



2019 Budget Narrative

Rates Effective January 1, 2019

CONTROLLER SUMMARY - *The Port of Kingston's proposed 2019 Budget represents an overall income increase of sixteen percent, and an overall increase in operating expenses of five percent. 2019 will be a year of new ventures, with Kitsap Transit's fast ferry, more visitors, and more usage of parking lot.*

INCOME - *Overall income is expected to increase from \$1,547,433 to \$1,798,500; or \$251,068.*

Income is projected to increase from 2018 due mainly to rate increases for nightly guest moorage and permanent moorage. The proposed increase for nightly guest moorage reflects an increase from \$1.10/ft. to \$1.25/ft for peak season. Peak season is defined as May 1st to Sept. 30th. This proposed peak season increase will generate an additional \$13,800. The proposed increase for permanent moorage reflects an average ten percent increase for all docks. This will generate an additional \$89,738 in overall income.

In addition to moorage increases, we will be increasing the current \$6 parking rate to \$8 per 12-hour period which will generate an additional \$68,013. The proposed increase of Monthly Parking is to increase from \$85 per month to \$135.

EXPENSES - *Expenses are expected to increase from \$1,670,749 to \$1,757,823; a \$87,074 increase.*

This is largely due to a cost of living increase and commissioner compensation increase. Medical and business insurance also continue to rise. Repairs and Maintenance expense continue to increase do to new IT company and more usage of the marina. Legal expenses will decrease due to no current legal issues.

Capital Projects and Non-operating revenue/(Expense)- The Port's financial position continues to be strong, with operations generating enough income to pay for all expenses. This leaves non-operating income of \$233,825 to be used to rebuild reserves and capital projects.

Capital projects included parking lot repair and maintenance, waterfront retaining fence repair, KCYC building improvements, Kiwanis Park continuous development and the sailing float repairs.

2019 PORT OF KINGSTON BUDGET

	<u>2019 Proposed</u>
MARINA USER CHARGES:	
Moorage - Permanent	\$774,853
Moorage - Transient	\$149,600
Kayak Facility	\$7,848
Winter Moorage	\$22,400
Electricity - Permanent	\$38,070
Laundry Income	\$2,100
Deposits Forfeited	\$535
Reservation Fees	\$7,400
Total Marina User Charges	<u>\$1,002,806</u>
PARKING CHARGES	
Parking	\$334,725
Monthly Parking	\$89,136
Parking Ticket Income	\$5,200
Total Parking Fees	<u>\$429,061</u>
PROPERTY RENTALS - FACILITIES	
Aviator Land Rent	\$5,310
Dept. of Transportation	\$208,980
Farmer's Market	\$750
Hill House	\$21,000
Kingston Cove Yacht Club	\$16,140
Reader Board	\$3,600
Miscellaneous	\$3,345
Total Property Rentals	<u>\$260,175</u>
FUEL SALES	
Gasoline/Diesel Sales	\$807,360
Cost of Fuel	\$702,052
Gasoline/Diesel Sales (net)	\$150,308
Total Fuel Sales (net)	<u>\$150,308</u>
RETAIL SALES	
Retail Sales	\$3,650
Cost of Goods	\$2,500
Total Retail Sales (net)	<u>\$1,150</u>
OPERATING REVENUES	
Marina User Charges	\$1,002,806
Parking Fees	\$429,061
Property Rentals	\$260,175
Fuel Sales (net)	\$150,308
Retail Sales (net)	\$1,150
Total Operating Revenues	<u>\$1,798,500</u>

2019 Proposed**OPERATING EXPENSES**

Accounting	\$26,625
Advertising & Promotion	\$23,800
Audit	\$8,000
B&O/Excise/SSWM (less 50%) ferry property	\$20,425
Commissioner Medical	\$19,000
Commissioner Salary	\$10,260
Commissioner Travel/Training & Education	\$8,100
Commissioners Compensation	\$36,864
Computer Supplies/Expenses	\$9,000
Consulting	\$10,000
Credit Card Fees	\$23,300
Dues & Subscriptions	\$8,300
Electricity	\$44,156
Employee Medical	\$200,000
Environmental Inspections	\$1,200
Equipment Rental	\$6,500
Insurance	\$91,000
Landscaping	\$11,000
Legal	\$40,000
LGTO Bond Debt Services	\$85,563
Miscellaneous	\$2,525
Office Supplies	\$11,000
Operating Supplies	\$18,000
Parking Expenses	\$17,400
Payroll Taxes	\$106,255
Pension Expense	\$82,200
Repair & Maintenance	\$75,000
Salaries & Wages	\$680,650
Storage Rent	\$2,100
Telephone/Internet	\$9,600
Training/Education	\$10,000
Travel	\$6,000
Water, Sewer, Garbage	\$54,000
Total Operating Expense	\$1,757,823

NON-OPERATING REV/EXP

Interest Income	\$20,800
Property Tax Receipts	\$205,737
Service Charges	\$7,450
Total Non-Operating Rev	\$233,987



