

Port of Pasco

2025 Budget



**Port of Pasco
2025 Preliminary Budget**

2025 Preliminary Budget	Port	Airport	2025 Budget
Projected Beginning Year Cash on Hand	\$25,308,000	\$27,433,500	\$52,741,500
Revenues			
Operating Revenue	\$5,586,500	\$14,575,000	\$20,161,500
Taxes	\$3,100,000	\$0	\$3,100,000
Taxes - TIF	\$850,000	\$0	\$850,000
CFC Funds	\$0	\$1,185,000	\$1,185,000
PFC Funds	\$0	\$1,850,000	\$1,850,000
Contributions:			
Federal Grants	\$3,000,000	\$13,351,000	\$16,351,000
State Grants	\$4,586,500	\$0	\$4,586,500
Other	\$0	\$0	\$0
Loan Proceeds	\$488,750	\$0	\$488,750
Miscellaneous	\$1,022,500	\$516,000	\$1,538,500
Leasehold Taxes 12.84%	\$670,000	\$315,000	\$985,000
Total Revenues	\$19,304,250	\$31,792,000	\$51,096,250
Total Revenues & Beginning Cash	\$44,612,250	\$59,225,500	\$103,837,750
Expenses			
Operating & Administration Expenses	\$4,441,000	\$9,722,000	\$14,163,000
Depreciation Expense	\$2,500,000	\$6,850,000	\$9,350,000
Promotional Hosting	\$21,500	\$19,000	\$40,500
Revenue & GO Bond Principle	\$872,527	\$1,435,800	\$2,308,327
Revenue & GO Bond Interest	\$467,500	\$641,000	\$1,108,500
Soils Clean-up	\$68,000	\$0	\$68,000
Miscellaneous	\$40,000	\$912,000	\$952,000
Leasehold Taxes 12.84%	\$670,000	\$315,000	\$985,000
Total Expenses	\$9,080,527	\$19,894,800	\$28,975,327
Capital Outlay & Cash Reserves	\$35,531,723	\$39,330,700	\$74,862,423
Total Expenditures & Cash Reserves	\$44,612,250	\$59,225,500	\$103,837,750

**Port of Pasco
2025 Preliminary Budget**

Port & Airport	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Operating Revenues				
Port	5,586,500	5,293,500	5,849,557	5.54%
Airport	14,575,000	12,617,000	14,359,617	15.52%
Total Operating Revenues	20,161,500	17,910,500	20,209,173	12.57%
Operating & Admin Expenses				
Port	(4,462,500)	(4,202,000)	(4,062,039)	6.20%
Airport	(9,741,000)	(8,988,000)	(8,882,527)	8.38%
Total Operating & Admin Expenses	(14,203,500)	(13,190,000)	(12,944,566)	7.68%
Net Operating Income				
Port	1,124,000	1,091,500	1,787,518	2.98%
Airport	4,834,000	3,629,000	5,477,090	33.20%
Total Net Operating Income	5,958,000	4,720,500	7,264,608	26.22%
Nonoperating Revenue				
Port	12,559,000	13,176,500	7,181,019	-4.69%
Airport	16,902,500	32,278,500	13,937,426	-47.64%
Total Nonoperating Revenue	29,461,500	45,455,000	21,118,445	-35.19%
Nonoperating Expenses				
Port	(575,500)	(425,000)	(654,722)	35.41%
Airport	(1,553,000)	(1,767,000)	(817,312)	-12.11%
Total Nonoperating Expenses	(2,128,500)	(2,192,000)	(1,472,034)	-2.90%
Nonoperating Income (Loss)				
Port	11,983,500	12,751,500	6,526,297	-6.02%
Airport	15,349,500	30,511,500	13,120,114	-49.69%
Total Non-Operating Income (Loss)	27,333,000	43,263,000	19,646,411	-36.82%
Depreciation				
Port	(2,500,000)	(2,435,000)	(2,451,000)	2.67%
Airport	(6,850,000)	(6,765,000)	(6,805,000)	1.26%
Total Depreciation	(9,350,000)	(9,200,000)	(9,256,000)	1.63%
Net Income				
Port	9,483,500	10,316,500	4,075,297	-8.07%
Airport	8,499,500	23,746,500	6,315,114	-64.21%
Total Net Income	17,983,000	34,063,000	10,390,411	-47.21%

**Port of Pasco
2025 Preliminary Budget**

Port & Airport	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Balance Sheet Transactions				
Port	(9,325,917)	(12,210,813)	(6,120,408)	-23.63%
Airport	(18,439,980)	(33,948,098)	(18,551,437)	-45.68%
Total Balance Sheet Transaction	(27,765,897)	(46,158,911)	(24,671,845)	-39.85%
Increase (Decrease) in Cash Before Capital Projects Cash Funded				
Port	7,551,583	7,033,974	5,078,032	7.36%
Airport	6,422,700	6,172,902	7,591,899	4.05%
Total Increase in Cash Position	13,974,283	13,206,876	12,669,931	5.81%
After Capital Projects Cash Funded				
Port	3,781,583	1,632,187	2,193,407	131.69%
Airport	1,743,520	192,402	45,767	806.19%
Total Increase in Cash Position	5,525,103	1,824,589	2,239,174	202.81%

**Port of Pasco
2025 Preliminary Budget**

Port	2025 Budget	2024 Budget	2024 Projected	Budget Variance	Budget Variance Comments
Operating Revenues					
Big Pasco Industrial Center	5,022,000	4,749,000	5,229,972	5.75%	Occupancy rate & increased rents
The Wharf	50,000	57,000	72,027	-12.28%	Vacancies (Ideal Tarp)
Container Terminal	146,000	127,000	176,426	14.96%	Adjust land leases to actual, barges vary
Osprey Pointe	279,500	271,500	281,765	2.95%	100% occupancy
Reimann Industrial Center	44,000	44,000	44,395	0.00%	Farm income
Pasco Processing Center	45,000	45,000	44,972	0.00%	Rail fees
Total Operating Revenues	5,586,500	5,293,500	5,849,557	5.54%	
Operating Expenses					
Big Pasco Industrial Center	(3,614,050)	(3,413,600)	(3,262,050)	5.87%	Bldg maintenance, insurance & allocations
The Wharf	(120,980)	(114,180)	(100,779)	5.96%	Utilities, insurance & allocations
Container Terminal	(140,970)	(128,770)	(122,210)	9.47%	Dock inspection, insurance & allocations
Osprey Pointe	(309,840)	(279,250)	(339,930)	10.95%	Lawns & grounds, water, & allocations
Reimann Industrial Center	(69,110)	(73,200)	(59,662)	-5.59%	Property & pollution insurance
Pasco Processing Center	(9,500)	(9,500)	(6,906)	0.00%	Rail maintenance
Administration	(198,050)	(183,500)	(170,503)	7.93%	Cashouts, retiree med, marketing, software
Total Operating Expenses	(4,462,500)	(4,202,000)	(4,062,039)	6.20%	
Net Operating Income					
Big Pasco Industrial Center	1,407,950	1,335,400	1,967,922	5.43%	
The Wharf	(70,980)	(57,180)	(28,752)	-24.13%	
Container Terminal	5,030	(1,770)	54,217	384.18%	
Osprey Pointe	(30,340)	(7,750)	(58,166)	-291.48%	
Reimann Industrial Center	(25,110)	(29,200)	(15,267)	14.01%	
Pasco Processing Center	35,500	35,500	38,066	0.00%	
Administration	(198,050)	(183,500)	(170,503)	-7.93%	
Total Net Operating Income	1,124,000	1,091,500	1,787,518	2.98%	

**Port of Pasco
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Port	2025 Budget	2024 Budget	2024 Projected	Budget Variance	Budget Variance Comments
Nonoperating Revenues					
Tax Revenue	3,100,000	2,900,000	2,811,000	6.90%	1% plus new construction
Tax Revenue - TIF	850,000	700,000	108,876	100.00%	Projected TIF collections (\$350M value)
Receipts in Lieu of Taxes	100,000	60,000	128,570	66.67%	
Interest Income	760,500	203,000	1,030,971	274.63%	Interest rates are expected to decline
Joint Venture	-	-	75,000	0.00%	Petrichor
Grants - Federal - RIC Last Mile	3,000,000	3,400,000	400,000	-11.76%	RIC long lead rail
Grants - State	4,500,000	5,500,000	1,000,000	-18.18%	RIC Phase 1
Grants - CERB	86,500	86,500	-	0.00%	RIC Phase 1 rail
Grants - County .09 Funds	-	165,000	1,165,000	-100.00%	RIC Phase 1 roads & sewer
Loan Repayment - Airport	162,000	162,000	162,000	0.00%	Argent Road improvements
Other	-	-	299,602	0.00%	Ag Innovation Center & settlements
Total Nonoperating Revenue	12,559,000	13,176,500	7,181,019	-4.69%	
Nonoperating Expenses					
Interest Expense	(102,500)	(126,000)	(126,056)	-18.65%	Debt service
Interest Expense - TIF	(365,000)	(290,000)	(227,531)	25.86%	Debt service
Soils Clean-up/Lagoon Monitoring	(68,000)	(9,000)	(1,533)	655.56%	
Election Expense	(40,000)	-	-	100.00%	Every other year
Other	-	-	(299,602)	0.00%	Ag Innovation Center & claims costs
Total Nonoperating Expenses	(575,500)	(425,000)	(654,722)	35.41%	
Nonoperating Income (Loss)	11,983,500	12,751,500	6,526,297	-6.02%	
Net Income Before Depreciation	13,107,500	13,843,000	8,313,815	-5.31%	

**Port of Pasco
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Port	2025 Budget	2024 Budget	2024 Projected	Budget Variance	Budget Variance Comments
Balance Sheet Transactions					
Debt Proceeds	488,750	9,608,750	6,658,810	-94.91%	TIF bond & CERB
Debt Principle Payments	(484,417)	(647,526)	(661,924)	-25.19%	Principle payments
Debt Principle Payments TIF	(388,110)	(110,000)	(408,859)	252.83%	Principle payment
Debt Principle Prepayments TIF	(96,890)	(300,000)	-	0.00%	Excess TIF collections used for repayment
Capital Projects Cash Funded	(3,770,000)	(5,401,787)	(2,884,625)	-30.21%	
Capital Project Grant/Debt Funded	(5,075,250)	(15,360,250)	(8,823,810)	-66.96%	Port portion of capital projects
Total Balance Sheet Transaction	(9,325,917)	(12,210,813)	(6,120,408)	-23.63%	
Increase (Decrease) in Cash					
Before Capital Projects Cash Funded	7,551,583	7,033,974	5,078,032	7.36%	
After Capital Projects Cash Funded	3,781,583	1,632,187	2,193,407	131.69%	

**Port of Pasco
2025 Preliminary Budget**

Airport	2025 Budget	2024 Budget	2024 Projected	Budget Variance	Comments
Operating Revenues					
Airfield	3,053,000	2,733,000	2,996,415	11.71%	Increased landing fees, incentives & new leases
Terminal	10,435,000	8,837,000	10,257,392	18.08%	Increased airline rates, terminal space, restaurant , & parking
Industrial Center	859,000	839,000	909,518	2.38%	Rate cpi increases & building demo's
Business Center	215,500	195,500	183,218	10.23%	New leases
Recreational Center	12,500	12,500	13,074	0.00%	No increase
Total Operating Revenues	14,575,000	12,617,000	14,359,617	15.52%	
Operating Expenses					
Airfield	(3,919,475)	(3,653,334)	(3,505,111)	7.28%	Glycol treatment, pavement, paint, utilities & allocations
Terminal	(4,942,325)	(4,537,794)	(4,562,631)	8.91%	Janitorial, parking management fees, grounds, phone, technology & allocations
Industrial Center	(687,460)	(622,073)	(637,597)	10.51%	Insurance & allocations
Business Center	(143,005)	(129,940)	(135,138)	10.05%	Utilities & allocations
Recreational Center	(48,735)	(44,860)	(42,050)	8.64%	Irrigation fees & allocations
Total Operating Expenses	(9,741,000)	(8,988,000)	(8,882,527)	8.38%	
Net Operating Income					
Airfield	(866,475)	(920,334)	(508,697)	5.85%	
Terminal	5,492,675	4,299,206	5,694,761	27.76%	
Industrial Center	171,540	216,928	271,921	-20.92%	Increased allocations & building demo's
Business Center	72,495	65,560	48,080	10.58%	Increased allocations & land leases
Recreational Center	(36,235)	(32,360)	(28,975)	-11.97%	Increased allocations
Total Net Operating Income	4,834,000	3,629,000	5,477,090	33.20%	

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Airport	2025 Budget	2024 Budget	2024 Projected	Budget Variance	Comments
Nonoperating Revenue					
Interest Income	516,000	381,000	1,153,211	35.43%	Interest rates & CFC balance are expected to decline
Grants - Federal - FAA	11,800,000	25,187,000	6,365,733	-53.15%	Taxiway G, runway shift design, sre design
Grants - CARES	1,551,000	2,800,000	1,772,265	-44.61%	Debt/principal payments
Grants - State	-	1,350,000	1,250,000	-100.00%	CERB BC Road, aerospace site
CFC Revenue	1,185,000	910,000	1,185,169	30.22%	Increased rate to \$5/day from \$3/day
PFC Revenue	1,850,000	1,650,000	1,844,104	12.12%	Increased passengers
Other	500	500	366,944	0.00%	Insurance settlements
Total Nonoperating Revenue	16,902,500	32,278,500	13,937,426	-47.64%	
Nonoperating Expenses					
Interest Expense	(641,000)	(705,000)	(647,940)	-9.08%	Debt service
Grant Projects	(750,000)	(900,000)	(7,372)	-16.67%	SCASD Dallas
Loan Repayment - Port	(162,000)	(162,000)	(162,000)	0.00%	Argent Road improvements
Total Nonoperating Expenses	(1,553,000)	(1,767,000)	(817,312)	-12.11%	
Nonoperating Income (Loss)	15,349,500	30,511,500	13,120,114	-49.69%	
Net Income Before Depreciation	20,183,500	34,140,500	18,597,204	-40.88%	

**Port of Pasco
2025 Preliminary Budget**

Airport	2025 Budget	2024 Budget	2024 Projected	Budget Variance	Comments
Balance Sheet Transactions					
Debt Proceeds	-	1,496,000	3,750,000	-100.00%	CERB BC Road/Taxi lane
Debt Principle Payments	(1,435,800)	(1,340,598)	(1,323,619)	7.10%	Principal payments
Capital Projects Cash Funded	(4,679,180)	(5,980,500)	(7,546,132)	-21.76%	Airport portion of capital projects
Capital Project Grant/Debt Funded	(11,050,000)	(27,183,000)	(11,365,733)	-59.35%	
CFC/PFC Funds	(1,275,000)	(940,000)	(2,065,954)	35.64%	
Total Balance Sheet Transaction	(18,439,980)	(33,948,098)	(18,551,437)	-45.68%	
Increase (Decrease) in Cash					
Before Capital Projects Cash Funded	\$6,422,700	\$6,172,902	\$7,591,899	4.05%	
After Capital Projects Cash Funded	\$1,743,520	\$192,402	\$45,767	806.19%	
Increase (Decrease) in Cash w/out CARES					
Before Capital Projects Cash Funded	\$4,871,700	\$3,372,902	\$5,819,634	-44.44%	
After Capital Projects Cash Funded	\$192,520	(\$2,607,598)	(\$1,726,498)	107.38%	

**Port of Pasco
2025 Preliminary Budget**

Port Allocation	2025 Percentages	2025 Budget	2024 Budget	Budget Variance	Comments
Maintenance (100% Allocation)					
Big Pasco Industrial Center	90.00%	(1,276,650)	(1,236,600)	3.24%	Increased salaries, benefits, janitorial, fuel, weed control, & equipment maintenance.
Marine Terminal	2.00%	(28,370)	(27,480)	3.24%	
Container Terminal	3.00%	(42,555)	(41,220)	3.24%	
RIC	0.00%	-	-	0.00%	
PPC - Allocate Direct Cost	0.00%	-	-	0.00%	
PIC395	0.00%	-	-	0.00%	
Osprey Pointe	5.00%	(70,925)	(68,700)	3.24%	
	100.00%	(1,418,500)	(1,374,000)	3.24%	
Administration (90% Allocation)					
Big Pasco Industrial Center	80.00%	(1,584,400)	(1,468,000)	7.93%	Increased salaries, benefits, retiree cashouts & medical insurance, accounting software, economic development, & marketing.
Marine Terminal	2.00%	(39,610)	(36,700)	7.93%	
Container Terminal	3.00%	(59,415)	(55,050)	7.93%	
RIC	2.00%	(39,610)	(36,700)	7.93%	
PPC - Allocate Direct Cost	0.00%	-	-	0.00%	
PIC395	0.00%	-	-	0.00%	
Osprey Pointe	3.00%	(59,415)	(55,050)	7.93%	
Admin	10.00%	(198,050)	(183,500)	7.93%	
	100.00%	(1,980,500)	(1,835,000)	7.93%	

