



Serving what matters today, with a view for tomorrow.

**Port of Kingston Board of Commissioners
Regular Meeting Agenda**

August 24, 2022 at 6:30 p.m.

Meeting called by: Port of Kingston Commissioners
Type of meeting: Regular Meeting
Location: Hybrid

A. In Person:
Kingston Cove Yacht Club
25815 Washington Blvd NE,
Kingston, WA 98346

B. Virtual via Zoom:
Join Zoom Meeting
<https://us02web.zoom.us/j/83120779794>
Meeting ID: 831 2077 9794
Dial by your location
1 253 215 8782 US (Tacoma)

Welcome to the August 24, 2022, Regular Meeting of the Port of Kingston Commission. Comments from those in attendance will be allowed upon recognition of the Chair. Please identify yourself by stating your name.

If you would like to be added to the agenda for a future meeting, please contact the Port Office at least one week prior to the regularly scheduled meeting. Please submit your documents and/or presentations at the time of your request.

This is a preliminary agenda and is subject to change.

Agenda Topics

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**



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4. PUBLIC COMMENT

Citizens may address the Commission regarding any item related to Port business, including items on the agenda.

5. CONSENT AGENDA

These matters are routine and will be enacted by one motion of the Commission with no separate discussion. If discussion is desired, that item may be removed from the Consent Agenda by a Commissioner.

- A. Approve July 20, 2022, Regular Meeting Minutes
- B. Approve July 25, 2022 Kitsap All Ports Meeting Minutes
- C. Approve July 2022 Warrants and EFT Payments

6. ACTION ITEMS

- A. Approve Resolution 2022-08-24-01 to Adopt 2023 Enduris Washington Insurance Renewal for 2022-2023.
- B. Approve Resolution 2022-08-24-02 to Approve Purchase and Installation of an HVAC System in the Port Administration Building.
- C. Approve Resolution 2022-08-24-03 to direct the Executive Director to Negotiate an Interlocal Agreement with the Port of Friday Harbor Related to Dock Design and Construction.

7. DISCUSSION ITEMS

- A. Industrial Development District
- B. Moorage Rates

8. FINANCIAL REPORT

9. PUBLIC COMMENT

Citizens may address the Commission regarding any item related to Port business, including items on the agenda.

10. COMMISSIONER REPORTS

11. STAFF REPORTS



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12. NEXT REGULAR MEETING: Wednesday September 28, 2022, at 1:00 p.m. Hybrid

13. ADJOURN



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REGULAR MEETING MINUTES

July 20, 2022

The Board of Commissioners of the Port of Kingston met in a Regular Commission Meeting at the Village Green Community Center 26159 Dulay Rd NE, Kingston, WA 98346 at 1:07 p.m.

Commission in Attendance

Steve Heacock
Mary McClure
Laura Gronnvoll

Staff in Attendance

Greg Englin
Ray Carpenter
Rose Orcutt
Audra Trainer
Kris Williams

Public in Attendance

Tony Hitchman
Joseph Zapotosky
Mark Ryan

1. Call to Order.

Commissioner Heacock called the meeting to order at 1:00pm

2. Pledge of Allegiance.

3. Approval of Agenda.

Motion: Approve July 20, 2022, Regular meeting agenda
Moved: Commissioner Gronnvoll
Second: Commissioner McClure
Vote: Pass 3-0

4. Public Comment.

There were no items from citizens present.

5. Consent Agenda.

All items listed with an asterisk (*) will be considered as a group by the Commission and will be enacted with one motion.

- *5-a. Approve June 22, 2022, Regular Meeting Minutes
- *5-b. Approve June 2022 Warrants and EFT Payments



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It was moved by Commissioner Gronnvoll, seconded by Commissioner McClure, that the consent agenda items be approved.

Vote: Pass 3-0

6. Financial Report.

Controller Audra Trainer reported that the total monthly revenue is \$310,000.00 with \$198,000.00 in expenses and \$21,000.00 Net Ordinary Income (NOI). She noted there is \$250,000.00 in NOI year to date (YTD), and the Cash Balance is \$2.4M with \$1.7M set aside for Capital projects. She stated a bond payment was made, leaving a balance of \$739,500.00, adding the Cash balance after the debt is \$2.3M. Ms. Trainer reported financials would be published on the Port's website and will be in line with the State Auditor's office. She pointed out that parking is above budget with moorage, and other income sources also doing well and align with the budget.

In response to a question from Commissioner Heacock, Ms. Trainer confirmed the \$4000 landscaping line item was for the purchase of the hanging flower baskets.

7. Public Comment.

There were no items from citizens present.

In response to public comment, Commissioner Heacock explained that if the overgrown area creates visibility issues, contact Kitsap County Public Works Road Division. He added the County has a tool on the website to report problems or concerns <https://seeclickfix.com/kitsap-county>. He noted the County's system is responsive, and issues are quickly addressed if requests are specific.

8. Commissioner Reports.

Commissioner McClure and Commissioner Gronnvoll reported they are attending the Washington Public Ports (WPPA) Conference next week.

Commissioner Gronnvoll stated she attended a recent meeting with Poulsbo Mayor Becky Erickson, which gave her a unique perspective on economic development. She stressed the importance of her input and experience. She reiterated a statement by Mayor Erickson that times have changed, and it is up to us to recognize the needs for the future. She added that Jim Darling gave updates on the Industrial Development District (IDD).



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Commissioner Heacock expressed his appreciation for Mr. Darling's IDD presentation, adding he is looking forward to exploring this subject more.

9. Staff Reports.

Maintenance Manager Torey Grandt reported the 4th Of July Celebration was a great success. He noted he received approximately eighty positive comments regarding the Port staff for their work on the Salish 100 event. He stated the bird deterrents keep the seagulls away, adding that the Caspian Tern birds are harder to deter. He noted the guest dock Wi-Fi conduit is in the installation phase, and the next step will be the installation of the Category 6 cable (Cat 6) once the conduit is installed. He explained the installation challenges at low tide, noting staff will have to wait for high tide to maneuver the boat. He reported on the results of the Department of Ecology (DOE) Underground Storage Tank Inspection and identified the next steps for repair and improvement. He noted a licensed contractor would be scheduled to do the repair work within 45 days. He stated the floats and alarms are working well. He commented the Air Conditioning unit is not working correctly, and he has received quotes to install two units for each floor of the Port office.

Ms. Trainer reported staff had begun work on the Fiscal Year 2023 budget. She added the lines of business (LOB) reporting will be developed internally and presented to the Commission.