2019 Capital Budget

Adopted on November 28, 2018 by Resolution No. 11-03-2018

2019 Capital Budget	
Description	Amount
Parking Lot – Upgrade & Maintenance	\$20,000
KCYC Building Improvement	\$20,000
Kiwanis Park Continuous Development	\$15,000
Waterfront Retaining Fence Repair	\$10,000
Christmas Lights	\$10,000
Sailing Float Repairs	\$5,500
Total:	\$ 80,500.00



Port of Kingston

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2019 Rate Schedule

Resolution No. 11-04-2018

Proposed and to begin January 1, 2019

Transient Moorage	
Nightly Moorage (Peak Season) <i>Nightly Moorage Rate is based on vessel length overall or slip minimum, whichever is greater</i>	
Guest Slips 1-4 (20')	\$1.25 ft/night
Guest Slip 7 (45')	\$1.25 ft/night, \$56.25 slip minimum
Guest Slips 8-10 (50')	\$1.25 ft/night, \$56.25 slip minimum
Guest Slips 11-20 (40')	\$1.25 ft/night, \$43.75 slip minimum
Guest Slips 21-45 (30')	\$1.25 ft/night, \$31.25 slip minimum
Linear Guest Dock Slips 46-49 (Max 84')	\$1.25 ft/night
Multi-Hull Vessels (Over 18' Wide)	\$2.50 ft/night, slip minimums apply
Nightly Moorage (Off Season) <i>Nightly Moorage Rate is based on vessel length overall or slip minimum, whichever is greater</i>	
Guest Slips 1-4 (20')	\$1.10 ft/night
Guest Slip 7 (45')	\$1.10 ft/night, \$49.50 slip minimum
Guest Slips 8-10 (50')	\$1.10 ft/night, \$49.50 slip minimum
Guest Slips 11-20 (40')	\$1.10 ft/night, \$38.50 slip minimum
Guest Slips 21-45 (30')	\$1.10 ft/night, \$27.50 slip minimum
Linear Guest Dock Slips 46-49 (Max 84')	\$1.10 ft/night
Multi-Hull Vessels (Over 18' Wide)	\$2.20 ft/night, slip minimums apply
Temporary Tie Up (Up to 4 Hours)	\$5.00 Vessels up to 25'/\$10.00 over 25'
Dinghy/Skiff Tie Up (Maximum LOA 12')	\$5.00 per day
Reservations <i>Non-refundable/non-applicable Reservation Fee payable upon booking</i>	
Guest Moorage Reservation Fee	\$7.00 per slip
Yacht Clubs/Group Reservation Fee	\$7.00 per slip
Guest Monthly Moorage	
Seasonal Guest Monthly <i>Monthly Moorage Rate is based on vessel length overall or slip minimum, whichever is greater</i>	
October 1 st through June 30 th	\$6.75 ft/month, slip minimums apply*
Non-Metered Electric	
Non-Metered Electric Flat Rates <i>Only Applies to Seasonal Monthly Moorage Guests October 1st - June 30th</i>	
Vessels 20' - 29' Overall	\$25.00 per month
Vessels 30' - 40' Overall	\$ 30.00 per month
Vessels 41' - 50' Overall	\$35.00 per month
Vessels Over 50' Overall	\$40.00 per month
Liveboards	\$200.00 per month

Permanent Moorage	
A Dock	<i>Permanent Moorage Rate is based on vessel length overall or slip minimum, whichever is greater</i>
Open Moorage (24' Slip)	\$6.15 ft/month, \$147.60/month minimum*
B Dock	<i>Permanent Moorage Rate is based on vessel length overall or slip minimum, whichever is greater</i>
Open Moorage (28' Slip)	\$6.34 ft/month, \$177.52/month minimum*
C Dock	<i>Permanent Moorage Rate is based on vessel length overall or slip minimum, whichever is greater</i>
Open Moorage (32' Slip)	\$6.36 ft/month, \$203.52/month minimum*
Covered Moorage (32' Slip)	\$10.23 ft/month, \$327.36/month minimum*
Open Moorage (Over 60' LOA)	\$8.73 ft/month, \$523.80/month minimum*
Permanent Moorage	
D Dock	<i>Permanent Moorage Rate is based on vessel length overall or slip minimum, whichever is greater</i>
Open Moorage (36' Slip)	\$6.40 ft/month, \$230.40/month minimum*
Covered Moorage (36' Slip)	\$10.32 ft/month, \$371.52/month minimum*
E Dock	<i>Permanent Moorage Rate is based on vessel length overall or slip minimum, whichever is greater</i>
Open Moorage (40' Slip)	\$6.43 ft/month, \$257.20/month minimum*
Open Moorage (45' Slip)	\$6.46 ft/month, \$290.70/month minimum*
Open Moorage (50' Slip)	\$6.49 ft/month, \$324.50/month minimum*
Open Moorage (56' Slip)	\$6.52 ft/month, \$365.12/month minimum*
Open Moorage (60' Slip)	\$6.55 ft/month, \$393.00/month minimum*
Covered Moorage (40' Slip)	\$10.38 ft/month, \$415.20/month minimum*
Covered Moorage (50' Slip)	\$10.48 ft/month, \$524.00/month minimum*
Liveboards	
Liveboard Fee	\$50.00 per month*
Liveboard Background Check/Screening Fee	\$25.00 per screening
Metered Electric	
KWH's Used	\$.097 per KWH
Small Boat Facilities	
Covered Kayak Rack/Small Boat Storage	\$27.25 per month*
Gate Key Cards	
Tenant Gate Key Cards	<i>Tenants are provided with a total of two (2) Gate Key Cards per slip with a refundable deposit</i>
Gate Key Card Deposit (Limit 2 per Slip)	\$10.00 per card
Replacement Gate Key Card	\$10.00 per card
Additional (3 rd) Gate Key Card Fee Annual Fee	\$36.00 per year
Parking Facilities and Permits	
Hourly Parking - Passenger Vehicles	<i>**Hourly Parking Rates include all applicable taxes</i>
0-12 Hours	\$8.00**
12-24 Hours	\$16.00**
24-36 Hours	\$24.00**
36-48 Hours	\$32.00**
48+ Hours (Maximum of 14 Days)	\$8.00 each additional 12-Hour increment**
Hourly Parking - Truck & Trailer	<i>**Hourly Truck & Trailer Parking Rates include all applicable taxes</i>
0-12 Hours	\$10.00**
12-24 Hours	\$20.00**
24-36 Hours	\$30.00**

