

## COMMISSION MEETING

### INFORMATION

---

**Date:** February 24, 2020

**Staff Review:** Port Attorney   
Deputy Director   
Finance Manager   
Facilities Maintenance Manager

**To:** Port Commission

**From:** Tina Drennan  
Finance Manager

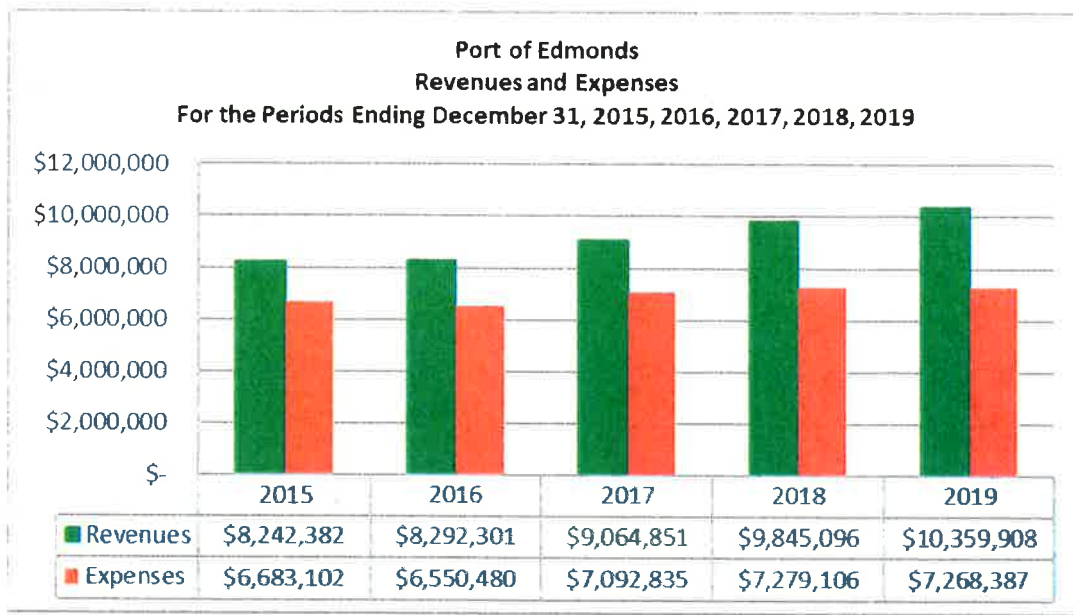
**Attachments:** December Income Statement  
December Marina Income Statement  
December Rental Property Income Statement  
Balance Sheet as of December 31, 2019  
Capital Budget to Actual for 2019  
Investing Transactions Report, 4<sup>th</sup> Quarter  
Investment Report as of December 31, 2019

---

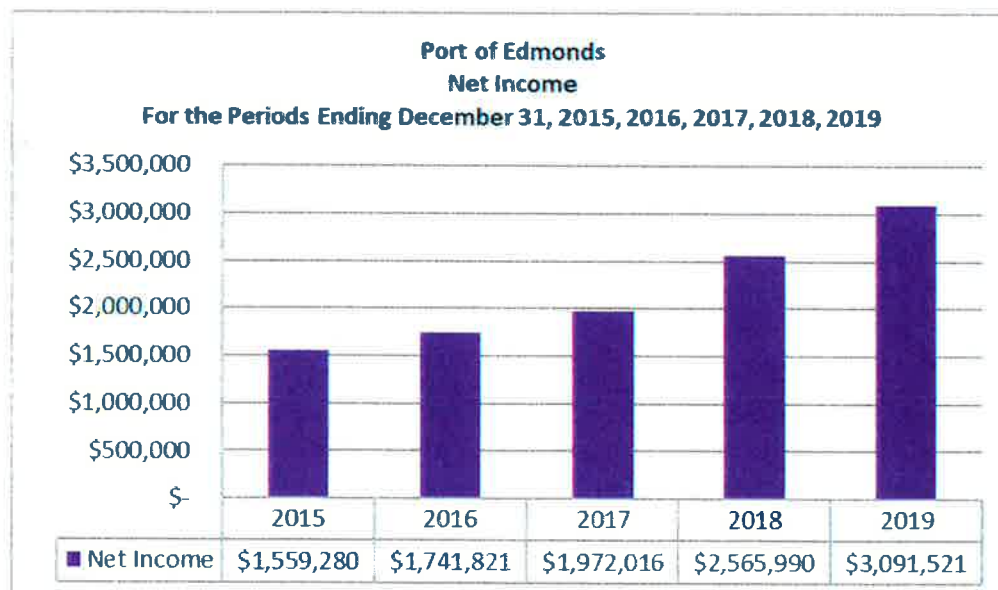
### SUBJECT: PRELIMINARY 2019 ANNUAL REPORT

