



Serving what matters today, with a view for tomorrow.

Port of Kingston Board of Commissioners Regular Meeting Agenda

May 27th, 2026 at 6:30-8:00pm

Meeting called by: Port of Kingston Commissioners
Type of meeting: Regular Meeting
Location: Village Green Community Center
26159 Dulay Rd NE
Kingston, WA 98346

Welcome to the May 27th, 2026, 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. We would like to remind everyone that while we greatly value your input, the Commissioners will not be responding to questions and comments during our Regular Session meetings. This practice ensures the meetings run efficiently and within the scheduled agenda. The Executive Director or a Commissioner will follow up with you after the meeting. Thank you for your understanding and continued participation.

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

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.



Serving what matters today, with a view for tomorrow.

- A. Approve April 28th, 2026 Regular Meeting Minutes
- B. Approve April 2026 Warrants **\$192,000.32** (**\$35,502.36**, **\$102,198.41**, **\$54,299.55**) and **\$1,232,869.91** EFT Payments

6. ACTION ITEMS

- A. N/A

7. DISCUSSION ITEMS

- A. CERB Grant – Parking

8. FINANCIAL REPORT

- A. April Financial Summary

9. COMMISSIONER REPORTS

10. STAFF REPORTS

11. NEXT REGULAR MEETING: Wednesday June 24th, 2026 at 6:30PM. Village Green Community Center
26159 Dulay Rd NE Kingston, WA 98346

12. ADJOURN

Steve Heacock, Commissioner

Attest: _____
Greg Englin, Executive Director

Mary McClure, Commissioner

Laura Gronnvoll, Commissioner



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PORT OF KINGSTON
 Regular Session
 April 28th, 2026 6:30-8:30pm
 Meeting Minutes

NAME		EMAIL	GUESTS
Greg Englin	<input checked="" type="checkbox"/>	grege@portofkingston.org	Mason Citarello
Steve Heacock	<input checked="" type="checkbox"/>	steveh@portofkingston.org	
Laura Gronnvoll	<input checked="" type="checkbox"/>	laurag@portofkingston.org	
Mary McClure	<input checked="" type="checkbox"/>	marymc@portofkingston.org	
Audra Trainer	<input type="checkbox"/>	audrat@portofkingston.org	
Kris Williams	<input checked="" type="checkbox"/>	krisw@portofkingston.org	
Torey Grandt	<input type="checkbox"/>	toreyg@portofkingston.org	
TJ Quandt	<input type="checkbox"/>	tjq@portofkingston.org	
Marc Horton	<input type="checkbox"/>	mhorton@washingtonprojectconsultants.com	

<p>1. Call to Order - Commissioner called the meeting to order at 6:31pm</p>
<p>2. PLEDGE OF ALLEGIANCE</p>
<p>3. APPROVAL OF AGENDA Commissioner McClure would like to add a letter of support for moving the District Court from Port Orchard to Poulsbo to the discussion items.</p> <p>Motion to approve agenda Moved: Commissioner Gronnvoll with the addition of the discussion item Second: Commissioner McClure</p> <p>Vote: 3-0 Pass</p>
<p>4. PUBLIC COMMENT – Mason Citarello, a Port of Kingston marina customer, shared his concerns that he is being harassed and targeted by Port staff for having a service dog. He stated that he has been harassed since 2022. He wants staff to understand his rights and to be treated fairly.</p> <p>Commissioner Heacock stated this was the first they heard of these situations and they will discuss with Executive Director (ED) Greg Englin.</p>
<p>5. CONSENT AGENDA</p>



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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 March 25th, 2026 Regular Meeting Minutes
- B. Approve March 31st, 2026 Special Session Minutes
- C. Approve April 7th, 2026 Work Session Minutes
- D. Approve April 9th, 2026 Special Session Minutes
- E. Approve March 2026 Warrants **\$156,262.91 (\$25,314.78, \$7,063.00, \$42,996.99, and \$80,888.14)** and **\$126,578.20** EFT Payments

Motion to approve consent agenda
Moved: Commissioner Gronnvoll
Second: Commissioner McClure

Vote: Pass 3-0

ACTION ITEMS

A. APPROVE – RESOLUTION NO. 2026-04-28-01 GRANT AUTHORITY TO THE EXECUTIVE DIRECTOR TO AMEND OR ESTABLISH NEW RATES

ED Englin explained that although he already has authority to adjust rates, he wanted to formally call it out, as we will need to adjust some parking rates in the newly acquired Ohio St. parking lot. The rate sheet will be updated and shared with the commission.

