



Serving what matters today, with a view for tomorrow.

Port of Kingston Board of Commissioners Regular Meeting Agenda

June 23rd, 2026 at 4:45-6:45pm

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 June 23rd, 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.



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- A. Approve May 27th, 2026 Regular Meeting Minutes
- B. Approve May 2026 Warrants **\$146,505.26 (\$98,010.86 and \$48,494.40)** and **\$127,069.37** EFT Payments

6. ACTION ITEMS

N/A

7. DISCUSSION ITEMS

- A. Whisper Creek

8. FINANCIAL REPORT

9. COMMISSIONER REPORTS

10. STAFF REPORTS

11. NEXT REGULAR MEETING: Wednesday July 29th, 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
 May 27th, 2026 6:30-8:00pm
 Meeting Minutes

NAME		EMAIL	GUESTS
Greg Englin	<input checked="" type="checkbox"/>	grege@portofkingston.org	
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 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 6:34pm</p>
<p>2. PLEDGE OF ALLEGIANCE</p>
<p>3. APPROVAL OF AGENDA</p> <p>Motion to approve agenda Moved: Commissioner McClure Second: Commissioner Gronnvoll</p> <p>Commissioner McClure would like to add Title 51 Indemnification to the agenda for discussion</p> <p>Vote: 3-0 Pass</p>
<p>4. PUBLIC COMMENT –</p>
<p>5. CONSENT AGENDA</p> <p>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.</p> <p>A. Approve April 22nd, 2026 Special Session Minutes</p>



Serving what matters today, with a view for tomorrow.

B. Approve April 2026 Warrants **\$192,000.32 (\$35,502.36, \$102,198.41, \$54,299.55)** and **\$1,232,869.91**
EFT Payments

Motion to approve consent agenda

Moved: Commissioner Gronnvoll

Second: Commissioner McClure

Vote: Pass 3-0

6. ACTION ITEMS

- N/A

7. DISCUSSION

- CERB (Washington State Department of Commerce – Community Economic Revitalization Board) Grant – For updating the parking lot
Executive Director Englin reported that the Port applied for a CERB grant to support upgrades to the parking lot. The Port's Director of Operations and Real Estate, TJ Quandt, presented the proposal to the CERB Board last week, and approval was granted at that time. The award supplements the previously budgeted \$80,000, bringing the total project funding to \$180,000.
- Title 51 RCW Indemnification – During negotiations with Sail Kingston Cove, the Port's legal counsel advised that we currently lack provisions to protect against potential litigation in situations where a business operating on Port property has an employee who is injured. Sail Kingston Cove requested that the Port indemnify them against such liability; however, legal counsel strongly recommended against including this provision in the agreement. Title 51 protects the employer, not the property owner, so without properly structured indemnification provisions, the Port could be exposed to liability for injuries involving some conducting business on Port property. Port staff arranged a meeting with concerned members of Sail Kingston Cove and legal counsel to address any questions they had. We will update contract templates moving forward. These templates will be reviewed and updated as needed.

8. FINANCIAL REPORT

Executive Director Greg Englin reviewed the April 2026 Financial Reports

Balance Sheet

- Cash & Equivalents totaled \$1,522,658
- Debt remaining from LTGO Bond is (\$509,500)
- Net Cash Reserves totaled \$1,013,158

Profit and Loss (year-to-date)

- Gross operating revenue (including cost of goods sold) totaled \$934,002



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- Total operating expense before depreciation totaled \$943,552
- Net operating loss before depreciation was (\$9,550) and (\$218,414) after depreciation.
- Non-operating income/expenses (property taxes, lease interest, investment income) was \$165,112
- A net loss year-to-date of (\$54,302)

ED Englin shared an update on the restroom construction. In the next few weeks after punch list work, we will submit for final inspection and the certificate of occupancy.

An update on the newly purchased parking lot was also provided. There is some work and clean up we would like to complete this year. Staff is also working with the owner of the nail salon on the property.