Parking Facilities and Permits (Continued)	
36-48 Hours	\$40.00**
48+ Hours (Maximum of 14 Days)	\$10.00 ea. additional 12-Hour increment**
Moorage Tenant Parking Permits	
<i>One (1) Parking Permit is included with lease of permanent slip</i>	
Tenant Parking Permit Fee	\$20.00 per permit
Replacement Tenant Parking Permit	\$40.00 per permit
Monthly Commuter Parking Permit	
Monthly Commuter Parking Permit	\$135.00 per month*
Annual Truck & Trailer Parking Permit	
Annual Truck & Trailer Parking Permit	\$78.75 per year*
Commercial Buyer Operating Fee	
Annual Commercial Buyer Operating Fee	\$200.00 year/per vehicle*
Parking Penalty Fees	
<i>**Parking Penalty Fees include all applicable taxes</i>	
Parking Penalty Fee	\$25.00 per Violation**
Parking Penalty Fee (Paid after 15 days)	\$50.00 per Violation**
Permanent Moorage Waiting List	
Waiting List Application Fee	\$25.00
Waiting List Annual Renewal Fee	\$25.00 per year
Waiting List Fee Renewal for Current Tenants	\$10 per year
Additional User Fees & Service Rates	
Port Labor Rate	\$50.00 hr/per employee, 2 hour minimum*
Port Overtime Labor Rate	\$75.00 hr/per employee, 2 hour minimum*
Add Cleat (Tenant Slips)	\$9.99 each*
Add Shore Power Security Clips (Tenant Slips)	\$2.99 each*
Add Power Pedestal Locking Rings (Tenant Slips)	\$5.99 each*
Install Dock Box (Tenant Slips)	Actual Cost*
Additional Lines	\$25.00*
Bail Skiff	\$20.00*
Emergency Pumps	\$125.00*
Emergency Towing Services	\$100.00 per hour, 1 hour minimum*
Relocate Vessel with Port Skiff (Guest)	\$100.00*
Relocate Vessel with Port Skiff (Tenant)	\$50.00*
Vessel Impound/Chain Fee	\$100.00
Second Offense Vessel Impound/Chain Fee	\$200.00
Violation of Moorage Restrictions on Fuel Dock	\$250.00 per violation
Illegal Garbage Dumping Fee	\$300.00
NSF Fee (Insufficient Funds)	\$25.00 per occurrence
Late Fee	\$10.00 or 5% of total balance owing
Fax	\$1.00 1 st Page/\$.75 each additional page
Photocopies/Printed Copies	\$.15 per page
Oversized Copies	Actual Cost
Scanning Documents	\$.15 per page
CD/DVD	\$1.00 each PLUS Scanning Charges
Removable Storage Device/External Drive	Actual Cost PLUS Scanning Charges

Recreational Facilities Special Use Fees <i>Security Deposit is non-refundable if cancelled within 30 Days of Event</i>	
Security Deposit	\$200.00
Stage	\$100.00 per four (4) hours*
Tent	\$100.00 per four (4) hours*
Stage and Tent Together	\$150.00 per four (4) hours*
Recreational Facilities Special Use Fees (continued)	
Cancellation Fee (up to 30 days prior to event)	\$20.00
Electronic Reader Board Use Fee	
Individual Organization	\$25.00 week/per message
Bulk Rate for Qualified Organizations	\$350.00 per year

* Rates subject to applicable Sales Tax -or- State Leasehold/Excise Tax of 12.84%

** Rates include applicable Sales Tax -or- State Leasehold/Excise Tax of 12.84%