



PORT OF EDMONDS

2027 Annual Budget

2027 Annual Budget

1.	Introduction	3
2.	Budget Process	3
3.	2027 Proposed Budget Schedule	5
4.	Using the Budget	6
5.	Contacting the Port's Financial Management	7
6.	2027 Budget Revenue and Expense Graphs	8
7.	Budget Summary	9
8.	Marina Operating Budget	10
9.	Marina Operating Budget Notes	12
10.	Rental Properties Operating Budget	19
11.	Rental Properties Operating Budget Notes	20
12.	Overhead Operating Budget	24
13.	Overhead Operating Budget Notes	26
14.	Combined Operating Budget	32
15.	Combined 2022-2025 Actual, 2026 Budget, 2026 Projected, 2027 Budget	34
16.	Revenue and Expense Trends Graph	36
17.	Capital Improvement Plan	37
18.	Cash Flow Model	41
19.	Consumer Price Index, All Items, Seattle-Tacoma-Bellevue, for All Urban Consumers	43
20.	Moorage and Dry Storage	
	A. Open Moorage Rates	44
	B. Covered Moorage Rates	45
	C. Dry Storage Rates	46
21.	Marina Operations Fees	
	A. Travelift and Workyard Fees	47
	B. Guest Moorage, Loan-a-slip, Launcher, and Parking Fees	48
	C. Other Services	49
	D. Other Fees	50
	E. Products	51
22.	Port of Edmonds Pay Scale	52
23.	Port District Tax Levy History	53
24.	Port District Resident Estimated Property Taxes	55
25.	Total Property Taxes, Port Property Taxes	56

This report was prepared by
the Finance & Administration Department

INTRODUCTION

The Port of Edmonds is a Special Purpose Municipal Government established under RCW Title 53. Formed in 1948 through a public vote, the Port serves a district that includes portions of the City of Edmonds and the entirety of the Town of Woodway. Washington State ports are tasked with developing infrastructure, fostering economic growth, and promoting tourism within their boundaries.

The Port of Edmonds operates a full-service Marina on Puget Sound for recreational boating. The Marina consists of an in-water facility with 662 slips, a dry stack storage facility for 220 vessels, two public boat launches, a workyard, a fuel dock, guest moorage, and parking facilities. In addition to the Port's Marina Operations, the Port rents its land to commercial users who then build suitable facilities on the land. The Port also owns and manages eight buildings, renting portions of those buildings to approximately 60 tenants. Major tenants include a hotel, an athletic club, three restaurants, a yacht broker/repair facility, and a yacht club. In addition to its lines of business the Port provides the Portwalk, a popular community amenity as well as hosting a series of environmental educational programs and community events.

Governance is provided by five elected Port Commissioners, each serving four-year terms. In accordance with Washington State law, the Commissioners appoint an Executive Director to oversee daily operations and a Port Auditor to manage financial affairs. Currently, the Director of Finance and Administration serves as the appointed Port Auditor.

BUDGET PROCESS

The Port Commission adopts the annual budget, which serves as a strategic plan outlining the allocation of resources for operations and capital projects. The budget communicates anticipated revenue sources, projected service costs, and provides a framework for evaluating and prioritizing repairs, improvements, and other initiatives.

While the budget reflects the Port's best estimates and intentions, actual results may vary due to changes in facility or equipment conditions, shifting priorities, or fluctuations in the economic environment. To remain responsive and aligned with its mission, the Port may reallocate funds as needed to address urgent repairs or take advantage of emerging market opportunities.

In 2024, the Port of Edmonds conducted a Strategic Plan workshop to chart a clear course for the future. The goal was to ensure the Port remains focused on its core priorities: enhancing waterfront access, promoting economic development, advancing environmental stewardship, and delivering meaningful value to the community and the public. As a faithful steward of public resources, the Port has adopted financial goals to keep the Port on a firm financial footing with accurate and transparent financial reporting. One of the Port's primary financial goals is the development of a comprehensive 20-year Capital Improvement Plan, which will guide strategic investments in infrastructure and support the Port's mission to serve the community effectively and sustainably.

The Port of Edmonds implemented and adopted the 20-year Capital Improvement Plan in Q3 2025 and the 20-year Cash Flow Model in Q4 2025 to prepare for growth opportunities and support critical decisions as there will be large capital expenditures such as replacing major Marina structures such as North Portwalk & Seawall Reconstruction Project (Phase II and Phase III) and

Mid-Marina Breakwater Replacement. Both the 20-year Capital Improvement Plan and 20-year Cash Flow Model have been updated for the 2027 Budget.

In Q1 2024, the Port completed Phase I of the North Portwalk & Seawall Reconstruction Project, which is constructing a new Administration and Maintenance building using capital improvement reserve funds. Phase II is site preparation (removal of old Administration building) and electrification, with the projected start date of Q4 2026, estimated at \$3.5 million. Phase III will be Seawall construction and Portwalk upgrades to provide flood protection and resiliency. The projected start date is 2029, estimated at \$36 million.

To date, the Port has secured external funding to support these efforts, including a \$0.5 million grant from the Recreation and Conservation Office (RCO) awarded in 2023, and a \$1.5 million Electrification Competitive Grant from WSDOT for Phase II awarded in 2024.

In 2025, the Commission approved continuing the use of CPI + 1% as the basis for marina rate increases with the modification of using the average of the H2 average from prior year and H1 average from current year of CPI-U (Consumer Price Index for All Urban Consumers – Seattle-Tacoma-Bellevue) for budget planning. The calculation of CPI +1% for the 2027 budget was:

- H2 2025 CPI-U: 2.7%
- H1 2026 CPI-U: 4.4%
- Average CPI: $(2.7\% + 4.4\%) / 2 = 3.55\%$
- CPI + 1%: **4.55%**

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

USING THE BUDGET

The 2027 Preliminary Budget packet is attached. The annual budget consists of the Marina budget, the Rental Properties budget, the Overhead budget, the Capital budget, the Cash Flow Model, as well as proposed Moorage, Dry Storage, and Marina Operations fees.

The Port Budget Summary on pages 8-9 shows the operating and non-operating revenues and expenses by profit and cost centers.

The Marina Operating Budget on page 10 shows the revenues and expenses for Permanent Moorage, Dry Storage, Electricity, Environmental, Fuel and Oil sales, Guest Moorage, Workyard, and Launcher. The 2027 preliminary budget has been presented using CPI + 1% for Moorage rates and CPI for Dry Storage rates. The Port uses the Consumer Price Index, All Items, Seattle-Tacoma-Bellevue for All Urban Consumers. It will be referred to as CPI during the discussions. The Marina Operating Budget Notes on pages 12-18 provide the assumptions and explanations for the line items in the Marina Operating Budget.

The Rental Properties Operating Budget on page 19 shows the revenues and expenses for the Port's rental properties, which include Harbor Square Property, Anthony's Restaurant, Edmonds Yacht Sales, the Landing, POE 2 LLC (Jacobsen's building), and the Edmonds Yacht Club. The Rental Properties Operating Budget Notes on pages 20-23 provide the assumptions and explanations for the line items in the Rental Properties Operating Budget.

The Overhead Operating Budget on page 24 shows the revenues and expenses that cannot be specifically allocated to a cost center. Examples include but are not limited to Commission costs, attorney costs, Port vehicle costs, depreciation and maintenance of the Administration building, and Information Technology support. The Overhead Operating Budget Notes on pages 26-31 provide the assumptions and explanations for the line items in the Overhead Operating Budget.

The 2026 Combined Operating Budget on pages 32-33 combines the Marina, Rental Properties, and Overhead Operating Budgets.

The Combined 2022-2025 Actual, 2026 Budget, 2026 Projected, and 2027 Budget on pages 34-35 shows the actual revenues and expenses for 2022 through 2025, the budgeted revenues and expenses for 2026, projected revenues and expenses for 2026, and the budgeted revenues and expenses for 2027. Page 36 shows the revenue and expense trends from 2023 through the 2027 Budget.

The Capital Improvement Plan on pages 37-40 shows the capital projects for 2027 to 2046. The Commission approved the 20-year Capital Improvement Plan in Q3 2025, and it is a document with continuous updates based on changes in conditions. For the purpose of forecasting the 20-year Cash Flow Model, the Port utilizes the inflationary figures from the Capital Improvement Plan.

The Cash Flow Model on pages 41-42 shows the estimated inflows and outflows of cash for 2027 to 2046. It includes Operating Budget and Capital Budget items, as well as cash reserves.

The Consumer Price Index, All Items, Seattle-Tacoma-Bellevue for All Urban Consumers is shown on page 43.

Moorage and Dry Storage Rates are shown on pages 40-42 at an increase of CPI + 1% and CPI respectively. The documents also show the dollar amount of the increases.

Travelift and Workyard Fees; Guest Moorage, Loan-a-Slip, Launcher, and Parking Fees; Other Services; and Other Moorage Fees on pages 47-51 show the Marina Operations fees history and proposed increases.

The Port of Edmonds Pay Scale on page 52 shows non-exempt staff pay scale.

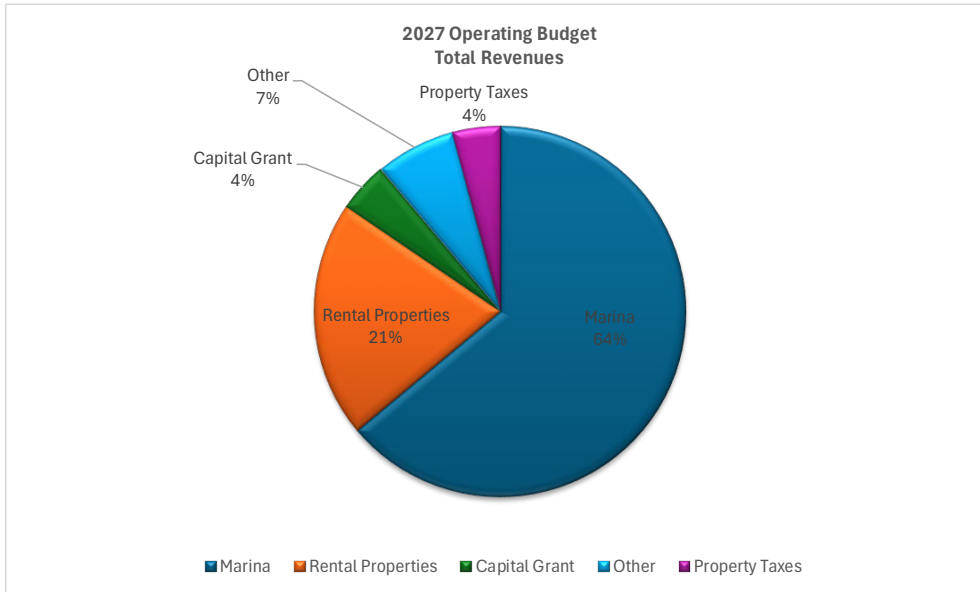
Page 53 shows the Port District Tax Levy History from 1990 to projected 2027. Page 54 shows graphs of the Assessed Value of the Port District from 1990 to 2027, the Tax Levy amount from 1990 to 2027, and the Tax Levy Rate from 1990 to 2027. Page 55 shows estimated Port District resident property taxes for 2027. Figure 4 on page 56 shows the 9 year changes in total property taxes for a \$1.3 million home, \$1.5 million and \$2.5 million home with original home values based on 2026 valuations. Figure 5 shows the changes in Port property taxes for that same time period. Figure 6 on page 57 shows the total property taxes for a \$1.3 million home as compared to Port property taxes.

CONTACTING THE PORT'S FINANCIAL MANAGEMENT

This budget report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the Port's finances and to demonstrate the Port's accountability for the funds it receives. If you have questions or need additional information, please visit our website at www.portofedmonds.gov or contact the Director of Finance and Administration at:

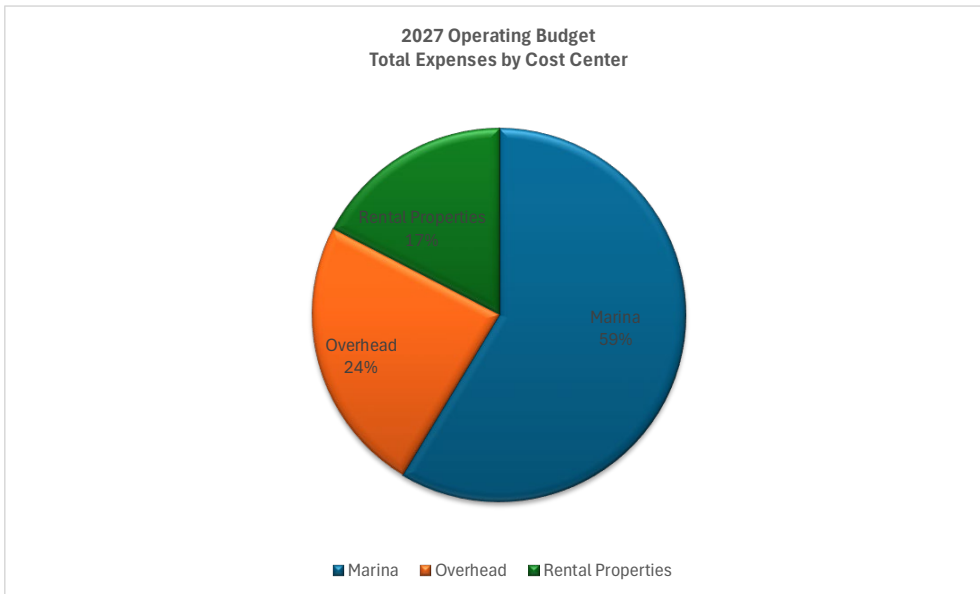
471 Admiral Way, Edmonds, WA 98020
Phone: (425) 774-0549

**Port of Edmonds
2027 Operating Budget**



Total Revenues

Marina	\$ 10,058,000
Rental Properties	3,240,000
Capital Grant	684,900
Other	1,098,000
Property Taxes	650,000
Total	\$ 15,730,900



Total Expenses

Marina	\$ 8,688,950
Overhead	3,555,200
Rental Properties	2,575,800
Total	\$ 14,819,950

**Port of Edmonds
Budget Summary
For the Year Ended December 31, 2027**

Revenues		
Marina	\$ 10,058,000	
Rental Properties	<u>3,240,000</u>	
Total Operating Revenues		\$ 13,298,000
Operating Expenses		
Marina	8,688,950	
Rental Properties	2,575,800	
Overhead	<u>3,555,200</u>	
Total Operating Expenses		14,819,950
Capital Grant	684,900	
Property Taxes	650,000	
Other Non-Operating Revenues	<u>1,098,000</u>	
		<u>2,432,900</u>
Net Income		<u>\$ 910,950</u>

Port of Edmonds
Marina
2027 Operating Budget

	2022	2023	2024	2025	2026 Budget	2026 Projected	2027 Budget	
Revenues								
Marina Operations								
Electrical	145,301	144,943	146,918	146,669	148,000	147,802	150,000	(M1)
Environmental	121,258	132,923	132,885	152,033	144,000	150,638	150,000	(M2)
Environmental - Workyard	33,072	34,771	30,297	31,532	32,000	30,568	31,000	(M3)
Fuel Sales	2,012,701	2,015,888	1,768,042	1,923,849	1,830,000	2,213,094	2,068,000	(M4)
Launcher	119,508	138,761	138,131	150,071	129,000	150,803	146,000	(M5)
Miscellaneous	64,386	48,472	61,839	47,621	47,000	70,398	60,000	(M6)
Guest Moorage	257,268	257,462	251,919	294,965	267,000	263,572	270,000	(M7)
Permanent Moorage	4,196,383	4,646,117	4,897,048	5,142,077	5,209,000	5,254,358	5,478,000	(M8)
Passenger Fees	60,950	64,193	83,391	93,412	76,000	100,326	98,000	(M9)
Dry Storage	892,356	931,446	998,685	1,028,817	1,077,000	1,018,719	1,119,000	(M10)
Parking	117,290	122,195	133,118	143,251	196,000	189,822	195,000	(M11)
Travelift	165,032	170,457	159,222	168,897	161,000	163,279	164,000	(M12)
Workyard	174,278	144,117	176,720	128,561	155,000	130,818	145,000	(M13)
Late Fees	32,015	37,090	36,793	29,481	33,000	35,365	34,000	(M14)
Bad Debt Expense	(7,000)	-	(52,924)	(11,251)	(50,000)	-	(50,000)	(M15)
Total Revenue	8,384,798	8,888,835	8,962,084	9,469,985	9,454,000	9,919,562	10,058,000	
Expenses								
Cost of Goods Sold								
Cost of Sales	108,428	121,714	132,744	163,504	139,000	139,522	146,000	(M16)
Electrical Purchases	69,823	66,239	69,348	69,526	71,000	66,791	71,000	(M17)
Fuel & Oil	1,709,989	1,636,471	1,415,588	1,535,887	1,500,000	1,869,120	1,695,000	(M18)
Loan-a-Slip Credits	19,385	24,669	19,717	20,969	19,000	22,460	21,000	(M19)
Total Cost of Goods Sold	1,907,625	1,849,093	1,637,397	1,789,886	1,729,000	2,097,893	1,933,000	

Port of Edmonds
Marina
2027 Operating Budget

	2022	2023	2024	2025	2026 Budget	2026 Projected	2027 Budget	
Operating Expenses								
Advertising	2,489	874	307	964	2,000	1,418	2,000	(M20)
Auto and Equipment Fuel	16,354	11,414	11,821	13,235	13,000	15,158	16,650	(M21)
Business Taxes	30,991	37,477	30,443	34,795	34,000	35,961	36,000	(M22)
Claims & Damages	27,448	1,702	19,412	7,331	25,000	22,966	25,000	(M23)
Education & Training	3,114	5,755	10,091	10,720	14,000	14,000	16,000	(M24)
Employee Benefits	407,050	447,253	494,176	479,463	506,000	481,364	552,500	(M25)
Hazardous Waste Disposal	16,981	13,075	15,709	22,362	17,000	22,136	23,000	(M26)
Insurance	237,560	273,107	307,757	328,927	357,000	344,669	363,000	(M27)
Licenses & Permits	2,825	2,926	2,934	3,061	3,000	4,479	3,400	(M28)
Marketing	532	-	-	9,808	24,000	11,803	19,800	(M29)
Office	16,256	18,567	16,235	15,222	26,000	15,509	24,400	(M30)
Payroll Taxes	202,367	205,360	213,657	218,161	240,000	219,413	271,600	(M31)
Professional Services	54,422	114,095	248,849	166,812	398,000	166,037	310,000	(M32)
Promotional Hosting	-	-	-	475	8,000	1,376	7,600	(M33)
Rent	16,392	15,600	13,383	17,831	17,000	16,795	27,000	(M34)
Repair & Maintenance	182,340	110,686	251,904	144,385	880,000	506,114	1,563,500	(M35)
Salaries & Wages	1,532,488	1,743,944	2,089,490	1,957,735	2,053,000	1,847,272	2,161,600	(M36)
Supplies	145,135	165,273	112,654	161,205	344,000	141,684	267,100	(M37)
Utilities	177,696	185,452	210,892	234,937	277,000	225,597	250,000	(M38)
Total Operating Expenses	3,072,440	3,352,560	4,049,716	3,827,427	5,238,000	4,093,750	5,940,150	
Net Operating Income (Loss) Before Dep and OH								
Depreciation	699,868	693,925	701,544	721,844	769,000	730,673	815,800	(M39)
Overhead Allocation	547,596	(380,964)	572,904	490,517	1,485,000	1,014,746		(M40)
Net Operating Income (Loss)	2,157,269	3,374,221	2,000,524	2,640,312	233,000	1,982,500	1,369,050	
Non-Operating Items								
Capital Grant	-	-	-	8,237	1,000,000	866,017	684,900	(M41)
Revenues	3,758	-	8,954	2,430	-			(M42)
Expenses	-	(2,573)	-		-			(M43)
Total Non-Operating Income (Loss)	3,758	(2,573)	8,954	10,667	1,000,000	866,017	684,900	
Net Income (Loss)	2,161,027	3,371,648	2,009,478	2,650,979	1,233,000	2,848,517	2,053,950	
Property Tax Carry - Launcher Program	25,000	25,000	25,000	-	-	-		(M44)
Net Income (Loss) With Property Tax Carry	2,186,027	3,396,648	2,034,478	2,650,979	1,233,000	2,848,517	2,053,950	

Port of Edmonds
Marina
2027 Operating Budget Notes

The Marina Operating Budget includes the following cost centers: Permanent Moorage, Dry Storage, Electricity, Environmental, Fuel and Oil sales, Guest Moorage, Workyard, and Launcher.