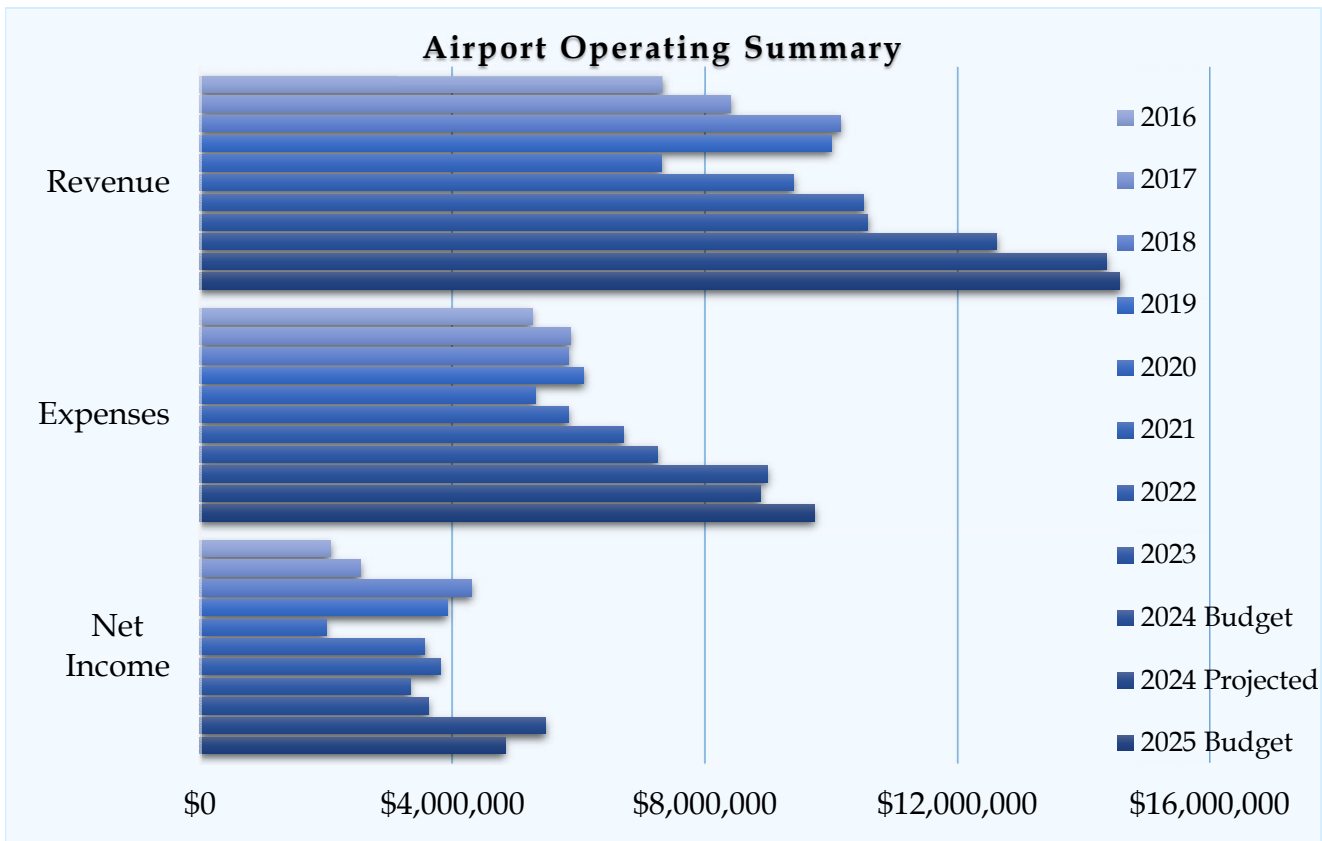
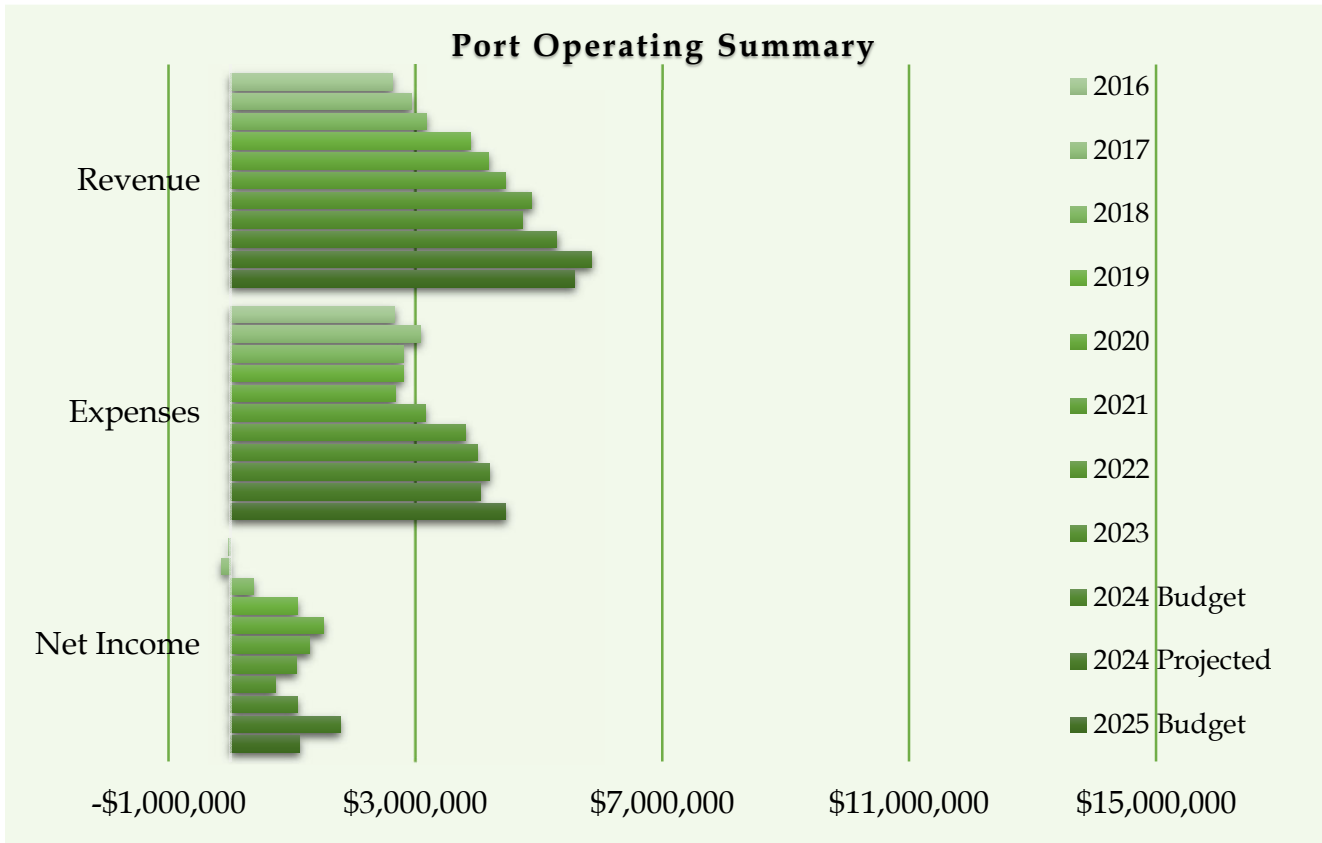
**Port of Pasco
2025 Preliminary Budget**

Airport Allocation	2025 Percentages	2025 Budget	2024 Budget	Budget Variance	Comments
Public Safety (100% Allocation)					
Airfield	36.00%	(522,540)	(467,460)	11.78%	Increased salaries, benefits, and dispatch services
Terminal	54.00%	(783,810)	(701,190)	11.78%	
Industrial Park	8.50%	(123,378)	(110,373)	11.78%	
Business Park	1.00%	(14,515)	(12,985)	11.78%	
Recreational Park	0.50%	(7,258)	(6,493)	11.78%	
	100.00%	(1,451,500)	(1,298,500)	11.78%	
Maintenance (100% Allocation)					
Airfield	50.00%	(641,750)	(561,250)	14.34%	Added 1 maintenance employee, increased salaries, benefits, & utilities.
Terminal	35.00%	(449,225)	(392,875)	14.34%	
Industrial Park	11.00%	(141,185)	(123,475)	14.34%	
Business Park	3.00%	(38,505)	(33,675)	14.34%	
Recreational Park	1.00%	(12,835)	(11,225)	14.34%	
	100.00%	(1,283,500)	(1,122,500)	14.34%	
Administration (100% Allocation)					
Airfield	35.30%	(995,460)	(899,974)	10.61%	Increased advertising, marketing, salaries, retiree cashouts, benefits, accounting. Concession per enplanement estimated at \$14.73.
Terminal	54.20%	(1,528,440)	(1,381,829)	10.61%	
Industrial Park	8.00%	(225,600)	(203,960)	10.61%	
Business Park	2.00%	(56,400)	(50,990)	10.61%	
Recreational Park	0.50%	(14,100)	(12,748)	10.61%	
	100.00%	(2,820,000)	(2,549,500)	10.61%	
ARFF (100% Allocation)					
Airfield	85.00%	(1,197,225)	(1,172,150)	2.14%	Decreased vehicle equipment maintenance \$75,000 for cleaning the trucks. Increased ARFF contract amount by \$104,500.
Terminal	10.00%	(140,850)	(137,900)	2.14%	
Industrial Park	3.50%	(49,298)	(48,265)	2.14%	
Business Park	1.00%	(14,085)	(13,790)	2.14%	
Recreational Park	0.50%	(7,043)	(6,895)	2.14%	
	100.00%	(1,408,500)	(1,379,000)	2.14%	

**Port of Pasco
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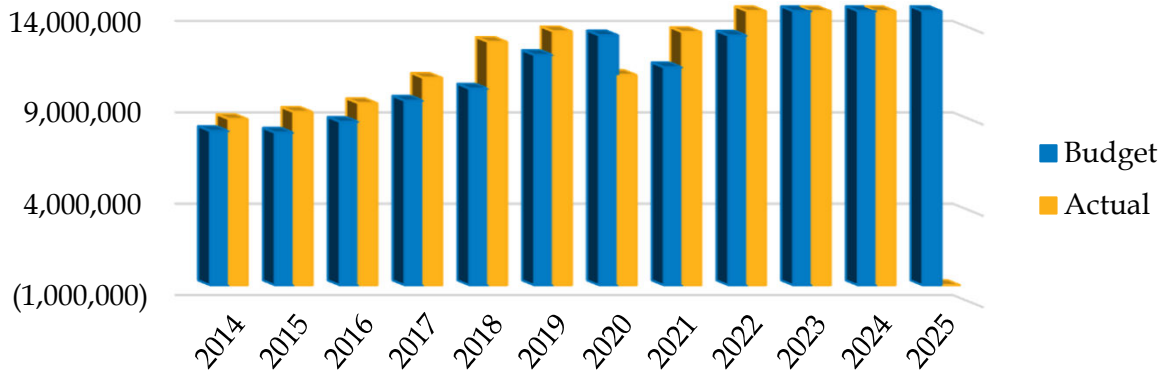
Port Administration Allocation	2025 Budget	2024 Budget	2024 Projected	Variance
Port Administrative Expenses				
Salaries	1,411,000	1,284,000	1,232,238	9.89%
Payroll Taxes / L&I	105,500	97,000	98,635	8.76%
Retirement	179,500	179,000	127,777	0.28%
Group Insurance	269,500	281,500	239,934	-4.26%
Other Benefits	18,000	18,000	18,000	0.00%
Total	1,983,500	1,859,500	1,716,584	6.67%
Allocation to the Airport				
Hayden, Randy	40%	40%	40%	0.00%
Watts, Donna	70%	70%	70%	0.00%
McFadden, Stephen	25%	25%	25%	0.00%
Reyna, Mayra	25%	25%	25%	0.00%
French, Lori	50%	50%	50%	0.00%
Friesz, Tracy	50%	25%	25%	100.00%
Leahy, Ariel	70%	75%	75%	-6.67%
Newman, Diana	70%	70%	70%	0.00%
Kruiswyk, Shannon	15%	15%	15%	0.00%
Rykman, Jean	50%	50%	50%	0.00%
Klindworth, Jim	50%	50%	50%	0.00%
Gordon, Vicki	50%	50%	50%	0.00%
Total	47%	45%	45%	3.67%
Total	906,000	787,000	751,114	
Allocation to the Airport				
Port Office Expenses Allocation	50%	50%	50%	
Tech Support	50%	50%	50%	
Accounting & Auditing	50%	50%	50%	
Attorney Fees	50%	50%	50%	
Federal Representation	50%	50%	50%	
State Representation	25%	25%	25%	
WPPA Expenses	25%	25%	25%	

**Port of Pasco
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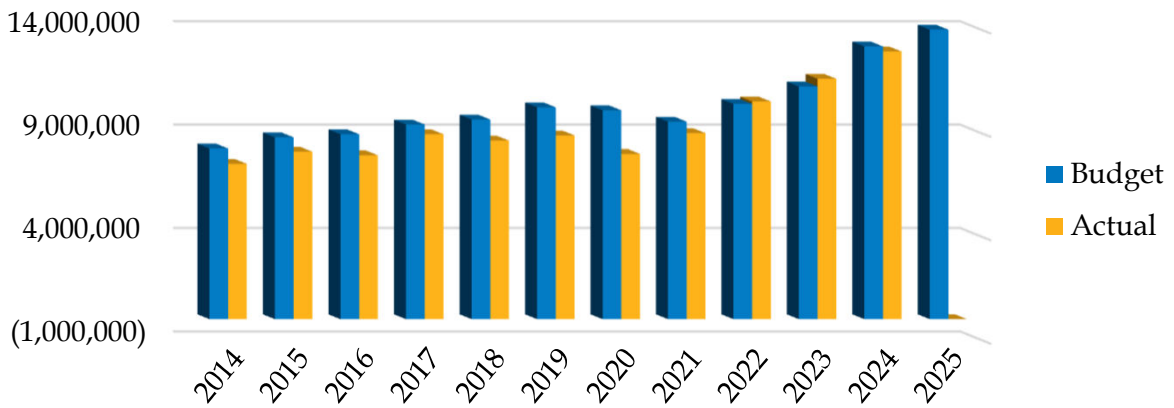


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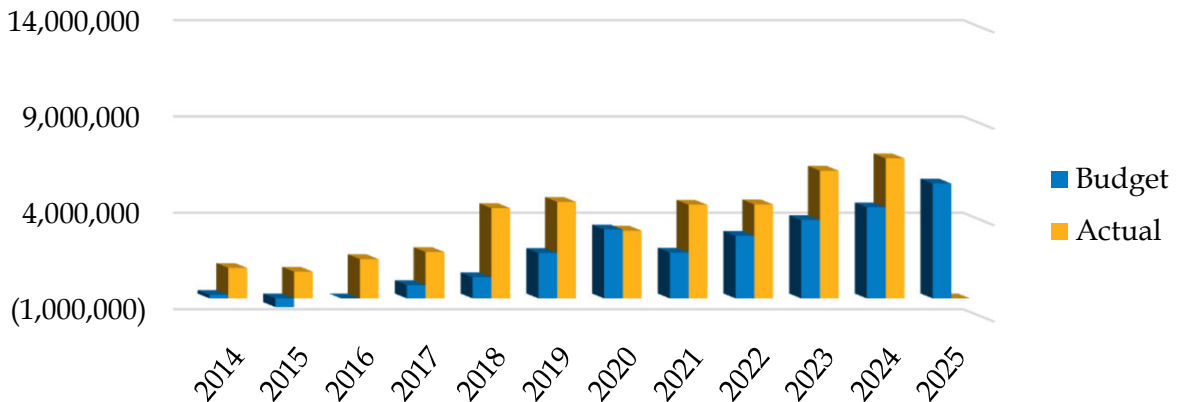
Revenues Budget vs Actual



Operating & Administration Expenses Budget vs Actual



Operating Net Income Budget vs Actual



Port of Pasco

2025 Tax Levy

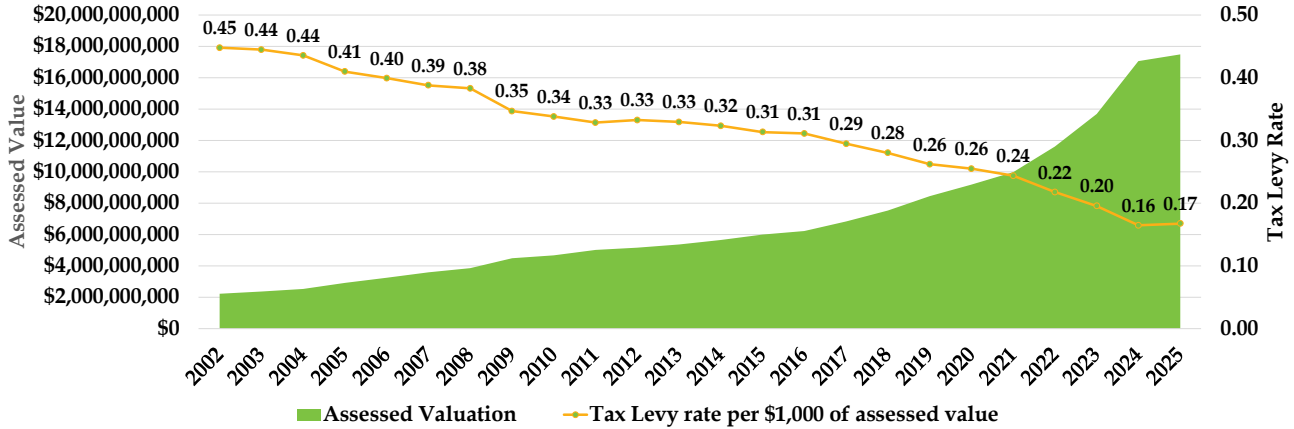


**Port of Pasco
2025 Preliminary Tax Levy**

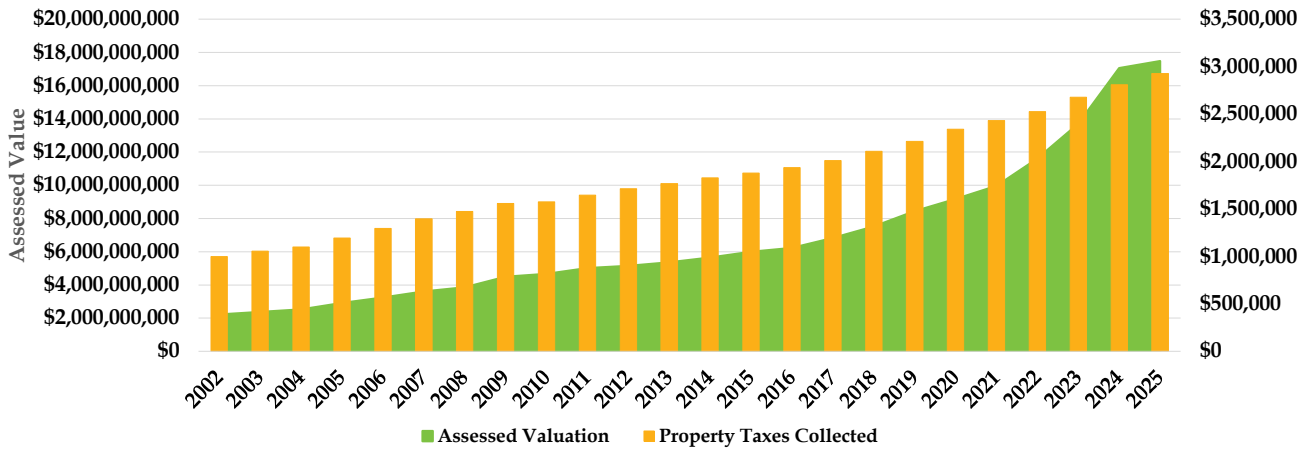
2025 Tax Levy	Assessed Value	Rate Per \$1000	Highest Regular Levy
2024 Actual Levy	17,058,508,016 x	0.16481 =	\$2,811,420
2025 1% Increase	2,811,420 x	1% +	\$28,114.20
2025 New Construction Increase (TIF Areas)	508,748,800 x	0.16481 +	\$83,847
2025 Increase in State Assess Property Value	25,000,000 x	0.16481 +	\$4,120
2025 Tax Levy with 1% + New Construction	1.647%	0.00271 =	\$2,927,502
2025 Preliminary Assessed Value	17,475,097,003	0.16752	\$2,927,502
2025 TIF New Construction	508,748,800 x	0.16481 -	\$83,847
2025 Projected Tax Collections (No TIF)			\$2,843,654
2025 TIF Collections	Assessed Value	Percentage	Tax Collections
2022 TIF Incremental Value	6,200,000 x	2.13051	\$13,209
2025 TIF Incremental Value Increase	319,198,500 x	2.13051	\$680,057
2025 Preliminary TIF Assessed Value	312,998,500 x	2.13051	\$666,847
2025 IDD	Assessed Value	Percentage	Debt Limit
Non-Voter Approved	17,475,097,003	2.70000	\$47,182,762
2025 Debt Limitations	Assessed Value	Percentage	Debt Limit
Voter Approved	17,475,097,003	0.75%	\$131,063,228
Non-Voter Approved	17,475,097,003	0.25%	\$43,687,743
Current LTGO Debt			Debt Amount
2012 GO			\$0
2019 BBB - RIC Land Purchase			\$589,066
2020 Bonds - Ref 2010 Bonds/LID			\$2,715,000
HAIEF - Airport Land			\$270,660
HAIEF - RIC Land Purchase			\$1,813,548
CERB 2009 - Big Pasco Office Building			\$0
CERB 2018 - Battelle Hangar			\$0
CERB 2020 - RIC Phase 1 Railroad			\$488,750
CERB 2022 - BC Road/Taxi lane			\$3,750,000
2022 Bonds - TIF RIC Phase 1			\$10,000,000
Total			\$19,627,024
Available Non-Voted Debt			\$24,060,719
Available Voted Debt			\$111,436,204
Available Industrial Development District			\$47,532,264