Motion to approve resolution
Moved: Commissioner McClure
Second: Commissioner Gronnvoll

Vote: Pass 3-0

A. APPROVE – RESOLUTION NO. 2026-04-28-02 APPROVE SPONSORSHIP FOR KINGSTON PUBLIC MARKET'S MARKETING PROGRAM

The Port was approached by some members of the Kingston Public Market board to support a Scavenger Hunt program, designed to engage children and families while introducing them to local Kingston businesses. Commissioner Gronnvoll asked who the Port staff met with. ED Englin stated the meeting was attended by ED Englin, TJ Quandt, Port Director of Operations



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and Real Estate, Zoe Poulakis, Amy Harper, and Megan Foley from the Kingston Public Market. Jen from the Chamber has also been involved. ED Englin would like to commit to a multi (3) year program, not just one year.

Motion to approve resolution

Moved: Commissioner McClure

Second: Commissioner Gronnvoll

Vote: Pass 3-0

6. DISCUSSION

A. Letter of support to move the district court to Poulsbo

Mayor Ed Stern of Poulsbo requested that the Port Commissioners provide a letter of support for relocating the District Court from Port Orchard to Poulsbo. The commissioners discussed the potential benefits of moving the court, expressing a positive outlook on the proposal. Staff will prepare the letter of support for the commissioners' signatures, which will be available tomorrow at the Port office.

Motion to provide letter of support

Moved: Commissioner Heacock

Second: Commissioner Gronnvoll

Vote: 3-0

7. FINANCIAL REPORT

March Financials

Executive Director, Greg Englin, reviewed the March 2026 Financial Reports

Balance Sheet

- Cash & Equivalents - \$2,550,888
- LTGO Bond balance - \$509,500
- Net Cash Reserves - \$2,041,388

Profit and Loss (YTD)

- Gross Profit including Cost of Goods Sold - \$683,657
- Total Operating Expense before depreciation - \$694,111
- Net operating loss before depreciation was (\$10,454) and (\$129,908) after depreciation.
- Non-operating income/expenses (property taxes, lease interest, investment income) was \$57,034.
- A net loss year-to-date of (\$71,874)



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8. COMMISSION REPORT

Commissioner Gronnvoll –
N/A

Commissioner McClure –
N/A

Commissioner Heacock –
Two work parties at the Village Green –

1. Removing blackberry plants and created a revised trail, so the trail does not go through the wetlands
2. Put in culvert in runoff from upper lot at McDonald's and AM/PM

Kitsap All Ports

- Eric Ffitch from WPPA attended with new staff member, Martin Presley, for Transportation to replace Chris Herman
- Port of Brownsville – 2 new commissioners, Fred Perkins has returned, currently have an interim Manager while searching for new Executive Director
- Manchester – 3 new commissioners
- Keyport – new dock project
- Poulsbo – Jim Weaver shared they will be hosting the Liberty Bay festival, a wooden boat event, the Valkerie will be available for rides
- Silverdale – looking for new Port Manager and Assistant

9. STAFF REPORT

Staff is working on hiring for Seasonal and Customer Service Coordinator positions

ED Englin - Closed on property purchase at Ohio Ave, transitioning the existing parking customers to Port parking

10. ADJOURN

Motion to adjourn
Moved: Commissioner Gronnvoll
Second: Commissioner McClure

Vote: 3-0 Pass

Commission adjourned the meeting at 7:26pm



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NEXT REGULAR SESSION: Wednesday May 27th, 2026 at 6:30PM Village Green Community Center
26159 Dulay Rd NE Kingston, WA 98346

Steve Heacock, Commissioner

Greg Englin, Executive Director

Laura Gronnvoll, Commissioner

Mary McClure, Commissioner



**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 **\$35,502.36** from the Port of Kingston, Marina Revenue Fund, the 9th day of April 2026.