Revenues:

- (M1) Electrical - Based on average of last 5 years. The electrical base rate covers reading the meters, depreciation on the purchase of the meters, repair and maintenance of the meters, insurance, business taxes and overhead. Revenues include an electrical base rate, and pass through for actual electrical usage.
- (M2) Environmental - Fee per slip or space per month to cover increasing costs of complying with the workyard permit including monthly testing and reporting; properly disposing of hazardous materials such as bilge water, paint, batteries, oil, hazardous material handling classes, etc. Budget based on current year's estimated revenues.
- (M3) Environmental - Workyard - Includes environmental fee based on the length of the boat and reimbursement for tarp supplies. Budget is based on current year's estimated revenues.
- (M4) Fuel Sales - Based on average of 2025 and estimated 2026.
- (M5) Launcher - Launcher revenue is very dependent on the fishing and the weather. Revenue is budgeted as an average of the last 5 years. Lack of fish openings will decrease revenue.
- (M6) Miscellaneous - Current year's estimated revenue. Miscellaneous revenues include clean up fees, engine hauls, workboat tows, pumpouts, sublease fees, wait list fees, boat destruction fees, etc.
- (M7) Guest Moorage - Based on average of the last 3 years. The Port uses a seasonal Guest Moorage rate structure. For 2027, summer rate is \$1.95/ft, winter rate is \$1.80/ft, an increase of \$0.05 from 2026. The seasonal rate structure is competitive with the market.
- (M8) Permanent Moorage - Presented is a rate increase of CPI + 1% (3.55% + 1%), with a 3% vacancy. This is a \$238,000 increase over 2026 projected revenue. Moorage rates are listed on pages 40 and 41. Additionally, Permanent Moorage also includes overhang and liveaboard fees.
- (M9) Passenger Fees - Estimated at 37,000 passengers at \$2.66. Paid by Puget Sound Express.
- (M10) Dry Storage - Presented is a rate increase of CPI (3.55%), with a 10% vacancy. It includes new trailer slip variable pricing based on number of axles presented with 0% increase for 2027. Together, this is a \$39,552 increase over 2026. Fishing seasons greatly affect Dry Storage occupancy. Dry storage rates are listed on page 42.
- (M11) Parking - Based on 2026 estimated revenues. Includes additional parking permits, parking for trucks and trailers, and parking revenues from whale watching. Tenants receive 2 parking permits at no additional cost. Additional permit parking needs to be purchased.
- (M12) Travelift - Based on average of last 3 years.
- (M13) Workyard - Based on average of last 3 years.

Port of Edmonds
Marina
2027 Operating Budget Notes

(M14) Late fees - 1% or \$50, whichever is greater. Based on average of last 3 years.

(M15) Bad Debt Expense - Budget is based on current year's projected expense. Accounts are written off and sent to collections. If collections is able to collect funds, the Port adjusts bad debt expense.

Expenses:

(M16) Cost of Sales - Consists of credit card fees for Moorage, Dry Storage, and Marina Operations services.

Electrical	150,000	
Environmental	150,000	
Environmental - Workyard	31,000	
Launcher	146,000	
Sales Tax on Launcher at 10.7%	16,000	
Miscellaneous	60,000	
Sales Tax on Miscellaneous at 10.7%	6,000	
Guest Moorage	270,000	
Permanent Moorage	5,477,865	
Leasehold Excise Tax at 12.84%	703,000	
Passenger Fees	98,000	
Dry Storage	1,119,252	
Parking	195,000	
Sales Tax on Parking at 10.7%	21,000	
Travelift	164,000	
Sales Tax on Travelift at 10.7%	18,000	
Workyard	145,000	
Late Fees	34,000	
Subtotal	8,804,117	
Estimate 45% pay with credit cards	3,961,853	
3.5% credit card fees		138,700
Tarps to Catch Chemicals and Debris		7,000
		<u>146,000</u>

(M17) Electrical Purchases - Purchases of electricity used by Moorage Tenants at their slips. Held flat for 2027.

(M18) Fuel & Oil - Includes fuel dock credit card fees. Based on average difference between sales and cost of fuel. Estimate credit card fees on fuel sales at 2%. Cost of Fuel estimated at 80% of fuel sales, as per 2026 projected.

	Budgeted <u>Sales</u>	Estimated <u>Cost %</u>	
Cost of Fuel	2,068,000	80%	1,654,400
	Budgeted <u>Sales</u>	<u>% Credit</u>	Credit <u>Card Fee</u>
Credit Card Fees	2,068,000	98%	2.0%
			40,500
			<u>1,695,000</u>

Port of Edmonds
Marina
2027 Operating Budget Notes

(M19) Loan-a-Slip Credits - Based on current year's projected expenses.

(M20) Advertising - 2026 Marina advertising plan to help increase occupancy if needed.

(M21) Auto and Equipment Fuel - Based on current year trends for 2027.
Varies based on activity and fuel prices.

(M22) Business Taxes - Increases with increased activity. Budget is current year's projected numbers + 6%.

(M23) Claims & Damages - allocated \$25,000 for unforeseen circumstances.

(M24) Education and Training

Hazardous Waste Operations (HAZWOPER) Training	5,000
Operator Training (forklift)	4,500
OSHA Training Courses (ladder, forklifts, crane, launcher, other)	3,000
Intermediate Marina Management Course (AMI)	3,300
Fuel Dock Certification via PetroClassroom	200
TOTAL	16,000

(M25) Employee benefits - PERS and medical insurance premiums.

Other changes in medical premiums are due to change in staff/change in dependent coverage status.

(M26) Hazardous Waste Disposal - Oil, bilge water, hazardous waste disposal. Based on current year's estimated expense.

(M27) Insurance - Runs from September to August. 4% increase in 2026. Budget estimated from September 2026 to August 2027 plus 5% increase for the last 4 months of 2027.

(M28) Licenses and Permits - Based on estimated current year's expenses.

(M29) Marketing - Service Coupon, Tenant Fuel Reward Program, Loyalty Program, and Launch Punch Card.

(M30) Office - Includes statement printing, mailing and purchases for specific cost centers.

AFTS Statement Printing, Mailing, Lockbox, and Postage	13,000
Fuel Dock POS system (C18) Annual Update and/or Maintenance	1,500
Fuel Dock Router Monthly Fees	1,500
EZ Texting Credits - Text Tenants	1,600
Mail Chimp Subscription - Newsletter	600
SimplyBook.me - Travelift Scheduling	400
Zapier - Automation Tool to Transfer Data from Online Form to Excel	300
Liveaboard Tenant Background Checks	500
Other Internal Marina Office Items (Furnishing and Other)	5,000
TOTAL	24,400

(M31) Payroll Taxes - Estimate L&I rates, unemployment rates, and FMLA at 2026 rates.

Port of Edmonds
Marina
2027 Operating Budget Notes

(M32) Professional Services - Include the following items:

Lobbyist for Seawall and Portwalk Grants	110,000
Grant Writer*	75,000
Marina Condition Survey Engineering	50,000
Environmental Engineer - Workyard General Permit and Monitoring	20,000
Opex Contingency Engineering*	20,000
Marina Ops Renovation Engineering & Architect	15,000
Annual Inspection of Travelift, Public Launches, Dry Storage Launches	9,000
Department of Agriculture Wildlife Control	8,000
Marina/Cathodic Corrosion Inspection	3,000
TOTAL	<u><u>310,000</u></u>

(M33) Promotional Hosting - Per RCW 53.36.130 and 53.36.140, promotional hosting needs to be budgeted and expenditures shall follow the rules and regulations. Port anticipates two customer appreciation events in 2026 relating to promotional hosting.

Dry Storage Tenant Event at the Marina	1,600
Moorage Tenant Event at the Marina	6,000
TOTAL	<u><u>7,600</u></u>

(M34) Rent - Lease from BNSF. Increased from \$1,402.96 to \$2,250.00 in 2026

(M35) Repair & Maintenance - Services to repair and maintain Port facilities and equipment such as the docks, Dry Storage spaces buildings, parking lots, forklifts, vehicles, travelift, launchers, fuel dock equipment, workboats, etc. Other services such as pest control, fence rental, porta potty services, etc.

Fuel Dock	
Equipment Repair & Maintenance*	10,000
Annual Pump Calibration	3,500
Hose Reel Springs and Installation*	2,500
Annual Compliance Testing	2,500

Port of Edmonds
Marina
2027 Operating Budget Notes

Moorage	
Marina Operations Office Building Renovation	865,000
Float Repairs - Add Additional Floatation to Finger Piers , Rods, Whalers	350,000
Moorage Electrical Repairs & Maintenance*	25,000
Dock Steel Plate Replacement	20,000
Heavy Equipment Rental	15,000
Boat Destruction of Abandoned Vessels*	15,000
Dock Fire and Life Ring Cabinets	15,000
Gutter Replacements on Docks*	10,000
Sewer Pump Station - Pump Parts	10,000
Dock LED Lighting	10,000
Emergency Water Pipes Repair*	8,000
Servicing for Workboats	4,000
Pest Control for Monthly Bait Stations	3,000
Fire Extinguisher Annual Maintenance	3,000
Hard Boom Replacement	3,000
Marina Cleanup Dives (Twice Per Year)	2,000
Travelift/Workyard/Pressure Wash Building	
Stormwater Catch Basin Vactor	15,000
Vault - Workyard + Pressure Wash Vactor Service	12,000
TL Parts and Cables	8,000
Travelift Repair and Maintenance*	6,000
Workyard Street Sweeper	4,000
WY Water Sampling Testing	3,500
Workyard Replacement Parts	3,000
Porta-Potties	2,750
Public Launch	
Variable Frequency Drive Upgrade + Launcher Motor Rehab*	23,000
Dry Storage	
Forklift Preventative Major Repair & Maintenance*	40,000
Hydraulic Upgrades to the South (A) Launcher*	20,000
Forklift Preventative Annual Maintenance	12,000
Launcher Preventative Repair & Maintenance	10,000
Rack/Bunk Boards	5,000
Porta-potties	2,750
Miscellaneous Repair & Maintenance	
Other Marina Repair & Maintenance	20,000
TOTAL	<u><u>1,563,500</u></u>

*Placeholder items - Budgeted for but may not exercise.

(M36) Salaries & Wages - Changes from 2026 annual budget:

- CPI increase of 3.55%
- Merit increases per policy

Marina = 59%, similar to 2026 Budget

Rental Properties = 11%, an increase of 1% from 2026 Budget

Overhead = 30%, an increase of 1% from 2026 Budget

Port of Edmonds
Marina
2027 Operating Budget Notes

(M37) Supplies - Includes the items as follow:

Moorage

Rods, Cleats, Hardware	50,000
Marin Wayfinding Signage Upgrade and Replacements	30,000
Power Pedestal Replacement Parts*	15,000
LED Lighting Parking Lots	15,000
Dock Sealing*	12,000
Dock Boards	12,000
Landscaping Bark/Mulch/Rock	12,000
Dock Ladder Replacements*	10,000
New Dock Carts	5,000
Boom Sweeps*	5,000
Rub Strip	3,000
Tenants Parking Permits (Annual)	2,500
Breakwater Repairs - Timber Replacement, Cathodic Repairs*	2,000
Oil Socks	1,500
Parking Passes	1,000

Travelift/Workyard/Pressure Wash Building

Slings and Plastic Sling Guards	12,000
Oyster Shells	10,000
3 drums DS 100 Separation Agent	7,000
Activated Alumina	6,000
Yard blocks Replacement	2,500

Public Launch

Spare Parts*	5,000
Slings	4,000
Safety Netting (Gate)	3,000
Launch Remotes*	1,800

Dry Storage

Forklift Pads	10,000
Launcher Remotes*	1,800
Oil Socks	1,500
Hoses for Wash Down	1,000
New Ladders	500

Marina Consumables - Electrical Parts, Fuel Dock Parts, Lumber, Paint, Pumpout Parts, Vehicle Parts, Lubricants, Tags, Plumbing Parts, Dock Amenities, Dock Bumpers, Dock Keys, Tools, etc.	25,000
---	--------

TOTAL

267,100

**Placeholder items - Budgeted for but may not exercise.*

(M38) Utilities - Budget based on current year trend. Includes electricity, garbage and recycling, gas, water and sewer, phone, internet, etc.

(M39) Depreciation - Estimated based on depreciation schedule plus new assets.

Port of Edmonds
Marina
2027 Operating Budget Notes

- (M40) Overhead Allocation - Based on the percentage of Marina revenues less fuel costs to total revenues less fuel costs. 70% of Overhead expenses will be allocated to Marina Operating Budget.
- (M41) Capital Grant - The Port has been awarded a RCO Grant of \$500K and Electrification Grant of \$1.5M for North Portwalk & Seawall Reconstruction Project - Phase II. The Project is expected to run from October 2026 through May 2027. \$50K from the RCO Grant is budgeted for 2027. \$635K from Electrification Grant is budgeted for 2027.
- (M42) Non-Operating Revenues/Expenses - Gain/Loss on Fixed Assets and Operating Grants.
- (M44) Property Tax Carry - \$25,000 allocation to public launch to cover launcher expenses that exceed revenues. This is no longer applicable.

Port of Edmonds
Rental Properties
2027 Operating Budget

	2022	2023	2024	2025	2026 Budget	2026 Projected	2027 Budget	
Revenues								
Rental Properties								
Harbor Square Lease Revenue	1,670,580	1,854,947	1,692,218	1,785,100	1,833,000	1,821,276	1,886,000	(P1)
Harbor Square Lease Interest Revenue	384,709	357,749	367,580	430,743	429,000	464,419	478,000	(P1)
Harbor Square CAMS	269,466	309,449	245,909	235,682	296,000	238,904	260,000	(P2)
West Side Lease Revenue	307,754	351,657	373,928	327,549	275,000	285,292	293,000	(P3)
West Side Lease Interest Revenue	207,579	195,091	181,914	261,176	320,000	322,287	318,000	(P3)
Miscellaneous Revenue	3,524	7,087	5,826	(2,077)	6,000	343	3,000	(P4)
Late Fees - Harbor Square Prop	2,509	3,498	1,364	876	1,000	211	2,000	(P5)
Bad Debt Expense	-	-	-	-	-	-	-	
Total Rental Properties	2,846,121	3,079,478	2,868,739	3,039,050	3,160,000	3,132,731	3,240,000	
Expenses								
Cost of Goods Sold								
ACH and Credit Card Fees	536	326	221	595	1,000	587	1,000	(P6)
	536	326	221	595	1,000	587	1,000	
Operating Expenses								
Advertising & Notices	316	53	77	168	2,000	961	2,000	(P7)
Auto and Equipment Fuel	185	116	59	200	-	130	-	(P8)
Business Taxes	196	184	104	52	-	43	-	(P9)
Employee Benefits	59,139	55,821	66,112	79,964	86,000	73,186	102,200	(P10)
Insurance	73,372	84,219	100,366	123,052	133,000	127,229	136,350	(P11)
Office	970	742	453	1,029	3,000	2,328	8,900	(P12)
Payroll Taxes	20,790	19,729	20,860	20,837	22,000	22,438	43,650	(P13)
Professional Services	34,166	9,360	53,290	79,787	69,000	70,861	20,000	(P14)
Repair & Maintenance	235,095	199,259	582,672	647,992	1,329,000	855,284	964,750	(P15)
Salaries & Wages	220,323	214,713	283,135	330,858	359,000	312,655	403,950	(P16)
Supplies	18,965	30,103	30,641	36,382	65,000	38,598	53,000	(P17)
Utilities	169,080	179,931	179,439	201,295	209,000	222,899	232,000	(P18)
Total Operating Expenses	832,597	794,230	1,317,209	1,521,617	2,277,000	1,726,612	1,966,800	
Net Operating Income (Loss) Before Dep and OH	2,012,988	2,284,922	1,551,309	1,516,838	882,000	1,405,532	1,272,200	
Depreciation	608,810	609,002	609,002	608,594	611,000	608,022	608,000	(P19)
Overhead Allocation	282,095	196,254	245,530	210,222	636,600	434,891		(P20)
Net Operating Income (Loss)	1,122,083	1,479,666	696,777	698,022	(365,600)	362,619	664,200	
Non-Operating Items								
Revenues	931	191	-	-	-	-	-	(P21)
Expenses	-	-	-	-	-	-	-	(P21)
Total Non-Operating Income (Loss)	931	191	-	-	-	-	-	
Net Income (Loss)*	1,123,014	1,479,857	696,777	698,022	(365,600)	362,619	664,200	

Port of Edmonds
Rental Properties
2026 Operating Budget Notes

The Rental Properties Operating Budget includes the following commercial leases: Harbor Square Property, Anthony's Restaurant, The Landing, Edmonds Yacht Club, Edmonds Yacht Sales, and POE 2 LLC (Jacobsen's Building).

Revenues:

- (P1) Harbor Square Lease Revenue - Budgeted as per GASB 87 with a portion of long term leases as lease revenue and a portion as interest revenue.

	Interest	Annual Rent	Total
Building 1		\$ 301,074	
Building 2		\$ 568,477	
Building 3		\$ 334,662	
Building 4		\$ 190,446	
Building 5		\$ 376,152	
Athletic Club		\$ 507,521	
Hotel		\$ 86,152	
Subtotal		\$ 2,364,484	
 GASB 87 Interest and Principal	\$ 478,351	\$ 1,886,133	\$ 2,364,484

- (P2) CAMS (Common Area Maintenance) - Based on current tenants and their lease terms.

	<u>Annually</u>
Current CAMS	260,000
	<u>260,000</u>

- (P3) West Side Lease Revenue - Budgeted as per GASB 87 with a portion of long term leases as lease revenue and a portion as interest revenue.

	Interest	Rent	Total
Anthony's Restaurant	\$ 61,017	\$ 234,305	\$ 295,321
Edmonds Yacht Sales	\$ -	\$ 4,853	\$ 4,853
POE 2 LLC (Jacobsen's Building)	\$ 27,838	\$ 39,220	\$ 67,058
The Landing	\$ 183,841	\$ (22,248)	\$ 161,594
Edmonds Yacht Club	\$ 45,444	\$ 36,977	\$ 82,421
	<u>\$ 318,139</u>	<u>\$ 293,108</u>	<u>\$ 611,247</u>

Anthony's Restaurant - Minimum rent plus additional space plus percentage rent. Percentage rent based on average. Last lease extension ends 8/31/2043. Assumes percentage rent in 2022.

Edmonds Yacht Sales - Month-to-Month lease with annual CPI increases in September.

POE 2 LLC (Jacobsen's Building) - Lease began 7/15/14. Rent shall be increased by 2.5% annually beginning in year 2.

The Landing - CPI adjustment effective 8/1/2019. Parking fees were waived in 2022. Next rate adjustment is based on CPI, 8/1/2026. Lease expires 7/31/2029.

Edmonds Yacht Club - Land lease for building and land lease for parking. CPI or FMV adjustment completed 6/15/2014. Annual CPI increase beginning 6/15/2015. Lease term expires 6/15/2039 with two 15 year options.

- (P4) Miscellaneous - Unanticipated reimbursable work requested by tenants, room rentals. 5 year average.

- (P5) Late Fees - Based on projected 2026.