Harbormaster Ray Carpenter Kitsap Transit has been running on Saturdays, and the Public Market has resulted in many parking customers. He recalled Argosy Cruise discussions several years ago, adding the company recently reached out to schedule a four-hour drop-off at the Port. He noted the company would potentially need 100 parking spots for the event. He reported on the success of the 4th of July and Salish 100. He explained that for the Toth Property Park to open, the Madronas would have to come down, and the Maple tree would have to be addressed. He added he would be meeting with a tree contractor and hopes to have this resolved by August 1. He noted the goal is to use the park for events in the next calendar year.

In response to a question from Commissioner McClure, Mr. Carpenter stated there are multiple trees causing concern, and they would be addressed over the next year based on the risk and expense.

Commissioner Heacock stated an arborist would assess the risk and identify and rate the trees by highest to lowest concern.

Mr. Carpenter continued by announcing the Wine and Brew Fest is scheduled to take place at the end of July, adding the Greater Kingston Chamber of Commerce has done an excellent job. He commented that the Port would be working to promote the Fishing Derby and fill the 150 spots. He provided information on the upcoming yacht clubs, noting the Port continues to have a full guest dock.



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Responding to a question from Commissioner McClure, Executive Director Greg Englin reported a Special Commission meeting was held regarding the IDD to obtain guidance and approval to enter into a contract with Architect. He added that the first meeting with the Architect firm Wenzlau was held today, and the firm began the design phase. He noted staff would provide existing CAD drawings to eliminate additional work for Wenzlau, and concepts would be developed quickly. He stated according to the contract, the meetings will occur bi-weekly, and items will be discussed during scheduling public meetings with the Commissioners. He noted a more detailed schedule would be available as the work continues.

Commissioner McClure noted a previous discussion of the importance of ensuring essential concepts is paired with the IDD to identify costs. She requested staff provide a schedule that lays these items out together.

Mr. Englin reported he attended the WPPA Executive Directors meeting hosted by the Port of Bellingham, which included tours of Port of Friday Harbor and Port of Anacortes. He noted the Port of Friday Harbor is working with a WestPoint Engineer out of the Army Corp of Engineers to redevelop their marina, including the dock's design, fabrication, and assembly. He commented that the Port of Anacortes is thriving, adding this large marina. He noted the uplands development is highly successful in leases and real estate development and currently has a waitlist for leases. He discussed the success of the Port's restaurants and guest nights. He announced that the new Administrative Manager, Kris Williams, will begin on Monday, July 25, 2022.

In response to comments from Commissioner Gronnvoll regarding the Port of Anacortes vision, Mr. Englin discussed the diverse lines of business and growth at the Port of Anacortes and Bellingham.

Commissioner Gronnvoll noted the value of the networking opportunities provided at the WPPA conferences. In addition, she discussed the importance of identifying the community's needs as they relate to Kingston's growth.

10. Schedule of Meetings.

Commissioner Heacock stated the schedule of meetings as follows:

Wed, August 24, 2022, at 6:30 p.m.

11. Adjourn.

Without objection, the Regular Commission Meeting adjourned at 2:02 p.m.



PORT OF KINGSTON

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Steve Heacock, Commissioner

Mary McClure, Commissioner

Laura Gronnvoll, Commissioner

Attest:

Greg Englin, Executive Director

DRAFT

KITSAP ALL PORTS
 July 25, 2022; 06:30 p.m. – 8:00 p.m.
 AGENDA

| In Attendance | Name | Port | Email |
|---------------|------------------|-------------|--|
| | Judy Scott | Allyn | jscott@portofallyn.com |
| | John Sheridan | Allyn | jsheridan@portofallyn.com |
| | Ted Jackson | Allyn | tjackson@portofallyn.com |
| X | Lary Coppola | Allyn | lfc@portofallyn.com |
| X | James Weaver | Bremerton | jamesw@portofbremerton.org |
| | Cary Bozeman | Bremerton | caryb@portofbremerton.org |
| | Gary Anderson | Bremerton | garya@portofbremerton.org |
| | Axel Strakeljahn | Bremerton | axels@portofbremerton.org |
| | Jim Rothlin | Bremerton | jimr@portofbremerton.org |
| | Matt Messing | Brownsville | mmessing@portofbrownsville.org |
| X | Jerry Williams | Brownsville | jwilliams@portofbrownsville.org |
| | Shaun Nye | Brownsville | shaun@portofbrownsville.org |
| | Kenneth McEwan | Brownsville | |
| X | Jim Aho | Illahee | illaheeportthree@gmail.com |
| X | John Burton | Illahee | illaheeport1@gmail.com |
| | Amber Bartz | Illahee | illaheeport2@gmail.com |
| | Eric Cookson | Indianola | ecookson@portofindianola.com |
| | Jeff Henderson | Indianola | jhenderson@portofindianola.com |
| | Gary Walker | Indianola | gwalker@portofindianola.com |
| X | Greg Englin | Kingston | grege@portofkingston.org |
| X | Steve Heacock | Kingston | steveh@portofkingston.org |
| | Mary McClure | Kingston | MaryMc@portofkingston.org |
| | Laura Gronnvoll | Kingston | laurag@portofkingston.org |
| X | James Strode | Manchester | strodecompany@hotmail.com |
| X | Bob Ballard | Manchester | manchesterrealty@wavecable.com |
| X | Jamie Green | Poulsbo | commissioner.green@portofpoulsbo.com |
| | Tom Rose | Poulsbo | commissioner.rose@portofpoulsbo.com |
| | Mark Singer | Poulsbo | commissioner.singer@portofpoulsbo.com |
| | Carol Tripp | Poulsbo | carol.tripp@portofpoulsbo.com |
| X | Doug Kitchens | Silverdale | doug.portofsilverdale@wavecable.com |
| X | Ed Scholfield | Silverdale | escholfield@wavecable.com |
| X | Caleb Reese | Silverdale | caleb.portofsilverdale@wavecable.com |
| | Brian Davison | Tracyton | tinman77@comcast.net |
| | William Wright | Tracyton | billwright65@gmail.com |
| | Ken Griffin | Tracyton | catsnilamas@comcast.net |
| | | | |

Start 6:30PM

Meeting minutes next meeting Port of Allyn Oct

Port of Allyn

- POA is water provider for development.
- Mandate by DOE for new well and working on funding and permitting.
- Mason County – POA will provide water to entire UGA of 1,000 customers when UGA built out.
- POA also operates 12 slip marina.
- Someone rented slip out as Air BnB. New set of marina rules excludes Airbnb sublets or use.
- ED can do up to \$40K without bids so give EDs \$40K spending authority potentially is thought.
- Moorage off a little this year. Believe cost of fuel is issue reducing (power) boating.
- Primary moorage is sailboats this year. LC not seeing power boats moored off Manchester where he lives.
- Salmon Center (business park / mall) in Belfair. Site was brownfield and EPA cleaned up and took out 2 tanks. Need to see if any tanks still located underground. Could have been cleaned and filled with sand and abandoned.