Port of Pasco 2025 Preliminary Tax Levy

Levy Rate & Tax Collections

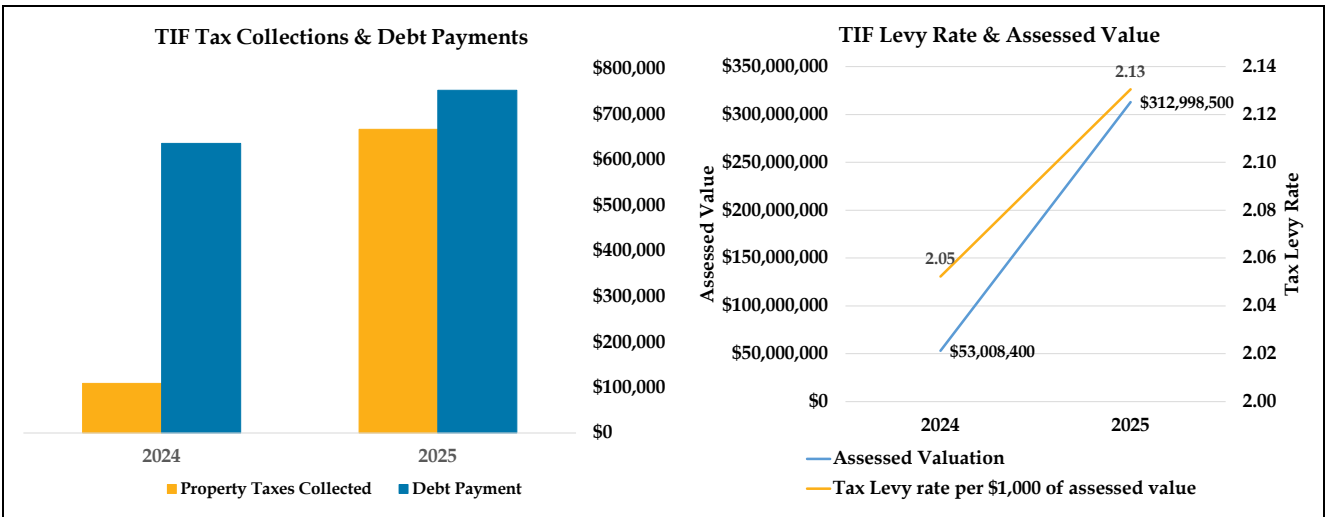


Assessed Valuation & Tax Collections



	2024	2025
Assessed Valuation	17,058,508,016	17,475,097,003
Tax Levy rate per \$1,000 of assessed value	0.16481	0.16752
Property Taxes Collected	2,811,420	2,927,502

2024 Levy Options	Property Taxes Levied	Levy Rate	\$500,000 Home Change in Taxes
New Construction Only	\$2,899,387.40	0.16997	\$2.58
New Construction plus 1%	\$2,927,501.60	0.17162	\$3.40



Port of Pasco

Top Tenants



Port of Pasco Top Tenants

Port Tenants	Current Monthly Rent	Past 12 Months Rent
1 Mid-Columbia Warehouses, Inc.	\$ 103,450	\$ 1,240,917
2 The Park Company, Inc.	\$ 38,788	\$ 466,464
3 Propak Logistics, Inc.	\$ 31,461	\$ 412,370
4 Apollo Sheet Metal	\$ 25,900	\$ 312,464
5 Leggari Products, Inc.	\$ 12,341	\$ 270,970
6 Zen Noh Hay Inc.	\$ 18,774	\$ 228,610
7 Aromatics, Inc.	\$ 12,894	\$ 202,111
8 U S Department of Commerce (NOAA)	\$ 14,586	\$ 173,710
9 Cascadia Metals / North American Pipe & Steel	\$ 13,804	\$ 165,652
10 Inland Empire Distributing Systems	\$ 13,202	\$ 159,186
Total	\$ 285,200	\$ 3,632,454

Tri-Cities Airport Tenants	Current Monthly Rent	Past 12 Months Rent
1 Parking Lot Users	\$ 365,257	\$ 4,383,086
2 Delta Airlines	\$ 150,866	\$ 1,810,389
3 Alaska Airlines	\$ 114,743	\$ 1,376,913
4 United Airlines	\$ 72,819	\$ 873,830
5 Avis/Budget	\$ 51,594	\$ 619,122
6 Allegiant Air	\$ 40,682	\$ 488,181
7 EAN Holdings, LLC National	\$ 39,128	\$ 469,530
8 EAN Holdings, LLC Enterprise	\$ 36,527	\$ 438,319
9 Hertz Rent A Car	\$ 27,214	\$ 326,569
10 Tailwind	\$ 27,358	\$ 288,484
Total	\$ 926,186	\$ 11,074,423

Port of Pasco

2025 Marketing Budget



**Port of Pasco
2025 Budget**

Port Marketing	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Advertising				
Port Promotion (City of Pasco - 5 Mayo, Market, Fiery	\$10,000	\$5,000	\$5,000	100.00%
Port Promotion (TC Hispanic Chamber - Festival)	\$2,000	\$2,000	\$2,000	0.00%
Port Promotion (Connell Chamber - Fall Festival)	\$500	\$500	\$500	0.00%
Port Promotion (Pasco Chamber - Ag Hall of Fame)	\$6,000	\$6,000	\$6,000	0.00%
Port Promotion (Pasco Chamber - Riverfest)	\$6,000	\$6,000	\$6,000	0.00%
Port Promotion (Pasco Chamber - Taco Crawl)	\$2,500	\$2,500	\$2,400	0.00%
Port Promotion (Colima-Pasco Association)	\$3,000	\$2,500	\$3,000	20.00%
Port Promotion (CBC Foundation Event)	\$1,500	\$0	\$1,500	0.00%
Port Promotion (TBD - Commission Directed)	\$6,000	\$6,000	\$6,000	0.00%
Total Advertising	\$37,500	\$30,500	\$32,400	22.95%
Marketing				
Branding Positioning Video - Past, Present Future	\$32,500	\$0	\$0	0.00%
Vehicle Wrap	\$4,000	\$0	\$0	0.00%
Recruitment Marketing (Site Market., 3D Models)	\$25,000	\$25,000	\$25,000	0.00%
Communications Plan	\$14,000	\$11,000	\$11,000	27.27%
General Marketing Support	\$34,000	\$34,000	\$34,000	0.00%
Total Marketing	\$109,500	\$70,000	\$70,000	56.43%
Website				
Update CMS, Maintenance & General Updates (FG)	\$8,000	\$3,000	\$3,000	166.67%
Archive Social	\$4,000	\$5,500	\$2,935	-27.27%
Properties Advertising	\$2,000	\$0	\$1,776	0.00%
Total Website	\$14,000	\$8,500	\$7,711	64.71%
Marketing Miscellaneous				
85th Year Open House	\$15,000	\$0	\$0	0.00%
Osprey Pointe Marketplace	\$5,000	\$5,000	\$0	0.00%
Video (State of the Ports)	\$4,000	\$2,000	\$3,776	100.00%
Marketing Materials (handouts, promotional items)	\$5,000	\$0	\$3,525	0.00%
RIC Rail Advertisement	\$0	\$0	\$4,650	0.00%
Total Marketing Miscellaneous	\$29,000	\$7,000	\$11,951	314.29%
Newsletter				
Production, printing, & distribution (2 editions)	\$14,500	\$13,500	\$14,600	7.41%
Digital	\$5,000	\$5,000	\$5,000	0.00%
Total Newsletter	\$19,500	\$18,500	\$19,600	5.41%
Economic Development				
TRIDEC Annual Lead Generation	\$35,000	\$35,000	\$35,000	0.00%
Trade Show (Lead Generation)	\$19,800	\$7,500	\$5,000	164.00%
Trade Show (SelectUSA Investment Summit)	\$2,500	\$10,000	\$2,500	-75.00%
Trade Show (SelectUSA Mexico US Commercial)	\$2,700	\$0	\$0	0.00%
Trade Show (Automate Robotics/Automation)	\$2,000	\$0	\$0	0.00%
Trade Show (Int. Council Shopping Centers)	\$1,500	\$0	\$0	0.00%
Trade Show (Port of Pasco/EWEDA)	\$3,500	\$7,500	\$2,625	-53.33%
Trad Show (Marketing Materials)	\$5,000	\$0	\$5,000	0.00%
Leadership Tri-Cities (Economic Development Day)	\$1,000	\$1,000	\$1,000	0.00%
SBDC Counselor (TC Hispanic Chamber)	\$5,000	\$5,000	\$5,000	0.00%
Total Advertising	\$78,000	\$66,000	\$56,125	18.18%

**Port of Pasco
2025 Budget**

Port Marketing	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Travel Marketing/Economic Development				
Trade Shows	\$10,000	\$15,000	\$10,054	-33.33%
Total Travel	<u>\$10,000</u>	<u>\$15,000</u>	<u>\$10,054</u>	<u>-33.33%</u>
Total Port Marketing Budget	\$297,500	\$215,500	\$207,841	38.05%

**Port of Pasco
2025 Preliminary Budget**

Airport Marketing	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Advertising				
Airport Promotion – Tri-Cities Dust Devils	\$12,000	\$7,500	\$8,463	60.00%
Airport Promotion – Tri-Cities Americans	\$0	\$5,500	\$5,500	-100.00%
Airport Promotion – Visit Tri-Cities Guide	\$5,500	\$4,000	\$5,346	37.50%
Airport Promotion – Wine.com	\$2,000	\$2,000	\$2,025	0.00%
Airport Promotion – CBC	\$6,000	\$6,000	\$6,000	0.00%
Total Advertising	\$25,500	\$25,000	\$27,334	2.00%
Marketing				
Digital Maintenance Campaigns (FG)	\$55,000	\$36,500	\$36,500	50.68%
Spring & Fall Multimedia Campaign (FG)	\$94,000	\$82,000	\$82,000	14.63%
General Marketing Support (FG)	\$12,000	\$14,000	\$14,000	-14.29%
Social Media, Press Releases, New Service Planning	\$24,000	\$24,000	\$24,000	0.00%
Passenger Appreciation	\$3,000	\$3,000	\$3,000	0.00%
Visual Assets Video & Photoshoot (FG)	\$38,500	\$0	\$0	100.00%
Total Marketing	\$226,500	\$159,500	\$159,500	42.01%
Website				
Maintenance & General Updates (FG)	\$27,000	\$4,000	\$4,000	575.00%
Archive Social	\$3,000	\$3,000	\$2,935	100.00%
Properties Advertising	\$2,000	\$0	\$1,776	100.00%
Total Advertising	\$32,000	\$7,000	\$8,711	357.14%
Marketing Miscellaneous				
Trade Show (Aerospace Defense Summit)	\$2,500	\$3,500	\$4,441	100.00%
Trade Show (Int. Council Shopping Centers)	\$1,500	\$0	\$1,500	100.00%
Video (State of the Ports)	\$3,500	\$2,000	\$3,338	75.00%
Marketing Materials (handouts, promotional items)	\$2,000	\$0	\$941	100.00%
Total Marketing Miscellaneous	\$9,500	\$5,500	\$10,220	72.73%
Newsletter				
Production, printing, & distribution (2 editions)	\$14,500	\$14,500	\$14,600	0.00%
Total Newsletter	\$14,500	\$14,500	\$14,600	0.00%
Travel Marketing/Recruitment				
Trade Shows	\$5,000	\$3,000	\$7,005	66.67%
Total Travel Marketing/Recruitment	\$5,000	\$3,000	\$7,005	66.67%
Total Airport Marketing Budget	\$313,000	\$214,500	\$227,370	45.92%

Port of Pasco

2025 Detailed Budget



**Port of Pasco
2025 Preliminary Budget**

Port & Airport	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Operating Revenues				
Container & Barge Fees	\$40,000.00	\$40,000.00	\$71,751.42	0.00%
Landing Fees	\$2,210,000	\$1,898,000	\$2,152,325	16.44%
Aviation Fuel Flowage Fees	\$25,000	\$25,000	\$27,717	0.00%
Land Leases (TCA)	\$889,500	\$814,500	\$869,831	9.21%
Warehouse Leases (TCA)	\$29,000	\$29,000	\$30,398	0.00%
Hangar Leases (TCA)	\$422,000	\$418,000	\$418,740	0.96%
TCA - Building Leases (TCA)	\$510,000	\$531,000	\$549,491	-3.95%
Airline Income	\$3,098,000	\$2,765,000	\$2,713,366	12.04%
Car Rentals	\$2,042,000	\$1,892,000	\$2,137,920	7.93%
Restaurant	\$250,000	\$190,000	\$315,595	31.58%
Terminal Office Space	\$165,000	\$160,000	\$167,127	3.13%
Advertising	\$30,000	\$40,000	\$29,731	-25.00%
Hotel	\$50,000	\$60,000	\$47,396	-16.67%
ARFF Reimbursement	\$25,000	\$25,000	\$35,670	0.00%
Terminal Parking Lot	\$4,800,000	\$3,750,000	\$4,843,166	28.00%
Badging Fees	\$15,000	\$14,000	\$15,255	7.14%
Building Leases (POP)	\$873,500	\$972,000	\$897,668	-10.13%
Warehouse Leases (POP)	\$3,764,000	\$3,420,000	\$3,886,559	10.06%
Land Leases (POP)	\$681,000	\$601,000	\$737,655	13.31%
Water Fees	\$29,000	\$33,000	\$28,798	-12.12%
Water Fees	\$1,500	\$0	\$1,560	100.00%
Sewer Fees	\$38,000	\$38,000	\$37,036	0.00%
CAM Fees	\$19,000	\$44,000	\$36,509	-56.82%
Rail Fees	\$140,000	\$145,000	\$141,748	-3.45%
TSA Reimbursement	\$0	\$117,000	\$42,350	-100.00%
Cities & Counties Fees	\$50,000	\$50,000	\$50,000	100.00%
Miscellaneous Income	\$55,000	\$45,000	\$67,088	22.22%
Total Operating Revenues	\$20,251,500	\$18,116,500	\$20,352,449	11.78%
Operating Expenses				
Salaries	\$2,310,500	\$2,153,000	\$1,941,339	7.32%
Fringe Benefits	\$1,403,000	\$1,307,000	\$1,165,811	7.35%
Unemployment	\$24,500	\$23,000	\$34	6.52%
Travel	\$10,500	\$10,500	\$7,645	0.00%
Training	\$57,500	\$70,000	\$58,734	-17.86%
Labor Consultants	\$11,000	\$11,000	\$67,250	0.00%
Janitorial Supplies & Service	\$749,000	\$720,500	\$737,392	3.96%
Electricity	\$396,500	\$409,500	\$387,136	-3.17%
Natural Gas	\$93,500	\$137,500	\$91,223	-32.00%
Water / Sewer	\$107,500	\$92,500	\$113,549	16.22%
Refuse	\$56,000	\$56,000	\$56,949	0.00%
Cable	\$2,500	\$2,500	\$2,546	0.00%
Propane	\$1,500	\$1,000	\$1,348	50.00%
Security / Fire Services	\$58,000	\$53,500	\$65,355	8.41%
Elevator Services	\$5,000	\$5,000	\$4,244	0.00%
Fuel	\$101,500	\$107,500	\$94,793	-5.58%
Maintenance Supplies	\$48,000	\$47,000	\$40,397	2.13%
Badging Equipment/Supplies	\$18,000	\$18,000	\$17,655	0.00%

**Port of Pasco
2025 Preliminary Budget**

Port & Airport	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Access Control Support	\$20,000	\$15,000	\$31,665	33.33%
Security Equipment	\$20,000	\$25,000	\$17,248	-20.00%
Consultants	\$71,000	\$74,000	\$186,184	-4.05%
Outside Contracted Services - ARFF & ER Response	\$1,205,500	\$1,099,000	\$1,102,687	9.69%
Outside Contracted Services - Parking Lot	\$695,000	\$600,000	\$616,756	100.00%
Telephone	\$18,500	\$15,500	\$23,479	19.35%
Property Insurance	\$694,500	\$646,000	\$630,281	7.51%
Taxes	\$21,500	\$57,500	\$36,378	-62.61%
Barge Slip Maintenance	\$16,000	\$10,500	\$476	52.38%
Building Maintenance & Supplies	\$400,000	\$341,000	\$521,661	17.30%
Water Maintenance	\$5,000	\$10,000	\$15,218	-50.00%
Sewer Maintenance	\$5,000	\$5,000	\$4,807	0.00%
Fire Maintenance	\$60,000	\$60,000	\$57,277	0.00%
Railroad Track Maintenance	\$29,000	\$29,000	\$24,032	0.00%
Road Maintenance	\$19,500	\$22,000	\$16,624	-11.36%
Lawns & Grounds	\$139,500	\$119,000	\$139,739	17.23%
Snow Removal	\$130,500	\$103,000	\$157,765	26.70%
Fences/Gates	\$10,000	\$10,000	\$5,753	0.00%
Lighting	\$19,500	\$20,000	\$20,170	-2.50%
Signs	\$20,000	\$20,000	\$20,998	0.00%
Pavement Maintenance	\$47,000	\$32,000	\$14,527	46.88%
Paint	\$65,000	\$65,000	\$66,335	0.00%
Wildlife	\$12,000	\$11,000	\$13,664	9.09%
Equipment Maintenance	\$216,500	\$298,000	\$197,573	-27.35%
Equipment Rental	\$24,500	\$26,500	\$22,613	-7.55%
Miscellaneous Expense	\$24,000	\$22,500	\$30,554	6.67%
Total Operating Expenses	\$9,443,000	\$8,961,500	\$8,827,866	5.37%
Total Administrative Expenses				
Office Expenses and Supplies	\$65,000	\$65,000	\$67,654	0.00%
Technical Support	\$99,000	\$90,000	\$93,478	10.00%
Legal Fees	\$80,000	\$80,000	\$70,279	0.00%
Consultants - Professional Services	\$10,000	\$10,000	\$15,806	0.00%
Consultants - Personal Services	\$65,000	\$80,000	\$35,810	-18.75%
Accounting	\$60,000	\$20,000	\$113,987	200.00%
Audit Costs	\$50,000	\$50,000	\$48,625	0.00%
Federal & State Representation	\$98,000	\$98,000	\$109,681	0.00%
Telephone	\$24,500	\$20,500	\$23,037	19.51%
Fuel	\$1,000	\$2,500	\$518	100.00%
Banquets & Meals	\$16,000	\$17,000	\$12,392	-5.88%
Advertising	\$95,000	\$63,500	\$66,545	49.61%
Advertising - Airline Incentive	\$150,000	\$150,000	\$150,000	100.00%
Port Website	\$14,000	\$7,000	\$7,000	100.00%
Marketing	\$374,500	\$245,000	\$232,278	52.86%
Beacon	\$34,000	\$33,000	\$34,200	3.03%
Economic Development	\$78,000	\$66,000	\$66,000	18.18%
Promotional/Hosting	\$40,500	\$40,500	\$40,401	0.00%
Meetings & Registrations	\$40,000	\$37,000	\$41,996	8.11%
Events	\$10,000	\$10,000	\$2,340	0.00%