Port of Edmonds
Rental Properties
2027 Operating Budget Notes

Expenses:

- (P6) ACH and Credit Card Fees - Harbor Square tenant payments.
- (P7) Advertising & Notices - Harbor Square leasing advertisement.
- (P8) Auto and Equipment Fuel - Port truck and equipment used at Harbor Square. Minimum budget amount is \$1,000. Rounded down to \$0.
- (P9) Business Taxes - Paid on room rentals, late fees, and reimbursable work requested by tenants. Minimum budget amount is \$1,000. Rounded down to \$0.
- (P10) Employee benefits - PERS and medical insurance premiums.
Other changes in medical premiums are due to change in staff/change in dependent coverage status.
- (P11) Insurance - Runs from September to August. 4% increase in 2026. Budget estimated from September 2026 to August 2027 plus 5% increase for the last 4 months of 2027.
- (P12) Office - Includes statement printing, mailing and purchases for specific cost centers.

Garbage Fixtures	6,000
Other Internal Rental Properties Items	1,000
Harbor Square Background Checks	1,000
Copier supplies (copiers are assets and interest exp per GASB 87)	400
AFTS Statement Printing, Mailing, Lockbox, and Postage	500
 TOTAL	 <u><u>8,900</u></u>

- (P13) Payroll Taxes - Estimate L&I rates, unemployment rates, and FMLA at 2026 rates.

- (P14) Professional services -
Building 5 Repair Engineering 20,000

Port of Edmonds
Rental Properties
2027 Operating Budget Notes

(P15) Repairs & Maintenance - Includes the items as follow:

Harbor Square Complex Paint Job	350,000
Building 5 Foundation Slab Repairs	145,000
Building 5 Structural Micropile Stabilization	135,000
Janitorial Services	75,000
HS Sidewalk (2nd Driveway Entry)	50,000
Parking Lot/Asphalt Repair (Port)*	40,000
HVAC Quarterly Maintenance	28,000
Ordinary Repairs & Maintenance	25,000
B-6 Carpet (Building 2)	22,000
Parking Lot/Asphalt Repair CAMs*	20,000
Building 3 Smoke Control System - renew system and add emergency power	17,000
Elevator Quarterly Maintenance/Annual Testing	16,800
Storm Drain Environmental - Vactor Service	13,000
HVAC Repair	12,000
In-house Projects - Painting, Signage, Minor Bathroom Updates for Common Areas	6,000
Fire Alarm Building 2 and 5 - Monitoring Service and Inspection	5,500
Fire Extinguisher Annual Maintenance	2,500
Pest Control Services*	1,200
Backflow Testing	750

TOTAL	964,750
-------	---------

(P16) Salaries & Wages - Changes from 2026 annual budget:

- CPI increase of 3.55%
- Merit increases per policy

Marina = 59%, similar to 2026 Budget

Rental Properties = 11%, an increase of 1% from 2026 Budget

Overhead = 30%, an increase of 1% from 2026 Budget

(P17) Supplies - Include the items as follow:

Rental Properties Consumables - bathroom supplies, cleaning supplies, etc.	20,000
LED Lighting at Harbor Square Complex	10,000
Landscaping Supplies	7,500
Storm drain environmental - Supplies and Silt Socks	3,000
Road Salt for Snow and Ice	2,500
Other Rental Properties Supplies (i.e. for Repair & Maintenance by Staff)	10,000

TOTAL	53,000
-------	--------

Port of Edmonds
Rental Properties
2027 Operating Budget Notes

- (P18) Utilities - Budget based on current year trend. Includes electricity, garbage and recycling, gas, water and sewer, phone, internet, etc.
- (P19) Depreciation - Estimated based on depreciation schedule plus new assets.
- (P20) Overhead Allocation - Based on the percentage of rental properties revenues to total revenues.
30% of Overhead expenses will be allocated to Rental Properties Operating Budget.
- (P21) Non-Operating Revenues/Expenses - Gain/Loss on Fixed Assets, interest on a promissory note - paid off in 2023,
loan paid off in 2019.

Port of Edmonds
Overhead
2027 Operating Budget

	2022	2023	2024	2025	2026 Budget	2026 Projected	2027 Budget	
Revenues								
Miscellaneous	59,132	81,943	54,608	72,273		13,315	-	(O1)
Parking	47,821	50,835	57,127	57,321		-	-	(O2)
Total Revenues	106,953	132,778	111,734	129,594	-	13,315	-	
Operating Expenses								
Cost of Sales	1,451	1,850	1,980	2,436	-	2,000	-	(O3)
Advertising & Notices	4,050	6,307	5,793	5,642	5,000	5,914	5,000	(O4)
Audit Expense	34,336	-	38,478	8,201	50,000	50,000	50,000	(O5)
Auto and Equipment Fuel	14,679	13,924	11,846	11,754	13,000	12,508	13,600	(O6)
Bank Charges	7,118	9,203	10,992	10,315	12,000	10,170	12,000	(O7)
Business Taxes	-	-	167	(4)	-	-	-	
Claims and Damages	-	-	5,000	-	-	-	-	
Commission Costs:								
Benefits	70,594	92,571	137,369	162,653	150,000	150,000	154,500	(O8)
Education	8,424	13,186	17,217	15,991	18,000	18,000	20,500	(O9)
Election Costs		10,329	-	8,415	-	-	10,000	(O10)
Payroll Taxes	6,481	6,475	7,603	7,535	9,000	9,000	8,800	(O11)
Salaries and Wages	71,180	71,500	82,005	81,293	99,000	99,000	98,900	(O12)
Travel	12,972	17,859	24,685	20,710	44,000	44,000	46,900	(O13)
Total Commission Costs	169,651	211,920	268,879	296,597	320,000	320,000	339,600	
Communications	18,193	15,420	19,786	22,878	20,000	19,361	24,000	(O14)
Economic Development & Tourism	14,523	12,059	36,346	152,386	156,000	52,000	58,900	(O15)
Education & Training	5,157	8,792	10,096	6,842	28,000	12,000	22,000	(O16)
Employee Benefits	202,857	230,933	224,194	234,691	263,000	220,500	226,800	(O17)
Insurance	11,753	13,924	28,481	41,065	43,000	42,028	44,900	(O18)
Licenses & Permits	80	445	899	236	-	300	-	(O19)
Marketing	2,316	2,816	103,634	11,483	5,000	5,000	6,000	(O20)
Meals	1,468	2,717	5,888	1,183	5,000	3,035	5,000	(O21)
Membership Dues	16,234	21,607	32,088	33,872	37,000	29,189	40,350	(O22)
Office	68,375	132,083	162,639	130,336	342,000	141,686	191,300	(O23)
Payroll Taxes	68,620	87,378	94,681	97,579	114,000	93,213	89,800	(O24)
Professional Services	60,649	106,656	231,952	335,217	581,000	481,000	605,000	(O25)
Promotional Hosting	427	231	353	-	-	400	-	(O26)
Repair & Maintenance	22,454	26,945	61,713	73,801	242,000	92,000	204,750	(O27)
Salaries & Wages	612,371	801,373	920,387	880,076	924,000	1,081,816	999,600	(O28)
Strategic Plan	-	-	36,976	-	-	-	-	(O29)
Supplies	97,750	92,064	147,146	100,889	106,000	69,857	96,500	(O30)
Travel	8,419	9,115	18,606	8,040	33,000	11,920	35,900	(O31)
Uniforms	12,678	3,726	28,279	12,694	15,000	14,900	16,000	(O32)
Utilities	105,575	116,929	134,981	143,928	84,000	68,268	80,600	(O33)
Total Operating Expenses w/o Depr	1,561,184	1,928,417	2,642,260	2,622,138	3,398,000	2,839,064	3,167,600	
Net Operating Income (Loss) Before Dep	(1,454,231)	(1,795,639)	(2,530,525)	(2,492,544)	(3,398,000)	(2,825,749)	(3,167,600)	
Depreciation	70,410	68,733	297,039	340,133	356,000	340,459	387,600	(O34)
OPEB/GASB 68	(528,378)	(546,760)	(223,096)	(222,964)				(O35)
Net Operating Income (Loss)	(996,263)	(1,317,612)	(2,604,469)	(2,609,713)	(3,754,000)	(3,166,208)	(3,555,200)	

Port of Edmonds
Overhead
2027 Operating Budget

	2022	2023	2024	2025	2026 Budget	2026 Projected	2027 Budget
Non-Operating Items							
Revenues	391,774	1,294,230	1,181,467	1,356,493	1,000,000	900,000	1,098,000 (O36)
Expenses	(819,085)	(422)	(323)	(168)	-	-	- (O36)
Total Non-Operating Items Income (Loss)	(427,311)	1,293,808	1,181,144	1,356,325	1,000,000	900,000	1,098,000
Net Income (Loss)	(1,423,574)	(23,804)	(1,423,325)	(1,253,388)	(2,754,000)	(2,266,208)	(2,457,200)
Property Tax Carry	593,883	601,022	604,891	633,942	632,000	644,000	650,000 (O37)
Net Income (Loss) With Property Tax Carry	(829,691)	577,218	(818,434)	(619,446)	(2,122,000)	(1,622,208)	(1,807,200)

Port of Edmonds
Overhead
2027 Operating Budget Notes

The Overhead Operating Budget includes revenues and expenses that cannot specifically be allocated to any one cost center. Some examples are Commissioner costs, attorney fees to attend Commission meetings, Information Technology support, etc.

Revenues:

- (O1) In 1999, the Port of Edmonds and City of Edmonds entered into an Interlocal Agreement for the use of storm water transmission facilities. The City charges the Port stormwater fees based on equivalent stormwater units (ESUs). Most of the water running off Port property on west side of Admiral Way does not go through the City's stormwater system at all, some drained to the Port's stormwater system. Therefore, the Port requests reimbursement on a monthly basis. As this is not actual revenue, this line item will be moved to utilities as an offset.
- (O2) The commuter parking revenue was moved to Marina budget in 2026.

Expenses:

- (O3) Cost of sales - Credit card fees on parking revenues will be in the Marina budget in 2026.
- (O4) Advertising & Notices - the Port's official paper is the Everett Herald. The Port advertises Commission meetings/public hearing in the Everett Herald and My Edmonds News.

Commission meetings, public hearing, employment ads, bidding ads	4,000
Other Advertising	1,000
TOTAL	5,000

- (O5) Audit Expense - annual audit estimated \$50,000.
- (O6) Auto and Equipment Fuel - For vehicles not allocated to one department. Budget is based on current year's estimated expense and 10% increase due to varies in price from fuel.
- (O7) Bank Charges - Include WaFd Bank fees, LGIP fees, US Bank third party holder fees for long-term investments, costs of checks and deposit books.
- (O8) Commissioner Benefits - Include medical and wellness.
- (O9) Commissioner Education - Conference fees for seminars.
- (O10) Commissioner Election Costs - Election will be held in 2027.
- (O11) Commissioner Payroll Taxes - Include federal payroll taxes, L&I, and FMLA taxes.
- (O12) Commissioner Salaries and Wages - Next increase is scheduled for January 2029.
- (O13) Commissioner Travel - Travel related expenses to attend seminars.
- (O14) Communications - Mailing to Port District and Edmonds residents. There will be two mailings in 2027.

Port of Edmonds
Overhead
2027 Operating Budget Notes

(O15) Economic development and tourism:

Port Surveys and Studies*	20,000
Marketing Supplies, Communication & Promotion	10,000
Economic Development Opportunities*	10,000
Economic Alliance Snohomish County (EASC) Dues	5,500
Sea Notes at the Marina	4,500
Waterfront Center Sponsorship/Environmental Speaker Series	3,000
Edmonds Arts Festival	2,500
Chamber of Commerce Sponsorship	2,500
Bird Fest	500
Beyond Breakwater	400
TOTAL	58,900

*Placeholder items - Budgeted for but may not exercise.

(O16) Education and Training. Conference Fee is recorded in this line item.

Training:	
Contract & IT Education & Manager Training	5,000
Finance and Administration Staff Training	2,000
First Aid/CPR/AED Course	1,500
Conference Fee:	
Washington Public Ports Association (WPPA) conference fees	5,500
Pacific Northwest Waterways Association (PNWA) conference fees	4,000
Pacific Coast Congress (PCC) conference fees	2,200
Northwest Marine Trade Association (NMTA) conference fees	1,300
Association of Marina Industries (AMI) conference fees	500
TOTAL	22,000

(O17) Employee benefits - PERS and medical insurance premiums.

Other changes in medical premiums are due to change in staff/change in dependent coverage status.

(O18) Insurance - Runs from September to August. 4% increase in 2026. Budget estimated from September 2026 to August 2027 plus 5% increase for the last 4 months of 2027.

(O19) Licenses and Permits - Based on estimated current year's expenses.

(O20) Marketing - Holiday event at the Marina for the community.

(O21) Meals - Include staff meals while attending classes or trainings, all Staff lunches, staff meetings with Commissioners, staff meetings with elected officials, and business lunches.

Port of Edmonds
Overhead
2027 Operating Budget Notes

(O22) Membership Dues - Include the following items:

Washington Public Ports Association (WPPA)	18,000
Pacific Northwest Waterways Association (PNWA)	10,500
American Association of Port Authorities (AAPA) Dues	6,000
Edmonds Chamber	2,500
Recreational Boating Association of Washington (RBAW)	1,000
Northwest Marine Trade Association (NMTA)	600
Municipal Research and Services Center (MRSC) of Washington Rosters	500
Pacific Coast Congress (PCC) includes Association of Marine Industries (AMI)	450
Washington Economic Development Association	400
WFOA (Finance), SCCFOA (Finance), WAPRO (Public Records)	200
Government Finance Officers Association (GFOA)	200
TOTAL	40,350

(O23) Office - Include the following items:

General Office Supplies - Office Depot supplies, newspaper subscriptions, business cards, first aid supplies, letterhead and envelopes, etc.	25,000
IT Security software	25,000
Digital AP processing software	15,000
Revenue management system subscription	15,000
Office 365 annual licenses, including Commissioners' email	12,800
Voip System*	9,000
Payroll Software	8,000
New workstations (to replace ones that have exceeded their 5-year life)	7,550
25 new desk phones*	6,250
Firewall annual subscriptions	5,800
Cloud backups and storage	5,500
New tablets for Marina Software upgrade (8)	5,280
Cameras	5,000
Minor Computer Parts	5,000
Archive Social	4,220
Remote working ability for managers	4,200
DocuSign (electronic signatures on documents)	3,800
Website (Plug ins, hosting)	3,770
UGAAP license	3,600
Copier supplies (copiers are assets and interest exp per GASB 87)	3,500
Acrobat DC annual access (4 users)	3,000
Postage meter and postage	2,500
Adobe Creative Cloud Access (2 users)	2,200
Zoom	2,000
Lobby Digital Signage Upgrade	2,000
TMP product licenses	1,800
Background checks (employee)	1,500
OS license update to true up to actual use	1,500
Gramerly annual subscription	1,100
Canva subscription	250
Doodle subscription	180
TOTAL	191,300

*Placeholder items - Budgeted for but may not exercise.

Port of Edmonds
Overhead
2027 Operating Budget Notes

(O24) Payroll Taxes - Estimate L&I rates, unemployment rates, and FMLA at 2026 rates.

(O25) Professional Services - Include the following items:

Security Services	120,000
Finance Consultant	108,000
Master Planing Consultant	100,000
Port Attorney	75,000
Computer Technical Support	45,000
IT Security Consultants	35,000
Marina Ops & Revenue Implementation	30,000
Contract Review Consultant	25,000
Port Website Design and Technical Support	15,000
Website ADA upgrade	15,000
Public Accounting Firm for Annual Report/GASB/Taxation Consulting	12,000
Salary Study Consultant	10,000
Software Platforms (SAGE, TMP, Doclink, Gravity) Consulting Services	7,500
Sage AP Module Implementation	6,000
Sage HCM Implementation	1,500
TOTAL	605,000

**Placeholder items - Budgeted for but may not exercise.*

(O26) Promotional Hosting - as these activities are Marina related, this line item has been moved to Marina budget.

(O27) Repair & Maintenance - Include the following items:

Sidewalk Repair (West Side)*	100,000
Parking Lot/Asphalt Repair*	25,000
Janitorial Admin building	20,000
Storm Drain Environmental - Vactor Service	15,000
HVAC Quarterly Maintenance/Repair & Maintenance Services	10,000
Tires and Maintenance for Vehicles	8,000
Elevator Quarterly Maintenance/Annual Testing	3,500
Fire Alarm New Admin Building - Monitoring Service and Inspection	2,500
Backflow Testing	750
 Other Overhead Repairs & Maintenance	 20,000
TOTAL	204,750

(O28) Salaries & Wages - Changes from 2026 annual budget:

- CPI increase of 3.55%
- Merit increases per policy

Marina = 59%, similar to 2026 Budget

Rental Properties = 11%, an increase of 1% from 2026 Budget

Overhead = 30%, an increase of 1% from 2026 Budget

(O29) Strategic Plan - seminars took place in 2024. Not applicable in 2026.

Port of Edmonds
Overhead
2027 Operating Budget Notes

(O30) Supplies - Includes janitorial items, supplies used in operations, parts and equipment so that staff may make repairs.

As our equipment ages, it needs more frequent repairs.

Major Purchases (Over \$1,000)

Shop Supplies	30,000
Road Salt for Snow and Ice*	25,000
Portwalk - Replace Boards*	5,000
Maintenance Tools	5,000
New Radios and Mics - Marina Operations and Security*	4,000
HVAC Filters for Admin Building	4,000
Personal Floating Devices - Marina Operations and Security	1,500
Parking Lot Strip Paint	1,000
Storm Drain Environmental - Supplies and Silt Socks*	1,000

Other Overhead Supplies	20,000
-------------------------	--------

TOTAL	96,500
-------	--------

**Placeholder items - Budgeted for but may not exercise.*

(O31) Travel - Does not include Commissioner travel, which is listed in (O13) above. It includes lodging, meals and travel expenses. Port will not be attending American Association of Port Authorities (AAPA) conferences in 2026.

Washington Public Ports Association (WPPA) seminars	12,500
Pacific Northwest Waterways Association (PNWA) conferences	10,000
Pacific Coast Congress (PCC) conferences	6,500
Northwest Marina Trade Association (NMTA) conference	2,000
Association of Marina Industries (AMI) conferences	2,100
Port Academy Training	2,000
WPPA Marina Committee Meeting	800

TOTAL	35,900
-------	--------

(O32) Uniforms - budget is based on staff recommendation of \$16,000.

(O33) Utilities - Budget based on current year trend. Includes electricity, garbage and recycling, gas, water and sewer, phone, internet, etc.

The miscellaneous revenue for stormwater is moved to this line item as an offset since it is a reimbursement.

Budget is based on stormwater system reimbursements from the City. In 2016, the Port's stormwater billings were reduced to account for stormwater that falls over the Marina. City increases the stormwater fees by 10% annually on average.

(O34) Depreciation - Estimated based on depreciation schedule plus new assets.

(O35) Other Post-Employment Benefits and GASB 68 (Pensions) - Sometimes the number is a negative expense and sometimes it's a positive expense. The OPEB and GASB 68 number is not determinable at budget time.

(O36) Non-Operating Revenues/Expenses - budgeted based on anticipated interest per bond schedules and LGIP account. Gain/Loss on Fixed Assets, Change in Fair Market Value of Investments, Interest Income, Interest Expense on Leased Assets and Operating Grant.

Port of Edmonds
Overhead
2027 Operating Budget Notes

(O37) Property taxes - increase by 1% as allowed by law. The property taxes are used to fund Commission Costs and public access upgrades.