Port of Bremerton

- Events are at a record.
- 45-50% turnover in staffing. 37 FTEs. Had at least 20 turnover finance, airport manager. Competing with Amazon (and everywhere for that matter).
- Diner at airport is being rebuilt with old time air in early Oct.
- Marina work. Meet with tribes later this week. Breakwater is guinea pig for new manual.
- Go to bid July next year. Construct off site. Plate driven anchors with anchor chains tied to it.
- \$15M project has funding of \$4.5M so far. KT gave \$1M. POB is pursuing \$9.4M WSDOT grant. Ports are not just cargo but tourism too.
- Maintenance – vandalism and homeless really making it tough. Three port vehicles stolen out parking lot.
- Working with Alison O'Sullivan. She has been main contact 20+ years with Suquamish tribe.

Port of Illahee

- Tribe came down hard on grant. No sport fishing should be allowed. No reply or correspondence from the tribe. Setting up meeting with Alison. No response at all so wondering what to do. POI communicating with ACOE as well.
- Illahee store. Vacant for 22 years. Has UST 4K gal and 6K gal tanks and now hit #16 with PLIA to get their work done. Look at repurpose for Port office.
- Dock. Part of grant had survey done of dock. Pilings. 18" diameter much worse shape than thought before survey. Breaking off (spauling) stuck tape measure in so pilings are really bad and past service life. Held up - but almost have County permit in hand. Need ACOE and tribe approval. No known schedule.
- Recreational fishing has been popular and going strong this year.
- Maintenance contractor came down to encase light poles with black plastic to kid proof the poles. Preventing vandalism from kids shinnying up the pole at this time.

Port of Brownsville

- North breakwater chains are reinforced to preserve breakwater.

- Dozen old piles on marina going to do HTPE wrap and encase in Epoxy grout. Hopefully keep pilings going for many years.
- CERB grant being applied for outbuildings.
- Tough job market. Need inside office staffer.
- Homeless problem worse than ever. Some vandalism.
- June numbers - very slow but July really strong.
- 4 empty perm slips.
- Trying to get more community events.
- Rent pavilion for events at \$25 in district or \$50 out of district

Kingston

- Contract for architectural services for redeveloping restaurants that were torn down or burned down.
- Redevelop the former Dickinson's site.
- IDD. Looking at an IDD issuance.
- Rate payers
- Lots of yacht clubs on guest dock.
- Parking is bouncing back, and KT is running on Saturdays. Two nights of parking if headed to Seattle.
- High fuel costs have softened boating demand.
- Cash flow model ran out 30 years require us to grow and develop.

Poulsbo

- Working on breakwater Elliott Float refurbishment.
 - July - Sept.
 - Piling start in Aug to Oct.
 - Old breakwater demo Sep-Nov.
 - Utilities finger piers Nov-Feb.
- Homeless. Downtown parking lot vehicle break-ins.
- Interview Wed for new ED.
- Carol is still with Poulsbo and will be Controller and will retire in couple years.

Manchester

- Lost part of north park due to King tides.
- WDFW is primary concern with dealing with issue.
- Received emergency permit within a month. Soft bank armoring. Wanted benchmarked done.
- Draw it and sent to her (WDFW) and she took care of it. Window of Aug 9.
- Alexea Henderson is rep from WDFW south end.
- Nam is north end representative at WDFW.

Keyport

N/A

Tracyton

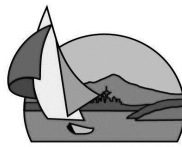
N/A

Silverdale

- Working on grants ALEA and 60% design for new non-motorized float and relocation of marina for one permit app.
- Old pub getting redeveloped.
- Closing out litigation - Pollution Sound Hearing Board - \$24K legal fees plus \$22K disposal.
- Remove five boats – use only square area for calculation for environmental mitigation credits. Amy at MSA advocated for better approach but rejected. Receiving one for one equal mitigation credit – equal to concrete.

- Dredge under boat ramp. Not sure about mitigation for 150 LF of added dock - because really just relocated dock - not new or additional dock.
- Next weekend is Whaling Days. If not currently registered, then out in 4 hours. Lots of people anchored out. Kitsap County Sheriff asked about working together.
- DNR is paying \$50K to Kitsap Sheriff to tag vessels on their behalf.
- Diagrams from James Strobe would be appreciated for soft bank mitigation.

Adjourn 7:46PM



**PORT OF KINGSTON
Warrant List**

We, the undersigned Board of Commissioners of the Port of Kingston, Kitsap County Washington, do hereby certify the merchandise for services hereinafter specified have been received and the warrants listed below are approved for payment in the amount of **\$2,334.37** from the Port of Kingston, Marina Revenue Fund, the 4th day of July 2022.

Laura Gronnvoll, Commissioner

Steve Heacock, Commissioner

Mary McClure, Commissioner

We, the undersigned, do hereby certify under penalty or perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims is a just, due and unpaid obligation against the Port of Kingston and that I am authorized to authenticate and certify to said claim.

Audra Trainer, Controller

| Date | Warrant | Amount | Vendor |
|-------------|----------------|-------------------------------|-----------------|
| 7/4/2022 | 35983 | \$200.00 | Angela Kinderis |
| 7/4/2022 | 35984 | \$291.09 | Alan Turnbull |
| 7/4/2022 | 35985 | \$107.00 | Torey Grandt |
| 7/4/2022 | 35986 | \$1,736.28 | GEORGE PEASE |
| | | <hr/> \$2,334.37 <hr/> | |



PORT OF KINGSTON
Warrant List

We, the undersigned Board of Commissioners of the Port of Kingston, Kitsap County Washington, do hereby certify the merchandise for services hereinafter specified have been received and the warrants listed below are approved for payment in the amount of **\$140,378.84** from the Port of Kingston, Marina Revenue Fund, the 8th day of July 2022.