**Port of Pasco
2025 Preliminary Budget**

Port & Airport	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Membership Dues & Fees	\$97,500	\$92,500	\$93,103	5.41%
Publications & Networks	\$7,000	\$7,000	\$6,342	0.00%
A & G Insurance	\$427,000	\$419,000	\$398,322	1.91%
Administrative Salaries	\$1,909,500	\$1,763,000	\$1,698,638	8.31%
A & G Fringe Benefits	\$903,000	\$859,500	\$744,717	5.06%
Unemployment	\$18,000	\$16,500	\$0	9.09%
Travel Related Expenses	\$75,000	\$83,000	\$75,935	-9.64%
Training	\$4,000	\$4,000	\$6,180	0.00%
Miscellaneous	\$5,000	\$5,000	\$4,714	0.00%
Total Administrative Expenses	\$4,850,500	\$4,434,500	\$4,259,975	9.38%
Total Operating & Admin Expenses	\$14,293,500	\$13,396,000	\$13,087,841	6.70%
Operating Net Income	\$5,958,000	\$4,720,500	\$7,264,608	26.22%
Nonoperating Revenue				
Interest Income	\$1,275,500	\$583,000	\$2,183,682	118.78%
Finance Charge	\$1,000	\$1,000	\$500	0.00%
Joint Venture - Petrichor	\$0	\$0	\$75,000	0.00%
Sale of Scrap	\$0	\$0	\$412	0.00%
Gain/Loss on Disposal of Property	\$0	\$0	\$0	0.00%
Insurance Settlements	\$500	\$500	\$476,134	0.00%
Contributions - County - .09 Funds (RIC Entryway)	\$0	\$165,000	\$1,165,000	-100.00%
Contributions - State (RIC Phase 1)	\$4,500,000	\$5,500,000	\$1,000,000	-18.18%
Contributions - Federal (RIC Last Mile)	\$3,000,000	\$3,400,000	\$400,000	100.00%
Contributions - CERB (BC Road/Taxi lane)	\$0	\$1,250,000	\$1,250,000	-100.00%
Contributions - AIP 57 Runway shift design	\$0	\$225,000	\$106,638	100.00%
Contributions - AIP 59 East GA Design 25%	\$0	\$210,000	\$210,385	100.00%
AIP 60 Runway Shift Construction	\$230,000	\$2,940,000	\$107,500	100.00%
AIP 61 SRE Environmental	\$6,955,000	\$14,832,000	\$3,669,787	100.00%
AIP 62 East GA Construction	\$2,665,000	\$6,230,000	\$2,271,423	100.00%
AIP 63 ARFF Truck East GA Construction	\$1,200,000	\$0	\$0	100.00%
Grants - AIP 52 (CARES 3)	\$1,551,000	\$2,800,000	\$1,772,265	-44.61%
Grants - SCASD Dallas	\$750,000	\$750,000	\$0	100.00%
Grants - State - Aerospace Manufacturing	\$0	\$100,000	\$0	-100.00%
Grants - CERB - RIC Rail	\$86,500	\$86,500	\$0	0.00%
Taxes	\$3,200,000	\$2,960,000	\$2,939,570	8.11%
Taxes - TIF	\$850,000	\$700,000	\$108,876	100.00%
PFC	\$1,850,000	\$1,650,000	\$1,844,104	12.12%
CFC	\$1,185,000	\$910,000	\$1,185,169	30.22%
Loan Repayment	\$162,000	\$162,000	\$162,000	0.00%
Miscellaneous	\$0	\$0	\$190,000	0.00%
Total Nonoperating Revenue	\$29,461,500	\$45,455,000	\$21,118,445	-35.19%
Nonoperating Expenses				
Amortization - 2014 Revenue Bond	(\$25,000)	(\$25,000)	(\$25,000)	0.00%
Amortization - 2020 G.O. Bond	(\$63,500)	(\$63,500)	(\$63,500)	0.00%
Interest Expense - 2009 CERB Loan	\$0	\$1,500	\$1,661	-100.00%
Interest Expense - G.O. Bond 2012	\$0	\$6,000	\$5,700	-100.00%
Interest Expense - 2013 HAEIFAC	7,500	10,000	9,689	-25.00%
Interest Expense - 2014 Revenue Bond	602,000	660,000	659,900	-8.79%

**Port of Pasco
2025 Preliminary Budget**

Port & Airport	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Interest Expense - Baker Boyer 2019	\$13,000	\$15,500	\$15,531	-16.13%
Interest Expense - HAEIF 2019	\$58,000	\$61,500	\$61,317	-5.69%
Interest Expense - 2020 LTGO	\$95,000	\$108,500	\$108,600	-12.44%
Interest Expense - 2022 LTGO TIF	\$365,000	\$290,000	\$227,531	25.86%
Interest Expense - CERB BC Road/Taxi lane	\$56,500	\$56,500	\$0	100.00%
Loan Repayment - 2020 City of Pasco	\$162,000	\$162,000	\$162,000	0.00%
Claims Costs	\$0	\$0	\$114,602	0.00%
SCASD - Dallas	\$750,000	\$750,000	\$0	100.00%
Aerospace Manufacturing Study	\$0	\$150,000	\$2,372	-100.00%
AG Innovation Center	\$0	\$0	\$190,000	0.00%
Soils Clean-Up	\$8,000	\$9,000	\$1,533	-11.11%
Lagoon Monitoring	\$60,000	\$0	\$0	100.00%
Election Expenses	\$40,000	\$0	\$0	100.00%
Miscellaneous	\$0	\$0	\$97	0.00%
Total Nonoperating Expenses	\$2,128,500	\$2,192,000	\$1,472,034	-2.90%
Nonoperating Income (Loss)	\$27,333,000	\$43,263,000	\$19,646,411	-36.82%
Net Income Before Depreciation	\$33,291,000	\$47,983,500	\$26,911,019	-30.62%
Depreciation Expense	\$9,200,000	\$8,250,000	\$9,200,000	11.52%
Net Income	\$24,091,000	\$39,733,500	\$17,711,019	-39.37%
Balance Sheet Transactions				
Loan Proceeds	\$488,750	\$11,104,750	\$10,408,810	-95.60%
Principle - G.O. Bond 2012	\$0	(\$190,000)	(\$190,000)	-100.00%
Principle - G.O. Bond 2020 - Refund 2010/LID	(\$350,000)	(\$335,000)	(\$345,000)	4.48%
Principle - Baker Boyer 2019 - RIC purchase	(\$102,413)	(\$97,392)	(\$97,392)	5.16%
Principle - 2014 Revenue Bond - Terminal Expansion	(\$1,225,000)	(\$1,110,555)	(\$1,165,000)	10.31%
Principle - CERB 2009 - Parsons Bldg.	\$0	(\$109,118)	(\$110,755)	-100.00%
Principle - CERB 2018 - Battelle	\$0	(\$73,570)	\$0	-100.00%
Principle - CERB BC Road/Taxi lane	(\$162,000)	\$0	\$0	100.00%
Principle - HAEIF 2013 - Airport Land	(\$73,800)	(\$71,445)	(\$73,590)	3.30%
Principle - HAEIF 2019 - RIC purchase	(\$95,504)	(\$89,545)	(\$92,306)	6.65%
Principle - G.O. Bond 2022 - TIF	(\$388,110)	(\$110,000)	(\$408,859)	252.83%
Principle - G.O. Bond 2022 - TIF - Prepayment	(\$96,890)	(\$300,000)	\$0	
Unavailable CFC \$	(\$1,098,000)	(\$763,000)	(\$1,278,429)	43.91%
Unavailable PFC \$	\$0	\$0	(\$610,525)	0.00%
Amortization Expense 2020 G.O. Bond	(\$63,500)	(\$63,500)	(\$63,500)	0.00%
Amortization - 2014 Revenue Bond	(\$25,000)	(\$25,000)	(\$25,000)	0.00%
Capital Projects - Grant Funded	(\$16,125,250)	(\$42,543,250)	(\$20,189,543)	-62.10%
Capital Projects	(\$8,449,180)	(\$11,382,287)	(\$10,430,757)	-25.77%
Total Balance Sheet Transactions	(\$27,765,897)	(\$46,158,911)	(\$24,671,845)	-39.85%
Increase (Decrease) in Cash				
Before Capital Projects Cash Funded	\$13,974,283	\$13,206,876	\$12,669,931	5.81%
After Capital Projects Cash Funded	\$5,525,103	\$1,824,589	\$2,239,174	202.81%
Increase (Decrease) in Cash w/out CARES				
Before Capital Projects Cash Funded	\$12,423,283	\$10,406,876	\$10,897,666	19.38%
After Capital Projects Cash Funded	\$3,974,103	(\$975,411)	\$466,909	-507.43%

Port

2025 Detailed Budget



**Port of Pasco
2025 Preliminary Budget**

Port	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Port Operating Revenues				
Port - Container Fees	\$40,000.00	\$40,000.00	\$71,751.42	0.00%
Port - Building Leases	\$873,500.00	\$972,000.00	\$897,668.11	-10.13%
Port - Warehouse Leases	\$3,764,000.00	\$3,420,000.00	\$3,886,559.27	10.06%
Port - Land Leases	\$681,000.00	\$601,000.00	\$737,655.12	13.31%
Port - Water Fees	\$29,000.00	\$33,000.00	\$28,797.77	-12.12%
Port - Electricity Fees	\$1,500.00	\$0.00	\$1,560.00	100.00%
Port - Sewer Fees	\$38,000.00	\$38,000.00	\$37,035.72	0.00%
Port - CAM Fees	\$19,000.00	\$44,000.00	\$36,508.52	-56.82%
Port - Rail Fees	\$140,000.00	\$145,000.00	\$141,747.92	-3.45%
Port Admin - Economic Development City of Pasco	\$50,000.00	\$50,000.00	\$50,000.00	0.00%
Port - Miscellaneous Income	\$500.00	\$500.00	\$10,273.02	0.00%
Total Port Operating Revenues	\$5,636,500	\$5,343,500	\$5,899,557	5.48%
Port Operating Expenses				
Port - Salaries	\$705,500	\$675,000	\$651,901	4.52%
Port - Fringe Benefits - FICA	\$63,000	\$61,000	\$62,751	3.28%
Port - Fringe Benefits - L&I	\$36,500	\$38,000	\$32,892	-3.95%
Port - Fringe Benefits - Retirement	\$71,000	\$73,000	\$65,894	-2.74%
Port - Fringe Benefits - DCP	\$30,500	\$30,000	\$14,842	1.67%
Port - Fringe Benefits - Health Insurance	\$309,500	\$290,000	\$276,739	6.72%
Port - Fringe Benefits - Vacation & Sick Accrual	\$1,000	\$1,000	\$1,000	0.00%
Port - Fringe Benefits - Uniforms	\$1,500	\$1,500	\$1,524	0.00%
Port - Unemployment	\$8,500	\$8,000	\$0	6.25%
Port - Travel	\$5,000	\$5,000	\$4,333	0.00%
Port - Training	\$12,500	\$25,000	\$12,146	-50.00%
Port - Labor Consultants	\$2,500	\$2,500	\$0	0.00%
Port - Janitorial Supplies & Service	\$24,000	\$20,500	\$21,939	17.07%
Port - Electricity	\$149,000	\$160,000	\$136,785	-6.88%
Port - Natural Gas	\$8,000	\$9,500	\$6,897	-15.79%
Port - Water / Sewer	\$46,000	\$37,500	\$47,422	22.67%
Port - Security / Fire Service	\$36,000	\$31,000	\$43,353	16.13%
Port - Refuse	\$9,500	\$9,500	\$9,703	0.00%
Port - Propane	\$1,500	\$500	\$1,348	200.00%
Port - Fuel	\$41,500	\$41,500	\$38,839	0.00%
Port - Maintenance Supplies	\$21,000	\$21,500	\$19,814	-2.33%
Port - Consultants	\$42,000	\$45,000	\$113,454	-6.67%
Port - Telephone	\$3,000	\$3,000	\$3,051	0.00%
Port - Property Insurance	\$429,500	\$391,000	\$386,709	9.85%
Port - Taxes	\$5,500	\$7,000	\$4,354	-21.43%
Port - Barge Slip Maintenance	\$16,000	\$10,500	\$476	52.38%
Port - Building Maintenance & Supplies	\$158,000	\$129,500	\$162,132	22.01%
Port - Water Maintenance	\$5,000	\$10,000	\$15,218	-50.00%
Port - Sewer Maintenance	\$5,000	\$5,000	\$4,807	0.00%
Port - Fire Maintenance	\$60,000	\$60,000	\$57,277	0.00%
Port - Railroad Track Maintenance	\$29,000	\$29,000	\$24,032	0.00%
Port - Road Maintenance	\$10,000	\$14,500	\$7,460	-31.03%
Port - Lawns & Grounds	\$81,000	\$68,500	\$70,429	18.25%
Port - Snow Removal	\$2,500	\$2,500	\$2,474	0.00%
Port - Lighting	\$2,000	\$2,000	\$2,007	0.00%
Port - Signs	\$10,000	\$10,000	\$1,500	0.00%

**Port of Pasco
2025 Preliminary Budget**

Port	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Port - Equipment Maintenance	\$26,500	\$25,000	\$28,999	6.00%
Port - Equipment Rental	\$500	\$2,500	\$500	-80.00%
Port - Miscellaneous Expense	\$13,000	\$10,500	\$22,011	23.81%
Total Port Operating Expenses	\$2,482,000	\$2,367,000	\$2,357,013	4.86%
Port Administration Expenses				
Port - Office Expenses and Supplies	\$30,000	\$30,000	\$29,777	0.00%
Port - Technical Support	\$46,000	\$45,000	\$42,633	2.22%
Port - Legal Fees	\$40,000	\$40,000	\$32,906	0.00%
Port - Consultants - Professional Services	\$5,000	\$5,000	\$9,438	0.00%
Port - Consultants - Personal Services	\$5,000	\$5,000	\$0	0.00%
Port - Accounting	\$25,000	\$10,000	\$47,911	150.00%
Port - Audit Costs	\$20,000	\$25,000	\$17,030	-20.00%
Port - Federal & State Representation	\$61,000	\$61,000	\$62,590	0.00%
Port - Telephone	\$10,500	\$9,500	\$10,732	10.53%
Port - Banquets & Meals	\$8,000	\$9,000	\$6,303	-11.11%
Port - Advertising	\$37,500	\$30,500	\$30,500	22.95%
Port - Port Website	\$14,000	\$7,000	\$7,000	100.00%
Port - Marketing	\$138,500	\$78,500	\$60,499	76.43%
Port - Newsletter	\$19,500	\$18,500	\$19,600	5.41%
Port - Economic Development	\$78,000	\$66,000	\$66,000	18.18%
Port - Promotional/Hosting	\$21,500	\$21,500	\$21,500	0.00%
Port - Meetings & Registrations	\$23,000	\$20,000	\$24,567	15.00%
Port - Events	\$10,000	\$10,000	\$2,340	0.00%
Port - Membership Dues & Fees	\$75,500	\$72,500	\$72,692	4.14%
Port - Publications & Networks	\$4,000	\$4,000	\$3,342	0.00%
Port - Insurance	\$164,500	\$161,000	\$152,266	2.17%
Port - Administrative Salaries	\$1,411,000	\$1,284,000	\$1,232,238	9.89%
Port - Benefits - FICA	\$102,500	\$94,000	\$96,013	9.04%
Port - Benefits - L&I	\$3,000	\$3,000	\$2,622	0.00%
Port - Benefits - Retirement	\$111,500	\$114,000	\$99,618	-2.19%
Port - Benefits - DCP	\$68,000	\$65,000	\$28,160	4.62%
Port - Benefits - Health Insurance	\$269,500	\$281,500	\$239,934	-4.26%
Port - Benefits - Car Allowance / Other	\$19,500	\$19,500	\$18,750	0.00%
Port - Benefits - Health Insurance Retirees	\$52,000	\$15,500	\$22,335	235.48%
Port - Unemployment	\$13,000	\$11,500	\$0	13.04%
Port - Travel Related Expenses	\$45,000	\$50,000	\$40,602	-10.00%
Port - Training	\$2,000	\$2,000	\$3,239	0.00%
Port - Miscellaneous	\$3,000	\$3,000	\$3,005	0.00%
Port - Airport Portion of Port Payroll	(\$906,000)	(\$787,000)	(\$751,114)	15.12%
Total Port Administration Expenses	\$2,030,500	\$1,885,000	\$1,755,026	7.72%
Total Port Operating & Administrative Expenses	\$4,512,500	\$4,252,000	\$4,112,039	6.13%
Port Operating Net Income	\$1,124,000	\$1,091,500	\$1,787,518	2.98%
Port Nonoperating Revenue				
Port - Interest Income - General Fund	\$750,000	\$200,000	\$1,008,918	275.00%
Port - Finance Charge- Accounts Rec.	\$500	\$500	\$300	100.00%
Port - Interest Income - Mar. Terminal	\$10,000	\$2,500	\$21,754	300.00%
Port - Joint Venture Petrichor	\$0	\$0	\$75,000	0.00%
Port - Insurance Settlements	\$0	\$0	\$109,602	0.00%