2025 Tax Levy	644,000
1% Increase	<u>6,000</u>
Estimated Total 2026 Tax Levy	<u><u>650,000</u></u>
Commission Costs	339,600
Capital Improvement Reserve Funds	<u>310,400</u>
	<u><u>650,000</u></u>

Port of Edmonds
2027 Combined Operating Budget

	Marina Budget	Rental Properties Budget	Overhead Budget	Combined Budget
Revenues				
Marina Operations				
Electrical Fees	150,000			150,000
Environmental	150,000			150,000
Environmental Fee - Boatyard	31,000			31,000
Fuel Sales	2,068,000			2,068,000
Launcher	146,000			146,000
Miscellaneous	60,000		-	60,000
Guest Moorage	270,000			270,000
Permanent Moorage	5,478,000			5,478,000
Passenger Fees	98,000			98,000
Dry Storage	1,119,000			1,119,000
Parking	195,000		-	195,000
Travelift	164,000			164,000
Boatyard	145,000			145,000
Late Fees	34,000			34,000
Bad Debt Expense	(50,000)			(50,000)
Total Marina Operations	10,058,000	-	-	10,058,000
Rental Properties				
Harbor Square Lease Revenue		1,886,000		1,886,000
Harbor Square Lease Interest Revenue		478,000		478,000
Harbor Square CAMs		260,000		260,000
West Side Lease Revenue		293,000		293,000
West Side Lease Interest Revenue		318,000		318,000
Miscellaneous Revenue		3,000		3,000
Late Fees		2,000		2,000
Total Rental Properties	-	3,240,000	-	3,240,000
Total Revenue	10,058,000	3,240,000	-	13,298,000
Expenses				
Cost of Goods Sold				
Cost of Sales	146,000		-	146,000
Electrical Purchases	71,000			71,000
Fuel & Oil	1,695,000			1,695,000
Loan-a-Slip Credits	21,000			21,000
Harbor Square		1,000		1,000
Total Cost of Goods Sold	1,933,000	1,000	-	1,934,000
Gross Margin	8,125,000	3,239,000	-	11,364,000

Port of Edmonds
2027 Combined Operating Budget

	Marina Budget	Rental Properties Budget	Overhead Budget	Combined Budget
Operating Expenses				
Advertising & Notices	2,000	2,000	5,000	9,000
Audit Expense			50,000	50,000
Auto and Equipment Fuel	16,650	-	13,600	30,250
Bank Charges			12,000	12,000
Business Taxes (B&O)	36,000	-		36,000
Claims & Damages	25,000			25,000
Commission Costs			339,600	339,600
Communication			24,000	24,000
Economic Development & Tourism			58,900	58,900
Education & Training	16,000		22,000	38,000
Employee Benefits	552,500	102,200	226,800	881,500
Hazardous Waste Disposal	23,000			23,000
Insurance	363,000	136,350	44,900	544,250
Licenses & Permits	3,400		-	3,400
Marketing	19,800		6,000	25,800
Meals			5,000	5,000
Membership Dues			40,350	40,350
Office	24,400	8,900	191,300	224,600
Payroll Taxes	271,600	43,650	89,800	405,050
Professional Services	310,000	20,000	605,000	935,000
Promotional Hosting	7,600		-	7,600
Rent	27,000			27,000
Repair & Maintenance	1,563,500	964,750	204,750	2,733,000
Salaries & Wages	2,161,600	403,950	999,600	3,565,150
Strategic Plan			-	-
Supplies	267,100	53,000	96,500	416,600
Travel			35,900	35,900
Uniforms			16,000	16,000
Utilities	250,000	232,000	80,600	562,600
Total Operating Expenses	5,940,150	1,966,800	3,167,600	11,074,550
Net Operating Income (Loss) Before Dep and Others	2,184,850	1,272,200	(3,167,600)	289,450
Depreciation	815,800	608,000	387,600	1,811,400
Overhead Allocation	-	-	-	-
OPEB/GASB 68	-	-	-	-
Net Operating Income (Loss)	1,369,050	664,200	(3,555,200)	(1,521,950)
Non-Operating Items				
Capital Grant	684,900	-	-	684,900
Revenues	-	-	1,098,000	1,098,000
Expenses	-	-	-	-
Total Non-Operating Income (Loss)	684,900	-	1,098,000	1,782,900
Net Income (Loss)	2,053,950	664,200	(2,457,200)	260,950
Property Tax Carry	-	-	650,000	650,000
Net Income With Property Tax Carry	2,053,950	664,200	(1,807,200)	910,950

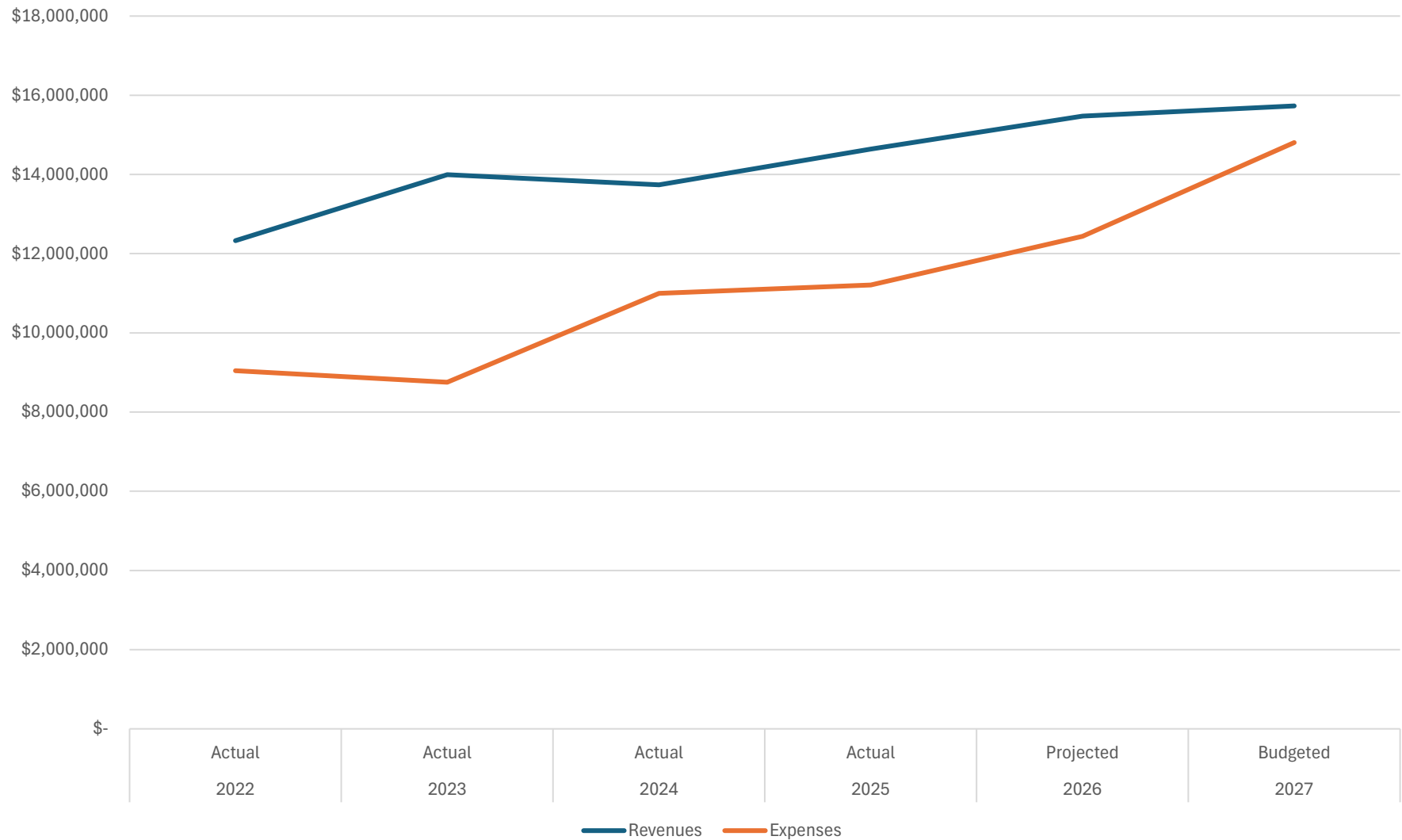
Port of Edmond
Combined 2022-2025 Actual | 2026 Budget | 2026 Projected | 2027 Operating Budget

	2022	2023	2024	2025	2026 Budget	2026 Projected	2027 Budget
Revenues							
Marina Operations							
Electrical	145,301	144,943	146,918	146,669	148,000	147,802	150,000
Environmental	121,258	132,923	132,885	152,033	144,000	150,638	150,000
Environmental - Workyard	33,072	34,771	30,297	31,532	32,000	30,568	31,000
Fuel Sales	2,012,701	2,015,888	1,768,042	1,923,849	1,830,000	2,213,094	2,068,000
Launcher	119,508	138,761	138,131	150,071	129,000	150,803	146,000
Miscellaneous	123,518	130,415	116,447	119,895	47,000	83,713	60,000
Guest Moorage	257,268	257,462	251,919	294,965	267,000	263,572	270,000
Permanent Moorage	4,196,383	4,646,117	4,897,048	5,142,077	5,209,000	5,254,358	5,478,000
Passenger Fees	60,950	64,193	83,391	93,412	76,000	100,326	98,000
Dry Storage	892,356	931,446	998,685	1,028,817	1,077,000	1,018,719	1,119,000
Parking	165,111	173,030	190,245	200,572	196,000	189,822	195,000
Travellift	165,032	170,457	159,222	168,897	161,000	163,279	164,000
Boatyard	174,278	144,117	176,720	128,561	155,000	130,818	145,000
Late Fees	32,015	37,090	36,793	29,481	33,000	35,365	34,000
Bad Debt Expense	(7,000)	-	(52,924)	(11,251)	(50,000)	-	(50,000)
Total Marina Operations	8,491,751	9,021,613	9,073,818	9,599,579	9,454,000	9,932,877	10,058,000
Rental Properties							
Harbor Square Lease Revenue	1,670,580	1,854,947	1,692,218	1,785,100	1,833,000	1,821,276	1,886,000
Harbor Square CAMs	384,709	357,749	367,580	430,743	429,000	464,419	478,000
West Side Lease Revenue	269,466	309,449	245,909	235,682	296,000	238,904	260,000
Harbor Square Lease Interest Revenue	307,754	351,657	373,928	327,549	275,000	285,292	293,000
West Side Lease Interest Revenue	207,579	195,091	181,914	261,176	320,000	322,287	318,000
Miscellaneous Revenue	3,524	7,087	5,826	(2,077)	6,000	343	3,000
Late Fees - Harbor Square	2,509	3,498	1,364	876	1,000	211	2,000
Total Rental Properties	2,846,121	3,079,478	2,868,739	3,039,050	3,160,000	3,132,731	3,240,000
Total Revenue	11,337,872	12,101,091	11,942,558	12,638,629	12,614,000	13,065,608	13,298,000
Expenses							
Cost of Goods Sold							
Cost of Sales	109,879	123,564	134,724	165,940	139,000	141,522	146,000
Electrical Purchases	69,823	66,239	69,348	69,526	71,000	66,791	71,000
Fuel & Oil	1,709,989	1,636,471	1,415,588	1,535,887	1,500,000	1,869,120	1,695,000
Loan-a-Slip Credits	19,385	24,669	19,717	20,969	19,000	22,460	21,000
Harbor Square	536	326	221	595	1,000	587	1,000
Total Cost of Goods Sold	1,909,612	1,851,269	1,639,598	1,792,917	1,730,000	2,100,480	1,934,000
Gross Margin	9,428,260	10,249,822	10,302,960	10,845,712	10,884,000	10,965,128	11,364,000

Port of Edmond
Combined 2022-2025 Actual | 2026 Budget | 2026 Projected | 2027 Operating Budget

	2022	2023	2024	2025	2026 Budget	2026 Projected	2027 Budget
Operating Expenses							
Advertising & Notices	6,855	7,234	6,177	6,774	9,000	8,293	9,000
Audit Expense	34,336	-	38,478	8,201	50,000	50,000	50,000
Auto and Equipment Fuel	31,218	25,454	23,726	25,189	26,000	27,796	30,250
Bank Charges	7,118	9,203	10,992	10,315	12,000	10,170	12,000
Business Taxes (B&O)	31,187	37,661	30,715	34,843	34,000	36,003	36,000
Claims & Damages	27,448	1,702	24,412	7,331	25,000	22,966	25,000
Commission Costs	169,651	211,920	268,879	296,597	320,000	320,000	339,600
Communications	18,193	15,420	19,786	22,878	20,000	19,361	24,000
Economic Development & Tourism	14,523	12,059	36,346	152,386	156,000	52,000	58,900
Education & Training	8,271	14,547	20,187	17,561	42,000	26,000	38,000
Employee Benefits	669,046	734,007	784,482	794,118	855,000	775,050	881,500
Hazardous Waste Disposal	16,981	13,075	15,709	22,362	17,000	22,136	23,000
Insurance	322,685	371,250	436,605	493,044	533,000	513,926	544,250
Licenses & Permits	2,905	3,371	3,833	3,297	3,000	4,779	3,400
Marketing	2,848	2,816	103,634	21,291	29,000	16,803	25,800
Meals	1,468	2,717	5,888	1,183	5,000	3,035	5,000
Membership Dues	16,234	21,607	32,088	33,872	37,000	29,189	40,350
Office	85,601	151,392	179,327	146,588	371,000	159,523	224,600
Payroll Taxes	291,777	312,467	329,199	336,577	376,000	335,064	405,050
Professional Services	149,237	230,111	534,091	581,816	1,048,000	717,897	935,000
Promotional Hosting	427	231	353	475	8,000	1,776	7,600
Rent	16,392	15,600	13,383	17,831	17,000	16,795	27,000
Repair & Maintenance	439,889	336,890	896,290	866,178	2,451,000	1,453,398	2,733,000
Salaries & Wages	2,365,182	2,760,030	3,293,012	3,168,670	3,336,000	3,241,743	3,565,150
Strategic Plan	-	-	-	-	-	-	-
Supplies	261,850	287,440	290,441	298,476	515,000	250,138	416,600
Travel	8,419	9,115	18,606	8,040	33,000	11,920	35,900
Uniforms	12,678	3,726	28,279	12,694	15,000	14,900	16,000
Utilities	452,351	482,312	525,312	580,160	570,000	516,765	562,600
Total Operating Expenses	5,464,770	6,073,357	7,970,228	7,968,746	10,913,000	8,657,426	11,074,550
Net Operating Income (Loss) Before Dep and OPEB	3,963,490	4,176,465	2,332,731	2,876,966	(29,000)	2,307,702	289,450
Depreciation	1,379,088	1,371,660	1,607,585	1,670,571	1,736,000	1,679,154	1,811,400
OPEB/GASB 68	(528,378)	(546,760)	(223,096)	(222,964)	-	-	-
Net Operating Income (Loss)	3,112,780	3,351,565	948,242	1,429,360	(1,765,000)	628,548	(1,521,950)
Non-Operating Items							
Capital Grant	-	-	-	8,237	1,000,000	866,017	684,900
Revenues	396,463	1,294,421	1,190,421	1,358,923	1,000,000	900,000	1,098,000
Expenses	(819,085)	(2,995)	(323)	(168)	-	-	-
Total Non-Operating Income (Loss)	(422,622)	1,291,426	1,190,098	1,366,992	2,000,000	1,766,017	1,782,900
Net Income (Loss)	2,690,158	4,642,991	2,138,340	2,796,352	235,000	2,394,565	260,950
Property Tax Carry	593,883	601,022	604,891	633,942	632,000	644,000	650,000
Net Income With Property Tax Carry	3,284,041	5,244,013	2,743,231	3,430,294	867,000	3,038,565	910,950

Port of Edmonds Revenue and Expense Trends



CIP Summary Inflation Adjusted

Project Name						Year 1 to 5				
	Location	Funding Source	Condition	Evaluation	2027	2028	2029	2030	2031	
MARINA - COMMITTED										
Mid-Marina Breakwater Repair	Mid Marina	Grant/Reserve	Poor	B	\$ -	\$ -	\$ -	\$ -	\$ -	
Administration & Maintenance Building First Floor Build Out	Admin Office & Maintenance Facility	Reserve	N/A	B	\$ 185,000	\$ -	\$ -	\$ -	\$ -	
North Seawall & Portwalk Reconstruction Project (Phase II)	North Marina	Grant/Reserve	Poor	B	\$ 2,077,000	\$ -	\$ -	\$ -	\$ -	
North Seawall & Portwalk Reconstruction Project (Phase III)	North Marina	Reserve/Bond Issuance	Poor	B	\$ 125,000	\$ 132,613	\$ 8,955,393	\$ 27,364,767	\$ -	
Mid-Marina Breakwater Replacement	Mid Marina	Reserve*	Poor	B	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS					\$ 2,387,000	\$ 132,613	\$ 8,955,393	\$ 27,364,767	\$ -	
MARINA - PROSPECTIVE										
Utility Carts	Marina Operations Office	Reserve*	N/A			\$ 19,096	\$ -	\$ -	\$ -	
Administration & Maintenance Building Monument Sign	Admin Office & Maintenance Facility	Reserve*	N/A		\$ 50,000	\$ -	\$ -	\$ -	\$ -	
Tractor With Cab	Admin Office & Maintenance Facility	Reserve*	N/A		\$ -	\$ -	\$ -	\$ -	\$ -	
Water Replacement ^(O)	A-Dock through V-Dock	Reserve*	Fair		\$ 350,000	\$ -	\$ -	\$ -	\$ -	
Marina Operations Office Building Renovation ^(O)	Marina Operations Office	Reserve*	Fair		\$ 900,000	\$ -	\$ -	\$ -	\$ -	
Port Vehicles	Admin Office & Maintenance Facility	Reserve*	Fair		\$ 50,000	\$ 79,568	\$ 136,591	\$ -	\$ -	
Asphalt Overlay ^(O)	Dry Storage	Reserve*	Fair		\$ -	\$ 106,090	\$ -	\$ 135,061	\$ -	
Trailer Storage Modification	Dry Storage	Reserve*	N/A		\$ -	\$ -	\$ -	\$ -	\$ -	
Public Launch Pad Replacement	Public Launch	Reserve*	Poor		\$ -	\$ 95,481	\$ -	\$ -	\$ -	
South Portwalk Security System	South Marina	Reserve*	Fair		\$ -	\$ 212,180	\$ -	\$ -	\$ -	
South Portwalk Dock Gates	South Marina	Reserve*	Fair		\$ -	\$ 265,225	\$ -	\$ -	\$ -	
Central Portwalk Railings	Mary Lou Block Plaza	Reserve*	Fair		\$ -	\$ -	\$ 491,727	\$ -	\$ -	
Workyard Sweeper Scrubber	Workyard	Reserve*	New		\$ 20,000	\$ -	\$ -	\$ -	\$ -	
Fire Dock Gangway	Mid Marina	Reserve*	Fair		\$ -	\$ 42,436	\$ -	\$ -	\$ -	
Boomlift	Port	Reserve*	New		\$ 50,000	\$ -	\$ -	\$ -	\$ -	
Server	Admin Office & Maintenance Facility	Reserve*	Fair		\$ 35,000	\$ -	\$ -	\$ -	\$ -	
South Portwalk Planter Boxes	South Marina	Reserve*	Fair		\$ -	\$ -	\$ 109,273	\$ -	\$ -	
Concrete Pad Replacement ^(O)	Dry Storage	Reserve*	Fair		\$ -	\$ -	\$ 273,182	\$ -	\$ -	
Public Restrooms Upgrade	Marina Operations Office	Reserve*	Fair		\$ -	\$ -	\$ 382,454	\$ -	\$ -	
Workyard Hazardous Waste Storage Container	Workyard	Reserve*	Poor		\$ -	\$ -	\$ 81,955	\$ -	\$ -	
Gasoline Turbines Replacement ^(O)	Fuel Dock	Reserve*	Fair		\$ -	\$ -	\$ -	\$ 33,765	\$ -	
C-Dock West Wall Steel and Roof Repair ^(O)	C-Dock	Reserve*	Fair		\$ -	\$ -	\$ -	\$ 675,305	\$ -	
Admiral Way Pipe	Dry Storage and Admiral Way	Reserve*	N/A	B	\$ -	\$ -	\$ -	\$ -	\$ 1,159,274	
Public Sling Launchers	Public Launch	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ -	\$ -	
Forklift Replacement	Dry Storage	Reserve*	Good		\$ -	\$ -	\$ -	\$ -	\$ -	
Travelift	Travelift	Reserve*	Good	B	\$ -	\$ -	\$ -	\$ -	\$ -	
Dry Storage Launchers	Dry Storage	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ -	\$ -	
Underground Storage Tanks	Fuel Dock	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ -	\$ -	
Marina Breakwall Rocks	North Marina	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ -	\$ -	
Tenant Restroom Upgrades (Central and South Marina)	Restrooms	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
Fuel Dock Dispensers	Fuel Dock	Reserve*	Good	B	\$ -	\$ -	\$ -	\$ -	\$ -	
I-Dock Fuel Float Replacement	I-Dock	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ -	\$ -	
Dry Storage Bulkhead	Dry Storage	Reserve*	Good	B, E	\$ -	\$ -	\$ -	\$ -	\$ -	
Mid-Marina Dock System	Mid Marina	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ -	\$ -	
Administration & Maintenance Building HVAC System	Admin Office & Maintenance Facility	Reserve*	Good		\$ -	\$ -	\$ -	\$ -	\$ -	
Scissor Lift Replacement	Admin Office & Maintenance Facility	Reserve*	Good		\$ -	\$ -	\$ -	\$ -	\$ -	
Mary Lou Block Plaza Remodel (Central Plaza)	Mary Lou Block Plaza	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS					\$ 1,455,000	\$ 820,076	\$ 1,475,181	\$ 844,132	\$ 1,159,274	
HARBOR SQUARE BUSINESS COMPLEX - PROSPECTIVE										
Harbor Square HVAC Units	Harbor Square Complex	Reserve*	Fair		\$ 40,000	\$ 42,436	\$ 43,709	\$ 45,020	\$ 46,371	
Harbor Square Building 4 Atrium Window ^(O)	Building 4	Reserve*	Poor		\$ -	\$ -	\$ -	\$ -	\$ -	
Harbor Square Complex Paint Job ^(O)	Harbor Square Complex	Reserve*	Poor		\$ 350,000	\$ -	\$ -	\$ -	\$ -	
Harbor Square Building 4 and Building 5 Structural ^(O)	Building 4 and Building 5	Reserve*	Poor		\$ 300,000	\$ 212,180	\$ -	\$ -	\$ -	
Harbor Square Roof Replacements	Harbor Square Complex	Reserve*	Good		\$ -	\$ -	\$ -	\$ -	\$ -	
Anthony's Building Roof	Anthony's	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS					\$ 690,000	\$ 254,616	\$ 43,709	\$ 45,020	\$ 46,371	