9. COMMISSION REPORT

Commissioner McClure – N/A

Commissioner Gronnvoll –
KCAC

- ATMS presentation
 - Officer on site through the end of the year
 - Reminder that the tax funding is coming from all over the region, which is why locals are not getting an advantage for this system
 - Possible round about at Barber Cutoff Rd.
- Development at old mill site in Port Gamble in the 2nd quarter of 2027, no specifics were provided

WPPA Spring Conference

- Nick Matson from the Port of Chinook, shared they received \$500,000 in state and federal funding to purchase a piece of dredge equipment, Mudcat 115D.
- Jerry Farmer, Department of Natural Resources, spoke about derelict vessels program.
 - Vessel “Turn In” program, where people can turn their unwanted boats in
 - Derelict Vessel Custody: Under WA state law (HB 2199), boats with registrations expired for two or more consecutive years are classified as neglected and can be removed by authorized public agencies as of July 2026.
- Ports need to develop an AI policy. Do not ask AI legal questions, always refer to legal counsel.
- WPPA President, Jack Ng, spoke with Executive Director, Eric Ffitch, about creating a commissioner mentor program. Commissioner Gronnvoll signed up for the program.
- Jefferson County hospital lacking funding. The city of Port Townsend will be creating a levy to assist.
- Individuals from Eastern Washington shared their concerns over walking away from farmland and others being unable to successfully harvest timber from their land.

Commissioner Heacock –
Parks, Trails, and Open Space –

- Discussion was had about an ADA grant for the Carpenter Nature Preserve.
- Work party at Whisper Creek

Summer flower baskets to be installed throughout Kingston the weekend of May 30-31st



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10. STAFF REPORT

ED Englin shared a brief update on the meeting with the Army Corp of Engineers regarding the previous dredge. ED Englin will review with Marc Horton, Port Engineer, to determine next steps. The Port has hired Susannah May for the Customer Coordinator position.

11. ADJOURN

Commission adjourned the meeting at 8:07pm

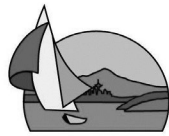
NEXT REGULAR SESSION: Wednesday June 24th, 2026 at 6:30PM Village Green Community Center
26159 Dulay Rd NE Kingston, WA 98346

Steve Heacock, Commissioner

Greg Englin, Executive Director

Mary McClure, Commissioner

Laura Gronnvoll, 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 **\$98,010.86** from the Port of Kingston, Marina Revenue Fund, the 13th day of May 2026.

Steve Heacock, Commissioner

Mary McClure, Commissioner

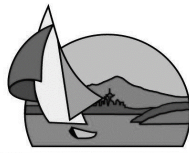
Laura Gronnvoll, Commissioner

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
5/13/2026	38176	\$1,886.43	AC Moate Industries Inc
5/13/2026	38177	\$2,005.68	Washington Commercial Construction
5/13/2026	38178	\$361.35	Amazon Capital Services
5/13/2026	38179	\$209.41	Comcast
5/13/2026	38180	\$1,065.00	Commercial Diving Washington LLC
5/13/2026	38181	\$180.18	Crain Pest Control, LLC
5/13/2026	38182	\$1,044.00	CSD Attorneys At Law
5/13/2026	38183	\$563.59	Henery Hardware
5/13/2026	38184	\$216.87	John Thornquist
5/13/2026	38185	\$454.04	Kathleen Hartman
5/13/2026	38186	\$10,000.00	Kingston Chamber Of Commerce
5/13/2026	38187	\$2,249.16	Kitsap County Public Works
5/13/2026	38188	\$2,771.90	KPUD- Kitsap Public Utility
5/13/2026	38189	\$1,190.49	Laura Gronnvoll
5/13/2026	38190	\$463.36	National Construction Rentals
5/13/2026	38191	\$2,873.32	Olympic ESD 114
5/13/2026	38192	\$92.93	Olympic Springs, Inc.
5/13/2026	38193	\$55,925.88	Petrocard Inc
5/13/2026	38194	\$2,000.00	PNW Boater's Guide
5/13/2026	38195	\$232.47	S-Net Communications Inc
5/13/2026	38196	\$2,469.60	Sea Technology, LLC
5/13/2026	38197	\$850.00	Sound Publishing, Inc.
5/13/2026	38198	\$1,654.67	T2 Systems, Inc
5/13/2026	38199	\$241.34	Tom Papsco
5/13/2026	38200	\$169.83	Torey Grandt
5/13/2026	38201	\$780.82	Uline
5/13/2026	38202	\$877.18	Verizon Wireless
5/13/2026	38203	\$3,467.50	Washington Project Consultants, PLLC
5/13/2026	38204	\$1,702.76	Waste Management
5/13/2026	38205	\$11.10	Westbay Auto Parts