**Port of Pasco
2025 Preliminary Budget**

Port	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Port - Contributions - Federal - RIC Last Mile	\$3,000,000	\$3,400,000	\$400,000	100.00%
Port - Contributions - State of WA	\$4,500,000	\$5,500,000	\$1,000,000	-18.18%
Port - Contributions - CERB	\$86,500	\$86,500	\$0	0.00%
Port - Contributions - .09 Funds	\$0	\$165,000	\$1,165,000	-100.00%
Port - Property Taxes Levied	\$3,100,000	\$2,900,000	\$2,811,000	6.90%
Port - Property Taxes Levied TIF	\$850,000	\$700,000	\$108,876	21.43%
Port - Receipts in Lieu of Taxes	\$100,000	\$60,000	\$128,570	66.67%
Port - Loan Repayment - 2020 City of Pasco	\$162,000	\$162,000	\$162,000	0.00%
Port - Ag Innovation Center	\$0	\$0	\$190,000	0.00%
Total Port Nonoperating Revenue	\$12,559,000	\$13,176,500	\$7,181,019	-4.69%
Port Nonoperating Expenses				
Port - Amortization - 2020 G.O. Bond	(\$63,500)	(\$63,500)	(\$63,500)	0.00%
Port - Interest - 2009 CERB Loan	\$0	\$1,500	\$1,661	-100.00%
Port - Interest - G.O. Bond 2012	\$0	\$2,500	\$2,446	-100.00%
Port - Interest - BBB 2019 (RIC Land)	\$13,000	\$15,500	\$15,531	-16.13%
Port - Interest - HAEIF 2019	\$58,000	\$61,500	\$61,317	-5.69%
Port - Interest - 2020 LTGO	\$95,000	\$108,500	\$108,600	-12.44%
Port - Interest - 2022 LTGO TIF	\$365,000	\$290,000	\$227,531	25.86%
Port - Soils Clean-up	\$8,000	\$9,000	\$1,533	-11.11%
Port - Lagoon Monitoring	\$60,000	\$0	\$0	100.00%
Port - Election Expenses	\$40,000	\$0	\$0	100.00%
Port - Claims Costs	\$0	\$0	\$109,602	0.00%
Port - Ag Innovation Center	\$0	\$0	\$190,000	0.00%
Total Port Nonoperating Expenses	\$575,500	\$425,000	\$654,722	35.41%
Port Nonoperating Income (Loss)	\$11,983,500	\$12,751,500	\$6,526,297	-6.02%
Port Net Income	\$13,107,500	\$13,843,000	\$8,313,815	-5.31%
Port Balance Sheet Transactions				
Port - Debt Proceeds - TIF	\$0	\$9,120,000	\$6,658,810	-100.00%
Port - Debt Proceeds - CERB	\$488,750	\$488,750	\$0	100.00%
Port - Principle - 2009 CERB Loan	\$0	(\$109,118)	(\$110,755)	-100.00%
Port - Principle - G.O. Bond 2012	\$0	(\$79,971)	(\$79,971)	-100.00%
Port - Principle - BB B2019 (RIC Land)	(\$102,413)	(\$97,392)	(\$97,392)	5.16%
Port - Principle- HAEIF	(\$95,504)	(\$89,545)	(\$92,306)	6.65%
Port - Principle- GO 2020	(\$350,000)	(\$335,000)	(\$345,000)	4.48%
Port - Principle- GO 2022 TIF	(\$388,110)	(\$110,000)	(\$408,859)	252.83%
Port - Principle- GO 2022 TIF Prepayment	(\$96,890)	(\$300,000)	\$0	-67.70%
Port - Amortization Expense - 2020 G.O. Bond	\$63,500	\$63,500	\$63,500	0.00%
Port - Gain/(Loss) on Disposal	\$0	\$0	\$0	0.00%
Port - Capital Projects Grant/Debt Funded	(\$5,075,250)	(\$15,360,250)	(\$8,823,810)	-66.96%
Port - Capital Projects Cash Funded	(\$3,770,000)	(\$5,401,787)	(\$2,884,625)	-30.21%
Total Port Balance Sheet Transactions	(9,325,917)	(12,210,813)	(6,120,408)	-23.63%
Increase (Decrease) in Cash				
Before Capital Projects Cash Funded	\$7,551,583	\$7,033,974	\$5,078,032	7.36%
After Capital Projects Cash Funded	\$3,781,583	\$1,632,187	\$2,193,407	-131.69%

**Port of Pasco
2025 Preliminary Budget**

Big Pasco Industrial Center	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Big Pasco Industrial Center Revenue				
BPIC - Building Leases	\$595,000	\$690,000	\$612,961	-13.77%
BPIC - Warehouse Leases	\$3,764,000	\$3,420,000	\$3,886,559	10.06%
BPIC - Land Leases	\$560,000	\$500,000	\$599,929	12.00%
BPIC - Water Fees	\$25,000	\$30,000	\$25,041	-16.67%
BPIC - Electricity Fees	\$1,500	\$0	\$1,560	100.00%
BPIC - Sewer Fees	\$28,500	\$30,000	\$27,437	-5.00%
BPIC - CAM Fees	\$0	\$26,000	\$17,525	-100.00%
BPIC - Rail Fees	\$48,000	\$53,000	\$49,136	-9.43%
BPIC - Miscellaneous Income	\$0	\$0	\$9,823	0.00%
Total Big Pasco Industrial Center Revenue	\$5,022,000	\$4,749,000	\$5,229,972	5.75%
Big Pasco Industrial Center Expenses				
BPIC - Electricity	\$110,000	\$120,000	\$98,942	-8.33%
BPIC - Water / Sewer	\$35,000	\$35,000	\$35,452	0.00%
BPIC - Security / Fire Service	\$25,000	\$20,000	\$23,313	25.00%
BPIC - Fuel	\$1,500	\$1,500	\$0	0.00%
BPIC - Maintenance Supplies	\$500	\$500	\$499	0.00%
BPIC - Consultants	\$7,000	\$10,000	\$40,000	-30.00%
BPIC - Property Insurance	\$336,000	\$299,000	\$296,312	12.37%
BPIC - General Taxes	\$500	\$500	\$469	0.00%
BPIC - Excise Taxes	\$1,500	\$2,500	\$1,369	-40.00%
BPIC - Building Maintenance	\$10,000	\$10,000	\$13,576	0.00%
BPIC - Building Maintenance - Warehouse	\$65,000	\$65,000	\$64,410	0.00%
BPIC - Building Maintenance - T1-2010	\$50,000	\$25,000	\$53,047	100.00%
BPIC - Building Maintenance - 1740 Dock	\$3,500	\$0	\$3,634	0.00%
BPIC - Water Maintenance	\$5,000	\$10,000	\$15,218	-50.00%
BPIC - Sewer Maintenance	\$5,000	\$5,000	\$4,807	0.00%
BPIC - Fire Maintenance	\$60,000	\$60,000	\$57,277	0.00%
BPIC - Railroad Track Maintenance	\$20,000	\$20,000	\$15,732	0.00%
BPIC - Road Maintenance	\$7,000	\$11,000	\$6,960	-36.36%
BPIC - Lawns & Grounds	\$5,000	\$7,000	\$4,641	-28.57%
BPIC - Snow Removal	\$2,000	\$2,000	\$1,974	0.00%
BPIC - Lighting	\$1,500	\$1,000	\$1,507	50.00%
BPIC - Signs	\$1,500	\$1,500	\$1,500	0.00%
BPIC - Equipment Rental	\$0	\$2,000	\$0	-100.00%
BPIC - Miscellaneous	\$500	\$500	\$551	0.00%
BPIC - Maintenance Allocation	\$1,276,650	\$1,236,600	\$1,156,839	3.24%
BPIC - Overhead Allocations	\$1,584,400	\$1,468,000	\$1,364,021	7.93%
Total Big Pasco Industrial Center Expenses	\$3,614,050	\$3,413,600	\$3,262,050	5.87%
Total Big Pasco Operating Net Income (Loss)	\$1,407,950	\$1,335,400	\$1,967,922	5.43%

**Port of Pasco
2025 Preliminary Budget**

Container Terminal	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Container Terminal Revenue				
Container Terminal - Container & Barge Fees	\$40,000	\$40,000	\$71,751	0.00%
Container Terminal - Land Leases	\$58,000	\$40,000	\$56,274	45.00%
Container Terminal - Water Fees	\$500	\$0	\$207	100.00%
Container Terminal - Sewer Fees	\$500	\$0	\$555	100.00%
Container Terminal - Rail Fees	\$47,000	\$47,000	\$47,640	0.00%
Total Container Terminal Revenue	\$146,000	\$127,000	\$176,426	14.96%
Container Terminal Expenses				
Container Terminal - Electricity	\$3,000	\$3,000	\$3,080	0.00%
Container Terminal - Property Insurance	\$25,500	\$24,000	\$24,079	6.25%
Container Terminal - Excise Taxes	\$500	\$1,000	\$362	-50.00%
Container Terminal - Marine & Barge Slip Maintenan	\$6,000	\$500	\$476	1100.00%
Container Terminal - Building Maintenance & Supplie	\$2,000	\$2,000	\$1,250	0.00%
Container Terminal - Railroad Track Maintenance	\$1,000	\$1,000	\$2,500	0.00%
Container Terminal - Road Maintenance	\$500	\$500	\$250	0.00%
Container Terminal - Miscellaneous	\$500	\$500	\$500	0.00%
Container Terminal - Maintenance Allocation	\$42,555	\$41,220	\$38,561	3.24%
Container Terminal - Overhead Allocations	\$59,415	\$55,050	\$51,151	7.93%
Total Container Terminal Expenses	\$140,970	\$128,770	\$122,210	9.47%
Container Terminal Operating Net Income (Loss)	\$5,030	(\$1,770)	\$54,217	384.18%

**Port of Pasco
2025 Preliminary Budget**

Osprey Pointe	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Osprey Pointe Revenue				
Osprey Pointe - Building Leases	\$233,500	\$230,000	\$235,693	1.52%
Osprey Pointe - Land Leases	\$14,000	\$12,000	\$14,044	16.67%
Osprey Pointe - CAM	\$19,000	\$18,000	\$18,984	5.56%
Osprey Pointe - Water	\$3,500	\$3,000	\$3,550	16.67%
Osprey Pointe - Sewer	\$6,000	\$5,000	\$5,699	20.00%
Osprey Pointe - Electricity	\$3,000	\$3,000	\$3,345	0.00%
Osprey Pointe - Miscellaneous Income	\$500	\$500	\$450	0.00%
Total Osprey Pointe Revenue	\$279,500	\$271,500	\$281,765	2.95%
Osprey Pointe Expenses				
Osprey Pointe - Janitorial Supplies & Service	\$18,000	\$18,000	\$16,433	0.00%
Osprey Pointe - Electricity	\$23,000	\$25,000	\$22,485	-8.00%
Osprey Pointe - Natural Gas	\$5,000	\$5,000	\$4,140	0.00%
Osprey Pointe - Water / Sewer	\$10,000	\$2,500	\$10,797	300.00%
Osprey Pointe - Refuse	\$3,000	\$3,000	\$3,190	0.00%
Osprey Pointe - Security / Fire Service	\$6,000	\$6,000	\$5,838	0.00%
Osprey Pointe - Elevator Service	\$5,000	\$5,000	\$14,203	0.00%
Osprey Pointe - Maintenance Supplies	\$500	\$1,000	\$500	-50.00%
Osprey Pointe - Consultants	\$10,000	\$10,000	\$46,224	0.00%
Osprey Pointe - Property Insurance	\$25,500	\$23,000	\$22,649	10.87%
Osprey Pointe - General Taxes	\$500	\$500	\$484	0.00%
Osprey Pointe - Excise Taxes	\$500	\$500	\$564	0.00%
Osprey Pointe - Building Maintenance	\$12,000	\$12,000	\$12,579	0.00%
Osprey Pointe - Building Maintenance Boiler	\$7,000	\$7,000	\$6,561	0.00%
Osprey Pointe - Building Maintenance Admin	\$500	\$500	\$81	0.00%
Osprey Pointe - Pest Control	\$2,000	\$2,000	\$1,812	0.00%
Osprey Pointe - Road Maintenance	\$2,000	\$2,000	\$0	0.00%
Osprey Pointe - Lawns & Grounds	\$40,000	\$30,000	\$37,471	33.33%
Osprey Pointe - Snow Removal	\$500	\$500	\$500	0.00%
Osprey Pointe - Lighting	\$500	\$1,000	\$500	-50.00%
Osprey Pointe - Signs	\$500	\$500	\$0	0.00%
Osprey Pointe - Miscellaneous	\$7,500	\$500	\$17,500	1400.00%
Osprey Pointe - Maintenance Expense Allocated	\$70,925	\$68,700	\$64,269	3.24%
Osprey Pointe - Overhead Allocation	\$59,415	\$55,050	\$51,151	7.93%
Total Osprey Pointe Expenses	\$309,840	\$279,250	\$339,930	10.95%
Osprey Pointe Operating Net Income (Loss)	(\$30,340)	(\$7,750)	(\$58,166)	-291.48%

**Port of Pasco
2025 Preliminary Budget**

The Wharf	2025 Budget	2024 Budget	2024 Projected	Budget Variance
The Wharf Revenue				
The Wharf - Building Leases	\$45,000	\$52,000	\$49,014	-13.46%
The Wharf - Land Leases	\$5,000	\$5,000	\$23,013	0.00%
Total Wharf Revenue	\$50,000	\$57,000	\$72,027	-12.28%
The Wharf Expenses				
The Wharf - Electricity	\$1,000	\$0	\$888	100.00%
The Wharf - Water	\$1,000	\$0	\$1,173	100.00%
The Wharf - Consultants	\$5,000	\$5,000	\$5,000	0.00%
The Wharf - Property Insurance	\$32,500	\$30,500	\$30,486	6.56%
The Wharf - Excise Taxes	\$1,000	\$1,000	\$1,106	0.00%
The Wharf - Marine & Barge Slip Maintenance	\$10,000	\$10,000	\$0	0.00%
The Wharf - Building Maintenance	\$1,000	\$1,000	\$1,318	0.00%
The Wharf - Road Maintenance	\$500	\$1,000	\$250	-50.00%
The Wharf - Lawns & Grounds	\$500	\$1,000	\$250	-50.00%
The Wharf - Miscellaneous	\$500	\$500	\$500	0.00%
The Wharf - Maintenance Allocation	\$28,370	\$27,480	\$25,708	3.24%
The Wharf - Overhead Allocations	\$39,610	\$36,700	\$34,101	7.93%
Total Wharf Expenses	\$120,980	\$114,180	\$100,779	5.96%
The Wharf Operating Net Income (Loss)	(\$70,980)	(\$57,180)	(\$28,752)	-24.13%

**Port of Pasco
2025 Preliminary Budget**

Pasco Processing Center	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Pasco Processing Center Revenue				
PPC - Rail Fees	\$45,000	\$45,000	\$44,972	0.00%
Total Pasco Processing Center Revenue	\$45,000	\$45,000	\$44,972	0.00%
Pasco Processing Center Expenses				
PPC - Property Insurance	\$0	\$0	\$1,106	0.00%
PPC - Excise Taxes	\$1,000	\$1,000	\$0	0.00%
PPC - Rail Maintenance	\$8,000	\$8,000	\$5,800	0.00%
PPC - Miscellaneous	\$500	\$500	\$0	0.00%
Total Pasco Processing Center Expenses	\$9,500	\$9,500	\$6,906	0.00%
PPC Operating Net Income (Loss)	\$35,500	\$35,500	\$38,066	0.00%

**Port of Pasco
2025 Preliminary Budget**

Reimann Industrial Center	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Reimann Industrial Center Revenue				
Riemann Industrial Center - Land Leases	\$44,000	\$44,000	\$44,395	0.00%
Total Reimann Industrial Center Revenue	\$44,000	\$44,000	\$44,395	0.00%
Reimann Industrial Center Expenses				
Riemann Industrial Center - Consultants	\$20,000	\$20,000	\$22,230	0.00%
Riemann Industrial Center - Property Insurance	\$500	\$3,500	\$2,331	-85.71%
Riemann Industrial Center - Signs	\$8,000	\$8,000	\$0	0.00%
Riemann Industrial Center - Miscellaneous	\$1,000	\$5,000	\$1,000	-80.00%
Riemann Industrial Center - Overhead Allocations	\$39,610	\$36,700	\$34,101	7.93%
Total Reimann Industrial Center Expenses	\$69,110	\$73,200	\$59,662	-5.59%
RIC Operating Net Income (Loss)	(\$25,110)	(\$29,200)	(\$15,267)	14.01%

**Port of Pasco
2025 Preliminary Budget**

Port Maintenance Department	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Port Maintenance Expenses				
Port Maintenance - Salaries	\$825,500	\$795,000	\$808,766	3.84%
Port Maintenance - Salaries - Capital	(\$120,000)	(\$120,000)	(\$156,865)	0.00%
Port Maintenance - Benefits - FICA	\$63,000	\$61,000	\$62,751	3.28%
Port Maintenance - Benefits - L&I	\$36,500	\$38,000	\$32,892	-3.95%
Port Maintenance - Benefits - Retirement	\$71,000	\$73,000	\$65,894	-2.74%
Port Maintenance - Benefits - DCP	\$30,500	\$30,000	\$14,842	1.67%
Port Maintenance - Benefits - Health Insurance	\$309,500	\$290,000	\$276,739	6.72%
Port Maintenance - Benefits - Vac & Sick	\$1,000	\$1,000	\$1,000	0.00%
Port Maintenance - Benefits - Uniforms	\$1,500	\$1,500	\$1,524	0.00%
Port Maintenance - Unemployment (1% Salaries)	\$8,500	\$8,000	\$0	6.25%
Port Maintenance - Travel	\$5,000	\$5,000	\$4,333	0.00%
Port Maintenance - Training	\$12,500	\$25,000	\$12,146	-50.00%
Port Maintenance - Labor Consultants	\$2,500	\$2,500	\$0	0.00%
Port Maintenance - Janitorial Supplies & Service	\$6,000	\$2,500	\$5,506	140.00%
Port Maintenance - Utilities - Electricity	\$12,000	\$12,000	\$11,389	0.00%
Port Maintenance - Utilities - Natural Gas	\$3,000	\$4,500	\$2,757	-33.33%
Port Maintenance - Utilities - Refuse	\$6,500	\$6,500	\$6,512	0.00%
Port Maintenance - Utilities - Propane	\$1,500	\$500	\$1,348	200.00%
Port Maintenance - Fuel	\$40,000	\$40,000	\$38,839	0.00%
Port Maintenance - Maintenance supplies	\$20,000	\$20,000	\$18,815	0.00%
Port Maintenance - Telephone	\$3,000	\$3,000	\$3,051	0.00%
Port Maintenance - Property Insurance	\$9,500	\$11,000	\$9,746	-13.64%
Port Maintenance - Building Maintenance	\$5,000	\$5,000	\$3,864	0.00%
Port Maintenance - Lawns & Grounds	\$500	\$500	\$250	0.00%
Port Maintenance - Weed Control	\$35,000	\$30,000	\$27,817	16.67%
Port Maintenance - Equipment Maintenance	\$20,000	\$20,000	\$20,977	0.00%
Port Maintenance - Vehicle Maintenance	\$6,500	\$5,000	\$8,022	30.00%
Port Maintenance - Equipment Rental	\$500	\$500	\$500	0.00%
Port Maintenance - Miscellaneous	\$2,500	\$3,000	\$1,960	-16.67%
Port Maintenance - Expense Allocated	(\$1,418,500)	(\$1,374,000)	(\$1,285,377)	3.24%
Total Port Maintenance Expense	\$0	\$0	\$0	0.00%
Port Maintenance Operating Net Income (Loss)	\$0	\$0	\$0	0.00%