Project Name	Location	Fund Source	2027	2028	2029	2030	2031
HARBOR SQUARE BUSINESS COMPLEX - PROSPECTIVE							
Harbor Square HVAC Units	Harbor Square Complex	Reserve*	\$ 40,000	\$ 42,436	\$ 43,709	\$ 45,020	\$ 46,371
Harbor Square Building 4 Atrium Window ^(O)	Building 4	Reserve*	\$ -	\$ -	\$ -	\$ -	\$ -
Harbor Square Complex Paint Job ^(O)	Harbor Square Complex	Reserve*	\$ 350,000	\$ -	\$ -	\$ -	\$ -
Harbor Square Building 4 and Building 5 Structural ^(O)	Building 4 and Building 5	Reserve*	\$ 300,000	\$ 212,180	\$ -	\$ -	\$ -
Harbor Square Roof Replacements	Harbor Square Complex	Reserve*	\$ -	\$ -	\$ -	\$ -	\$ -
Anthony's Building Roof	Anthony's	Reserve*	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS			\$ 690,000	\$ 254,616	\$ 43,709	\$ 45,020	\$ 46,371

Note: The items labeled as (O) are deemed operational expenditures because they do not enhance or extend the life of an asset. Rather, it is a repair or sub component replacement of a larger capital asset. This assessment is subject to change.	\$ 4,532,000	\$ 1,207,304	\$ 10,474,283	\$ 28,253,919	\$ 1,205,645
Note: Items located at Admin Office & Maintenance Facility will be depreciated over their useful life and allocated to the Overhead cost center.					
TOTAL	\$ 45,673,151				

Marina Capital Budget Only	\$ 2,272,000	\$ 767,031	\$ 10,020,802	\$ 27,364,767	\$ 1,159,274
Rental Properties Capital Budget Only	\$ 40,000	\$ 42,436	\$ 43,709	\$ 45,020	\$ 46,371
Overhead Capital Budget Only	\$ 320,000	\$ 79,568	\$ 136,591	\$ -	\$ -
Subtotal	\$ 2,632,000	\$ 889,034	\$ 10,201,102	\$ 27,409,787	\$ 1,205,645
Marina Operating Budget Only	\$ 1,250,000	\$ 106,090	\$ 273,182	\$ 844,132	\$ -
Rental Properties Operating Budget Only	\$ 650,000	\$ 212,180	\$ -	\$ -	\$ -
Subtotal	\$ 1,900,000	\$ 318,270	\$ 273,182	\$ 844,132	\$ -
Total Operating and Capital Budgets	\$ 4,532,000	\$ 1,207,304	\$ 10,474,283	\$ 28,253,919	\$ 1,205,645

Adjusted Rate	3.00%
---------------	-------

CIP Summary Inflation Adjusted

CIP Summary Inflation Adjusted					Year 6 to 10					
Project Name	Location	Funding Source	Condition	Evaluation	2032	2033	2034	2035	2036	
MARINA - COMMITTED										
Mid-Marina Breakwater Repair	Mid Marina	Grant/Reserve	Poor	B	\$ -	\$ -	\$ -	\$ -	\$ -	
Administration & Maintenance Building First Floor Build Out	Admin Office & Maintenance Facility	Reserve	N/A	B	\$ -	\$ -	\$ -	\$ -	\$ -	
North Seawall & Portwalk Reconstruction Project (Phase II)	North Marina	Grant/Reserve	Poor	B	\$ -	\$ -	\$ -	\$ -	\$ -	
North Seawall & Portwalk Reconstruction Project (Phase III)	North Marina	Reserve/Bond Issuance	Poor	B	\$ -	\$ -	\$ -	\$ -	\$ -	
Mid-Marina Breakwater Replacement	Mid Marina	Reserve*	Poor	B	\$ -	\$ -	\$ -	\$ -	\$ 13,439,164	
TOTALS					\$ -	\$ -	\$ -	\$ -	\$ 13,439,164	
MARINA - PROSPECTIVE										
Utility Carts	Marina Operations Office	Reserve*	N/A		\$ -	\$ -	\$ -	\$ -	\$ -	
Administration & Maintenance Building Monument Sign	Admin Office & Maintenance Facility	Reserve*	N/A		\$ -	\$ -	\$ -	\$ -	\$ -	
Tractor With Cab	Admin Office & Maintenance Facility	Reserve*	N/A		\$ -	\$ -	\$ -	\$ -	\$ -	
Waler Replacement ^(O)	A-Dock through V-Dock	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
Marina Operations Office Building Renovation ^(O)	Marina Operations Office	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
Port Vehicles	Admin Office & Maintenance Facility	Reserve*	Fair		\$ -	\$ 55,344	\$ 114,009	\$ -	\$ 120,952	
Asphalt Overlay ^(O)	Dry Storage	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
Trailer Storage Modification	Dry Storage	Reserve*	N/A		\$ -	\$ -	\$ -	\$ -	\$ -	
Public Launch Pad Replacement	Public Launch	Reserve*	Poor		\$ -	\$ -	\$ -	\$ -	\$ -	
South Portwalk Security System	South Marina	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
South Portwalk Dock Gates	South Marina	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
Central Portwalk Railings	Mary Lou Block Plaza	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
Workyard Sweeper Scrubber	Workyard	Reserve*	New		\$ -	\$ -	\$ -	\$ -	\$ -	
Fire Dock Gangway	Mid Marina	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
Boomlift	Port	Reserve*	New		\$ -	\$ -	\$ -	\$ -	\$ -	
Server	Admin Office & Maintenance Facility	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
South Portwalk Planter Boxes	South Marina	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
Concrete Pad Replacement ^(O)	Dry Storage	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
Public Restrooms Upgrade	Marina Operations Office	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
Workyard Hazardous Waste Storage Container	Workyard	Reserve*	Poor		\$ -	\$ -	\$ -	\$ -	\$ -	
Gasoline Turbines Replacement ^(O)	Fuel Dock	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
C-Dock West Wall Steel and Roof Repair ^(O)	C-Dock	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
Admiral Way Pipe	Dry Storage and Admiral Way	Reserve*	N/A	B	\$ -	\$ -	\$ -	\$ -	\$ -	
Public Sling Launchers	Public Launch	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ 587,148	\$ -	
Forklift Replacement	Dry Storage	Reserve*	Good		\$ -	\$ -	\$ -	\$ 652,387	\$ -	
Travelift	Travelift	Reserve*	Good	B	\$ -	\$ -	\$ -	\$ 652,387	\$ -	
Dry Storage Launchers	Dry Storage	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ 1,957,160	\$ -	
Underground Storage Tanks	Fuel Dock	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ 2,609,546	\$ -	
Marina Breakwall Rocks	North Marina	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ 6,523,866	\$ -	
Tenant Restroom Upgrades (Central and South Marina)	Restrooms	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ 167,990	
Fuel Dock Dispensers	Fuel Dock	Reserve*	Good	B	\$ -	\$ -	\$ -	\$ -	\$ -	
I-Dock Fuel Float Replacement	I-Dock	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ -	\$ -	
Dry Storage Bulkhead	Dry Storage	Reserve*	Good	B, E	\$ -	\$ -	\$ -	\$ -	\$ -	
Mid-Marina Dock System	Mid Marina	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ -	\$ -	
Administration & Maintenance Building HVAC System	Admin Office & Maintenance Facility	Reserve*	Good		\$ -	\$ -	\$ -	\$ -	\$ -	
Scissor Lift Replacement	Admin Office & Maintenance Facility	Reserve*	Good		\$ -	\$ -	\$ -	\$ -	\$ -	
Mary Lou Block Plaza Remodel (Central Plaza)	Mary Lou Block Plaza	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS					\$ -	\$ 55,344	\$ 114,009	\$ 12,982,493	\$ 288,942	

Project Name	Location	Fund Source			2032	2033	2034	2035	2036
HARBOR SQUARE BUSINESS COMPLEX - PROSPECTIVE									
Harbor Square HVAC Units	Harbor Square Complex	Reserve*	Fair		\$ 47,762	\$ 49,195	\$ 50,671	\$ 52,191	\$ -
Harbor Square Building 4 Atrium Window ^(O)	Building 4	Reserve*	Poor		\$ -	\$ -	\$ -	\$ -	\$ -
Harbor Square Complex Paint Job ^(O)	Harbor Square Complex	Reserve*	Poor		\$ -	\$ -	\$ -	\$ -	\$ -
Harbor Square Building 4 and Building 5 Structural ^(O)	Building 4 and Building 5	Reserve*	Poor		\$ -	\$ -	\$ -	\$ -	\$ -
Harbor Square Roof Replacements	Harbor Square Complex	Reserve*	Good		\$ -	\$ 368,962	\$ 380,031	\$ 391,432	\$ 403,175
Anthony's Building Roof	Anthony's	Reserve*	Fair		\$ -	\$ -	\$ -	\$ 391,432	\$ -
TOTALS					\$ 47,762	\$ 418,157	\$ 430,702	\$ 835,055	\$ 403,175

Note: The items labeled as (O) are deemed operational expenditures because they do not enhance or extend the life of an asset. Rather, it is a repair or sub component replacement of a larger capital asset. This assessment is subject to change.

Note: Items located at Admin Office & Maintenance Facility will be depreciated over their useful life and allocated to the Overhead cost center.

\$ 47,762 \$ 473,501 \$ 544,711 \$ 13,817,548 \$ 14,131,281

TOTAL \$ 29,014,803

Marina Capital Budget Only	\$ -	\$ -	\$ -	\$ 12,982,493	\$ 13,607,153
Rental Properties Capital Budget Only	\$ 47,762	\$ 418,157	\$ 430,702	\$ 835,055	\$ 403,175
Overhead Capital Budget Only	\$ -	\$ 55,344	\$ 114,009	\$ -	\$ 120,952
Subtotal	\$ 47,762	\$ 473,501	\$ 544,711	\$ 13,817,548	\$ 14,131,281
Marina Operating Budget Only	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Properties Operating Budget Only	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating and Capital Budgets	\$ 47,762	\$ 473,501	\$ 544,711	\$ 13,817,548	\$ 14,131,281

Adjusted Rate 3.00%

CIP Summary Inflation Adjusted

PSP Summary Inflation Adjusted					Year 11 to 15				
Project Name	Location	Funding Source	Condition	Evaluation	2037	2038	2039	2040	2041
MARINA - COMMITTED									
Mid-Marina Breakwater Repair	Mid Marina	Grant/Reserve	Poor	B	\$ -	\$ -	\$ -	\$ -	\$ -
Administration & Maintenance Building First Floor Build Out	Admin Office & Maintenance Facility	Reserve	N/A	B	\$ -	\$ -	\$ -	\$ -	\$ -
North Seawall & Portwalk Reconstruction Project (Phase II)	North Marina	Grant/Reserve	Poor	B	\$ -	\$ -	\$ -	\$ -	\$ -
North Seawall & Portwalk Reconstruction Project (Phase III)	North Marina	Reserve/Bond Issuance	Poor	B	\$ -	\$ -	\$ -	\$ -	\$ -
Mid-Marina Breakwater Replacement	Mid Marina	Reserve*	Poor	B	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS					\$ -	\$ -	\$ -	\$ -	\$ -
MARINA - PROSPECTIVE									
Utility Carts	Marina Operations Office	Reserve*	N/A		\$ -	\$ -	\$ -	\$ -	\$ -
Administration & Maintenance Building Monument Sign	Admin Office & Maintenance Facility	Reserve*	N/A		\$ -	\$ -	\$ -	\$ -	\$ -
Tractor With Cab	Admin Office & Maintenance Facility	Reserve*	N/A		\$ -	\$ -	\$ -	\$ -	\$ -
Water Replacement ^(O)	A-Dock through V-Dock	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -
Marina Operations Office Building Renovation ^(O)	Marina Operations Office	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -
Port Vehicles	Admin Office & Maintenance Facility	Reserve*	Fair		\$ 124,581	\$ 128,318	\$ 66,084	\$ -	\$ -
Asphalt Overlay ^(O)	Dry Storage	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -
Trailer Storage Modification	Dry Storage	Reserve*	N/A		\$ -	\$ -	\$ -	\$ -	\$ -
Public Launch Pad Replacement	Public Launch	Reserve*	Poor		\$ -	\$ -	\$ -	\$ -	\$ -
South Portwalk Security System	South Marina	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -
South Portwalk Dock Gates	South Marina	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -
Central Portwalk Railings	Mary Lou Block Plaza	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -
Workyard Sweeper Scrubber	Workyard	Reserve*	New		\$ -	\$ -	\$ -	\$ -	\$ -
Fire Dock Gangway	Mid Marina	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -
Boomlift	Port	Reserve*	New		\$ -	\$ -	\$ -	\$ -	\$ -
Server	Admin Office & Maintenance Facility	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -
South Portwalk Planter Boxes	South Marina	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Pad Replacement ^(O)	Dry Storage	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -
Public Restrooms Upgrade	Marina Operations Office	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -
Workyard Hazardous Waste Storage Container	Workyard	Reserve*	Poor		\$ -	\$ -	\$ -	\$ -	\$ -
Gasoline Turbines Replacement ^(O)	Fuel Dock	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -
C-Dock West Wall Steel and Roof Repair ^(O)	C-Dock	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -
Admiral Way Pipe	Dry Storage and Admiral Way	Reserve*	N/A	B	\$ -	\$ -	\$ -	\$ -	\$ -
Public Sling Launchers	Public Launch	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ -	\$ -
Forklift Replacement	Dry Storage	Reserve*	Good		\$ -	\$ -	\$ -	\$ -	\$ -
Travelift	Travelift	Reserve*	Good	B	\$ -	\$ -	\$ -	\$ -	\$ -
Dry Storage Launchers	Dry Storage	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ -	\$ -
Underground Storage Tanks	Fuel Dock	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ -	\$ -
Marina Breakwall Rocks	North Marina	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Restroom Upgrades (Central and South Marina)	Restrooms	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -
Fuel Dock Dispensers	Fuel Dock	Reserve*	Good	B	\$ 449,876	\$ -	\$ -	\$ -	\$ -
I-Dock Fuel Float Replacement	I-Dock	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ 3,025,179	\$ -
Dry Storage Bulkhead	Dry Storage	Reserve*	Good	B, E	\$ -	\$ -	\$ -	\$ 4,537,769	\$ -
Mid-Marina Dock System	Mid Marina	Reserve*	Fair	B	\$ -	\$ -	\$ -	\$ 20,419,961	\$ -
Administration & Maintenance Building HVAC System	Admin Office & Maintenance Facility	Reserve*	Good		\$ -	\$ -	\$ -	\$ -	\$ -
Scissor Lift Replacement	Admin Office & Maintenance Facility	Reserve*	Good		\$ -	\$ -	\$ -	\$ -	\$ -
Mary Lou Block Plaza Remodel (Central Plaza)	Mary Lou Block Plaza	Reserve*	Fair		\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS					\$ 574,457	\$ 128,318	\$ 66,084	\$ 27,982,910	\$ -

Project Name	Location	Fund Source	2037	2038	2039	2040	2041
HARBOR SQUARE BUSINESS COMPLEX - PROSPECTIVE							
Harbor Square HVAC Units	Harbor Square Complex	Reserve*	Fair		\$ -	\$ -	\$ -
Harbor Square Building 4 Atrium Window ^(O)	Building 4	Reserve*	Poor		\$ -	\$ -	\$ -
Harbor Square Complex Paint Job ^(O)	Harbor Square Complex	Reserve*	Poor		\$ -	\$ -	\$ -
Harbor Square Building 4 and Building 5 Structural ^(O)	Building 4 and Building 5	Reserve*	Poor		\$ -	\$ -	\$ -
Harbor Square Roof Replacements	Harbor Square Complex	Reserve*	Good		\$ 415,270	\$ -	\$ -
Anthony's Building Roof	Anthony's	Reserve*	Fair		\$ -	\$ -	\$ -
TOTALS					\$ 415,270	\$ -	\$ -

Note: The items labeled as (O) are deemed operational expenditures because they do not enhance or extend the life of an asset. Rather, it is a repair or sub component replacement of a larger capital asset. This assessment is subject to change.

Note: Items located at Admin Office & Maintenance Facility will be depreciated over their useful life and allocated to the Overhead cost center.