Laura Gronnvoll, Commissioner

Steve Heacock, Commissioner

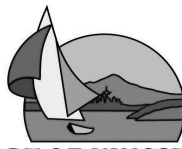
Mary McClure, Commissioner

We, the undersigned, do hereby certify under penalty or perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims is a just, due and unpaid obligation against the Port of Kingston and that I am authorized to authenticate and certify to said claim.

Audra Trainer, Controller

| Date | Warrant | Amount | Vendor |
|-------------|----------------|---------------|---|
| 7/8/2022 | 35987 | \$1,668.81 | Amazon Capital Services |
| 7/8/2022 | 35988 | \$261.29 | BLUE SKY PRINTING |
| 7/8/2022 | 35989 | \$461.81 | BUILDERS FIRSTSOURCE |
| 7/8/2022 | 35990 | \$450.00 | CHMELIK SITKIN & DAVIS |
| 7/8/2022 | 35991 | \$307.66 | COMCAST |
| 7/8/2022 | 35992 | \$1,391.88 | DOG WASTE DEPOT |
| 7/8/2022 | 35993 | \$160.00 | Government Finance Officers Association |
| 7/8/2022 | 35994 | \$344.98 | GRAINGER |
| 7/8/2022 | 35995 | \$1,586.94 | HENERY HARDWARE |
| 7/8/2022 | 35996 | \$27.03 | KINGSTON MAIL AND PRINT |
| 7/8/2022 | 35997 | \$4,539.96 | KITSAP BANK VISA |
| 7/8/2022 | 35998 | \$18.81 | KITSAP SUN |
| 7/8/2022 | 35999 | \$1,952.92 | KPUD- KITSAP PUBLIC UTILITY |
| 7/8/2022 | 36000 | \$1,728.15 | LAURA GRONNVOLL |
| 7/8/2022 | 36001 | \$357.99 | NEXTLEVEL INTERNET, INC. |
| 7/8/2022 | 36002 | \$2,607.00 | OLYMPIC ESD 114 |
| 7/8/2022 | 36003 | \$17.91 | PACIFIC OFFICE AUTOMATION |
| 7/8/2022 | 36004 | \$1,225.04 | PAPE MATERIAL HANDLING |
| 7/8/2022 | 36005 | \$1,508.63 | PDC Identocard |
| 7/8/2022 | 36006 | \$111,263.19 | PETROCARD INC |
| 7/8/2022 | 36007 | \$768.00 | RANDY-KAN PORTABLE RESTROOMS |
| 7/8/2022 | 36008 | \$502.00 | Reliable Storage |
| 7/8/2022 | 36009 | \$2,620.80 | SMARTSHEET |
| 7/8/2022 | 36010 | \$460.38 | TACOMA SCREW PRODUCTS |
| 7/8/2022 | 36011 | \$186.06 | ULINE |
| 7/8/2022 | 36012 | \$218.07 | VALLEY NURSERY, INC. |
| 7/8/2022 | 36013 | \$735.73 | VERIZON WIRELESS |
| 7/8/2022 | 36014 | \$1,615.00 | WASHINGTON PROJECT CONSULTANTS, PLLC |
| 7/8/2022 | 36015 | \$1,340.74 | WASTE MANAGEMENT |
| 7/8/2022 | 36016 | \$52.06 | WESTBAY AUTO PARTS |

\$140,378.84



**PORT OF KINGSTON
Warrant List**

We, the undersigned Board of Commissioners of the Port of Kingston, Kitsap County Washington, do hereby certify the merchandise for services hereinafter specified have been received and the warrants listed below are approved for payment in the amount of **\$32,840.68** from the Port of Kingston, Marina Revenue Fund, the 22nd day of July 2022.

Laura Gronnvoll, Commissioner

Steve Heacock, Commissioner

Mary McClure, Commissioner

We, the undersigned, do hereby certify under penalty or perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims is a just, due and unpaid obligation against the Port of Kingston and that I am authorized to authenticate and certify to said claim.

Audra Trainer, Controller

| Date | Warrant | Amount | Vendor |
|-------------|----------------|---------------|--------------------------------------|
| 7/22/2022 | 36017 | \$200.00 | Kingston Fourth of July |
| 7/22/2022 | 36018 | \$1,308.25 | WA Construction Service Health Trust |
| 7/22/2022 | 36019 | \$32.00 | ALL SHRED |
| 7/22/2022 | 36020 | \$236.42 | Amazon Capital Services |
| 7/22/2022 | 36021 | \$35.10 | ASHLEY FERGUSON |
| 7/22/2022 | 36022 | \$316.65 | BLUE TARP FINANCIAL INC. |
| 7/22/2022 | 36023 | \$202.56 | COMCAST |
| 7/22/2022 | 36024 | \$3,133.50 | KITSAP COUNTY PUBLIC WORKS |
| 7/22/2022 | 36025 | \$1,197.38 | NORTHWEST PARKING EQUIPMENT COMPANY |
| 7/22/2022 | 36026 | \$3,049.92 | PUGET SOUND ENERGY |
| 7/22/2022 | 36027 | \$183.00 | REDDY ICE |
| 7/22/2022 | 36028 | \$18,661.32 | REGENCE BLUESHIELD |
| 7/22/2022 | 36029 | \$58.50 | ROSE ORCUTT |
| 7/22/2022 | 36030 | \$525.26 | SME SOLUTIONS LLC |
| 7/22/2022 | 36031 | \$1,949.50 | SOUND PUBLISHING, INC. |
| 7/22/2022 | 36032 | \$193.06 | STACI HEBERT |
| 7/22/2022 | 36033 | \$60.00 | STATE OF WA DEPARTMENT OF ECOLOGY |
| 7/22/2022 | 36034 | \$482.58 | ULINE |
| 7/22/2022 | 36035 | \$70.00 | VILLAGE GREEN COMMUNITY CENTER |
| 7/22/2022 | 36036 | \$890.00 | WASHINGTON PUBLIC PORTS ASSOCIATION |
| 7/22/2022 | 36037 | \$55.68 | WILCO |

\$32,840.68



PORT OF KINGSTON

Voucher Certification and Approval

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due, and unpaid obligation against the Port of Kingston and that I am authorized to authenticate and certify to said claim.