Steve Heacock, Commissioner

Mary McClure, Commissioner

Laura Gronnvoll, 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, Finance Director

Date	Warrant	Amount	Vendor
4/9/2026	38117	\$3,900.00	AES Consultants, Inc.
4/9/2026	38118	\$2,076.91	Washington Commercial Construction
4/9/2026	38119	\$860.13	Bainbridge Island Electric
4/9/2026	38120	\$268.26	Blue Sky Printing
4/9/2026	38121	\$360.00	CSD Attorneys At Law
4/9/2026	38122	\$183.93	Grainger
4/9/2026	38123	\$1,155.79	Henery Hardware
4/9/2026	38124	\$5,225.00	KEDA
4/9/2026	38125	\$1,000.00	Kingston North Kitsap Rotary Club
4/9/2026	38126	\$645.00	L&L Port O Potty, Inc
4/9/2026	38127	\$1,190.49	Laura Gronnvoll
4/9/2026	38128	\$631.57	Mallory Paint Store
4/9/2026	38129	\$8,805.96	Maplewood Business Partners - DBA Genisys Corp
4/9/2026	38130	\$231.92	Matt Merrill
4/9/2026	38131	\$463.36	National Construction Rentals
4/9/2026	38132	\$82.07	Olympic Springs, Inc.
4/9/2026	38133	\$19.70	Pacific Office Automation
4/9/2026	38134	\$233.29	S-Net Communications Inc
4/9/2026	38135	\$410.56	Seattle Marine & Fishing Supply
4/9/2026	38136	\$1,853.34	Star Rentals Inc.
4/9/2026	38137	\$1,043.74	Sunbelt Rentals
4/9/2026	38138	\$253.88	Tacoma Screw Products
4/9/2026	38139	\$266.15	Uline
4/9/2026	38140	\$869.94	Verizon Wireless
4/9/2026	38141	\$3,420.00	Washington Project Consultants, PLLC
4/9/2026	38142	\$51.37	Westbay Auto Parts

\$35,502.36



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 **\$102,198.41** from the Port of Kingston, Marina Revenue Fund, the 20th day of April 2026.

Steve Heacock, Commissioner

Mary McClure, Commissioner

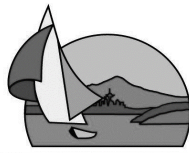
Laura Gronnvoll, Commissioner

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, Finance Director

Date	Warrant	Amount	Vendor
4/20/2026	38143	\$24.00	COBRA Management Services
4/20/2026	38144	\$46,768.75	Alpha Developers LLC
4/20/2026	38145	\$327.59	Amazon Capital Services
4/20/2026	38146	\$369.00	Cascadia Law Group PLLC
4/20/2026	38147	\$209.41	Comcast
4/20/2026	38148	\$2,029.72	Kitsap County Public Works
4/20/2026	38149	\$472.27	McMaster-Carr
4/20/2026	38150	\$705.52	Mobile Modular
4/20/2026	38151	\$130.06	Mobile Modular Portable Storage
4/20/2026	38152	\$1,862.95	Mountain View Plumbing
4/20/2026	38153	\$2,873.34	Olympic ESD 114
4/20/2026	38154	\$6,128.81	Puget Sound Energy
4/20/2026	38155	\$33,716.95	Regence Blueshield
4/20/2026	38156	\$1,349.00	Sound Publishing, Inc.
4/20/2026	38157	\$1,878.14	T2 Systems, Inc
4/20/2026	38158	\$1,702.90	Waste Management
4/20/2026	38159	\$1,650.00	Zo agency

\$102,198.41



**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 **\$54,299.55** from the Port of Kingston, Marina Revenue Fund, the 30th day of April 2026.