\$ 989,727 \$ 128,318 \$ 66,084 \$ 27,982,910 \$ -

TOTAL \$ 29,167,040

Marina Capital Budget Only	\$ 449,876	\$ -	\$ -	\$ 27,982,910	\$ -
Rental Properties Capital Budget Only	\$ 415,270	\$ -	\$ -	\$ -	\$ -
Overhead Capital Budget Only	\$ 124,581	\$ 128,318	\$ 66,084	\$ -	\$ -
Subtotal	\$ 989,727	\$ 128,318	\$ 66,084	\$ 27,982,910	\$ -
Marina Operating Budget Only	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Properties Operating Budget Only	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating and Capital Budgets	\$ 989,727	\$ 128,318	\$ 66,084	\$ 27,982,910	\$ -

Adjusted Rate 3.00%

CIP Summary Inflation Adjusted

CIP Summary Inflation Adjusted					Year 15 to 20							20 Years Total
Project Name	Location	Funding Source	Condition	Evaluation	2042	2043	2044	2045	2046			
MARINA - COMMITTED												
Mid-Marina Breakwater Repair	Mid Marina	Grant/Reserve	Poor	B	\$	-	\$	-	\$	-	\$	
Administration & Maintenance Building First Floor Build Out	Admin Office & Maintenance Facility	Reserve	N/A	B	\$	-	\$	-	\$	-	\$	
North Seawall & Portwalk Reconstruction Project (Phase II)	North Marina	Grant/Reserve	Poor	B	\$	-	\$	-	\$	-	\$	
North Seawall & Portwalk Reconstruction Project (Phase III)	North Marina	Reserve/Bond Issuance	Poor	B	\$	-	\$	-	\$	-	\$	
Mid-Marina Breakwater Replacement	Mid Marina	Reserve*	Poor	B	\$	-	\$	-	\$	-	\$	
TOTALS					\$	-	\$	-	\$	-	\$	
MARINA - PROSPECTIVE												
Utility Carts	Marina Operations Office	Reserve*	N/A		\$	-	\$	-	\$	-	\$	
Administration & Maintenance Building Monument Sign	Admin Office & Maintenance Facility	Reserve*	N/A		\$	-	\$	-	\$	-	\$	
Tractor With Cab	Admin Office & Maintenance Facility	Reserve*	N/A		\$	-	\$	-	\$	-	\$	
Water Replacement ^(O)	A-Dock through V-Dock	Reserve*	Fair		\$	-	\$	-	\$	-	\$	
Marina Operations Office Building Renovation ^(O)	Marina Operations Office	Reserve*	Fair		\$	-	\$	-	\$	-	\$	
Port Vehicles	Admin Office & Maintenance Facility	Reserve*	Fair		\$	-	\$	74,378	\$	153,219	\$	
Asphalt Overlay ^(O)	Dry Storage	Reserve*	Fair		\$	-	\$	-	\$	-	\$	
Trailer Storage Modification	Dry Storage	Reserve*	N/A		\$	-	\$	-	\$	-	\$	
Public Launch Pad Replacement	Public Launch	Reserve*	Poor		\$	-	\$	-	\$	-	\$	
South Portwalk Security System	South Marina	Reserve*	Fair		\$	-	\$	-	\$	-	\$	
South Portwalk Dock Gates	South Marina	Reserve*	Fair		\$	-	\$	-	\$	-	\$	
Central Portwalk Railings	Mary Lou Block Plaza	Reserve*	Fair		\$	-	\$	-	\$	-	\$	
Workyard Sweeper Scrubber	Workyard	Reserve*	New		\$	-	\$	-	\$	-	\$	
Fire Dock Gangway	Mid Marina	Reserve*	Fair		\$	-	\$	-	\$	-	\$	
Boomlift	Port	Reserve*	New		\$	-	\$	-	\$	-	\$	
Server	Admin Office & Maintenance Facility	Reserve*	Fair		\$	-	\$	-	\$	-	\$	
South Portwalk Planter Boxes	South Marina	Reserve*	Fair		\$	-	\$	-	\$	-	\$	
Concrete Pad Replacement ^(O)	Dry Storage	Reserve*	Fair		\$	-	\$	-	\$	-	\$	
Public Restrooms Upgrade	Marina Operations Office	Reserve*	Fair		\$	-	\$	-	\$	-	\$	
Workyard Hazardous Waste Storage Container	Workyard	Reserve*	Poor		\$	-	\$	-	\$	-	\$	
Gasoline Turbines Replacement ^(O)	Fuel Dock	Reserve*	Fair		\$	-	\$	-	\$	-	\$	
C-Dock West Wall Steel and Roof Repair ^(O)	C-Dock	Reserve*	Fair		\$	-	\$	-	\$	-	\$	
Admiral Way Pipe	Dry Storage and Admiral Way	Reserve*	N/A	B	\$	-	\$	-	\$	-	\$	
Public Sling Launchers	Public Launch	Reserve*	Fair	B	\$	-	\$	-	\$	-	\$	
Forklift Replacement	Dry Storage	Reserve*	Good		\$	-	\$	-	\$	-	\$	
Travelift	Travelift	Reserve*	Good	B	\$	-	\$	-	\$	-	\$	
Dry Storage Launchers	Dry Storage	Reserve*	Fair	B	\$	-	\$	-	\$	-	\$	
Underground Storage Tanks	Fuel Dock	Reserve*	Fair	B	\$	-	\$	-	\$	-	\$	
Marina Breakwall Rocks	North Marina	Reserve*	Fair	B	\$	-	\$	-	\$	-	\$	
Tenant Restroom Upgrades (Central and South Marina)	Restrooms	Reserve*	Fair		\$	-	\$	-	\$	-	\$	
Fuel Dock Dispensers	Fuel Dock	Reserve*	Good	B	\$	-	\$	-	\$	-	\$	
I-Dock Fuel Float Replacement	I-Dock	Reserve*	Fair	B	\$	-	\$	-	\$	-	\$	
Dry Storage Bulkhead	Dry Storage	Reserve*	Good	B, E	\$	-	\$	-	\$	-	\$	
Mid-Marina Dock System	Mid Marina	Reserve*	Fair	B	\$	-	\$	-	\$	-	\$	
Administration & Maintenance Building HVAC System	Admin Office & Maintenance Facility	Reserve*	Good		\$	481,412	\$	-	\$	-	\$	
Scissor Lift Replacement	Admin Office & Maintenance Facility	Reserve*	Good		\$	-	\$	-	\$	70,140	\$	
Mary Lou Block Plaza Remodel (Central Plaza)	Mary Lou Block Plaza	Reserve*	Fair		\$	-	\$	-	\$	3,507,012	\$	
TOTALS					\$	481,412	\$	74,378	\$	153,219	\$	

Project Name	Location	Fund Source		2042	2043	2044	2045	2046	20 Years Total
HARBOR SQUARE BUSINESS COMPLEX - PROSPECTIVE									
Harbor Square HVAC Units	Harbor Square Complex	Reserve*	Fair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417,355
Harbor Square Building 4 Atrium Window ^(O)	Building 4	Reserve*	Poor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Harbor Square Complex Paint Job ^(O)	Harbor Square Complex	Reserve*	Poor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000
Harbor Square Building 4 and Building 5 Structural ^(O)	Building 4 and Building 5	Reserve*	Poor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 512,180
Harbor Square Roof Replacements	Harbor Square Complex	Reserve*	Good	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,958,870
Anthony's Building Roof	Anthony's	Reserve*	Fair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 391,432
TOTALS				\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,629,832

Note: The items labeled as (O) are deemed operational expenditures because they do not enhance or extend the life of an asset. Rather, it is a repair or sub component replacement of a larger capital asset. This assessment is subject to change.

Note: Items located at Admin Office & Maintenance Facility will be depreciated over their useful life and allocated to the Overhead cost center.

\$ 481,412 \$ 74,378 \$ 153,219 \$ 3,577,152 \$ - \$ 108,141,156

TOTAL \$ 4,286,161

Marina Capital Budget Only	\$	-	\$	-	\$	-	\$	3,507,012	\$	-	\$ 100,113,318
Rental Properties Capital Budget Only	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 2,767,657
Overhead Capital Budget Only	\$	481,412	\$ 74,378	\$ 153,219	\$	70,140	\$	-	\$	-	\$ 1,924,597
Subtotal	\$	481,412	\$ 74,378	\$ 153,219	\$	3,577,152	\$	-	\$	-	\$ 104,805,573
Marina Operating Budget Only	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 2,473,403
Rental Properties Operating Budget Only	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 862,180
Subtotal	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 3,335,583
Total Operating and Capital Budgets	\$	481,412	\$ 74,378	\$ 153,219	\$	3,577,152	\$	-	\$	-	\$ 108,141,156

Adjusted Rate 3.00%

Port of Edmonds
20-Year Cash Flow Model

2026 Ending Cash Balance										
35,000,000										
Year 1 through 10										
Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Sources of Cash:	(A)	(A)	(A)	(B)						
Marina	10,058,000	10,410,000	10,774,000	11,151,000	11,541,000	11,945,000	12,363,000	12,796,000	13,244,000	13,708,000
Rental Properties	3,240,000	3,337,000	3,437,000	3,540,000	3,646,000	3,755,000	3,868,000	3,984,000	4,104,000	4,227,000
Property Taxes	650,000	657,000	664,000	671,000	678,000	685,000	692,000	699,000	706,000	713,000
Interest and Investments	1,098,000	1,236,000	1,357,000	1,165,000	712,000	796,000	929,000	1,058,000	1,195,000	878,000
Grants	684,902	100,000	150,000	1,398,237	-	-	-	-	-	-
Bonds	-	-	-	10,000,000	-	-	-	-	-	-
Total	\$ 15,730,902	\$ 15,740,000	\$ 16,382,000	\$ 27,925,237	\$ 16,577,000	\$ 17,181,000	\$ 17,852,000	\$ 18,537,000	\$ 19,249,000	\$ 19,526,000
Uses of Cash:										
Marina	6,623,150	6,822,000	7,027,000	7,238,000	7,455,000	7,679,000	7,909,000	8,146,000	8,390,000	8,642,000
Marina Special Operating Projects	1,250,000	106,090	273,182	844,132	-	-	-	-	-	-
Rental Properties	1,317,800	1,357,000	1,398,000	1,440,000	1,483,000	1,527,000	1,573,000	1,620,000	1,669,000	1,719,000
Rental Properties Operating Projects	650,000	212,180	-	-	-	-	-	-	-	-
Overhead	2,938,460	2,893,000	2,980,000	3,069,000	3,161,000	3,256,000	3,354,000	3,455,000	3,559,000	3,666,000
Capital Projects										
Marina	2,272,000	767,031	10,020,802	27,364,767	1,159,274	-	-	-	12,982,493	13,607,153
Rental Properties	40,000	42,436	43,709	45,020	46,371	47,762	418,157	430,702	835,055	403,175
Overhead	320,000	79,568	136,591	-	-	-	55,344	114,009	-	120,952
Debt Service	-	-	-	865,000	865,000	865,000	865,000	865,000	865,000	865,000
Total	\$ 15,411,410	\$ 12,279,304	\$ 21,879,283	\$ 40,865,919	\$ 14,169,645	\$ 13,374,762	\$ 14,174,501	\$ 14,630,711	\$ 28,300,548	\$ 29,023,281
Increase/(Decrease) In Cash	\$ 319,493	\$ 3,460,696	\$ (5,497,283)	\$ (12,940,682)	\$ 2,407,355	\$ 3,806,238	\$ 3,677,499	\$ 3,906,289	\$ (9,051,548)	\$ (9,497,281)
Projected Cash at Year End	\$ 35,319,493	\$ 38,780,188	\$ 33,282,905	\$ 20,342,223	\$ 22,749,578	\$ 26,555,816	\$ 30,233,315	\$ 34,139,604	\$ 25,088,056	\$ 15,590,775
Required Cash Reserves	12,674,410	12,897,000	13,260,000	13,633,000	14,016,000	14,411,000	14,818,000	15,237,000	15,669,000	16,113,000
Operating Reserve	10,879,410	11,072,000	11,405,000	11,747,000	12,099,000	12,462,000	12,836,000	13,221,000	13,618,000	14,027,000
Environmental Mitigation Reserve	1,000,000	1,010,000	1,020,000	1,030,000	1,040,000	1,050,000	1,061,000	1,072,000	1,083,000	1,094,000
Tenants Deposit Reserve	795,000	815,000	835,000	856,000	877,000	899,000	921,000	944,000	968,000	992,000

Net Operating Cash Inflow (Outflow)										
Marina	3,434,850	3,588,000	3,747,000	3,913,000	4,086,000	4,266,000	4,454,000	4,650,000	4,854,000	5,066,000
Rental Properties	1,922,200	1,980,000	2,039,000	2,100,000	2,163,000	2,228,000	2,295,000	2,364,000	2,435,000	2,508,000
Overhead	(2,938,460)	(2,893,000)	(2,980,000)	(3,069,000)	(3,161,000)	(3,256,000)	(3,354,000)	(3,455,000)	(3,559,000)	(3,666,000)
Total Net Operating Cash Inflow (Outflow)	\$ 2,418,590	\$ 2,675,000	\$ 2,806,000	\$ 2,944,000	\$ 3,088,000	\$ 3,238,000	\$ 3,395,000	\$ 3,559,000	\$ 3,730,000	\$ 3,908,000

Assumptions:	
3.5%	Marina Revenue Increase by %
3.0%	Rental Properties Increase by %
1.0%	Property Taxes Levy Increase by %
3.5%	Interest and Investments - based on cash on hand
3.0%	Year over Year Marina Operating Expense Increase by %
3.0%	Year over Year Rental Properties Operating Expense Increase by %
3.0%	Year over Year Overhead Operating Expense Increase by %
6.0%	Interest Rate of Bond Issuance
20	Number of Years for Loan Payment
2	Semiannual Amortization - North Portwalk Phase III (2030 and Beyond)
1	Placeholder for 12 Months Operating Reserve - Required Cash Reserve by Year
1.0%	Environmental Mitigation Increase by %
2.5%	Tenant Deposits Increase by %

Notes
(A) To date, the Port has secured external funding to support these efforts, including a \$0.5 million grant from the Recreation and Conservation Office (RCO) awarded in 2023, and a \$1.5 million Electrification Competitive Grant from WSDOT for Phase II. The project is expected to start in October 2026 through May 2027 being the latest completion date.
(B) Estimating \$10.0 million for bond issuance. The Port's current statutory debt limit for non-voted (LTGO) bonds is based on Current Year Assessed Value ('AV') * 0.25% or 9,871,450,284 * 0.25 = \$24,678,625.71
(C) Estimating \$10.0 million in bond issuance to sustain cash on hand.

Port of Edmonds
20-Year Cash Flow Model

2026 Ending Cash Balance										
35,000,000										
Year 11 through 20										
Year	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Sources of Cash:										
Marina	14,188,000	14,685,000	15,199,000	(C)	15,731,000	16,282,000	16,852,000	17,442,000	18,052,000	18,684,000
Rental Properties	4,354,000	4,485,000	4,620,000	4,759,000	4,902,000	5,049,000	5,200,000	5,356,000	5,517,000	5,683,000
Property Taxes	720,000	727,000	734,000	741,000	748,000	755,000	763,000	771,000	779,000	787,000
Interest and Investments	546,000	668,000	833,000	1,012,000	548,000	705,000	859,000	1,041,000	1,236,000	1,327,000
Grants	-	-	-	-	-	-	-	-	-	-
Bonds	-	-	-	10,000,000	-	-	-	-	-	-
Total	\$ 19,808,000	\$ 20,565,000	\$ 21,386,000	\$ 32,243,000	\$ 22,480,000	\$ 23,361,000	\$ 24,264,000	\$ 25,220,000	\$ 26,216,000	\$ 27,135,000
Uses of Cash:										
Marina	8,901,000	9,168,000	9,443,000	9,726,000	10,018,000	10,319,000	10,629,000	10,948,000	11,276,000	11,614,000
Marina Special Operating Projects	-	-	-	-	-	-	-	-	-	-
Rental Properties	1,771,000	1,824,000	1,879,000	1,935,000	1,993,000	2,053,000	2,115,000	2,178,000	2,243,000	2,310,000
Rental Properties Operating Projects	-	-	-	-	-	-	-	-	-	-
Overhead	3,776,000	3,889,000	4,006,000	4,126,000	4,250,000	4,378,000	4,509,000	4,644,000	4,783,000	4,926,000
Capital Projects										
Marina	449,876	-	-	27,982,910	-	-	-	-	3,507,012	-
Rental Properties	415,270	-	-	-	-	-	-	-	-	-
Overhead	124,581	128,318	66,084	-	-	481,412	74,378	153,219	70,140	-
Debt Service	865,000	865,000	865,000	1,730,000	1,730,000	1,730,000	1,730,000	1,730,000	1,730,000	1,730,000
Total	\$ 16,302,727	\$ 15,874,318	\$ 16,259,084	\$ 45,499,910	\$ 17,991,000	\$ 18,961,412	\$ 19,057,378	\$ 19,653,219	\$ 23,609,152	\$ 20,580,000
Increase/(Decrease) In Cash	\$ 3,505,273	\$ 4,690,682	\$ 5,126,916	\$ (13,256,910)	\$ 4,489,000	\$ 4,399,588	\$ 5,206,622	\$ 5,566,781	\$ 2,606,848	\$ 6,555,000
Projected Cash at Year End	\$ 19,096,048	\$ 23,786,729	\$ 28,913,645	\$ 15,656,735	\$ 20,145,735	\$ 24,545,323	\$ 29,751,945	\$ 35,318,726	\$ 37,925,574	\$ 44,480,574
Required Cash Reserves	16,570,000	17,039,000	17,523,000	18,020,000	18,532,000	19,060,000	19,604,000	20,162,000	20,736,000	21,327,000
Operating Reserve	14,448,000	14,881,000	15,328,000	15,787,000	16,261,000	16,750,000	17,253,000	17,770,000	18,302,000	18,850,000
Environmental Mitigation Reserve	1,105,000	1,116,000	1,127,000	1,138,000	1,149,000	1,160,000	1,172,000	1,184,000	1,196,000	1,208,000
Tenants Deposit Reserve	1,017,000	1,042,000	1,068,000	1,095,000	1,122,000	1,150,000	1,179,000	1,208,000	1,238,000	1,269,000

Net Operating Cash Inflow (Outflow)										
Marina	5,287,000	5,517,000	5,756,000	6,005,000	6,264,000	6,533,000	6,813,000	7,104,000	7,408,000	7,724,000
Rental Properties	2,583,000	2,661,000	2,741,000	2,824,000	2,909,000	2,996,000	3,085,000	3,178,000	3,274,000	3,373,000
Overhead	(3,776,000)	(3,889,000)	(4,006,000)	(4,126,000)	(4,250,000)	(4,378,000)	(4,509,000)	(4,644,000)	(4,783,000)	(4,926,000)
Total Net Operating Cash Inflow (Outflow)	\$ 4,094,000	\$ 4,289,000	\$ 4,491,000	\$ 4,703,000	\$ 4,923,000	\$ 5,151,000	\$ 5,389,000	\$ 5,638,000	\$ 5,899,000	\$ 6,171,000

Assumptions:

3.5%	Marina Revenue Increase by %
3.0%	Rental Properties Increase by %
1.0%	Property Taxes Levy Increase by %
3.5%	Interest and Investments - based on cash on hand
3.0%	Year over Year Marina Operating Expense Increase by %
3.0%	Year over Year Rental Properties Operating Expense Increase by %
3.0%	Year over Year Overhead Operating Expense Increase by %
6.0%	Interest Rate of Bond Issuance
20	Number of Years for Loan Payment
2	Semiannual Amortization – North Portwalk Phase III (2030 and Beyond)
1	Placeholder for 12 Months Operating Reserve - Required Cash Reserve by Year
1.0%	Environmental Mitigation Increase by %
2.5%	Tenant Deposits Increase by %

Notes

- (A) To date, the Port has secured external funding to support these efforts, including a \$0.5 million grant from the Recreation and Conservation Office (RCO) awarded in 2023, and a \$1.5 million Electrification Competitive Grant from WSDOT for Phase II. The project is expected to start in October 2026 through May 2027 being the latest completion date.
- (B) Estimating \$10.0 million for bond issuance. The Port's current statutory debt limit for non-voted (LTGO) bonds is based on Current Year Assessed Value ('AV') * 0.25% or 9,871,450,284 * 0.25 = \$24,678,625.71
- (C) Estimating \$10.0 million in bond issuance to sustain cash on hand.