\$98,010.86



**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 **\$48,494.40** from the Port of Kingston, Marina Revenue Fund, the 27th day of May 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
5/27/2026	38206	\$284.14	A & L Topsoil, Inc
5/27/2026	38207	\$20.00	COBRA Management Services
5/27/2026	38208	\$2,005.68	Washington Commercial Construction
5/27/2026	38209	\$38.00	All Shred
5/27/2026	38210	\$416.11	Amazon Capital Services
5/27/2026	38211	\$99.32	Columbia Basin Ice, LLC
5/27/2026	38212	\$5,996.90	FSI Engineers
5/27/2026	38213	\$155.75	Grainger
5/27/2026	38214	\$37.51	McMaster-Carr
5/27/2026	38215	\$124.00	Mitchell Fratini
5/27/2026	38216	\$352.77	Mobile Modular
5/27/2026	38217	\$130.06	Mobile Modular Portable Storage
5/27/2026	38218	\$503.41	Pacific Office Automation
5/27/2026	38219	\$2,549.92	Puget Sound Energy
5/27/2026	38220	\$33,716.95	Regence Blueshield
5/27/2026	38221	\$2,000.00	The Kingston Public Market
5/27/2026	38222	\$63.88	GCP WW Holdco LLC
		<hr/> \$48,494.40	



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
05/01/2026	Intuit	\$51,811.04	Payroll	R00249782
05/06/2026	Washington State DRS	\$1,135.00	DCP	R00249905
05/06/2026	Gravity Payment Systems	\$2,113.13	CC Fees - Parking	R00249934
05/07/2026	Clearent Payment System	\$5,502.60	CC-Fees-Office	R00249959
05/15/2026	Washington State DRS	\$10,195.30	PERS	R00250214
05/19/2026	Intuit	\$47,601.72	Payroll	R00250289
05/22/2026	Washington State DRS	\$1,135.00	DCP	R00250445
05/27/2026	Washington State DOR	\$7,575.58	Excise Tax	R00250519
		<u>\$127,069.37</u>		

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 May 31, 2026

	May 31, 2026	May 31, 2025	Change
	Actual	Actual	
ASSETS			
Current Assets			
Cash and cash equivalents	1,617,860	2,665,961	(1,048,101)
Accounts receivable	43,037	46,409	(3,372)
Grants receivable	30,046	0	30,047
Current portion of lease receivable	173,275	174,129	(855)
Taxes receivable	7,652	7,499	152
Inventory	56,855	46,998	9,858
Prepaid expenses	90,970	84,251	6,719
Total Current Assets	2,019,695	3,025,247	(1,005,552)
Noncurrent Assets			
Lease receivable	1,542,297	1,715,572	(173,275)
Net pension asset	249,197	204,124	45,073
Total Noncurrent Assets	1,791,494	1,919,696	(128,202)
Capital Assets			
Buildings and Structures			
Gen and Admin	541,655	541,656	0
Marina Boat Launch	39,817	39,817	0
Real Estate	575,989	525,083	50,905
Parks	162,174	162,174	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	1,079,253	495,508	583,745
Land			
Gen and Admin	373,874	373,874	0
Real Estate	563,914	563,914	0
Parks	432,276	432,276	0
Parking	1,495,175	500,991	994,184
Total Land	2,865,239	1,871,055	994,184
Machinery and Equipment			
Gen and Admin	154,507	145,701	8,806
Marina Perm Moorage	87,831	87,831	0
Guest Moorage	29,858	29,859	0
Marina Fuel	74,652	74,651	0
Marina Boat Launch	15,320	15,321	0
Real Estate	9,123	9,122	0
Parks	32,650	41,849	(9,199)
Parking	31,443	31,443	0
Total Machinery and Equipment	435,384	435,777	(393)