Audra Trainer, Controller/Port Auditor

Date

| Date | Claimant | Amount | Purpose | Cash Transmittal |
|------------|-----------------------|----------------------|----------------------|------------------|
| 07/06/2022 | Washington State DRS | 2,466.00 | Deferred Comp | R00208971 |
| 07/06/2022 | Merchant Services | 1,296.60 | CC Fees - Parking | R00208996 |
| 07/06/2022 | Merchant Services | 1,345.73 | CC Fees - Fuel | R00208997 |
| 07/06/2022 | Merchant Services | 7,110.31 | CC Fees - Office | R00208998 |
| 07/15/2022 | Columbia Bank | 1,009.77 | Payroll 7/15 | R00209220 |
| 07/15/2022 | Columbia Bank | 39,699.78 | Payroll 7/15 | R00209221 |
| 07/18/2022 | Washington State DRS | 9,424.76 | PERS Company | R00209293 |
| 07/20/2022 | Washington State DRS | 1,308.00 | Deferred Comp | R00209366 |
| 07/26/2022 | Department of Revenue | 11,052.72 | Excise and Use Taxes | R00209527 |
| 07/28/2022 | Columbia Bank | 47,347.51 | Payroll 7/31 | R00209600 |
| | | <u>\$ 122,061.18</u> | | |

Steve Heacock, Commissioner

Laura Gronnvoll, Commissioner

Mary McClure, Commissioner

I, the undersigned, do hereby certify under penalty or perjury that the expenses incurred as described herein and all claims are just, due, and paid obligations against the Port of Kingston and that I am authorized to authenticate and certify to said claims.

Audra Trainer, Controller/Port Auditor

Port of Kingston
Kitsap County, WA

RESOLUTION NO. 2022-08-24-01

A Resolution of the Commission of the Port of Kingston

A RESOLUTION TO ADOPT 2023 ENDURIS WASHINGTON INSURANCE RENEWAL FOR 2022-2023

WHEREAS, Enduris Washington is currently providing insurance benefits to the Port of Kingston which is scheduled to expire on August 31, 2022.

WHEREAS, the cost of coverage to the Port is one hundred thirty-three thousand, three hundred and twelve dollars (\$133,312.00) for the policy year 2023, which is an increase from the previous year of \$10,762.00.

WHEREAS, the renewal is effective September 1, 2022, through August 31, 2023.

THEREFORE BE IT RESOLVED, by the Commissioners for the Port of Kingston approves the above referenced insurance policy and authorizes the Executive Director to execute the renewal documents.

Passed by the Board of Commissioners for the Port of Kingston, Kitsap County, Washington at a regular meeting held this 24th day of August 2022.

**PORT OF KINGSTON
KITSAP COUNTY, WASHINGTON**

Steve Heacock, Commissioner

Attest: _____
Greg Englin, Executive Director

Mary McClure Commissioner

Laura Gronnvoll, , Commissioner

Port of Kingston
Kitsap County, WA

RESOLUTION NO. 2022-08-24-02

A Resolution of the Commission of the Port of Kingston

A RESOLUTION APPROVING PURCHASE AND INSTALLATION OF AN HVAC SYSTEM IN THE PORT ADMINISTRATION BUILDING

WHEREAS, the Port of Kingston has a direct interest in the maintaining Port assets and maintaining a safe and effective work environment for the staff; and

WHEREAS, the Heating, Ventilation and Air Conditioning has failed and needs to be replaced; and

WHEREAS, Port staff have conducted a review of need and submitted for cost estimates of equipment and installation; and

THEREFORE BE IT RESOLVED, by the Commissioners for the Port of Kingston hereby grants authority to the Executive Director to executue a purchase order for design, purchase and installation of an HVAC system for the Port Administration Building for an amount NOT TO EXCEED \$24,500 in total.

Passed by the Board of Commissioners for the Port of Kingston, Kitsap County, Washington at a regular meeting held this 24th day of August, 2022.

**PORT OF KINGSTON
KITSAP COUNTY, WASHINGTON**

Steve Heacock, Commissioner

Attest: _____
Greg Englin, Executive Director

Mary McClure Commissioner

Laura Gronnvoll, , Commissioner

Port of Kingston
Kitsap County, WA

RESOLUTION NO. 2022-08-24-03

A Resolution of the Commission of the Port of Kingston

A RESOLUTION DIRECTING THE EXECUTIVE DIRECTOR TO NEGOTIATE AN INTERLCOAL AGREEMENT WITH THE PORT OF FRIDAY HARBOR RELATED TO DOCK DESIGN AND CONSTRUCTION

WHEREAS, the Port of Kingston has a direct interest in the repair and replacement of its assets including the marina; and

WHEREAS, the Port of Friday Harbor has demonstrated its capability to design and construct its own docks; and

WHEREAS, the Port of Kingston and the Port of Friday Harbor have obtained a Conflict Waiver letter from our legal counsel, Chmelik, Sitkin and Davis; and

WHEREAS, it serves the interests of both the Port of Kingston and the Port of Friday Harbor; and

WHEREAS, final plans have not been completed and negotiations design and agreement conditions have not been negotiated; and it may take time to reach a final design and agreement; and

WHEREAS, for all regulatory agencies and interested parties, it is important that the Port declare its support for developing marina repair and replacement using shared resources and its intent to negotiate agreements such that the project can proceed using necessary Port funds; and

THEREFORE BE IT RESOLVED, by the Commissioners for the Port of Kingston hereby grants authority to the Executive Director to negotiate an agreement for design and construction of marina assets and related services with the Port of Friday Harbor Executive Director. Furthermore, the actual final contract for the marina related assets and delivery will be brought before the Commission for approval in the future.

Passed by the Board of Commissioners for the Port of Kingston, Kitsap County, Washington at a regular meeting held this 24th day of August, 2022.

**PORT OF KINGSTON
KITSAP COUNTY, WASHINGTON**

Steve Heacock, Commissioner

Attest: _____
Greg Englin, Executive Director

Mary McClure Commissioner

Laura Gronnvoll, , Commissioner

PORT OF KINGSTON

Balance Sheet

As of July 31, 2022

| | <u>Jul 31, 22</u> |
|---------------------------------------|------------------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | 2,602,996.52 |
| Accounts Receivable | -806.69 |
| Other Current Assets | 64,638.81 |
| Total Current Assets | <u>2,666,828.64</u> |
| Fixed Assets | |
| Building and Structures | 4,344,818.21 |
| Construction in Progress | 67,028.30 |
| Land | 1,948,064.37 |
| Machinery and Equipment | 36,564.72 |
| Other Improvements | 1,078,323.22 |
| Total Fixed Assets | <u>7,474,798.82</u> |
| Other Assets | 685,073.51 |
| TOTAL ASSETS | <u><u>10,826,700.97</u></u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | 958,024.92 |
| Long Term Liabilities | 2,027,393.04 |
| Total Liabilities | <u>2,985,417.96</u> |
| Equity | 7,841,283.01 |
| TOTAL LIABILITIES & EQUITY | <u><u>10,826,700.97</u></u> |