**Port of Pasco
2025 Preliminary Budget**

Port Administration	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Administration Revenues				
Port Admin - Economic Development City of Pasco	\$50,000	\$50,000	\$50,000	0.00%
Total Administration Revenues	\$50,000	\$50,000	\$50,000	0.00%
Port Administration Expenses				
Port Admin - Office Expenses and Supplies	\$30,000	\$30,000	\$29,777	0.00%
Port Admin - Technical Support	\$46,000	\$45,000	\$42,633	2.22%
Port Admin - Legal Fees	\$40,000	\$40,000	\$32,906	0.00%
Port Admin - Consultants - Professional Services	\$5,000	\$5,000	\$9,438	0.00%
Port Admin - Consultants - Personal Services	\$5,000	\$5,000	\$0	0.00%
Port Admin - Accounting	\$25,000	\$10,000	\$47,911	150.00%
Port Admin - Audit Costs	\$20,000	\$25,000	\$17,030	-20.00%
Port Admin - Federal Representation	\$25,000	\$25,000	\$26,590	0.00%
Port Admin - State Representation	\$36,000	\$36,000	\$36,000	0.00%
Port Admin - Telephone	\$10,500	\$9,500	\$10,732	10.53%
Port Admin - Banquets & Meals	\$8,000	\$9,000	\$6,303	-11.11%
Port Admin - Tenant Appreciation/Retention	\$16,500	\$16,500	\$16,500	0.00%
Port Admin - Advertising	\$37,500	\$30,500	\$30,500	22.95%
Port Admin - Port Website	\$14,000	\$7,000	\$7,000	100.00%
Port Admin - Marketing	\$109,500	\$70,000	\$52,000	56.43%
Port Admin - Marketing Misc.	\$29,000	\$8,500	\$8,500	241.18%
Port Admin - Newsletter	\$19,500	\$18,500	\$19,600	5.41%
Port Admin - Economic Development	\$78,000	\$66,000	\$66,000	18.18%
Port Admin - Promotional/Hosting	\$5,000	\$5,000	\$5,000	0.00%
Port Admin - Meetings & Registrations	\$23,000	\$20,000	\$24,567	15.00%
Port Admin - Events	\$10,000	\$10,000	\$2,340	0.00%
Port Admin - Membership Dues & Fees	\$75,500	\$72,500	\$72,692	4.14%
Port Admin - Publications & Networks	\$4,000	\$4,000	\$3,342	0.00%
Port Admin - A & G Insurance	\$164,500	\$161,000	\$152,266	2.17%
Port Admin - Administrative Salaries	\$1,312,000	\$1,185,000	\$1,151,834	10.72%
Port Admin - Commission Salaries	\$99,000	\$99,000	\$80,404	0.00%
Port Admin - Benefits - FICA	\$102,500	\$94,000	\$96,013	9.04%
Port Admin - Benefits - L&I	\$3,000	\$3,000	\$2,622	0.00%
Port Admin - Benefits - Retirement	\$111,500	\$114,000	\$99,618	-2.19%
Port Admin - Benefits - DCP	\$68,000	\$65,000	\$28,160	4.62%
Port Admin - Benefits - Health Insurance	\$269,500	\$281,500	\$239,934	-4.26%
Port Admin - Benefits - Car Allowance/Other	\$18,000	\$18,000	\$18,000	0.00%
Port Admin - Benefits - Health Insurance Retirees	\$52,000	\$15,500	\$22,335	235.48%
Port Admin - Benefits - Uniforms	\$1,500	\$1,500	\$750	0.00%
Port Admin - Unemployment (1%)	\$13,000	\$11,500	\$0	13.04%
Port Admin - Travel Related Expenses	\$35,000	\$35,000	\$30,547	0.00%
Port Admin - Marketing Travel & Expenses	\$10,000	\$15,000	\$10,054	-33.33%
Port Admin - Training	\$2,000	\$2,000	\$3,239	0.00%
Port Admin - Miscellaneous	\$3,000	\$3,000	\$3,005	0.00%
Port Admin - Airport Portion of Port Payroll	(\$906,000)	(\$787,000)	(\$751,114)	15.12%
Port Admin - Overhead Allocations	(\$1,782,450)	(\$1,651,500)	(\$1,534,524)	7.93%
Total Port Administration Expenses	\$248,050	\$233,500	\$220,503	6.23%
Port Administration Operating Net Income (Loss)	(\$198,050)	(\$183,500)	(\$170,503)	7.93%

**Port of Pasco
2025 Preliminary Budget**

Port Nonoperating	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Port Nonoperating Income				
Port Nonoperating - Interest Income - General Fund	\$750,000	\$200,000	\$1,008,918	275.00%
Port Nonoperating - Finance Charge- Accounts Rec.	\$500	\$500	\$300	0.00%
Port Nonoperating - Interest Income - Mar. Terminal	\$10,000	\$2,500	\$21,754	300.00%
Port Nonoperating - Joint Venture Petrichor	\$0	\$0	\$75,000	0.00%
Port Nonoperating - Insurance Settlements	\$0	\$0	\$109,602	0.00%
Port Nonoperating - Contributions - State of WA	\$4,500,000	\$5,500,000	\$1,000,000	-18.18%
Port Nonoperating - Contributions - CERB	\$86,500	\$86,500	\$0	0.00%
Port Nonoperating - Contributions - RIC Last Mile	\$3,000,000	\$3,400,000	\$400,000	-11.76%
Port Nonoperating - Contributions - .09 Funds	\$0	\$165,000	\$1,165,000	0.00%
Port Nonoperating - Property Taxes Levied	\$3,100,000	\$2,900,000	\$2,811,000	6.90%
Port Nonoperating - Property Taxes Levied TIF	\$850,000	\$700,000	\$108,876	21.43%
Port Nonoperating - Receipts in Lieu of Taxes	\$100,000	\$60,000	\$128,570	66.67%
Port Nonoperating - Loan Repayment - Argent Rd.	\$162,000	\$162,000	\$162,000	0.00%
Port Nonoperating - Miscellaneous Revenue	\$0	\$0	\$190,000	0.00%
Total Port Nonoperating Income	\$12,559,000	\$13,176,500	\$7,181,019	-4.69%
Port Nonoperating Expenses				
Port Nonoperating - Amortization - 2020 G.O. Bond	(\$63,500)	(\$63,500)	(\$63,500)	0.00%
Port Nonoperating - Interest - 2009 CERB Loan	\$0	\$1,500	\$1,661	-100.00%
Port Nonoperating - Interest - G.O. Bond 2012	\$0	\$2,500	\$2,446	-100.00%
Port Nonoperating - Interest - Baker Boyer 2019	\$13,000	\$15,500	\$15,531	-16.13%
Port Nonoperating - Interest - HAEIF 2019	\$58,000	\$61,500	\$61,317	-5.69%
Port Nonoperating - Interest - 2020 LTGO	\$95,000	\$108,500	\$108,600	-12.44%
Port Nonoperating - Interest - 2022 LTGO TIF	\$365,000	\$290,000	\$227,531	25.86%
Port Nonoperating - Soils Clean-up	\$8,000	\$9,000	\$1,533	-11.11%
Port Nonoperating - Lagoon Monitoring	\$60,000	\$0	\$0	100.00%
Port Nonoperating - Election Expenses	\$40,000	\$0	\$0	100.00%
Port Nonoperating - Claims Costs	\$0	\$0	\$109,602	0.00%
Port Nonoperating - Ag Innovation Center	\$0	\$0	\$190,000	0.00%
Total Port Nonoperating Expenses	\$575,500	\$425,000	\$654,722	35.41%
Port Nonoperating Income (Loss)	\$11,983,500	\$12,751,500	\$6,526,297	-6.02%

Tri-Cities Airport

2025 Detailed Budget



**Port of Pasco
2025 Preliminary Budget**

Airport	2025 Budget	2024 Budget	2024 Projected	Budget Variance
TCA Operating Revenues				
TCA - Landing Fees	\$2,210,000	\$1,898,000	\$2,152,325	16.44%
TCA - Aviation Fuel Flowage Fees	\$25,000	\$25,000	\$27,717	0.00%
TCA - Land Leases	\$889,500	\$814,500	\$869,831	9.21%
TCA - Warehouse Leases	\$29,000	\$29,000	\$30,398	0.00%
TCA - Hangar Leases	\$422,000	\$418,000	\$418,740	0.96%
TCA - Building Leases	\$510,000	\$531,000	\$549,491	-3.95%
TCA - Airline Income	\$3,098,000	\$2,765,000	\$2,713,366	12.04%
TCA - Car Rentals	\$2,042,000	\$1,892,000	\$2,137,920	7.93%
TCA - Restaurant	\$250,000	\$190,000	\$315,595	31.58%
TCA - Terminal Office Space	\$165,000	\$160,000	\$167,127	3.13%
TCA - Advertising Income	\$30,000	\$40,000	\$29,731	-25.00%
TCA - Hotel Income	\$50,000	\$60,000	\$47,396	-16.67%
TCA - ARFF Reimbursement	\$25,000	\$25,000	\$35,670	0.00%
TCA - Terminal Parking Lot	\$4,800,000	\$3,750,000	\$4,843,166	28.00%
TCA - Fingerprinting/Badging Fees	\$15,000	\$14,000	\$15,255	7.14%
TCA - TSA Reimbursement	\$0	\$117,000	\$42,350	-100.00%
TCA - Ground Transportation	\$50,000	\$40,000	\$50,433	25.00%
TCA - Miscellaneous Income	\$4,500	\$4,500	\$6,383	0.00%
Total TCA Operating Revenues	\$14,615,000	\$12,773,000	\$14,452,892	14.42%
TCA Operating Expenses				
TCA - Salaries	\$1,605,000	\$1,478,000	\$1,289,438	8.59%
TCA - Benefits - FICA	\$123,000	\$113,000	\$99,095	8.85%
TCA - Benefits - L&I	\$61,000	\$59,500	\$46,724	2.52%
TCA - Benefits - Retirement	\$133,000	\$128,000	\$111,251	3.91%
TCA - Benefits - DCP	\$60,500	\$55,000	\$28,692	10.00%
TCA - Benefits - Health Insurance	\$501,500	\$446,000	\$414,845	12.44%
TCA - Benefits - Vacation & Sick Accrual	\$2,500	\$2,500	\$2,000	0.00%
TCA - Benefits - Uniforms	\$8,500	\$8,500	\$7,561	0.00%
TCA - Unemployment	\$16,000	\$15,000	\$34	6.67%
TCA - Travel	\$5,500	\$5,500	\$3,312	0.00%
TCA - Training	\$45,000	\$45,000	\$46,588	0.00%
TCA - Labor Consultants	\$8,500	\$8,500	\$67,250	0.00%
TCA - Janitorial Supplies & Service	\$725,000	\$700,000	\$715,453	3.57%
TCA - Electricity	\$247,500	\$249,500	\$250,351	-0.80%
TCA - Natural Gas	\$85,500	\$128,000	\$84,326	-33.20%
TCA - Water / Sewer	\$61,500	\$55,000	\$66,127	11.82%
TCA - Refuse	\$46,500	\$46,500	\$47,247	0.00%
TCA - Cable	\$2,500	\$2,500	\$2,546	0.00%
TCA - Propane	\$0	\$500	\$0	-100.00%
TCA - Security / Fire Service	\$22,000	\$22,500	\$22,002	-2.22%
TCA - Elevator Service	\$5,000	\$5,000	\$4,244	0.00%
TCA - Fuel	\$60,000	\$66,000	\$55,953	-9.09%
TCA - Maintenance Supplies	\$27,000	\$25,500	\$20,583	5.88%
TCA - Badging Equipment/Supplies	\$18,000	\$18,000	\$17,655	0.00%
TCA - Access Control Support	\$20,000	\$15,000	\$31,665	33.33%
TCA - Security Equipment	\$20,000	\$25,000	\$17,248	-20.00%
TCA - Consultants	\$29,000	\$29,000	\$72,731	0.00%

**Port of Pasco
2025 Preliminary Budget**

Airport	2025 Budget	2024 Budget	2024 Projected	Budget Variance
TCA - Outside Services (ARFF/Dispatch)	\$1,205,500	\$1,099,000	\$1,102,687	9.69%
TCA - Parking Lot Contract	\$505,000	\$600,000	\$448,466	-15.83%
TCA - Parking Lot Credit Card Fees	\$130,000	\$0	\$115,985	100.00%
TCA - Parking Lot Operating Costs	\$35,000	\$0	\$31,197	100.00%
TCA - Telephone	\$15,500	\$12,500	\$20,428	24.00%
TCA - Property Insurance	\$265,000	\$255,000	\$243,572	3.92%
TCA - Taxes	\$16,000	\$50,500	\$32,024	-68.32%
TCA - Taxes - Parking Lot	\$25,000	\$0	\$21,108	100.00%
TCA - Building Maintenance & Supplies	\$237,000	\$208,000	\$348,619	13.94%
TCA - Pest Control - Building Maintenance	\$5,000	\$3,500	\$10,911	42.86%
TCA - Road Maintenance	\$9,500	\$7,500	\$9,165	26.67%
TCA - Lawns & Grounds	\$58,500	\$50,500	\$69,310	15.84%
TCA - Snow Removal	\$128,000	\$100,500	\$155,291	27.36%
TCA - Fences/Gates	\$10,000	\$10,000	\$5,753	0.00%
TCA - Lighting	\$17,500	\$18,000	\$18,163	-2.78%
TCA - Signs	\$10,000	\$10,000	\$19,498	0.00%
TCA - Pavement Maintenance	\$47,000	\$32,000	\$14,527	46.88%
TCA - Paint	\$65,000	\$65,000	\$66,335	0.00%
TCA - Wildlife	\$12,000	\$11,000	\$13,664	9.09%
TCA - Equipment Maintenance	\$190,000	\$273,000	\$168,574	-30.40%
TCA - Equipment Rental	\$24,000	\$24,000	\$22,113	0.00%
TCA - Miscellaneous Expense	\$11,000	\$12,000	\$8,543	-8.33%
Total TCA Operating Expenses	\$6,961,000	\$6,594,500	\$6,470,853	5.56%
Total TCA Administrative Expenses				
TCA - Office Expenses and Supplies	\$35,000	\$35,000	\$37,876	0.00%
TCA - Technical Support	\$53,000	\$45,000	\$50,845	17.78%
TCA - Legal Fees	\$40,000	\$40,000	\$37,373	0.00%
TCA - Consultants - Professional Services	\$5,000	\$5,000	\$6,368	0.00%
TCA - Consultants - Personal Services	\$35,000	\$35,000	\$34,710	0.00%
TCA - Air Service Development	\$25,000	\$40,000	\$1,100	-37.50%
TCA - Accounting	\$35,000	\$10,000	\$66,076	250.00%
TCA - Audit Costs	\$30,000	\$25,000	\$31,595	20.00%
TCA - Federal & State Representation	\$37,000	\$37,000	\$47,090	0.00%
TCA - Telephone	\$14,000	\$11,000	\$12,306	27.27%
TCA - Fuel	\$1,000	\$2,500	\$518	100.00%
TCA - Banquets & Meals	\$8,000	\$8,000	\$6,089	0.00%
TCA - Advertising	\$57,500	\$33,000	\$36,045	74.24%
TCA - Advertising - Airline Incentive	\$150,000	\$150,000	\$150,000	100.00%
TCA - Marketing	\$226,500	\$159,500	\$159,500	42.01%
TCA - Marketing Misc.	\$9,500	\$7,000	\$12,279	35.71%
TCA - Beacon	\$14,500	\$14,500	\$14,600	0.00%
TCA - Promotional/Hosting	\$19,000	\$19,000	\$18,900	0.00%
TCA - Meetings & Registrations	\$17,000	\$17,000	\$17,429	0.00%
TCA - Membership Dues & Fees	\$22,000	\$20,000	\$20,411	10.00%
TCA - Publications & Networks	\$3,000	\$3,000	\$3,000	0.00%
TCA - Insurance	\$262,500	\$258,000	\$246,056	1.74%
TCA - Salaries	\$498,500	\$479,000	\$466,400	4.07%
TCA - Benefits - FICA	\$38,000	\$37,000	\$36,454	2.70%

**Port of Pasco
2025 Preliminary Budget**

Airport	2025 Budget	2024 Budget	2024 Projected	Budget Variance
TCA - Benefits - L&I	\$1,500	\$1,500	\$1,113	0.00%
TCA - Benefits - Retirement	\$45,000	\$46,000	\$49,630	-2.17%
TCA - Benefits - DCP	\$19,500	\$19,000	\$13,802	2.63%
TCA - Benefits - Health Insurance	\$153,500	\$145,000	\$118,719	5.86%
TCA - Benefits - Car Allowance/Other	\$6,500	\$6,500	\$6,675	0.00%
TCA - Benefits - Health Insurance Retirees	\$13,000	\$12,000	\$10,894	8.33%
TCA - Unemployment	\$5,000	\$5,000	\$0	0.00%
TCA - Travel Related Expenses	\$30,000	\$33,000	\$35,333	-9.09%
TCA - Training	\$2,000	\$2,000	\$2,941	0.00%
TCA - Miscellaneous	\$2,000	\$2,000	\$1,709	0.00%
TCA - A & G Port Portion	\$906,000	\$787,000	\$751,114	15.12%
Total TCA Administrative Expenses	\$2,820,000	\$2,549,500	\$2,504,949	10.61%
Total TCA Operating & Admin Expenses	\$9,781,000	\$9,144,000	\$8,975,802	6.97%
TCA Operating Net Income	\$4,834,000	\$3,629,000	\$5,477,090	33.20%
TCA Nonoperating Revenue				
TCA - Interest Income	\$425,000	\$350,000	\$826,116	21.43%
TCA - Finance Charge	\$500	\$500	\$200	0.00%
TCA - Interest Income - PFC	\$500	\$500	\$56,636	0.00%
TCA - Interest Income - CFC	\$90,000	\$30,000	\$270,259	200.00%
TCA - Insurance Settlements	\$500	\$500	\$366,532	0.00%
TCA - CERB (BC Road/Taxi Lane)	\$0	\$1,250,000	\$1,250,000	-100.00%
TCA - AIP 57 Runway shift design	\$0	\$225,000	\$106,638	-100.00%
TCA - AIP 59 East GA Design 25%	\$0	\$210,000	\$210,385	-100.00%
TCA Nonoperating - AIP 60 Runway Shift Constructic	\$230,000	\$2,940,000	\$107,500	-92.18%
TCA Nonoperating - AIP 61 SRE Environmental	\$6,955,000	\$14,832,000	\$3,669,787	-53.11%
TCA Nonoperating - AIP 62 East GA Construction	\$2,665,000	\$6,230,000	\$2,271,423	-57.22%
TCA Nonoperating - AIP 63 ARFF Truck East GA Cor	\$1,200,000	\$0	\$0	100.00%
TCA - AIP 52 (CARES 3)	\$1,551,000	\$2,800,000	\$1,772,265	-44.61%
TCA - SCASD Dallas	\$750,000	\$750,000	\$0	0.00%
TCA - Aerospace Manufacturing	\$0	\$100,000	\$0	-100.00%
TCA - PFC	\$1,850,000	\$1,650,000	\$1,844,104	12.12%
TCA - CFC	\$1,185,000	\$910,000	\$1,185,169	30.22%
Total TCA Nonoperating Revenue	\$16,902,500	\$32,278,500	\$13,937,426	-47.64%
TCA Nonoperating Expenses				
TCA - Amortization - 2014 Revenue Bond	(\$25,000)	(\$25,000)	(\$25,000)	0.00%
TCA - Interest - 2012 GO Bond	-	3,500	3,254.16	-100.00%
TCA - Interest - 2013 HAEIFAC	\$7,500	\$10,000	\$9,689	-25.00%
TCA - Interest - 2014 Revenue Bond	\$602,000	\$660,000	\$659,900	-8.79%
TCA - Interest - CERB BC Road/Taxi Lane	\$56,500	\$56,500	\$0	0.00%
TCA - Loan Repayment - 2020 City of Pasco	\$162,000	\$162,000	\$162,000	0.00%
TCA - Claims Costs	\$0	\$0	\$5,000	0.00%
TCA - SCASD Dallas	\$750,000	\$750,000	\$0	0.00%
TCA - Aerospace Manufacturing	\$0	\$150,000	\$2,372	-100.00%
TCA - Miscellaneous	\$0	\$0	\$97	0.00%
Total TCA Nonoperating Expenses	\$1,553,000	\$1,767,000	\$817,312	-12.11%
TCA Nonoperating Income	\$15,349,500	\$30,511,500	\$13,120,114	-49.69%