Databases, Tables & Calculators by Subject

Change Output Options:

From: 2016 ▾ To: 2026 ▾ [GO](#)

☒ include graphs ☒ include annual averages

[More Formatting Options](#)

Data extracted on: September 29, 2026 (4:23:56 PM)

Consumer Price Index for All Urban Consumers (CPI-U)

12-Month Percent Change

Series Id: CUURS49DSA0

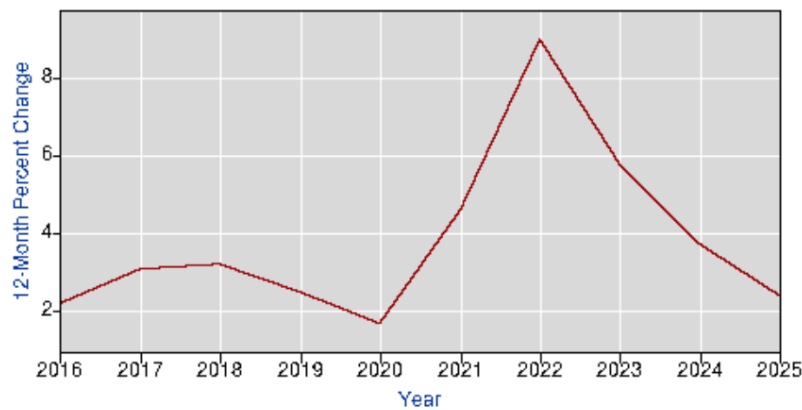
Not Seasonally Adjusted

Series Title: All items in Seattle-Tacoma-Bellevue, WA, all urban consumers, not seasonally adjusted

Area: Seattle-Tacoma-Bellevue WA

Item: All items

Base Period: 1982-84=100



Download: [xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2016		2.2		2.5		1.8		2.1		2.4		2.6	2.2	2.2	2.2
2017		3.4		3.1		3.0		2.5		3.0		3.5	3.1	3.0	3.1
2018		3.3		3.3		3.3		3.1		3.1		2.8	3.2	3.4	3.0
2019		2.7		2.4		2.3		3.2		2.2		2.2	2.5	2.5	2.6
2020		2.5		1.3		0.9		1.6		2.1		1.4	1.7	1.8	1.6
2021		1.7		3.4		5.5		5.2		6.5		7.6	4.6	3.0	6.1
2022		8.1		9.1		10.1		9.0		8.9		8.4	9.0	8.9	9.1
2023		8.0		6.9		4.6		5.4		4.8		4.4	5.8	6.8	4.8
2024		4.3		4.4		3.8		3.1		3.0		2.7	3.7	4.2	3.2
2025		2.5		1.7		2.7		2.8		(X)		3.1	2.4	2.3	2.7
2026		3.9		4.9		4.5		4.4						4.4	

X : Data unavailable due to the 2025 lapse in appropriations

Port of Edmonds
2027 Preliminary Open Moorage Base Rates

Slip Size	L	W	Count	Base Rate	Annual Income
14x8	14	8	3	167	6,022
20x8	20	8	10	276	33,098
22x8	22	8	3	284	10,241
26x9	26	9	2	310	7,441
26x10	26	10	31	330	122,864
26x10.5	26	10.5	10	338	40,505
26x12.5	26	12.5	17	374	76,357
26x13	26	13	2	381	9,147
28x9	28	9	9	333	35,993
28x10	28	10	1	354	4,246
28x11	28	11	1	374	4,485
28x12.5	28	12.5	32	391	150,152
28x13	28	13	8	403	38,724
30x12.5	30	12.5	10	431	51,703
30x13	30	13	4	444	21,328
30x13.5	30	13.5	11	459	60,529
30x14	30	14	10	471	56,548
30x15	30	15	2	506	12,132
32x12.5	32	12.5	2	458	10,983
32x13.5	32	13.5	13	487	75,908
32x15	32	15	6	530	38,163
34x15	34	15	6	578	41,610
36x13	36	13	2	539	12,941
36x14	36	14	8	572	54,950
36x15.5	36	15.5	9	622	67,195
40x15.5	40	15.5	17	704	143,706
40x16	40	16	10	724	86,825
44x16	44	16	9	785	84,754
50x15	50	15	2	858	20,598
50x15.5	50	15.5	2	883	21,193
50x16.5	50	16.5	8	933	89,522
50x18.5	50	18.5	6	1,032	74,270
50x20	50	20	2	1,108	26,584
50x21	50	21	14	1,155	194,097
54x20	54	20	2	1,185	28,441
54x20.5	54	20.5	4	1,212	58,166
54x21.5	54	21.5	4	1,271	60,989
55x21	55	21	1	1,259	15,112
60x21	60	21	1	1,365	16,383
62x21	62	21	1	1,405	16,858
66x21	66	21	1	1,488	17,856
66x22	66	22	1	1,559	18,706
70x21	70	21	1	1,574	18,894
72x21	72	21	1	1,610	19,317
74x21	74	21	2	1,654	39,707
84x21	84	21	1	1,878	22,534
85x16	85	16	1	1,538	18,453
96x40	96	40	1	7,231	86,772
Grand Total			304	44,823	2,223,003

New Base Rate	Annual Income	Base Rate Change
175	6,296	7.61
288	34,604	12.55
297	10,707	12.94
324	7,780	14.11
345	128,454	15.03
353	42,348	15.36
391	79,831	17.03
398	9,563	17.34
348	37,631	15.16
370	4,439	16.10
391	4,689	17.01
409	156,984	17.79
422	40,485	18.35
450	54,056	19.60
465	22,298	20.22
479	63,283	20.86
493	59,121	21.44
529	12,684	23.00
478	11,483	20.82
509	79,362	22.14
554	39,899	24.12
604	43,503	26.29
564	13,530	24.53
598	57,451	26.04
650	70,253	28.31
736	150,244	32.05
756	90,775	32.92
820	88,610	35.71
897	21,535	39.05
923	22,157	40.18
975	93,595	42.43
1,078	77,649	46.93
1,158	27,793	50.40
1,208	202,929	52.57
1,239	29,735	53.92
1,267	60,812	55.14
1,328	63,764	57.81
1,317	15,800	57.30
1,427	17,129	62.12
1,469	17,625	63.92
1,556	18,669	67.71
1,630	19,557	70.93
1,646	19,753	71.64
1,683	20,196	73.24
1,730	41,514	75.28
1,963	23,559	85.44
1,608	19,292	69.97
7,560	90,720	329.01
46,862	2,324,149	

Port of Edmonds
2027 Preliminary Covered Moorage Base Rates

Slip Size	L	W	Count	Base Rate	Annual Income Full Utilization
26x12.5	26	12.5	22	490.40	129,465.60
28x9	28	9	22	405.01	106,922.64
28x12.5	28	12.5	68	519.59	423,985.44
28x13	28	13	12	535.99	77,182.56
30x12.5	30	12.5	22	602.66	159,102.24
30x13	30	13	12	621.54	89,501.76
30x13.5	30	13.5	16	640.36	122,949.12
30x14	30	14	18	659.19	142,385.04
32x13.5	32	13.5	52	680.73	424,775.52
32x15	32	15	16	741.50	142,368.00
34x15	34	15	16	866.18	166,306.56
36x14	36	14	18	857.90	185,306.40
36x15.5	36	15.5	16	932.56	179,051.52
40x15.5	40	15.5	16	1,055.94	202,740.48
40x16	40	16	12	1,084.67	156,192.48
44x16	44	16	12	1,176.45	169,408.80
48x18.5	48	18.5	10	1,466.03	175,923.60
Grand Total			360	13,336.70	3,053,567.76

New Base Rate	Annual Income Full Utilization	Base Rate Change
512.71	135,356.28	22.31
423.44	111,787.62	18.43
543.23	443,276.78	23.64
560.38	80,694.37	24.39
630.08	166,341.39	27.42
649.82	93,574.09	28.28
669.50	128,543.30	29.14
689.18	148,863.56	29.99
711.70	444,102.81	30.97
775.24	148,845.74	33.74
905.59	173,873.51	39.41
896.93	193,737.84	39.03
974.99	187,198.36	42.43
1,103.99	211,965.17	48.05
1,134.02	163,299.24	49.35
1,229.98	177,116.90	53.53
1,532.73	183,928.12	66.70
13,943.52	3,192,505.09	

Other Moorage / Storage Rates

Space Size					
Liveaboard Fee			12	195.00	28,080.00
Overhang Fee			1	8,072.00	96,864.00

203.87		29,357.64
8,439.28		101,271.31

Port of Edmonds
2027 Preliminary Dry Storage Seasonal Base Rates

Space Size	Count	Off Season	Peak Season	Average Rate	Annual Income Full Utilization
DRY UP TO 21'11"	61	280.39	373.85	327.12	239,451.84
DRY 22' -27'11"	95	367.48	489.97	428.73	488,746.50
DRY 28' - 32'	64	426.62	568.83	497.73	382,252.80
DS PAY PER MOVE	1			171.55	2,058.60
Grand Total	221				1,112,509.74

New Base Rate	Off Season	Peak Season	Annual Income Full Utilization
338.73	290.34	387.12	247,950.36
443.95	380.53	507.37	506,103.00
515.40	441.77	589.03	395,827.20
177.64			2,131.68
			1,152,012.24

Other Moorage / Storage Rates

Space Size	Count	Off Season	Peak Season	Average Rate	Annual Income Full Utilization
Trailer Storage -1 Axle	12			97.81	14,084.64
Trailer Storage -2 Axles	58			112.48	78,286.08
Trailer Storage -3 Axles	7			127.15	10,680.60
Grand Total	77				103,051.32

New Base Rate	Off Season	Peak Season	Annual Income Full Utilization
97.81			14,084.64
112.48			78,286.08
127.15			10,680.60
			103,051.32

Port of Edmonds
Travelift and Workyard Fees

		2022	2023	2024	2025	2026	2027	Comments
Travelift**								
Roundtrip (with or without pressure wash)	Minimum up to 24'11"	\$270.00	\$295.00	\$305.00	\$320.00	\$332.00	\$347.00	
	Boats - 25' - 34'11" - per foot	\$11.00	\$12.25	\$12.75	\$13.50	\$14.00	\$14.50	
	Boats - 35'- 44'11" - per foot	\$12.00	\$13.25	\$13.75	\$14.50	\$15.00	\$15.50	
	Boats - 45' and Up - per foot	\$13.50	\$14.85	\$15.50	\$16.25	\$16.75	\$17.50	
Reblock	Minimum up to 24'11" feet	\$170.00	\$175.00	\$180.00	\$195.00	\$202.00	\$210.00	
	Boats - 25' - 34'11" - per foot	\$7.00	\$7.25	\$7.50	\$8.00	\$8.25	\$8.50	
	Boats - 35'- 44'11" - per foot	\$8.25	\$8.50	\$8.75	\$9.50	\$9.75	\$10.00	
	Boats - 45' and Up - per foot	\$10.00	\$10.25	\$10.50	\$11.00	\$11.25	\$11.75	
Sling time with pressure wash (one hour)	Minimum up to 24'11" feet	\$225.00	\$250.00	\$260.00	\$275.00	\$282.50	\$295.00	
	Boats - 25' - 34'11" - per foot	\$9.00	\$10.00	\$10.50	\$11.25	\$11.75	\$12.25	
	Boats - 35'- 44'11" - per foot	\$10.25	\$11.25	\$11.75	\$12.50	\$13.00	\$13.50	
	Boats - 45' and Up - per foot	\$11.75	\$13.00	\$13.50	\$14.25	\$14.75	\$15.50	
Sling time without pressure wash (one hour)/One-way	Minimum up to 24'11" feet	\$170.00	\$190.00	\$200.00	\$215.00	\$223.00	\$230.00	
	Boats - 25' - 34'11" - per foot	\$7.00	\$8.00	\$8.25	\$9.00	\$9.25	\$9.50	
	Boats - 35'- 44'11" - per foot	\$8.25	\$9.25	\$9.50	\$10.25	\$10.50	\$11.00	
	Boats - 45' and Up - per foot	\$10.00	\$11.00	\$11.50	\$12.25	\$12.50	\$13.00	
Additional Sling Time (15 minute intervals)	All boat sizes					\$50.00	\$50.00	
After hours charge	Per hour per employee	\$170.00	\$190.00	\$200.00	\$215.00	\$225.00	\$250.00	Dennis Proposed increase
Additional pressure wash time over 30 minutes	Per 15 min per person	\$30.00	\$35.00	\$36.50	\$38.00	\$39.50	\$41.00	
Additional stand moves over one	Per 15 min per person	\$35.00	\$40.00	\$41.50	\$43.25	\$44.00	\$45.00	
Special Handling Surcharge (Boat lifts, barges, equipment)		150%	150%	150%	150%	150%	150%	
Boatyard***								
Daily	Summer Rates (May through October)	\$1.65	\$1.80	\$1.90	\$1.90	\$1.90	\$2.00	
	Winter Rates (November through April)	\$1.50	\$1.65	\$1.75	\$1.75	\$1.75	\$1.85	
	Last day	no charge	no charge	no charge	no charge	no charge		
Mast Storage	Per day		\$1.50	\$1.50	\$1.50	\$1.75	\$1.75	Per foot per day
Environmental Fee	Up to 34'11"	\$55.00	\$62.00	\$65.00	\$70.00	\$72.00	\$75.00	
	36" to 44'11"	\$65.00	\$72.00	\$75.00	\$80.00	\$82.00	\$85.00	
	45" and Up	\$75.00	\$82.00	\$85.00	\$90.00	\$92.00	\$95.00	
Violation Fee	Per incident	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$125.00	Increase
Boatyard Tarp Fees**								
Ground Tarp - per foot	All lengths	\$1.25	\$1.38	\$1.38	\$1.45	\$1.50	\$1.55	Per foot
Cocoon Tarp - per foot	All lengths	\$2.25	\$2.48	\$2.48	\$2.60	\$2.70	\$2.80	Per foot

Tarp fees will be adjusted, as necessary, to reflect the cost of materials.

**Applicable sales tax will be added at time of sale.

***State leasehold tax will be charged on any vessel layover of 30 days or longer. Leasehold tax will be backdated to the first day.

Port of Edmonds
Guest Moorage, Loan-a-Slip, Launcher and Parking Fees

		2022	2023	2024	2025	2026	2027
Guest Moorage***							
Open	Daily per foot						
	Peak Rates (May through October)	\$1.70	\$1.85	\$1.90	\$1.90	\$1.90	\$1.95
	Off-Peak Rates (November through April)	\$1.55	\$1.70	\$1.75	\$1.75	\$1.75	\$1.80
Electricity	Daily	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.25
Reservation	Per night	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Open	Monthly per foot - October through April	\$29.82	\$31.00	\$32.00	125% WSL	125% WSL	125% WSL
Loan-a-Slip***							
Open	Daily per foot	\$1.80	\$1.95	\$2.00	\$2.00	\$2.00	\$2.10
Covered	Daily per foot	\$1.95	\$2.10	\$2.15	\$2.15	\$2.15	\$2.25
Electricity	Daily	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.25
Public Launch**							
Roller Trailer Round Trip		\$30.79	\$34.39	\$35.97	\$38.01	\$38.84	\$40.65
	One Way	\$22.65	\$25.34	\$26.47	\$28.05	\$28.91	\$30.71
Bunk Trailer/ Round Trip		\$46.19	\$51.58	\$53.85	\$57.01	\$57.81	\$60.52
	One Way	\$33.51	\$37.10	\$38.69	\$40.72	\$41.55	\$43.36
Equipment † Engine, generator, etc. (30 min max)		\$115.00					
Special Handling Surcharge (Jet skis, boat lifts, barges, equipment)		150%	150%	150%	150%	150%	150%
Parking**							
Vehicle/Trailer Combination (per calendar day)		\$7.92	\$8.82	\$9.05	\$9.05	\$9.03	\$9.94
RV Parking		\$58.00					

Boat on Trailer - vehicle/trailer fee + equivalent guest moorage fee for size of boat.

**Applicable sales tax will be added at time of sale.

***State leasehold tax will be charged on any vessel layover of 30 days or longer. Leasehold tax will be backdated to the first day.

Port of Edmonds
Other Services

		<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Forklift and Engine Haul**							
Engine Haul/Equipment Move							
	Per engine/per move (30 min max)	\$160.00	\$175.00	\$180.00	\$185.00	\$190.00	\$195.00
	15 min increments over 30 min	\$55.00	\$60.00	\$62.75	\$65.00	\$67.00	\$70.00
Forklift - each way	Minimum up to 24'11" feet Boats - 25' and Up	\$111.00 \$4.75	\$120.00 \$5.25	\$125.00 \$5.50	\$130.00 \$5.75	\$134.00 \$5.95	\$140.00 \$6.00
Dry Storage to/from trailer - each way		Forklift fee + launcher fee					
Caterpillar Forklift	30 minutes per person	\$66.00	\$70.00	\$70.00	\$72.75	\$75.25	\$78.00
Workboat**							
Tenant - One Way - Inside or Outside the Harbor		\$121.00	\$130.00	\$135.00	\$140.00	\$145.00	\$150.00
Non-tenant - One Way - Inside or Outside the Harbor		\$227.00	\$250.00	\$260.00	\$270.00	\$280.00	\$290.00
Dewatering Pumpout**							
Pumpout	30 minutes per person	\$65.00	\$72.00	\$75.00	\$78.00	\$80.00	\$90.00
	Each additional minute	\$2.35	\$2.50	\$2.65	\$2.75	\$2.85	-
Monthly Boat Storage***							
Storage for	30 feet and under	Guest	Guest	Guest	Guest	VGM Rate	VGM Rate
Impounded Boats	Over 30 feet to 44 feet	moorage	moorage	moorage	moorage	VGM Rate	VGM Rate
	Over 44 feet	rates	rates	rates	rates	VGM Rate	VGM Rate
Impound Boat Fee - per day		\$ 20.00	\$ 25.00	\$ 25.00	\$ 30.00	\$ 30.00	\$ 30.00
Labor Fees**							
General Labor	Per 15 minutes per person	\$28.50	\$32.00	\$32.95	\$32.95	\$34.19	\$35.00
Journeyman Labor	Per 15 minutes per person	\$34.00	\$38.00	\$39.23	\$39.25	\$40.72	\$45.00

**Applicable sales tax will be added at time of sale.

***State leasehold tax will be charged on any vessel layover of 30 days or longer. Leasehold tax will be backdated to the first day.

Port of Edmonds
Other Fees

	2022	2023	2024	2025	2026	2027	Comments
Other Monthly Fees							
Base Electrical Fee	\$5.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.25	
Tenant Environmental Fee	\$11.72	\$13.00	\$13.00	\$15.00	\$15.00	\$15.50	
Livaboard Fee***	\$170.00	\$189.00	\$189.00	\$189.00	\$195.00	\$200.00	
Commuter Parking**	\$160.00	\$175.00	\$185.00	\$185.00	\$185.00	\$190.00	
Commercial Vessel Fees							
Passenger Fee	\$1.60	\$2.22	\$2.34	\$2.45	\$2.54	\$2.66	CPI + 1%
Load/unload Fee	Daily guest moorage rate per docking.			VGM pricing		VGM pricing	In guest moorage areas.
Fish Buyers	\$200.00	\$225.00	\$250.00	\$250.00	\$260.00	\$270.00	Load/unload fee.
Dinghy Storage***							
Tenant - 1 vessel	\$25.00	\$25.00	\$25.00	\$25.00	\$28.00	\$28.00	No additional parking permits for tenants.
Tenant - 2 vessels, if width allows	\$35.00	\$35.00	\$35.00	\$35.00	\$38.00	\$38.00	
Non-tenant - 1 vessel	\$50.00	\$50.00	\$50.00	\$55.00	\$58.00	\$58.00	Only one parking permit free.
Non-tenant - 2 vessels, if width allows	\$60.00	\$60.00	\$60.00	\$65.00	\$68.00	\$68.00	
Sublease Fees							
Sublease Fee	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	Per month
Sublease Key Deposit**	\$50.00	\$50.00	\$50.00	\$50.00	\$55.00	\$55.00	Refunded when key is returned.
Wait List Deposits and Fees							
Water Moorage Wait List Deposit	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	Applied to security deposit.
Dry Storage Wait List Deposit	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	Applied to security deposit.
Wait List Fee - 1 list, tenants only	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	
Wait List Renewal Fee	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	
Parking Permits**							
1st Permit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2nd Permit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
3rd Permit	\$50.00	\$50.00	\$50.00	\$50.00	\$52.00	\$52.00	
Unreturned Parking Permit	\$10.20	\$10.20	\$50.00	\$50.00	\$55.00	\$55.00	Refunded upon return of parking permit.
Dry Storage Fees***							
Docking Fee - 1st Night	no charge	no charge	no charge	no charge	no charge	no charge	
Docking Fee - 2nd Night	Equal to guest moorage fees.						
Violation Fees	Equal to guest moorage fees + unauthorized moorage fees.						
Forklift to Vendor's Modified Trailer (One Way)	\$66.00	\$70.00	\$70.00	\$72.75	\$75.00	\$78.00	
Penalties							
NSF Check Fee	Per check	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	Maximum allowed by law.
Chain Up Fee	Wet moorage	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	
No Move Fee	Dry storage	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	
Guest Moorage Impound Fee		\$25.00	\$25.00	\$25.00	\$30.00	\$30.00	\$30.00
Late Fee	Greater of 12% annually or \$50.	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Unreturned Key**	Temporary use	\$50.00	\$50.00	\$50.00	\$50.00	\$55.00	\$55.00
Unauthorized Moorage Fee		\$20.00	\$20.00	\$25.00	\$40.00	\$40.00	\$40.00

**Applicable sales tax will be added at time of sale.

***Applicable state leasehold tax will be added.

Port of Edmonds
Products

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Fuel and Oil Products**						
Fuel markup per gallon	\$0.92	\$1.02	\$1.08	\$1.13	\$1.08 - \$1.20	\$1.08 - \$1.20
Oil products markup	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%
Ice					\$5.00	\$5.00
Other Products**						
All products such as dock cleats, locking rings, etc.	cost + 25%	cost + 25%	cost + 25%	cost + 25%	cost + 25%	cost + 25%

Other products fees will be adjusted, as necessary, to reflect the cost of materials.
Other products may be added, as necessary, with the same price structure.