PORT OF KINGSTON

Profit & Loss

July 2022

| | <u>Jul 22</u> |
|--------------------------------------|-------------------|
| Ordinary Income/Expense | |
| Income | |
| Fuel Sales | |
| 626-40-00 Unleaded fuel sold | 86,526.84 |
| 626-45-00 Diesel fuel sold | 89,741.23 |
| Total Fuel Sales | <u>176,268.07</u> |
| Moorage - Guest | |
| 621-15-00 Moorage Guest | 37,737.77 |
| 621-16-00 Reservation Fees | 1,790.00 |
| Total Moorage - Guest | <u>39,527.77</u> |
| Moorage - Permanent | |
| 621-10-20 Moorage Base Rate | 87,653.03 |
| 621-10-30 Moorage Cover Premium | 8,229.00 |
| 625-22-01 Liveaboard | 1,800.00 |
| Total Moorage - Permanent | <u>97,682.03</u> |
| Moorage - Seasonal | |
| 621-22-22 Moorage - Seasonal | 2,874.52 |
| Total Moorage - Seasonal | <u>2,874.52</u> |
| Other Operating Income | |
| 625-20-09 Reader Board | 375.00 |
| 629-00-00 Misc Income w/o tax | 361.07 |
| 629-10-00 Misc Income w/tax | 45.00 |
| Total Other Operating Income | <u>781.07</u> |
| Other Operating Service | |
| 621-12-00 Kayak | 744.48 |
| 621-89-00 Laundry Income | 16.00 |
| 699-90-00 Service Chg Revenue | 2,807.50 |
| Total Other Operating Service | <u>3,567.98</u> |
| Parking | |
| 625-20-01 Parking | 50,670.01 |
| 625-20-02 Parking Tickets | 500.00 |
| 625-21-01 Leased Parking | 5,954.80 |
| Total Parking | <u>57,124.81</u> |
| Rental Property | |
| 625-20-02 Hill House Lease | 1,772.42 |
| 625-20-03 Yacht Club Land Lease | 1,312.63 |
| 625-20-04 Aviator Land Lease | 402.29 |
| 625-20-08 WSDOT Land Lease | 18,101.24 |
| 625-20-10 Kitsap Transit | 1,926.02 |
| Total Rental Property | <u>23,514.60</u> |
| Retail Sales | |
| 629-11-00 Retail Non Taxed | 490.00 |
| 629-11-01 Retail Taxed | 23.96 |
| Total Retail Sales | <u>513.96</u> |
| Utilities Income | |
| 621-82-00 Electricity-Permanent | 2,062.94 |
| 621-82-05 Electricity Guest | 74.56 |
| 621-82-10 Electricity Lessees | 934.48 |
| Total Utilities Income | <u>3,071.98</u> |
| Total Income | <u>404,926.79</u> |

PORT OF KINGSTON

Profit & Loss

July 2022

08/17/22

Accrual Basis

| | <u>Jul 22</u> |
|--|-------------------|
| Cost of Goods Sold | |
| 626-10-10 Retail Expense | 498.56 |
| 626-40-10 Diesel fuel purchased | 81,411.80 |
| 626-40-20 Unlead fuel purchased | 72,644.96 |
| 626-40-30 Fuel Credit Card Fees | 1,345.73 |
| Cost of Goods Sold | <u>17.96</u> |
| Total COGS | <u>155,919.01</u> |
| Gross Profit | 249,007.78 |
| Expense | |
| Bank Charges | |
| 999 Over/Short | -38.85 |
| Bank Service Charges | <u>54.97</u> |
| Total Bank Charges | 16.12 |
| Commissioner Expense | |
| 721-76-01 Commis Travel/trainin | 397.11 |
| 781-10-00 Commiss Comp | 2,944.00 |
| 781-20-00 Commission Benefits | <u>1,728.15</u> |
| Total Commissioner Expense | 5,069.26 |
| Compensation and Benefits | |
| 721-10-00 Salaries and Wages | 105,003.40 |
| 721-12-15 Covid-19 Leave | 0.00 |
| 721-20-00 Employee Medical | 19,969.57 |
| 721-22-00 Pension Expense | 9,529.56 |
| 721-90-00 Payroll Taxes | <u>11,681.44</u> |
| Total Compensation and Benefits | 146,183.97 |
| Computer and Telecom | |
| 721-41-01 Computer Expenses | 875.53 |
| 721-88-00 Telephone/Internet | <u>1,287.65</u> |
| Total Computer and Telecom | 2,163.18 |
| Depreciation and Amortization | |
| 727-00-00 Deprec-Build&Struct | 29,101.03 |
| 727-00-01 Deprec-Other Imp | 10,921.44 |
| 727-00-02 Deprec-Mach&Equip | <u>1,619.77</u> |
| Total Depreciation and Amortization | 41,642.24 |
| Equipment and Maintenance | |
| 721-96-01 Landscaping | 179.70 |
| 723-00-00 Repairs & Maint | 2,806.01 |
| 723-10-00 Building Maintenance | <u>1,266.74</u> |
| Total Equipment and Maintenance | 4,252.45 |
| Insurance and Taxes | |
| 721-73-00 Insurance | 10,212.50 |
| 721-93-00 Excise & Prop Tax Exp | <u>1,162.64</u> |
| Total Insurance and Taxes | 11,375.14 |
| Other Operating Expense | |
| 721-96-03 Storage | <u>502.00</u> |
| Total Other Operating Expense | 502.00 |