**Port of Pasco
2025 Preliminary Budget**

Airport	2025 Budget	2024 Budget	2024 Projected	Budget Variance
TCA Net Income	\$20,183,500	\$34,140,500	\$18,597,204	-40.88%
TCA Balance Sheet Transactions				
TCA - Loan Proceeds - CERB BC Road	\$0	\$1,496,000	\$3,750,000	-100.00%
TCA - Principle - G.O. Bond 2012	-	(110,029)	(110,029)	-100.00%
TCA - Principle - HAEIF Loan 2013	(73,800)	(71,445)	(73,590)	3.30%
TCA - Principle - Terminal Revenue Bond	(\$1,225,000)	(\$1,110,555)	(\$1,165,000)	10.31%
TCA - Principle - CERB Battelle	-	(73,570)	-	-100.00%
TCA - Principle - CERB BC Road/Taxi Lane	(162,000)	-	-	100.00%
TCA - Unavailable CFC \$	(\$1,275,000)	(\$940,000)	(\$1,455,428)	35.64%
TCA - Unavailable PFC \$	\$0	\$0	(\$610,525)	0.00%
TCA - Amortization - 2014 Revenue Bond	\$25,000	\$25,000	\$25,000	0.00%
TCA - Capital Projects Grant/Debt Funded	(\$11,050,000)	(\$27,183,000)	(\$11,365,733)	-59.35%
TCA - Capital Projects Cash Funded	(\$4,679,180)	(\$5,980,500)	(\$7,546,132)	-21.76%
Total TCA Balance Sheet Transactions	(\$18,439,980)	(\$33,948,098)	(\$18,551,437)	-45.68%
Increase (Decrease) in Cash w/ CARES				
Before Capital Projects Cash Funded	\$6,422,700	\$6,172,902	\$7,591,899	4.05%
After Capital Projects Cash Funded	\$1,743,520	\$192,402	\$45,767	806.19%
Increase (Decrease) in Cash w/out CARES				
Before Capital Projects Cash Funded	\$4,871,700	\$3,372,902	\$5,819,634	44.44%
After Capital Projects Cash Funded	\$192,520	(\$2,607,598)	(\$1,726,498)	-107.38%

**Port of Pasco
2025 Preliminary Budget**

Airfield	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Airfield Revenues				
Airfield - Landing Fees	\$2,541,000	\$2,025,000	\$2,312,594	25.48%
Airfield - Landing Fees Incentive Plan	(\$331,000)	(\$127,000)	(\$160,269)	160.63%
Airfield - Aviation Fuel Flowage Fees	\$25,000	\$25,000	\$27,717	0.00%
Airfield - Land Leases - Hangars	\$130,000	\$127,000	\$130,745	2.36%
Airfield - Land Leases - Farm	\$211,000	\$211,000	\$211,363	0.00%
Airfield - Building Leases	\$55,000	\$54,000	\$55,525	1.85%
Airfield - Building Leases - Hangars	\$309,000	\$303,000	\$305,938	1.98%
Airfield - Building Leases - FBO	\$68,000	\$70,000	\$68,042	-2.86%
Airfield - CAM Fees	\$45,000	\$45,000	\$44,760	0.00%
Total Airfield Revenues	\$3,053,000	\$2,733,000	\$2,996,415	11.71%
Airfield Expenses				
Airfield - Electricity	\$30,000	\$25,000	\$30,565	20.00%
Airfield - Water & Sewer	\$6,000	\$5,000	\$6,157	20.00%
Airfield - Electricity - Hangars	\$3,500	\$3,500	\$2,866	0.00%
Airfield - Natural Gas - Hangars	\$500	\$500	\$172	0.00%
Airfield - Water & Sewer - Hangars	\$4,000	\$4,000	\$4,218	0.00%
Airfield - Security / Fire Service - Hangars	\$2,000	\$2,000	\$1,908	0.00%
Airfield - Security / Fire Service - Battelle	\$10,000	\$10,500	\$10,603	-4.76%
Airfield - Security / Fire Service - FBO	\$1,000	\$1,000	\$840	0.00%
Airfield - Fuel	\$20,000	\$20,000	\$17,970	0.00%
Airfield - Maintenance Supplies	\$2,000	\$2,500	\$332	-20.00%
Airfield - Consultants	\$15,000	\$15,000	\$31,541	0.00%
Airfield - Telephone	\$0	\$2,000	\$638	-100.00%
Airfield - Telephone - FBO	\$0	\$1,000	\$40	-100.00%
Airfield - Property Insurance	\$21,000	\$29,000	\$24,240	-27.59%
Airfield - Property Insurance - Hangars	\$42,000	\$37,000	\$36,946	13.51%
Airfield - General Taxes	\$6,500	\$6,500	\$6,394	0.00%
Airfield - Excise Taxes	\$500	\$35,000	\$16,982	-98.57%
Airfield - Hangar Maintenance	\$6,000	\$8,000	\$6,072	-25.00%
Airfield - Hangar Maintenance - FBO	\$5,000	\$5,000	\$17,225	0.00%
Airfield - Hangar Maintenance - Battelle	\$30,500	\$30,500	\$30,580	0.00%
Airfield - Part 139 Software	\$7,000	\$0	\$6,400	100.00%
Airfield - Lawns & Grounds	\$22,000	\$25,000	\$30,882	-12.00%
Airfield - Lawns & Grounds - Battelle	\$4,500	\$4,000	\$4,158	12.50%
Airfield - Snow Removal	\$50,000	\$50,000	\$84,689	0.00%
Airfield - Glycol Treatment	\$70,000	\$45,000	\$60,515	55.56%
Airfield - Fences/Gates	\$10,000	\$10,000	\$5,753	0.00%
Airfield - Lighting	\$12,000	\$10,000	\$11,983	20.00%
Airfield - Signs	\$6,000	\$6,000	\$12,764	0.00%
Airfield - Pavement Maintenance	\$45,000	\$30,000	\$13,524	50.00%
Airfield - Paint	\$60,000	\$60,000	\$66,335	0.00%
Airfield - Wildlife	\$12,000	\$11,000	\$13,664	9.09%
Airfield - Equipment Maintenance	\$40,000	\$40,000	\$38,942	0.00%
Airfield - Equipment Rental	\$18,000	\$18,000	\$19,090	0.00%
Airfield - Miscellaneous Expense	\$500	\$500	\$150	0.00%
Airfield - ARFF Expense Allocated	\$1,197,225	\$1,172,150	\$1,061,388	2.14%

**Port of Pasco
2025 Preliminary Budget**

Airfield	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Airfield - Public Safety Expense Allocated	\$522,540	\$467,460	\$452,553	11.78%
Airfield - Maintenance Expense Allocated	\$641,750	\$561,250	\$491,784	14.34%
Airfield - Overhead Allocation	\$995,460	\$899,974	\$884,247	10.61%
Total Airfield Expenses	\$3,919,475	\$3,653,334	\$3,505,111	7.28%
Airfield Operating Net Income (Loss)	(\$866,475)	(\$920,334)	(\$508,697)	5.85%

**Port of Pasco
2025 Preliminary Budget**

Terminal	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Terminal Revenue				
Terminal - Airline Income	\$3,098,000	\$2,765,000	\$2,713,366	12.04%
Terminal - Car Rentals - Percentage of Sales/MAGG	\$1,650,000	\$1,500,000	\$1,745,880	10.00%
Terminal - Car Rentals - Parking Lot	\$392,000	\$392,000	\$392,040	0.00%
Terminal - Restaurant	\$250,000	\$190,000	\$315,595	31.58%
Terminal - Terminal Office Space	\$165,000	\$160,000	\$167,127	3.13%
Terminal - Advertising Income	\$30,000	\$40,000	\$29,731	-25.00%
Terminal - Terminal Parking Lot	\$4,800,000	\$3,750,000	\$4,843,166	28.00%
Terminal - Ground Transportation	\$50,000	\$40,000	\$50,433	25.00%
Terminal - Miscellaneous Income	\$0	\$0	\$55	0.00%
Total Terminal Revenue	\$10,435,000	\$8,837,000	\$10,257,392	18.08%
Terminal Expenses				
Terminal - Janitorial Supplies & Service	\$725,000	\$700,000	\$715,453	3.57%
Terminal - Electricity	\$150,000	\$150,000	\$155,747	0.00%
Terminal - Natural Gas	\$35,000	\$75,000	\$32,767	-53.33%
Terminal - Water / Sewer	\$20,000	\$18,000	\$19,786	11.11%
Terminal - Refuse	\$28,000	\$28,000	\$26,689	0.00%
Terminal - Cable	\$2,500	\$2,500	\$2,546	0.00%
Terminal - Propane	\$0	\$500	\$0	-100.00%
Terminal - Security / Fire Service	\$2,500	\$2,000	\$2,505	25.00%
Terminal - Elevator Service	\$5,000	\$5,000	\$4,244	0.00%
Terminal - Electricity - Parking Lot	\$17,000	\$22,000	\$15,099	-22.73%
Terminal - Maintenance Supplies	\$2,000	\$2,000	\$1,660	0.00%
Terminal - Consultants	\$3,500	\$3,500	\$15,000	0.00%
Terminal - Parking Lot Contract	\$505,000	\$600,000	\$448,466	-15.83%
Terminal - Parking Lot Credit Card Fees	\$130,000	\$0	\$115,985	100.00%
Terminal - Parking Lot Operating Costs	\$35,000	\$0	\$31,197	100.00%
Terminal - Telephone	\$10,000	\$4,000	\$15,041	150.00%
Terminal - Property Insurance	\$101,000	\$103,000	\$95,651	-1.94%
Terminal - General Taxes	\$0	\$0	\$17	0.00%
Terminal - Excise Taxes	\$1,000	\$1,000	\$512	0.00%
Terminal - Excise Taxes - Parking Lot	\$25,000	\$0	\$21,108	100.00%
Terminal - Building Maintenance	\$35,000	\$35,000	\$33,566	0.00%
Terminal - Building Maintenance - Boiler HVAC	\$45,000	\$35,000	\$71,287	28.57%
Terminal - Building Maintenance - Technology Service	\$65,000	\$40,000	\$78,138	62.50%
Terminal - Building Maintenance - Airlines	\$2,000	\$2,000	\$23,210	0.00%
Terminal - Building Maintenance - TSA	\$1,000	\$0	\$1,000	100.00%
Terminal - Building Maintenance - Parking Lot	\$2,000	\$2,000	\$9,117	0.00%
Terminal - Building Maintenance - Car Rentals	\$500	\$500	\$0	0.00%
Terminal - Building Maintenance - BHS	\$10,000	\$15,000	\$5,438	-33.33%
Terminal - Pest Control	\$5,000	\$3,000	\$10,911	66.67%
Terminal - Road Maintenance	\$500	\$500	\$0	0.00%
Terminal - Lawn & Grounds	\$25,000	\$14,000	\$28,505	78.57%
Terminal - Snow Removal	\$5,000	\$4,000	\$5,028	25.00%
Terminal - Snow Removal - Parking Lot	\$3,000	\$1,500	\$5,059	100.00%
Terminal - Lighting	\$3,000	\$3,000	\$3,923	0.00%
Terminal - Lighting - Parking Lot	\$2,500	\$5,000	\$2,257	-50.00%
Terminal - Signs	\$3,000	\$3,000	\$6,733	0.00%

**Port of Pasco
2025 Preliminary Budget**

Terminal	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Terminal - Pavement Maintenance	\$1,000	\$1,000	\$144	0.00%
Terminal - Pavement Maintenance - Parking Lot	\$1,000	\$1,000	\$859	0.00%
Terminal - Paint	\$5,000	\$5,000	\$0	0.00%
Terminal - Equipment Maintenance	\$15,000	\$14,000	\$14,308	7.14%
Terminal - Equipment Maintenance - Parking Lot	\$5,000	\$15,000	\$33,000	-66.67%
Terminal - Equipment Rental	\$3,000	\$3,000	\$2,500	0.00%
Terminal - Equipment Rental - Parking Lot	\$3,000	\$3,000	\$523	0.00%
Terminal - Miscellaneous	\$2,000	\$2,000	\$2,023	0.00%
Terminal - ARFF Expense Allocated	\$140,850	\$137,900	\$124,869	2.14%
Terminal - Public Safety Expense Allocated	\$783,810	\$701,190	\$678,830	11.78%
Terminal - Maintenance Expense Allocated	\$449,225	\$392,875	\$344,249	14.34%
Terminal - Overhead Allocation	\$1,528,440	\$1,381,829	\$1,357,682	10.61%
Total Terminal Expenses	\$4,942,325	\$4,537,794	\$4,562,631	8.91%
Terminal Operating Net Income (Loss)	\$5,492,675	\$4,299,206	\$5,694,761	27.76%

**Port of Pasco
2025 Preliminary Budget**

Industrial Center	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Industrial Center Revenue				
Industrial Center - Land Leases	\$375,000	\$333,000	\$385,154	12.61%
Industrial Center - Warehouse Leases	\$29,000	\$29,000	\$30,398	0.00%
Industrial Center - Building Leases	\$455,000	\$477,000	\$493,966	-4.61%
Total Industrial Center Revenue	\$859,000	\$839,000	\$909,518	2.38%
Industrial Center Expenses				
Industrial Center - Electricity	\$18,000	\$20,000	\$17,992	-10.00%
Industrial Center - Water / Sewer	\$20,000	\$20,000	\$23,305	0.00%
Industrial Center - Security / Fire Service	\$5,000	\$5,000	\$4,832	0.00%
Industrial Center - Maintenance Supplies	\$500	\$500	\$500	0.00%
Industrial Center - Consultants	\$2,500	\$2,500	\$3,071	0.00%
Industrial Center - Property Insurance	\$67,000	\$55,000	\$56,153	21.82%
Industrial Center - General Taxes	\$0	\$0	\$17	0.00%
Industrial Center - Building Maintenance	\$25,000	\$25,000	\$60,917	0.00%
Industrial Center - Road Maintenance	\$7,000	\$5,000	\$9,165	40.00%
Industrial Center - Lawn & Grounds	\$2,500	\$2,500	\$2,000	0.00%
Industrial Center - Miscellaneous	\$500	\$500	\$500	0.00%
Industrial Center - ARFF Expense Allocated	\$49,298	\$48,265	\$43,704	2.14%
Industrial Center - Public Safety Expense Allocated	\$123,378	\$110,373	\$106,853	11.78%
Industrial Center - Maintenance Expense Allocated	\$141,185	\$123,475	\$108,192	14.34%
Industrial Center - Overhead Allocation	\$225,600	\$203,960	\$200,396	10.61%
Total Industrial Center Expenses	\$687,460	\$622,073	\$637,597	10.51%
Industrial Center Operating Net Income (Loss)	\$171,540	\$216,928	\$271,921	-20.92%

**Port of Pasco
2025 Preliminary Budget**

Business Center	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Business Center Revenue				
Business Center - Land Leases	\$165,000	\$135,000	\$133,637	22.22%
Business Center - Land Leases - Hotel	\$50,000	\$60,000	\$47,396	-16.67%
Business Center - Miscellaneous Income	\$500	\$500	\$2,185	0.00%
Total Business Center Revenue	\$215,500	\$195,500	\$183,218	10.23%
Business Center Expenses				
Business Center - Electricity	\$1,000	\$1,000	\$1,208	0.00%
Business Center - Water / Sewer (Irrigation Water)	\$2,000	\$1,000	\$1,936	100.00%
Business Center - Security / Fire Service	\$500	\$500	\$500	0.00%
Business Center - Consultants	\$8,000	\$8,000	\$23,119	0.00%
Business Center - General Taxes	\$1,000	\$1,000	\$942	0.00%
Business Center - Road Maintenance	\$2,000	\$2,000	\$0	0.00%
Business Center - Lawn & Grounds	\$3,500	\$3,500	\$2,769	0.00%
Business Center - Signs	\$1,000	\$1,000	\$0	0.00%
Business Center - Miscellaneous	\$500	\$500	\$0	0.00%
Business Center - ARFF Expense Allocated	\$14,085	\$13,790	\$12,487	2.14%
Business Center - Security Expense Allocated	\$14,515	\$12,985	\$12,571	11.78%
Business Center - Maintenance Expense Allocated	\$38,505	\$33,675	\$29,507	14.34%
Business Center - Overhead Allocation	\$56,400	\$50,990	\$50,099	10.61%
Total Business Center Expenses	\$143,005	\$129,940	\$135,138	10.05%
Business Center Operating Net Income (Loss)	\$72,495	\$65,560	\$48,080	10.58%

**Port of Pasco
2025 Preliminary Budget**

Recreational Center	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Recreational Center Revenue				
Recreational Center - Land Leases	\$8,500	\$8,500	\$8,932	0.00%
Recreational Center - Miscellaneous Income	\$4,000	\$4,000	\$4,143	0.00%
Total Recreational Center Revenue	\$12,500	\$12,500	\$13,074	0.00%
Recreational Center Expenses				
Recreational Center - General Taxes	\$7,000	\$7,000	\$7,160	0.00%
Recreational Center - Miscellaneous	\$500	\$500	\$0	0.00%
Recreational Center - ARFF Expense Allocated	\$7,043	\$6,895	\$6,243	2.14%
Recreational Center - Security Expense Allocated	\$7,258	\$6,493	\$6,285	11.78%
Recreational Center - Maintenance Expense Allocated	\$12,835	\$11,225	\$9,836	14.34%
Recreational Center - Overhead Allocation	\$14,100	\$12,748	\$12,525	10.61%
Total Recreational Center Expenses	\$48,735	\$44,860	\$42,050	8.64%
Recreational Center Operating Net Income (Loss)	(\$36,235)	(\$32,360)	(\$28,975)	-11.97%

**Port of Pasco
2025 Preliminary Budget**

Airport Maintenance Department	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Airport Maintenance Expenses				
TCA Maintenance - Salaries	\$750,000	\$653,000	\$590,651	14.85%
TCA Maintenance - Benefits - FICA	\$57,500	\$50,000	\$45,903	15.00%
TCA Maintenance - Benefits - L&I	\$29,000	\$26,500	\$20,497	9.43%
TCA Maintenance - Benefits - Retirement	\$65,000	\$60,000	\$56,016	8.33%
TCA Maintenance - Benefits - DCP	\$29,000	\$25,000	\$13,473	16.00%
TCA Maintenance - Benefits - Health Insurance	\$213,500	\$164,000	\$135,273	30.18%
TCA Maintenance - Benefits - Vacation & Sick	\$500	\$500	\$0	0.00%
TCA Maintenance - Benefits - Uniforms	\$2,500	\$2,500	\$2,320	0.00%
TCA Maintenance - Unemployment	\$7,500	\$6,500	\$0	15.38%
TCA Maintenance - Travel	\$4,000	\$4,000	\$1,812	0.00%
TCA Maintenance - Training	\$4,000	\$4,000	\$2,525	0.00%
TCA Maintenance - Labor Consultants	\$5,000	\$5,000	\$3,000	0.00%
TCA Maintenance - Electricity	\$17,000	\$17,000	\$16,358	0.00%
TCA Maintenance - Natural Gas	\$15,000	\$17,500	\$13,869	-14.29%
TCA Maintenance - Water / Sewer	\$4,500	\$3,500	\$4,409	28.57%
TCA Maintenance - Refuse	\$8,500	\$8,000	\$10,727	6.25%
TCA Maintenance - Fuel	\$15,000	\$15,000	\$15,482	0.00%
TCA Maintenance - Maintenance Supplies	\$15,000	\$20,000	\$11,191	-25.00%
TCA Maintenance - Telephone	\$2,500	\$2,500	\$2,096	0.00%
TCA Maintenance - Property Insurance	\$6,500	\$6,000	\$5,978	8.33%
TCA Maintenance - Building Maintenance	\$5,000	\$5,000	\$6,793	0.00%
TCA Maintenance - Pest Control	\$0	\$500	\$0	-100.00%
TCA Maintenance - Lawns & Grounds	\$500	\$500	\$100	0.00%
TCA Maintenance - Weed Control	\$0	\$500	\$16	-100.00%
TCA Maintenance - Equipment Maintenance	\$10,000	\$10,000	\$9,770	0.00%
TCA Maintenance - Equipment Maintenance - Vehicle	\$12,000	\$11,000	\$12,223	9.09%
TCA Maintenance - Miscellaneous	\$4,500	\$4,500	\$3,086	0.00%
TCA Maintenance - Maintenance Expense Allocated	(\$1,283,500)	(\$1,122,500)	(\$983,567)	14.34%
Total Airport Maintenance Expenses	\$0	\$0	\$0	0.00%
Airport Maintenance Operating Net Income (Loss)	\$0	\$0	\$0	0.00%

