant	684,900
Other	1,098,000
Property Taxes	650,000
Total	$ 15,731,150



Total Expenses

Marina	$ 8,683,810
Overhead	3,622,160
Rental Properties	2,622,900
Total	$ 14,928,870

2027 Outlook - Major Projects

2026 Ending Cash Balance	
35,000,000	

Year	2027
Sources of Cash:	**(A)**
Marina	10,058,250
Rental Properties	3,240,000
Property Taxes	650,000
Interest and Investments	1,098,000
Grants	**684,902**
Bonds	-
Total	$ 15,731,152
Uses of Cash:	
Marina	6,718,010
Marina Special Operating Projects	1,150,000
Rental Properties	1,364,900
Rental Properties Operating Projects	650,000
Overhead	2,918,620
Capital Projects	
Marina	2,292,000
Rental Properties	40,000
Overhead	335,000
Debt Service	-
Total	$ 15,468,530
Increase/(Decrease) In Cash	$ 262,622
Projected Cash at Year End	$ 35,262,622
Required Cash Reserves	12,796,530
Operating Reserve	11,001,530
Environmental Mitigation Reserve	1,000,000
Tenants Deposit Reserve	795,000

Net Operating Cash Inflow (Outflow)	
Marina	3,340,240
Rental Properties	1,875,100
Overhead	(2,918,620)
Total Net Operating Cash Inflow (Outflow)	$ 2,296,720

Operating Major Projects

- **Marina:** $1.15M for Marina Operations Office Renovation and Rods and Waler Replacement for Dock Repairs.
- **Rental Properties:** $0.65M for Harbor Square Complex Painting and Building 4 and Building 5 Structual Repairs.
- **Total:** $1.80M

Capital Major Projects

- **Marina:** $2.30M for North Seawall & Portwalk Reconstruction Project Phase II ($2.1M), Preliminary Phase III expenses ($0.13M), and New Equipment ($0.07M)
- **Rental Properties:** $0.04M for Replacement of Harbor Square HVAC
- **Admin:** $0.335M for Admin Building First Floor Buildout ($0.2M), Admin Building Monument Sign ($0.05M), New Port Vehicles ($0.05M), and Server Replacement ($0.035M)
- **Total:** $2.67M



Questions?



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