PORT OF KINGSTON

Profit & Loss

July 2022

08/17/22

Accrual Basis

| | Jul 22 |
|------------------------------------|-----------------|
| Professional Services | |
| 721-31-00 Chmelik Sitkin, Davis | 570.00 |
| 721-35-00 Consulting Fees | 2,607.00 |
| 721-95-00 Credit Card Fees | 8,603.33 |
| 724-00-01 Environmental Inspect | 1,300.00 |
| Total Professional Services | 13,080.33 |
| Promotional and Dues | |
| 721-74-00 Advertising and Promo | 3,469.50 |
| 721-74-01 Events | 1,702.33 |
| 721-75-00 Dues & Publications | 1,101.77 |
| Total Promotional and Dues | 6,273.60 |
| Supplies | |
| 721-40-00 Operating Supplies | 1,842.47 |
| 721-41-00 Office Supplies | 3,056.77 |
| 721-42-00 Parking Lot Expense | 1,733.34 |
| Total Supplies | 6,632.58 |
| Travel and Training | |
| 721-72-00 Travel | 152.95 |
| 721-76-00 Training & Education | 890.00 |
| Total Travel and Training | 1,042.95 |
| Utilities | |
| 721-81-02 Sewer | 3,133.50 |
| 721-81-03 Garbage | 1,447.34 |
| 721-82-00 Electricity | 3,049.92 |
| Total Utilities | 7,630.76 |
| Total Expense | 245,864.58 |
| Net Ordinary Income | 3,143.20 |
| Other Income/Expense | |
| Other Income | |
| 699-10-00 Investment Income | 1,168.78 |
| 699-20-00 Property Tax Receipts | 719.49 |
| 699-22-00 Leasehold Excise Tax | 0.00 |
| Total Other Income | 1,888.27 |
| Other Expense | |
| 799-91-20 Interest Exp GO Bond | 1,969.97 |
| Total Other Expense | 1,969.97 |
| Net Other Income | -81.70 |
| Net Income | 3,061.50 |

PORT OF KINGSTON

Profit & Loss

July 2022

08/17/22

Accrual Basis

| | <u>Jul 22</u> |
|-------------------------------|------------------------|
| Ordinary Income/Expense | |
| Income | |
| Fuel Sales | 176,268.07 |
| Moorage - Guest | 39,527.77 |
| Moorage - Permanent | 97,682.03 |
| Moorage - Seasonal | 2,874.52 |
| Other Operating Income | 781.07 |
| Other Operating Service | 3,567.98 |
| Parking | 57,124.81 |
| Rental Property | 23,514.60 |
| Retail Sales | 513.96 |
| Utilities Income | 3,071.98 |
| Total Income | <u>404,926.79</u> |
| Cost of Goods Sold | <u>155,919.01</u> |
| Gross Profit | 249,007.78 |
| Expense | |
| Bank Charges | 16.12 |
| Commissioner Expense | 5,069.26 |
| Compensation and Benefits | 146,183.97 |
| Computer and Telecom | 2,163.18 |
| Depreciation and Amortization | 41,642.24 |
| Equipment and Maintenance | 4,252.45 |
| Insurance and Taxes | 11,375.14 |
| Other Operating Expense | 502.00 |
| Professional Services | 13,080.33 |
| Promotional and Dues | 6,273.60 |
| Supplies | 6,632.58 |
| Travel and Training | 1,042.95 |
| Utilities | 7,630.76 |
| Total Expense | <u>245,864.58</u> |
| Net Ordinary Income | 3,143.20 |
| Other Income/Expense | |
| Other Income | 1,888.27 |
| Other Expense | 1,969.97 |
| Net Other Income | <u>-81.70</u> |
| Net Income | <u><u>3,061.50</u></u> |

PORT OF KINGSTON
Profit & Loss
 January through July 2022

| | <u>Jan - Jul 22</u> |
|--------------------------------|------------------------|
| Ordinary Income/Expense | |
| Income | |
| Fuel Sales | 426,015.44 |
| Moorage - Guest | 124,669.80 |
| Moorage - Permanent | 682,636.65 |
| Moorage - Seasonal | 47,463.31 |
| Other Operating Income | 3,059.25 |
| Other Operating Service | 25,898.03 |
| Parking | 266,499.72 |
| Rental Property | 164,602.20 |
| Retail Sales | 934.43 |
| Utilities Income | 41,719.59 |
| Total Income | <u>1,783,498.42</u> |
| Cost of Goods Sold | <u>354,774.07</u> |
| Gross Profit | 1,428,724.35 |
| Expense | |
| Bank Charges | 1,423.40 |
| Commissioner Expense | 34,883.79 |
| Compensation and Benefits | 814,265.06 |
| Computer and Telecom | 29,371.20 |
| Depreciation and Amortization | 290,206.26 |
| Equipment and Maintenance | 58,074.26 |
| Insurance and Taxes | 76,487.88 |
| Other Operating Expense | 5,720.89 |
| Professional Services | 85,391.92 |
| Promotional and Dues | 25,733.05 |
| Supplies | 25,792.69 |
| Travel and Training | 7,376.51 |
| Utilities | 86,895.91 |
| Total Expense | <u>1,541,622.82</u> |
| Net Ordinary Income | -112,898.47 |
| Other Income/Expense | |
| Other Income | 131,383.04 |
| Other Expense | 14,184.77 |
| Net Other Income | <u>117,198.27</u> |
| Net Income | <u><u>4,299.80</u></u> |