Steve Heacock, Commissioner

Mary McClure, Commissioner

Laura Gronnvoll, 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, Finance Director

Date	Warrant	Amount	Vendor
4/30/2026	38160	\$38.00	All Shred
4/30/2026	38161	\$3,717.14	Amazon Capital Services
4/30/2026	38162	\$371.28	Crain Pest Control, LLC
4/30/2026	38163	\$2,300.00	Kane Environmental, Inc
4/30/2026	38164	\$5,385.00	L&L Port O Potty, Inc
4/30/2026	38165	\$2,071.83	Mallory Paint Store
4/30/2026	38166	\$164.20	McMaster-Carr
4/30/2026	38167	\$463.36	National Construction Rentals
4/30/2026	38168	\$19.70	Pacific Office Automation
4/30/2026	38169	\$1,304.89	Peninsula Fire Inc.
4/30/2026	38170	\$2,793.25	SME Solutions LLC
4/30/2026	38171	\$729.06	Star Rentals Inc.
4/30/2026	38172	\$1,047.86	Sunbelt Rentals
4/30/2026	38173	\$866.85	Uline
4/30/2026	38174	\$16.46	Westbay Auto Parts
4/30/2026	38175	\$33,010.67	World Kinect Energy Services
		<hr/> \$54,299.55 <hr/>	



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, Finance Director/Port Auditor

Date

Date	Claimant	Amount	Purpose	Cash Transmittal
04/02/2026	Intuit	\$53,044.72	Payroll	R00248873
04/06/2026	Washington State DRS	\$1,085.00	DCP	R00248950
04/07/2026	Clearent Payment System	\$5,016.85	CC-Fees-Office	R00249028
04/07/2026	Gravity Payment Systems	\$1,977.81	CC Fees - Parking	R00249029
04/10/2026	Aegis Land Title Group	\$25,000.00	Earnest Deposit	R00249127
04/15/2026	Washington State DRS	\$10,023.35	PERS	R00249280
04/17/2026	Intuit	\$47,464.72	Payroll	R00249331
04/20/2026	Washington State DRS	\$1,110.00	DCP	R00249373
04/21/2026	Elan Financial Services	\$6,719.70	Port Credit Cards	R00249422
04/22/2026	Aegis Land Title Group	\$1,020,089.10	Real Estate Purchase	R00249483
04/27/2026	Washington State Dept of L & I	\$5,896.94	Quarterly L&I Taxes	R00249570
04/27/2026	Washington State DOR	\$5,949.85	Excise Tax	R00249571
04/27/2026	Washington State DOR	\$49,491.87	Leasehold Taxes	R00249572
		\$1,232,869.91		

Steve Heacock, Commissioner

Mary McClure, Commissioner

Laura Gronnvoll, 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, Finance Director/Port Auditor

Port of Kingston
Balance Sheet
As of April 30, 2026

	April 30, 2026	April 30, 2025	Change
	Actual	Actual	
ASSETS			
Current Assets			
Cash and cash equivalents	1,522,658	2,521,174	(998,516)
Accounts receivable	37,382	68,401	(31,019)
Grants receivable	30,046	0	30,047
Current portion of lease receivable	174,116	173,659	456
Taxes receivable	7,652	7,499	153
Inventory	93,769	68,699	25,070
Prepaid expenses	104,051	100,165	3,887
Total Current Assets	1,969,674	2,939,597	(969,922)
Noncurrent Assets			
Lease receivable	1,556,184	1,730,300	(174,116)
Net pension asset	249,197	204,124	45,072
Total Noncurrent Assets	1,805,381	1,934,424	(129,044)
Capital Assets			
Buildings and Structures			
Gen and Admin	541,656	541,656	0
Marina Boat Launch	39,817	39,817	0
Real Estate	575,988	525,082	50,905
Parks	162,174	162,175	0
Terminal Facility	1,570,686	1,570,686	0
Total Buildings and Structures	2,890,321	2,839,416	50,905
Construction in Progress	1,065,232	493,085	572,147
Land			
Gen and Admin	373,874	373,874	0
Real Estate	563,915	563,914	0
Parks	432,275	432,276	0
Parking	1,495,176	500,992	994,184
Total Land	2,865,240	1,871,056	994,184
Machinery and Equipment			
Gen and Admin	154,506	145,700	8,806
Marina Perm Moorage	87,831	87,831	0
Guest Moorage	29,859	29,859	0
Marina Fuel	74,652	74,652	0
Marina Boat Launch	15,320	15,320	0
Real Estate	9,122	9,122	0
Parks	32,650	41,849	(9,199)
Parking	31,443	31,443	0
Total Machinery and Equipment	435,383	435,776	(393)