Port of Kingston
Balance Sheet
As of May 31, 2026

	May 31, 2026	May 31, 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	460,028	460,028	0
Marina Boat Launch	95,719	95,719	0
Marina Fishing Pier	46,281	46,281	0
Total Marina	<u>7,518,593</u>	<u>7,518,593</u>	<u>0</u>
Other Improvements			
Gen and Admin	32,236	32,237	0
Parks	1,251,808	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	46,365	0	46,365
Total Intangible Assets	<u>46,365</u>	<u>0</u>	<u>46,365</u>
Total Capital Assets	<u>16,122,022</u>	<u>14,447,216</u>	<u>1,674,806</u>
Less: Accumulated Depreciation	<u>(8,029,382)</u>	<u>(7,528,844)</u>	<u>(500,538)</u>
Total Net Capital Assets	<u>8,092,641</u>	<u>6,918,372</u>	<u>1,174,269</u>
Total Assets Before Deferred Outflows	<u>11,903,829</u>	<u>11,863,315</u>	<u>40,514</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows - asset retirement obligation	40,019	57,859	(17,840)
Deferred outflows - pensions	338,178	317,682	20,496
Total Deferred Outflows	<u>378,197</u>	<u>375,541</u>	<u>2,656</u>
Total Assets	<u>12,282,026</u>	<u>12,238,856</u>	<u>43,170</u>
LIABILITIES			
Current Liabilities			
Accounts payable	117,394	84,612	32,782
Accrued taxes	41,275	39,304	1,970
Payroll liabilities	67,163	65,600	1,564
Unearned revenue	6,824	1,915	4,908
Tenant deposits	84,705	79,379	5,327
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>473,785</u>	<u>418,056</u>	<u>55,729</u>

Port of Kingston
Balance Sheet
As of May 31, 2026

	May 31, 2026	May 31, 2025	Change
	Actual	Actual	
Noncurrent Liabilities			
Compensated absences	83,260	58,474	24,786
Long-term unearned revenue	1,097,181	1,123,422	(26,240)
Environmental remediation liability	126,000	123,000	3,000
Asset retirement obligation	214,848	195,823	19,023
Pension liability	60,074	86,366	(26,291)
General obligation bonds	444,500	509,500	(65,000)
Subscription liability	30,189	0	30,189
Total Noncurrent Liabilities	<u>2,056,052</u>	<u>2,096,585</u>	<u>(40,533)</u>
Total Liabilities Before Deferred Inflows	2,529,837	2,514,641	15,196
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows - pensions	103,379	103,868	(489)
Deferred inflows - lease	1,715,573	1,889,703	(174,130)
Total Deferred Inflows	<u>1,818,952</u>	<u>1,993,571</u>	<u>(174,619)</u>
Total Liabilities	<u>4,348,789</u>	<u>4,508,212</u>	<u>(159,423)</u>
NET POSITION			
Restricted for net pension asset	488,112	411,267	76,845
Committed	220,769	1,568,945	(1,348,176)
Unrestricted	7,224,356	5,750,432	1,473,924
Total Net Position	<u>7,933,237</u>	<u>7,730,644</u>	<u>202,593</u>
Total Liabilities and Net Position	<u>12,282,026</u>	<u>12,238,856</u>	<u>43,170</u>

Port of Kingston
Income Statement Year-To-Date
For The Period Ending May 31, 2026