PORT OF KINGSTON
Profit & Loss Budget vs. Actual
January through July 2022

| | | | | | | | | TOTAL | | |
|--------------------------------------|--------------------------|--------------------------|-------------------------|-------------------------|-------------------------|--------------------------|------------------------|------------------------|---------------------------|--------------------------|
| | Jan 22 | Feb 22 | Mar 22 | Apr 22 | May 22 | Jun 22 | Jul 22 | YTD July 2022 | YTD Budget | \$ Over Budget |
| Ordinary Income/Expense | | | | | | | | | | |
| Income | | | | | | | | | | |
| Fuel Sales | 12,627.72 | 13,862.57 | 29,748.11 | 27,386.71 | 61,515.44 | 104,606.82 | 176,268.07 | 426,015.44 | 464,978.46 | -38,963.02 |
| Moorage - Guest | 11,512.59 | 6,400.76 | 10,117.56 | 14,648.02 | 18,824.15 | 23,638.95 | 39,527.77 | 124,669.80 | 135,162.44 | -10,492.64 |
| Moorage - Permanent | 97,189.35 | 97,941.58 | 97,768.66 | 97,053.13 | 97,903.86 | 97,098.04 | 97,682.03 | 682,636.65 | 692,982.17 | -10,345.52 |
| Moorage - Seasonal | 7,632.52 | 9,485.74 | 9,876.16 | 8,007.27 | 5,195.49 | 4,391.61 | 2,874.52 | 47,463.31 | 49,720.00 | -2,256.69 |
| Other Operating Income | 536.56 | 2,211.56 | 411.56 | -1,859.22 | 794.28 | 183.44 | 781.07 | 3,059.25 | 6,532.66 | -3,473.41 |
| Other Operating Service | 6,631.58 | 2,848.46 | 2,840.20 | 2,645.46 | 3,707.46 | 3,656.89 | 3,567.98 | 25,898.03 | 35,608.90 | -9,710.87 |
| Parking | 25,564.76 | 28,695.56 | 31,120.47 | 37,759.02 | 41,593.30 | 44,641.80 | 57,124.81 | 266,499.72 | 187,530.17 | 78,969.55 |
| Rental Property | 23,514.60 | 23,514.60 | 23,514.60 | 23,514.60 | 23,514.60 | 23,514.60 | 23,514.60 | 164,602.20 | 163,835.42 | 766.78 |
| Retail Sales | 42.50 | 45.00 | 85.99 | 77.50 | 52.50 | 116.98 | 513.96 | 934.43 | 10,762.16 | -9,827.73 |
| Utilities Income | 5,006.13 | 11,028.79 | 5,715.47 | 7,008.50 | 6,023.04 | 3,865.68 | 3,071.98 | 41,719.59 | 31,346.51 | 10,373.08 |
| Total Income | <u>190,258.31</u> | <u>196,034.62</u> | <u>211,198.78</u> | <u>216,240.99</u> | <u>259,124.12</u> | <u>305,714.81</u> | <u>404,926.79</u> | <u>1,783,498.42</u> | <u>1,778,458.89</u> | <u>5,039.53</u> |
| Cost of Goods Sold | <u>10,141.05</u> | <u>11,131.17</u> | <u>20,779.30</u> | <u>20,085.24</u> | <u>47,180.24</u> | <u>89,538.06</u> | <u>155,919.01</u> | <u>354,774.07</u> | <u>340,095.17</u> | <u>14,678.90</u> |
| Gross Profit | <u>180,117.26</u> | <u>184,903.45</u> | <u>190,419.48</u> | <u>196,155.75</u> | <u>211,943.88</u> | <u>216,176.75</u> | <u>249,007.78</u> | <u>1,428,724.35</u> | <u>1,438,363.72</u> | <u>-9,639.37</u> |
| Expense | | | | | | | | | | |
| Bank Charges | 769.95 | 134.89 | 72.64 | 78.22 | 66.26 | 285.32 | 16.12 | 1,423.40 | 9.73 | 1,413.67 |
| Commissioner Expense | 2,024.15 | 4,928.15 | 5,518.90 | 5,169.07 | 5,637.24 | 6,537.02 | 5,069.26 | 34,883.79 | 30,667.00 | 4,216.79 |
| Compensation and Benefits | 99,443.14 | 117,549.61 | 110,646.81 | 114,175.39 | 111,347.09 | 114,919.05 | 146,183.97 | 814,265.06 | 816,981.60 | -2,716.54 |
| Computer and Telecom | 2,555.57 | 8,600.81 | 2,926.29 | 4,166.07 | 1,448.45 | 7,510.83 | 2,163.18 | 29,371.20 | 23,370.98 | 6,000.22 |
| Depreciation and Amortization | 41,144.12 | 41,350.98 | 41,266.56 | 41,540.93 | 41,613.20 | 41,648.23 | 41,642.24 | 290,206.26 | 304,082.45 | -13,876.19 |
| Equipment and Maintenance | 7,324.29 | 11,063.47 | 3,737.81 | 10,587.74 | 4,700.51 | 16,407.99 | 4,252.45 | 58,074.26 | 69,186.08 | -11,111.82 |
| Insurance and Taxes | 10,893.85 | 10,212.50 | 11,297.29 | 10,000.21 | 11,590.20 | 11,118.69 | 11,375.14 | 76,487.88 | 77,487.17 | -999.29 |
| Legal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 774.93 | -774.93 |
| Other Operating Expense | 510.93 | 523.98 | 502.00 | 502.61 | 502.00 | 2,677.37 | 502.00 | 5,720.89 | 3,909.16 | 1,811.73 |
| Professional Services | 9,907.44 | 10,933.14 | 13,807.86 | 13,674.97 | 10,660.16 | 13,328.02 | 13,080.33 | 85,391.92 | 107,172.21 | -21,780.29 |
| Promotional and Dues | 1,063.19 | 1,485.50 | 3,446.89 | 3,291.14 | 5,945.79 | 4,226.94 | 6,273.60 | 25,733.05 | 35,048.10 | -9,315.05 |
| Supplies | 3,379.84 | 4,709.95 | 1,251.09 | 1,187.14 | 1,706.89 | 6,925.20 | 6,632.58 | 25,792.69 | 58,499.67 | -32,706.98 |
| Travel and Training | 0.00 | 41.54 | 278.46 | 3,194.88 | 433.83 | 2,384.85 | 1,042.95 | 7,376.51 | 29,708.16 | -22,331.65 |
| Utilities | 12,510.84 | 25,796.49 | 10,817.63 | 11,727.90 | 8,283.87 | 10,128.42 | 7,630.76 | 86,895.91 | 96,656.49 | -9,760.58 |
| Total Expense | <u>191,527.31</u> | <u>237,331.01</u> | <u>205,570.23</u> | <u>219,296.27</u> | <u>203,935.49</u> | <u>238,097.93</u> | <u>245,864.58</u> | <u>1,541,622.82</u> | <u>1,653,553.73</u> | <u>-111,930.91</u> |
| Net Ordinary Income | <u>-11,410.05</u> | <u>-52,427.56</u> | <u>-15,150.75</u> | <u>-23,140.52</u> | <u>8,008.39</u> | <u>-21,921.18</u> | <u>3,143.20</u> | <u>-112,898.47</u> | <u>-215,190.01</u> | <u>102,291.54</u> |
| Other Income/Expense | | | | | | | | | | |
| Other Income | 869.06 | 7,030.44 | 13,562.88 | 84,554.72 | 19,741.14 | 3,736.53 | 1,888.27 | 131,383.04 | 123,538.51 | 7,844.53 |
| Other Expense | 2,035.80 | 2,035.80 | 2,035.80 | 2,035.80 | 2,035.80 | 2,035.80 | 1,969.97 | 14,184.77 | 12,937.80 | 1,246.97 |
| Net Other Income | <u>-1,166.74</u> | <u>4,994.64</u> | <u>11,527.08</u> | <u>82,518.92</u> | <u>17,705.34</u> | <u>1,700.73</u> | <u>-81.70</u> | <u>117,198.27</u> | <u>110,600.71</u> | <u>6,597.56</u> |
| Net Income | <u>-12,576.79</u> | <u>-47,432.92</u> | <u>-3,623.67</u> | <u>59,378.40</u> | <u>25,713.73</u> | <u>-20,220.45</u> | <u>3,061.50</u> | <u>4,299.80</u> | <u>-104,589.30</u> | <u>108,889.10</u> |