Port of Kingston
Balance Sheet
As of April 30, 2026

	April 30, 2026	April 30, 2025	Change
	Actual	Actual	
Marina			
Marina Perm Moorage	6,018,820	6,018,820	0
Marina Guest Moorage	897,745	897,745	0
Marina Fuel	460,029	460,028	0
Marina Boat Launch	95,719	95,719	0
Marina Fishing Pier	46,280	46,281	0
Total Marina	<u>7,518,593</u>	<u>7,518,593</u>	<u>0</u>
Other Improvements			
Gen and Admin	32,237	32,237	0
Parks	1,251,807	1,251,807	0
Parking	2,823	2,823	0
Total Other Improvements	<u>1,286,867</u>	<u>1,286,867</u>	<u>0</u>
Intangible Assets			
Subscription Asset Gen & Admin	46,366	0	46,366
Total Intangible Assets	<u>46,366</u>	<u>0</u>	<u>46,366</u>
Total Capital Assets	<u>16,108,002</u>	<u>14,444,793</u>	<u>1,663,209</u>
Less: Accumulated Depreciation	<u>(7,993,464)</u>	<u>(7,488,767)</u>	<u>(504,697)</u>
Total Net Capital Assets	<u>8,114,538</u>	<u>6,956,026</u>	<u>1,158,512</u>
Total Assets Before Deferred Outflows	<u>11,889,593</u>	<u>11,830,047</u>	<u>59,546</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows - asset retirement obligation	43,354	60,743	(17,389)
Deferred outflows - pensions	338,178	317,682	20,496
Total Deferred Outflows	<u>381,532</u>	<u>378,425</u>	<u>3,107</u>
Total Assets	<u>12,271,124</u>	<u>12,208,472</u>	<u>62,652</u>
LIABILITIES			
Current Liabilities			
Accounts payable	143,267	63,254	80,013
Accrued taxes	23,631	21,403	2,228
Payroll liabilities	61,505	58,524	2,981
Unearned revenue	6,223	2,669	3,555
Tenant deposits	82,720	78,402	4,317
Current portion of compensated absences	65,484	57,531	7,954
Current portion of long-term unearned revenue	25,940	25,215	724
Current portion of long-term debt	65,000	64,500	500
Total Current Liabilities	<u>473,770</u>	<u>371,498</u>	<u>102,272</u>

Port of Kingston
Balance Sheet
As of April 30, 2026

	April 30, 2026	April 30, 2025	Change
	Actual	Actual	
Noncurrent Liabilities			
Compensated absences	83,261	58,474	24,786
Long-term unearned revenue	1,099,337	1,125,518	(26,180)
Environmental remediation liability	126,000	123,000	3,000
Asset retirement obligation	214,847	195,823	19,024
Pension liability	59,880	86,349	(26,469)
General obligation bonds	444,500	509,500	(65,000)
Subscription liability	30,189	0	30,189
Total Noncurrent Liabilities	<u>2,058,014</u>	<u>2,098,664</u>	<u>(40,650)</u>
Total Liabilities Before Deferred Inflows	2,531,784	2,470,162	61,622
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows - pensions	103,379	103,869	(490)
Deferred inflows - lease	1,730,300	1,903,959	(173,659)
Total Deferred Inflows	<u>1,833,679</u>	<u>2,007,828</u>	<u>(174,149)</u>
Total Liabilities	<u>4,365,463</u>	<u>4,477,990</u>	<u>(112,527)</u>
NET POSITION			
Restricted for net pension asset	488,113	411,268	76,845
Committed	220,043	1,563,077	(1,343,033)
Unrestricted	7,197,505	5,756,137	1,441,368
Total Net Position	<u>7,905,661</u>	<u>7,730,482</u>	<u>175,180</u>
Total Liabilities and Net Position	<u>12,271,124</u>	<u>12,208,472</u>	<u>62,653</u>