	May 31, 2026		Diff	May 31, 2025	
	Actual	Budget		Actual	Change
OPERATING REVENUE					
Fuel Sales	154,724	170,719	(15,995)	126,605	28,119
Moorage - Guest	57,321	66,280	(8,959)	55,425	1,896
Moorage - Permanent	594,064	599,651	(5,587)	540,547	53,517
Moorage - Seasonal	34,132	57,309	(23,177)	37,579	(3,448)
Other Operating Income	5,750	5,464	285	5,748	2
Other Operating Service	28,141	24,391	3,751	14,549	13,593
Parking	294,070	276,221	17,849	255,586	38,484
Rental Property	114,755	113,737	1,018	108,434	6,321
Retail Sales	1,323	4,729	(3,406)	301	1,023
Utilities Income	36,479	35,199	1,280	36,914	(436)
TOTAL OPERATING REVENUE	1,320,759	1,353,700	(32,941)	1,181,688	139,071
COST OF GOODS SOLD	122,174	139,624	(17,449)	99,601	22,573
GROSS PROFIT	1,198,584	1,214,076	(15,492)	1,082,087	116,497
OPERATING EXPENSE					
Bank Charges	414	850	(436)	621	(207)
Commissioner Expense	26,916	35,061	(8,145)	28,561	(1,645)
Compensation and Benefits	755,020	802,252	(47,232)	737,810	17,210
Computer and Telecom	28,243	39,906	(11,663)	30,989	(2,746)
Equipment and Maintenance	61,011	69,311	(8,300)	56,472	4,539
Insurance and Taxes	64,907	65,888	(981)	66,706	(1,800)
Other Operating Expense	3,138	3,982	(844)	6,977	(3,838)
Professional Services	99,688	68,353	31,336	75,799	23,889
Promotional and Dues	44,655	40,486	4,169	37,300	7,355
Supplies	7,556	21,068	(13,512)	23,543	(15,987)
Travel and Training	2,600	6,990	(4,391)	5,109	(2,509)
Utilities	72,968	71,918	1,051	71,917	1,051
TOTAL OPERATING EXP BEFORE DEPR	1,167,117	1,226,065	(58,948)	1,141,804	25,312
NET OPERATING INCOME BEFORE DEPR	31,468	(11,988)	43,456	(59,718)	91,186
Depreciation and Amortization	248,117	195,151	52,965	209,284	38,833
NET OPERATING INCOME	(216,649)	(207,140)	(9,509)	(269,002)	52,353

Port of Kingston
Income Statement Year-To-Date
For The Period Ending May 31, 2026

	May 31, 2026		Diff	May 31, 2025	
	Actual	Budget		Actual	Change
OTHER INCOME					
Investment Income	35,326	35,655	(329)	43,726	(8,400)
Interest Income Lease	23,828	24,784	(957)	26,167	(2,339)
Property Tax Receipts	133,838	136,131	(2,291)	127,753	6,085
Leasehold Excise Tax	1,253	0	1,252	1,274	(21)
Gain/Loss on Assets	2,900	0	2,900	0	2,900
Insurance Recoveries	0	0	0	61,622	(61,622)
TOTAL OTHER INCOME	197,145	196,570	575	260,542	(63,397)
OTHER EXPENSE					
Interest Exp GO Bond	7,222	7,222	0	8,039	(817)
Other non operating expense - services	0	0	0	62,622	(62,622)
TOTAL OTHER EXPENSE	7,222	7,222	0	70,661	(63,439)
NET OTHER INCOME/EXPENSE	189,923	189,348	575	189,881	42
NET INCOME BEFORE CAPITAL GRANTS	(26,726)	(17,791)	(8,935)	(79,121)	52,395
Capital Grants	0	0	0	0	0
NET INCOME	(26,726)	(17,791)	(8,935)	(79,121)	52,395

Port of Kingston
Income Statement Year-To-Date Preliminary
For The Period Ending May 31, 2026