**Port of Pasco
2025 Preliminary Budget**

Airport Public Safety Department	2025 Budget	2024 Budget	2024 Projected	Budget Variance
Airport Public Safety Revenue				
TCA Security - Fingerprinting/Badging Fees	\$15,000	\$14,000	\$15,255	7.14%
TCA Security - TSA (Discontinued in 2024)	\$0	\$117,000	\$42,350	-100.00%
Total Airport Public Safety Revenue	\$15,000	\$131,000	\$57,605	-88.55%
Airport Public Safety Expenses				
TCA Security - Salaries	\$855,000	\$825,000	\$698,787	3.64%
TCA Security - Benefits - FICA	\$65,500	\$63,000	\$53,192	3.97%
TCA Security - Benefits - L&I	\$32,000	\$33,000	\$26,228	-3.03%
TCA Security - Benefits - Retirement	\$68,000	\$68,000	\$55,236	0.00%
TCA Security - Benefits - DCP	\$31,500	\$30,000	\$15,218	5.00%
TCA Security - Benefits - Health Insurance	\$288,000	\$282,000	\$279,573	2.13%
TCA Security - Benefits - Vacation & Sick Accrual	\$2,000	\$2,000	\$2,000	0.00%
TCA Security - Uniforms/Body Armor	\$6,000	\$6,000	\$5,241	0.00%
TCA Security - Unemployment Tax	\$8,500	\$8,500	\$34	0.00%
TCA Security - Travel	\$1,500	\$1,500	\$1,500	0.00%
TCA Security - Training	\$3,000	\$3,000	\$3,103	0.00%
TCA Security - Labor Consultants	\$3,500	\$3,500	\$64,250	0.00%
TCA Security - Fuel	\$22,000	\$25,000	\$20,862	-12.00%
TCA Security - Badging Equipment/Supplies	\$18,000	\$18,000	\$17,655	0.00%
TCA Security - Access Control Support	\$20,000	\$15,000	\$31,665	33.33%
TCA Security - Security Equipment	\$20,000	\$25,000	\$17,248	-20.00%
TCA Security - Dispatch Services	\$11,000	\$9,000	\$12,346	22.22%
TCA Security- Telephone	\$3,000	\$3,000	\$2,613	0.00%
TCA Security - Equipment Maintenance - Vehicles	\$6,000	\$6,000	\$5,662	0.00%
TCA Security - Miscellaneous	\$2,000	\$3,000	\$2,284	-33.33%
TCA Security - Security Expense Allocated	(\$1,451,500)	(\$1,298,500)	(\$1,257,092)	11.78%
Total Airport Public Safety Expenses	\$15,000	\$131,000	\$57,605	-88.55%
Airport Public Safety Operating Net Income (Loss)	\$0	\$0	\$0	0.00%

**Port of Pasco
2025 Preliminary Budget**

Airport ARFF Department	2025 Budget	2024 Budget	2024 Projected	Budget Variance
ARFF Revenue				
ARFF - City Reimbursement	\$25,000	\$25,000	\$35,670	\$0
Total ARFF Revenue	\$25,000	\$25,000	\$35,670	0.00%
ARFF Expenses				
ARFF - Training	\$38,000	\$38,000	\$40,960	0.00%
ARFF - Electricity	\$11,000	\$11,000	\$10,516	0.00%
ARFF - Natural Gas	\$35,000	\$35,000	\$37,518	0.00%
ARFF - Water & Sewer	\$5,000	\$3,500	\$6,317	42.86%
ARFF - Refuse	\$10,000	\$10,500	\$9,830	-4.76%
ARFF - Security / Fire Service	\$1,000	\$1,500	\$814	-33.33%
ARFF - Fuel	\$3,000	\$6,000	\$1,639	-50.00%
ARFF - Maintenance Supplies	\$500	\$500	\$500	0.00%
ARFF - Contract	\$1,194,500	\$1,090,000	\$1,090,341	9.59%
ARFF - Property Insurance	\$27,500	\$25,000	\$24,604	10.00%
ARFF - Building Maintenance	\$5,000	\$5,000	\$5,275	0.00%
ARFF - Lawn & Grounds	\$500	\$500	\$879	0.00%
ARFF - Equipment Maintenance	\$2,000	\$2,000	\$4,505	0.00%
ARFF - Equipment Maintenance - Trucks	\$100,000	\$175,000	\$50,164	-42.86%
ARFF - Miscellaneous	\$500	\$500	\$500	0.00%
ARFF - ARFF Expense Allocated	(\$1,408,500)	(\$1,379,000)	(\$1,248,692)	2.14%
Total ARFF Expenses	\$25,000	\$25,000	\$35,670	0.00%
ARFF Operating Net Income (Loss)	\$0	\$0	\$0	0.00%

**Port of Pasco
2025 Preliminary Budget**

Airport Administration Department	2025 Budget	2024 Budget	2024 Projected	Budget Variance
TCA Administration Expenses				
TCA Admin - Office Expenses and Supplies	\$35,000	\$35,000	\$37,876	0.00%
TCA Admin - Technical Support	\$53,000	\$45,000	\$50,845	17.78%
TCA Admin - Legal Fees	\$40,000	\$40,000	\$37,373	0.00%
TCA Admin - Consultants - Professional Services	\$5,000	\$5,000	\$6,368	0.00%
TCA Admin - Consultants - Personal Services	\$35,000	\$35,000	\$34,710	0.00%
TCA Admin - Air Service Development	\$25,000	\$40,000	\$1,100	-37.50%
TCA Admin - Accounting	\$35,000	\$10,000	\$66,076	250.00%
TCA Admin - Audit Costs	\$30,000	\$25,000	\$31,595	20.00%
TCA Admin - Federal Representation	\$25,000	\$25,000	\$27,590	0.00%
TCA Admin - State Representation	\$12,000	\$12,000	\$19,500	0.00%
TCA Admin - Telephone	\$14,000	\$11,000	\$12,306	27.27%
TCA Admin - Fuel	\$1,000	\$2,500	\$518	-60.00%
TCA Admin - Banquets & Meals	\$8,000	\$8,000	\$6,089	0.00%
TCA Admin - Tenant Appreciation/Retention	\$16,500	\$16,500	\$16,500	0.00%
TCA Admin - Advertising	\$25,500	\$25,000	\$27,334	2.00%
TCA Admin - Airport Website	\$32,000	\$8,000	\$8,711	300.00%
TCA Admin - Advertising - Airline Incentive	\$150,000	\$150,000	\$150,000	0.00%
TCA Admin - Marketing	\$226,500	\$159,500	\$159,500	42.01%
TCA Admin - Marketing Misc.	\$9,500	\$7,000	\$12,279	35.71%
TCA Admin - Newsletter	\$14,500	\$14,500	\$14,600	0.00%
TCA Admin - Promotional/Hosting	\$2,500	\$2,500	\$2,400	0.00%
TCA Admin - Meetings & Registrations	\$17,000	\$17,000	\$17,429	0.00%
TCA Admin - Membership Dues & Fees	\$22,000	\$20,000	\$20,411	10.00%
TCA Admin - Publications & Networks	\$3,000	\$3,000	\$3,000	0.00%
TCA Admin - A & G Insurance	\$262,500	\$258,000	\$246,056	1.74%
TCA Admin - Administrative Salaries	\$498,500	\$479,000	\$466,400	4.07%
TCA Admin - Benefits - FICA	\$38,000	\$37,000	\$36,454	2.70%
TCA Admin - Benefits - L&I	\$1,500	\$1,500	\$1,113	0.00%
TCA Admin - Benefits - Retirement	\$45,000	\$46,000	\$49,630	-2.17%
TCA Admin - Benefits - DCP	\$19,500	\$19,000	\$13,802	2.63%
TCA Admin - Benefits - Health Insurance	\$153,500	\$145,000	\$118,719	5.86%
TCA Admin - Benefits - Car Allowance/Other	\$6,000	\$6,000	\$6,000	0.00%
TCA Admin - Benefits - Health Insurance Retirees	\$13,000	\$12,000	\$10,894	8.33%
TCA Admin - Benefits - Uniforms	\$500	\$500	\$675	0.00%
TCA Admin - Unemployment	\$5,000	\$5,000	\$0	0.00%
TCA Admin - Travel	\$25,000	\$30,000	\$28,328	-16.67%
TCA Admin - Travel - Marketing	\$5,000	\$3,000	\$7,005	66.67%
TCA Admin - Training	\$2,000	\$2,000	\$2,941	0.00%
TCA Admin - Miscellaneous	\$2,000	\$2,000	\$1,709	0.00%
TCA Admin - Port Payroll Expense	\$906,000	\$787,000	\$751,114	15.12%
TCA Admin - Overhead Allocation	(\$2,820,000)	(\$2,549,500)	(\$2,504,949)	10.61%
Total TCA Administration Expenses	\$0	\$0	\$0	0.00%
TCA Administration Operating Net Income (Loss)	\$0	\$0	\$0	0.00%

**Port of Pasco
2025 Preliminary Budget**

Airport Nonoperating	2025 Budget	2024 Budget	2024 Projected	Budget Variance
TCA Nonoperating Revenue				
TCA Nonoperating - Interest Income	\$425,000	\$350,000	\$826,116	21.43%
TCA Nonoperating - Finance Charge	\$500	\$500	\$200	0.00%
TCA Nonoperating - Interest Income - PFC	\$500	\$500	\$56,636	0.00%
TCA Nonoperating - Interest Income - CFC	\$90,000	\$30,000	\$270,259	200.00%
TCA Nonoperating - Sale of Scrap	\$0	\$0	\$412	0.00%
TCA Nonoperating - Insurance Settlements	\$500	\$500	\$366,532	0.00%
TCA Nonoperating - CERB BC Road/Taxi lane	\$0	\$1,250,000	\$1,250,000	-100.00%
TCA Nonoperating - Aerospace Manufacturing	\$0	\$100,000	\$0	-100.00%
TCA Nonoperating - AIP 57 Runway shift design	\$0	\$225,000	\$106,638	-100.00%
TCA Nonoperating - AIP 59 East GA Design 25%	\$0	\$210,000	\$210,385	-100.00%
TCA Nonoperating - AIP 60 Runway Shift Constructic	\$6,955,000	\$14,832,000	\$3,669,787	-53.11%
TCA Nonoperating - AIP 61 SRE Environmental	\$230,000	\$2,940,000	\$107,500	-92.18%
TCA Nonoperating - AIP 62 East GA Construction	\$2,665,000	\$6,230,000	\$2,271,423	-57.22%
TCA Nonoperating - AIP 63 ARFF Truck East GA Cor	\$1,200,000	\$0	\$0	100.00%
TCA Nonoperating - AIP 52 (CARES 3)	\$1,551,000	\$2,800,000	\$1,772,265	-44.61%
TCA Nonoperating - SCASD Dallas	\$750,000	\$750,000	\$0	0.00%
TCA Nonoperating - PFC	\$1,850,000	\$1,650,000	\$1,844,104	12.12%
TCA Nonoperating - CFC	\$1,185,000	\$910,000	\$1,185,169	30.22%
Total TCA Nonoperating Income	\$16,902,500	\$32,278,500	\$13,937,426	-47.64%
TCA Nonoperating Expenses				
TCA Nonoperating - Amortization - 2014 Bond	(\$25,000)	(\$25,000)	(\$25,000)	0.00%
TCA Nonoperating - Interest - 2012 GO Bond	\$0	\$3,500	\$3,254	-100.00%
TCA Nonoperating - Interest - 2013 HAEIFAC	\$7,500	\$10,000	\$9,689	-25.00%
TCA Nonoperating - Interest - 2014 Revenue Bond	\$602,000	\$660,000	\$659,900	-8.79%
TCA Nonoperating - Interest - CERB BC Road/Taxi la	\$56,500	\$56,500	\$0	0.00%
TCA Nonoperating - Loan Repayment - Argent Rd	\$162,000	\$162,000	\$162,000	0.00%
TCA Nonoperating - Claims Costs	\$0	\$0	\$5,000	0.00%
TCA Nonoperating - SCASD Dallas	\$750,000	\$750,000	\$0	0.00%
TCA Nonoperating - Aerospace Manufacturing	\$0	\$150,000	\$2,372	-100.00%
TCA Nonoperating - Miscellaneous	\$0	\$0	\$97	0.00%
Total TCA Nonoperating Expenses	\$1,553,000	\$1,767,000	\$817,312	-12.11%
TCA Nonoperating Net Income (Loss)	\$15,349,500	\$30,511,500	\$13,120,114	-49.69%

Port of Pasco

2025 Administration Expenses



**Port of Pasco
2025 Preliminary Budget**

Administrative Expenses	2025 Budget	Port Amount	Airport Amount
Banquets & Meals			
Service Awards (\$50 per person)	\$2,250	\$1,125	\$1,125
Commission Meetings	\$10,800	\$5,400	\$5,400
Staff Lunch Meetings	\$1,400	\$700	\$700
Staff Meetings	\$1,550	\$775	\$775
Total Banquet & Meals	\$16,000	\$8,000	\$8,000
Tenant Appreciation/Retention (BBQ)			
Food	\$20,000	\$10,000	\$10,000
Port Merchandise Giveaway	\$6,000	\$3,000	\$3,000
Table Rentals	\$1,000	\$500	\$500
Raffle Giveaways	\$3,000	\$1,500	\$1,500
Other/Christmas gifts	\$3,000	\$1,500	\$1,500
Total Tenant Appreciation/Retention	\$33,000	\$16,500	\$16,500
Promotional Hosting			
Promotional Hosting	\$7,500	\$5,000	\$2,500
Total Promotional Hosting	\$7,500	\$5,000	\$2,500

**Port of Pasco
2025 Preliminary Budget**

Administrative Expenses	2025 Budget	Port Percentage	Airport Percentage
Meeting Registrations			
AAAE Finance Conference	\$695	0%	100%
AAAE Annual Conference	\$785	0%	100%
AAAE Conference	\$975	0%	100%
AAAE CIP Conference	\$550	0%	100%
Ag Hall of Fame	\$1,200	100%	100%
Connell Chamber Dinner	\$300	100%	0%
Economic Development Conference	\$1,500	100%	0%
Hispanic Chamber	\$900	50%	50%
National Airport's Conference	\$650	50%	50%
NWAAAE Conference	\$2,000	0%	100%
NW Marine Terminal Association Conference	\$200	100%	0%
National Business Aviation Association	\$750	0%	100%
Pasco Chamber Meetings	\$2,880	50%	50%
PNWA Spring Conference	\$1,800	100%	0%
PNWA Annual Conference	\$1,800	100%	0%
PNWA Mission to DC	\$3,225	100%	0%
PNWA Mission to DC Sponsorship	\$800	100%	0%
Public Record Officer Conference	\$200	50%	50%
Tri-City Chamber Meeting	\$2,880	50%	50%
TRIDEC Meetings	\$720	100%	0%
Tri-City Development Conference	\$210	50%	50%
WAMA Conference	\$700	0%	100%
WAMA Conference Sponsorship	\$1,300	0%	100%
WFOA	\$990	50%	50%
WPPA Spring Meeting	\$1,680	75%	25%
WPPA Annual Conference	\$3,000	75%	25%
WPPA Commissioner Conference	\$1,215	75%	25%
WPPA Executive Director Conference	\$425	75%	25%
WPPA Finance Conference	\$1,380	75%	25%
WPPA Small Ports Conference	\$100	75%	25%
WPPA Spring Conference	\$3,270	75%	25%
Total Meeting Registrations	\$39,080		

- Airline Conferences are coded to air service development
- Legal registrations are coded to legal fees
- Trade show registrations are coded under their related marketing or economic development budget

Publications			
Small Works Roster	\$1,750	50%	50%
Consultant Announcement	\$1,500	50%	50%
Commission Meetings	\$2,075	50%	50%
Quorum Notices	\$1,000	50%	50%
Newspaper	\$675	50%	50%
Total Publications	\$7,000		

- RFPs and RFQs are coded with the project costs (capital and noncapital projects)

**Port of Pasco
2025 Preliminary Budget**

Administrative Expenses	2025 Budget	Port Percentage	Airport Percentage
Membership Dues			
AAAE Taft	\$275	0%	100%
AAAE Watts	\$275	0%	100%
AAAE Gilk	\$275	0%	100%
AAAE Faley	\$275	0%	100%
AAAE White	\$275	0%	100%
AAAE Certificate Watts	\$100	0%	100%
AAAE A:A & Federal Affairs	\$6,000	0%	100%
American Public Works Association	\$247	100%	0%
Association of Washington Busines	\$1,075	50%	50%
Ben-Franklin Council of Governance	\$10,457	100%	0%
Ben-Frankin-WW Good Roads	\$250	100%	0%
Columbia Basin Development League	\$1,000	100%	0%
Connell Chamber	\$250	100%	0%
Franklin County Historical District	\$100	100%	0%
Government Finance Ofiicer Association	\$160	50%	50%
IEDC	\$455	100%	0%
Inland Northwest Partnership	\$150	100%	0%
Inland Northwest Conomic Alliance	\$500	100%	0%
Inland Ports & Navigation Group	\$10,000	100%	0%
International Economic Development	\$455	100%	0%
Irem-Institute of Real Estate Management	\$425	50%	50%
NAIOP (Real Estate - Stephen)	\$622	50%	50%
Northwest Food Beverage	\$595	100%	0%
Northwest Marine Terminal Association	\$1,277	100%	0%
Northwest River Partners	\$5,000	100%	0%
NWAAAE Wakefield	\$85	0%	100%
Pacific Northwest Aerospace Allicance	\$750	0%	100%
PNWA	\$17,733	100%	0%
Pasco Chamber of Commerce	\$1,383	50%	50%
Society for Human Resources	\$244	50%	50%
Sunrise Rotary Club	\$1,000	100%	0%
Tri-Cities Hispanic Chamber	\$500	50%	50%
Tri-Cities Regional Chamber	\$637	50%	50%
Visit Tri-Cities	\$5,000	50%	50%
WPPA	\$27,084	75%	25%
WAMA	\$1,285	0%	100%
WAPRO	\$25	50%	50%
Washington Assosiation of Sherrifs	\$60	0%	100%
Washington State Economic Development	\$400	100%	0%
Washington State Good Roads	\$250	100%	0%
Washington State Hay Growers	\$85	100%	0%
Washington Finance Officers Association	\$150	50%	50%
Total Membership Dues	\$97,164		