**Applicable sales tax will be added at time of sale.

***Applicable state leasehold tax will be added.

PORT OF EDMONDS
2027 Pay Scale

FULL TIME STAFF

<u>Grade Level</u>	<u># of Staff</u>	<u>Entry Level</u>	<u>Maximum</u>
23	0	\$ 20.48	\$ 32.02
24	9	\$ 22.55	\$ 35.24
25	0	\$ 24.81	\$ 38.75
26	5	\$ 27.74	\$ 43.41
27	2	\$ 31.11	\$ 48.61
28	4	\$ 35.14	\$ 54.95
29	2	\$ 40.05	\$ 62.64
30	3	\$ 45.87	\$ 71.73
31	1	\$ 52.50	\$ 82.12
32	3	\$ 60.63	\$ 94.86
33	1	\$ 70.05	\$ 109.57
34	0	\$ 78.13	\$ 130.24
35	0	\$ 87.55	\$ 155.63
36	1	\$ 100.00	\$ 185.77

SEASONAL STAFF

<u># of Staff</u>	<u>Year of Service</u>	<u>Rate</u>
12	1	\$ 23.20
	2	\$ 24.30
	3	\$ 25.40
	4	\$ 26.51
	5+	\$ 27.61

Port of Edmonds
Tax Levy History

Port of Edmonds				
Tax Year	Taxable Assessed Value	Actual Tax Levy Amount	Actual Tax Levy Rate	
1990	\$ 888,128,366	\$ 261,295	\$ 0.294	
1991	\$ 914,205,007	\$ 284,423	\$ 0.311	
1992	\$ 1,404,752,545	\$ 307,751	\$ 0.219	
1993	\$ 1,406,828,800	\$ 329,263	\$ 0.234	
1994	\$ 1,416,886,709	\$ 340,112	\$ 0.240	
1995	\$ 1,431,090,477	\$ 350,708	\$ 0.245	
1996	\$ 1,560,497,093	\$ 362,696	\$ 0.232	
1997	\$ 1,568,520,626	\$ 373,206	\$ 0.238	
1998	\$ 1,584,966,449	\$ 372,000	\$ 0.235	
1999	\$ 1,595,765,549	\$ 372,000	\$ 0.233	
2000	\$ 1,816,142,243	\$ 372,000	\$ 0.205	
2001	\$ 1,843,302,993	\$ 100,000	\$ 0.054	
2002	\$ 1,899,024,815	\$ 100,000	\$ 0.053	
2003	\$ 1,916,434,228	\$ 175,000	\$ 0.091	
2004	\$ 2,651,982,575	\$ 175,000	\$ 0.066	
2005	\$ 2,858,111,428	\$ 175,000	\$ 0.061	
2006	\$ 3,216,036,089	\$ 300,000	\$ 0.093	
2007	\$ 3,913,694,932	\$ 350,000	\$ 0.089	
2008	\$ 4,557,708,677	\$ 400,000	\$ 0.088	
2009	\$ 4,598,622,213	\$ 400,000	\$ 0.087	
2010	\$ 4,086,391,181	\$ 400,000	\$ 0.098	
2011	\$ 3,790,361,915	\$ 400,000	\$ 0.106	
2012	\$ 3,453,251,451	\$ 400,000	\$ 0.116	
2013	\$ 3,324,833,404	\$ 400,000	\$ 0.120	
2014	\$ 3,650,737,915	\$ 400,000	\$ 0.110	
2015	\$ 4,040,298,083	\$ 400,000	\$ 0.099	
2016	\$ 4,342,914,562	\$ 400,000	\$ 0.092	
2017	\$ 4,899,793,400	\$ 400,000	\$ 0.082	
2018	\$ 5,373,468,901	\$ 400,000	\$ 0.074	
2019	\$ 6,004,284,753	\$ 400,000	\$ 0.067	
2020	\$ 6,507,568,974	\$ 400,000	\$ 0.061	
2021	\$ 6,908,634,697	\$ 400,000	\$ 0.058	
2022	\$ 7,511,072,424	\$ 609,880	\$ 0.081	
2023	\$ 9,287,654,476	\$ 617,365	\$ 0.066	
2024	\$ 9,130,461,265	\$ 625,156	\$ 0.068	
2025	\$ 9,464,833,805	\$ 636,729	\$ 0.067	
2026	\$ 10,051,612,525	\$ 643,097	\$ 0.064	
2027	\$ 9,871,450,284	\$ 649,528	\$ 0.066	

Note: The 2026 preliminary property tax valuation is based on the Snohomish County Assessor's Office preliminary assessment as of 9/24/2026.

Figure 1. Port of Edmonds Assessed Value from 1990 to 2027

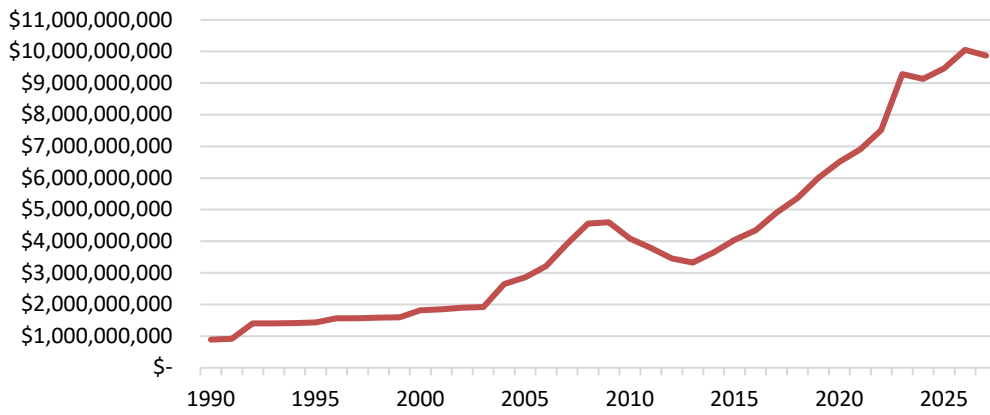


Figure 2. Port of Edmonds Tax Levy Amount from 1990 to 2027

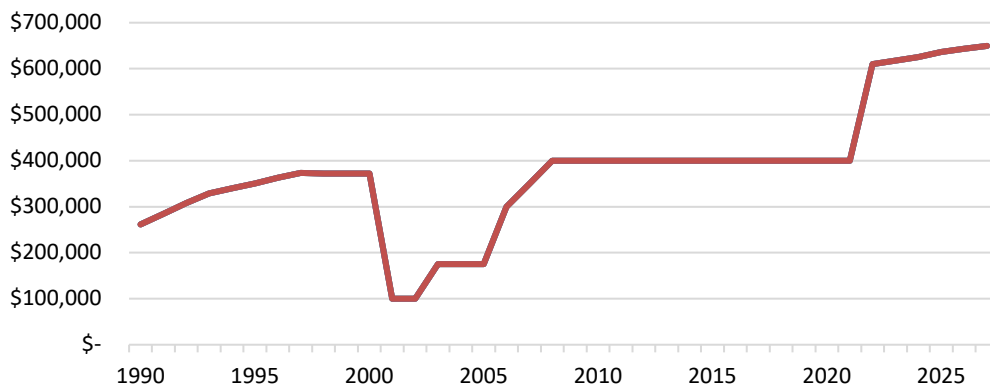
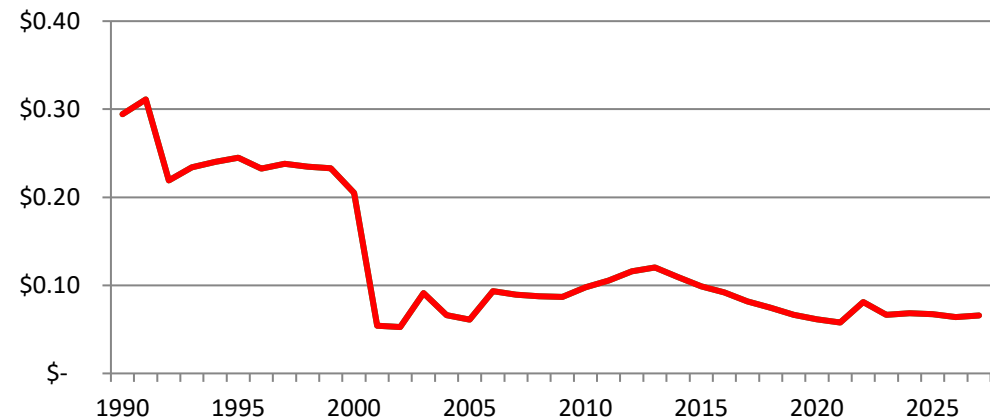
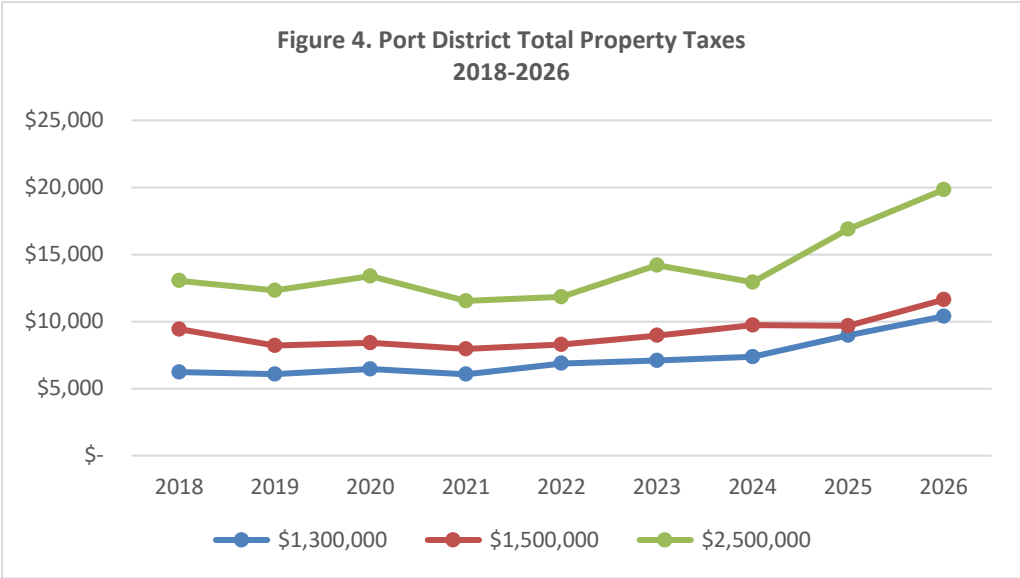


Figure 3. Port of Edmonds Tax Levy Rate from 1990 to 2027

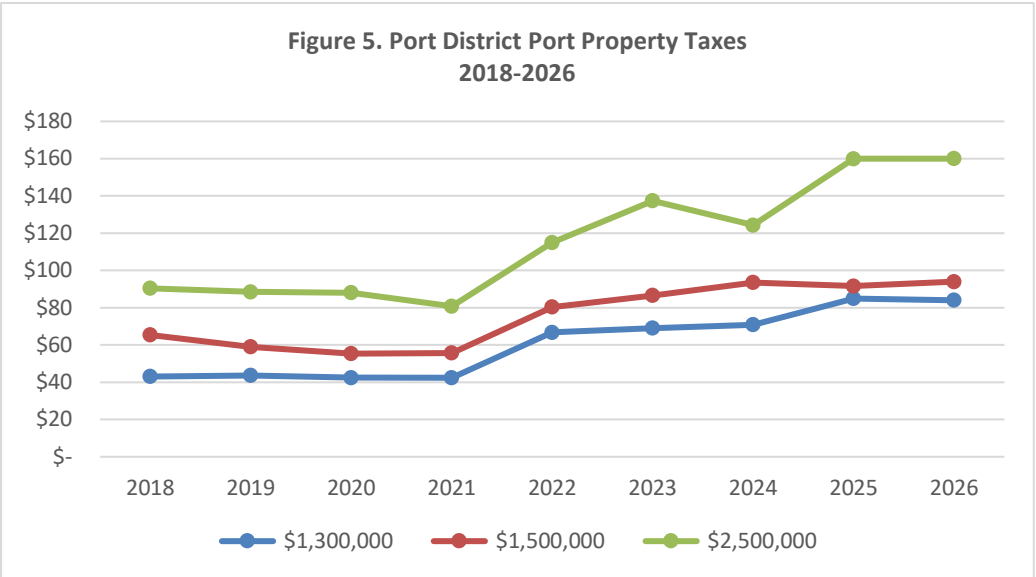


Port of Edmonds
Port District Resident Estimated Property Taxes
For the Year of 2026

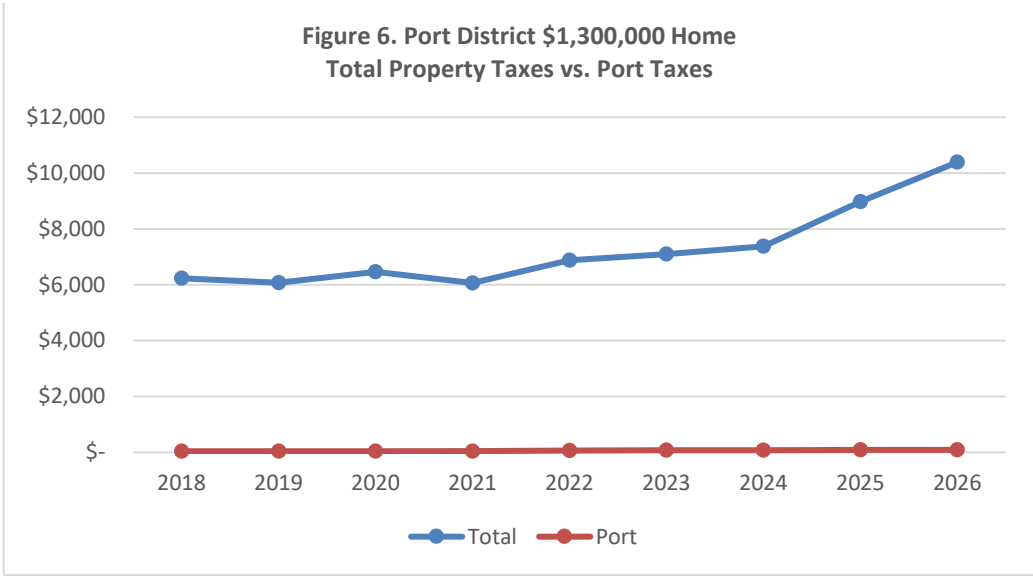
Description	Millage Rate	City of Edmonds				Town of Woodway		
		\$ 1,000,000	\$ 1,500,000	\$ 2,000,000	\$ 3,000,000	\$ 1,000,000	\$ 2,000,000	\$ 3,000,000
Central Puget Sound Regional Transit Authority	0.16	\$ 158.66	\$ 237.99	\$ 317.32	\$ 475.98	\$ 158.66	\$ 317.32	\$ 475.98
City of Edmonds	0.69	\$ 690.98	\$ 1,036.47	\$ 1,381.96	\$ 2,072.94	N/A	N/A	N/A
Edmonds School District No 15	2.75	\$ 2,749.50	\$ 4,124.25	\$ 5,499.00	\$ 8,248.50	\$ 2,749.50	\$ 5,499.00	\$ 8,248.50
Port of Edmonds	0.06	\$ 64.27	\$ 96.41	\$ 128.55	\$ 192.82	\$ 64.27	\$ 128.55	\$ 192.82
Pub Hosp # 2	0.05	\$ 45.65	\$ 68.48	\$ 91.30	\$ 136.95	\$ 45.65	\$ 91.30	\$ 136.95
Sno-Isle Intercounty Rural Library	0.30	\$ 303.90	\$ 455.85	\$ 607.80	\$ 911.70	N/A	N/A	N/A
Snohomish County - Cnt	0.48	\$ 482.98	\$ 724.47	\$ 965.96	\$ 1,448.94	\$ 482.98	\$ 965.96	\$ 1,448.94
South Snohomish County Fire	1.16	\$ 1,158.21	\$ 1,737.32	\$ 2,316.42	\$ 3,474.63	N/A	N/A	N/A
State School Levy	2.24	\$ 2,244.80	\$ 3,367.20	\$ 4,489.60	\$ 6,734.40	\$ 2,244.80	\$ 4,489.60	\$ 6,734.40
Town of Woodway	1.51	N/A	N/A	N/A	N/A	\$ 1,510.60	\$ 3,021.20	\$ 4,531.80
Snohomish Conservation District		N/A	N/A	N/A	N/A	N/A	N/A	N/A
State Forest Fire		N/A	N/A	N/A	N/A	N/A	N/A	N/A
		<u>\$ 7,898.95</u>	<u>\$ 11,848.43</u>	<u>\$ 15,797.91</u>	<u>\$ 23,696.86</u>	<u>\$ 7,256.46</u>	<u>\$ 14,512.93</u>	<u>\$ 21,769.39</u>



<u>Value in 2025</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
\$ 1,300,000	\$ 6,226	\$ 6,078	\$ 6,463	\$ 6,063	\$ 6,876	\$ 7,092	\$ 7,379	\$ 8,970	\$ 10,389
\$ 1,500,000	\$ 9,427	\$ 8,215	\$ 8,418	\$ 7,959	\$ 8,276	\$ 8,956	\$ 9,734	\$ 9,678	\$ 11,632
\$ 2,500,000	\$ 13,046	\$ 12,323	\$ 13,385	\$ 11,541	\$ 11,835	\$ 14,201	\$ 12,924	\$ 16,886	\$ 19,835



<u>Value in 2025</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
\$ 1,300,000	\$ 43	\$ 44	\$ 42	\$ 42	\$ 67	\$ 69	\$ 71	\$ 85	\$ 84
\$ 1,500,000	\$ 65	\$ 59	\$ 55	\$ 56	\$ 80	\$ 87	\$ 94	\$ 92	\$ 94
\$ 2,500,000	\$ 90	\$ 88	\$ 88	\$ 81	\$ 115	\$ 137	\$ 124	\$ 160	\$ 160



	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Total	\$ 6,226	\$ 6,078	\$ 6,463	\$ 6,063	\$ 6,876	\$ 7,092	\$ 7,379	\$ 8,970	\$ 10,389
Port	\$ 43	\$ 44	\$ 42	\$ 42	\$ 67	\$ 69	\$ 71	\$ 85	\$ 84

2027 ANNUAL BUDGET

PORT OF EDMONDS



EXECUTIVE DIRECTOR

Brandon Baker

COMMISSIONERS

Janelle Cass
Ross Dimmick
Jay Grant
Selena Killin
David Preston