	01/31/2026	02/28/2026	03/31/2026	04/30/2026	05/31/2026	Total YTD
	Actual	Actual	Actual	Actual	Actual	
OPERATING REVENUE						
Fuel Sales	13,770	12,248	22,465	34,746	71,495	154,724
Moorage - Guest	5,525	10,081	4,353	12,959	24,403	57,321
Moorage - Permanent	118,727	118,668	118,957	118,362	119,349	594,064
Moorage - Seasonal	5,841	8,239	8,024	9,667	2,362	34,132
Other Operating Income	1,520	584	440	2,648	557	5,750
Other Operating Service	7,065	4,669	5,269	5,479	5,660	28,141
Parking	49,254	58,640	54,445	59,474	72,256	294,070
Rental Property	22,773	22,812	22,885	22,925	23,360	114,755
Retail Sales	126	291	341	63	504	1,323
Utilities Income	5,358	7,747	9,558	8,640	5,176	36,479
TOTAL OPERATING REVENUE	229,959	243,979	246,737	274,963	325,122	1,320,759
COST OF GOODS SOLD	11,283	9,948	15,786	24,618	60,540	122,174
GROSS PROFIT	218,676	234,031	230,951	250,345	264,582	1,198,584
OPERATING EXPENSE						
Bank Charges	60	63	62	167	63	414
Commissioner Expense	4,891	6,102	5,267	5,007	5,650	26,916
Compensation and Benefits	156,177	151,104	150,125	147,315	150,297	755,020
Computer and Telecom	6,765	4,864	6,123	4,964	5,529	28,243
Equipment and Maintenance	14,777	5,854	9,961	21,626	8,792	61,011
Insurance and Taxes	12,394	12,939	13,150	13,108	13,315	64,907
Other Operating Expense	695	589	763	547	545	3,138
Professional Services	15,817	16,096	24,825	18,844	24,106	99,688
Promotional and Dues	16,736	5,908	4,157	13,453	4,400	44,655
Supplies	870	2,068	746	2,133	1,741	7,556
Travel and Training	0	275	290	287	1,747	2,600
Utilities	11,867	15,683	16,048	21,990	7,380	72,968
TOTAL OPERATING EXP BEFORE DEPR	241,049	221,545	231,517	249,441	223,565	1,167,117
NET OPERATING INCOME BEFORE DEPR	(22,374)	12,486	(566)	904	41,017	31,468
Depreciation and Amortization	39,485	39,485	39,485	90,409	39,253	248,117
NET OPERATING INCOME	(61,858)	(26,999)	(40,051)	(89,505)	1,764	(216,649)
OTHER INCOME						
Investment Income	7,536	7,929	8,281	7,272	4,308	35,326
Interest Income Lease	4,844	4,806	4,765	4,726	4,686	23,828
Property Tax Receipts	714	9,324	9,692	96,523	17,586	133,838
Leasehold Excise Tax	0	576	0	0	676	1,253
Gain/Loss on Assets	0	2,900	0	0	0	2,900
TOTAL OTHER INCOME	13,094	25,535	22,738	108,521	27,256	197,145

Port of Kingston
Income Statement Year-To-Date Preliminary
For The Period Ending May 31, 2026

	01/31/2026	02/28/2026	03/31/2026	04/30/2026	05/31/2026	Total YTD
	Actual	Actual	Actual	Actual	Actual	
OTHER EXPENSE						
Interest Exp GO Bond	1,444	1,444	1,444	1,444	1,444	7,222
TOTAL OTHER EXPENSE	1,444	1,444	1,444	1,444	1,444	7,222
NET OTHER INCOME/EXPENSE	11,650	24,091	21,293	107,077	25,812	189,923
NET INCOME BEFORE CAPITAL GRANTS	(50,208)	(2,908)	(18,758)	17,572	27,576	(26,726)
Capital Grants	0	0	0	0	0	0
NET INCOME	(50,208)	(2,908)	(18,758)	17,572	27,576	(26,726)