Port of Kingston
Income Statement Year-To-Date
For The Period Ending April 30, 2026

	April 30, 2026			April 30, 2025	
	Actual	Budget	Diff	Actual	Change
OPERATING REVENUE					
Fuel Sales	83,229	94,280	(11,051)	63,926	19,302
Moorage - Guest	32,918	38,480	(5,562)	32,001	918
Moorage - Permanent	474,714	479,720	(5,006)	431,187	43,527
Moorage - Seasonal	31,771	54,500	(22,729)	35,008	(3,237)
Other Operating Income	5,192	2,478	2,715	3,297	1,896
Other Operating Service	22,482	18,765	3,716	11,238	11,243
Parking	221,814	204,563	17,251	189,801	32,014
Rental Property	91,394	90,896	499	86,650	4,743
Retail Sales	820	3,783	(2,964)	95	726
Utilities Income	31,303	28,863	2,440	30,857	445
TOTAL OPERATING REVENUE	995,637	1,016,328	(20,691)	884,060	111,577
COST OF GOODS SOLD	61,635	77,857	(16,222)	49,756	11,878
GROSS PROFIT	934,002	938,471	(4,469)	834,303	99,699
OPERATING EXPENSE					
Bank Charges	353	650	(298)	532	(180)
Commissioner Expense	21,266	25,551	(4,285)	21,875	(610)
Compensation and Benefits	604,722	645,681	(40,959)	583,381	21,342
Computer and Telecom	22,714	32,828	(10,113)	26,254	(3,540)
Equipment and Maintenance	52,219	56,539	(4,321)	49,669	2,550
Insurance and Taxes	51,592	52,201	(608)	53,267	(1,676)
Other Operating Expense	2,593	3,404	(811)	6,927	(4,333)
Professional Services	75,582	54,715	20,866	58,684	16,898
Promotional and Dues	40,255	35,788	4,468	25,697	14,558
Supplies	5,815	17,160	(11,346)	15,194	(9,379)
Travel and Training	853	3,278	(2,424)	3,241	(2,388)
Utilities	65,588	63,478	2,110	63,477	2,111
TOTAL OPERATING EXP BEFORE DEPR	943,552	991,273	(47,721)	908,199	35,353
NET OPERATING INCOME BEFORE DEPR	(9,550)	(52,802)	43,252	(73,896)	64,346
Depreciation and Amortization	208,864	156,121	52,743	166,323	42,541
NET OPERATING INCOME	(218,414)	(208,923)	(9,491)	(240,219)	21,805

Port of Kingston
Income Statement Year-To-Date
For The Period Ending April 30, 2026

	April 30, 2026		Diff	April 30, 2025	
	Actual	Budget		Actual	Change
OTHER INCOME					
Investment Income	31,018	28,450	2,567	35,214	(4,197)
Interest Income Lease	19,141	19,907	(764)	21,011	(1,868)
Property Tax Receipts	116,254	119,764	(3,511)	111,549	4,704
Leasehold Excise Tax	576	0	576	592	(16)
Gain/Loss on Assets	2,900	0	2,900	0	2,900
Insurance Recoveries	0	0	0	61,622	(61,622)
TOTAL OTHER INCOME	169,889	168,121	1,768	229,988	(60,099)
OTHER EXPENSE					
Interest Exp GO Bond	5,777	5,777	0	6,431	(654)
Other non operating expense - services	0	0	0	62,622	(62,622)
TOTAL OTHER EXPENSE	5,777	5,777	0	69,053	(63,276)
NET OTHER INCOME/EXPENSE	164,112	162,344	1,768	160,935	3,177
NET INCOME BEFORE CAPITAL GRANTS	(54,302)	(46,579)	(7,723)	(79,284)	24,982
Capital Grants	0	0	0	0	0
NET INCOME	(54,302)	(46,579)	(7,723)	(79,284)	24,982

Port of Kingston
Income Statement Year-To-Date Preliminary
For The Period Ending April 30, 2026

	01/31/2026	02/28/2026	03/31/2026	04/30/2026	Total YTD
	Actual	Actual	Actual	Actual	
OPERATING REVENUE					
Fuel Sales	13,770	12,248	22,465	34,746	83,229
Moorage - Guest	5,525	10,081	4,353	12,959	32,918
Moorage - Permanent	118,727	118,668	118,957	118,362	474,714
Moorage - Seasonal	5,841	8,239	8,024	9,667	31,771
Other Operating Income	1,520	584	440	2,648	5,192
Other Operating Service	7,065	4,669	5,269	5,479	22,482
Parking	49,254	58,640	54,445	59,474	221,814
Rental Property	22,773	22,812	22,885	22,925	91,394
Retail Sales	126	291	341	63	820
Utilities Income	5,358	7,747	9,558	8,640	31,303
TOTAL OPERATING REVENUE	229,959	243,979	246,737	274,963	995,637
COST OF GOODS SOLD	11,283	9,948	15,786	24,618	61,635
GROSS PROFIT	218,676	234,031	230,951	250,345	934,002
OPERATING EXPENSE					
Bank Charges	60	63	62	167	353
Commissioner Expense	4,891	6,102	5,267	5,007	21,266
Compensation and Benefits	156,177	151,104	150,125	147,315	604,722
Computer and Telecom	6,765	4,864	6,123	4,964	22,714
Equipment and Maintenance	14,777	5,854	9,961	21,626	52,219
Insurance and Taxes	12,394	12,939	13,150	13,108	51,592
Other Operating Expense	695	589	763	547	2,593
Professional Services	15,817	16,096	24,825	18,844	75,582
Promotional and Dues	16,736	5,908	4,157	13,453	40,255
Supplies	870	2,068	746	2,133	5,815
Travel and Training	0	275	290	287	853
Utilities	11,867	15,683	16,048	21,990	65,588
TOTAL OPERATING EXP BEFORE DEPR	241,049	221,545	231,517	249,441	943,552
NET OPERATING INCOME BEFORE DEPR	(22,374)	12,486	(566)	904	(9,550)
Depreciation and Amortization	39,485	39,485	39,485	90,409	208,864
NET OPERATING INCOME	(61,858)	(26,999)	(40,051)	(89,505)	(218,414)
OTHER INCOME					
Investment Income	7,536	7,929	8,281	7,272	31,018
Interest Income Lease	4,844	4,806	4,765	4,726	19,141
Property Tax Receipts	714	9,324	9,692	96,523	116,254
Leasehold Excise Tax	0	576	0	0	576
Gain/Loss on Assets	0	2,900	0	0	2,900
TOTAL OTHER INCOME	13,094	25,535	22,738	108,521	169,889

Port of Kingston
Income Statement Year-To-Date Preliminary
For The Period Ending April 30, 2026

	01/31/2026	02/28/2026	03/31/2026	04/30/2026	Total YTD
	Actual	Actual	Actual	Actual	
OTHER EXPENSE					
Interest Exp GO Bond	1,444	1,444	1,444	1,444	5,777
TOTAL OTHER EXPENSE	1,444	1,444	1,444	1,444	5,777
NET OTHER INCOME/EXPENSE	11,650	24,091	21,293	107,077	164,112
NET INCOME BEFORE CAPITAL GRANTS	(50,208)	(2,908)	(18,758)	17,572	(54,302)
Capital Grants	0	0	0	0	0
NET INCOME	(50,208)	(2,908)	(18,758)	17,572	(54,302)