---

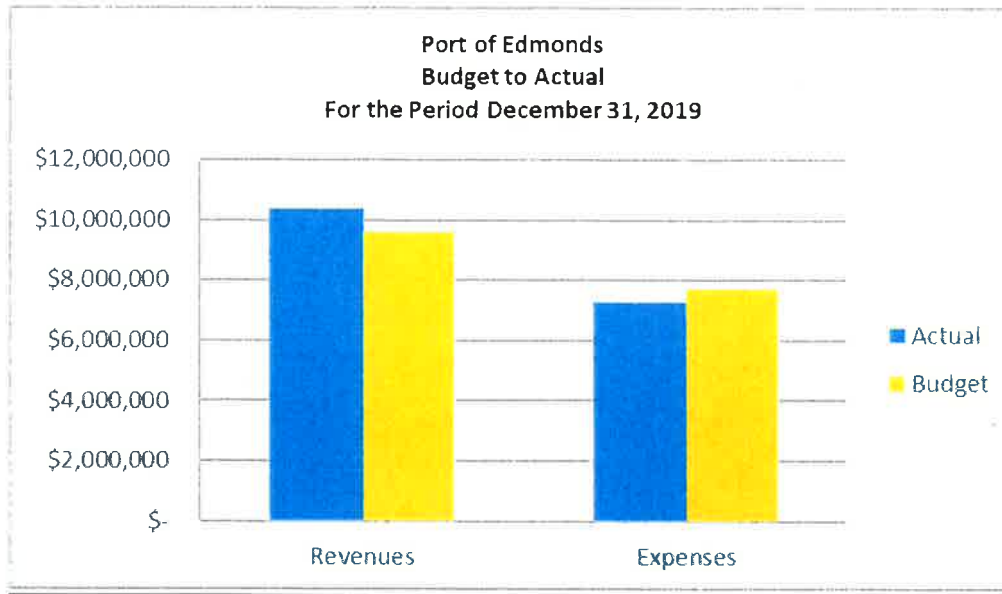
Please find attached the Preliminary 2019 Annual Report. All major transactions that staff is aware of have been recorded. Staff will be preparing the final 2019 annual report in the Budgeting, Accounting, and Reporting System (BARS) format in the next couple of months. Occasionally during this process staff finds other transactions that need to be recorded. Staff will notify the Commission of any changes when the 2019 Annual Report is presented.



Revenues have been trending upwards. Expenses have been between \$6.5 million and \$7.3 million.



Net income has been trending upwards.



Revenues were \$764,000 greater than budget. Expenses were \$450,000 less than budget.

Gross profit (revenues less cost of goods sold) for the twelve month period ending December 31, 2019, was \$8,381,000, which was \$300,000 greater than budget. Net income for the same period was \$3,091,000.

Marina Operations Revenue Actual to Budget:

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>
Fuel Sales, Net	247,489	200,000	47,489	23.74%
Miscellaneous	119,695	86,000	33,695	39.18%
Guest Moorage, Net	181,400	151,000	30,400	20.13%
Permanent Moorage	3,638,067	3,591,000	47,067	1.31%
Dry Storage Revenue	756,495	703,000	53,495	7.61%
Parking	107,936	75,000	32,936	43.91%
Travelift	139,153	106,000	33,153	31.28%
Workyard	116,035	94,000	22,035	23.44%

Miscellaneous revenue includes services such as derelict vessel storage, responses to sinking vessels and cleanup activities, billable forklift moves, workboat tows, the City's reimbursement for using the Port stormwater pipe, and in 2019, Puget Sound Express' option agreement.

Financial Occupancy:

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Permanent Moorage	97%	97%	97%	98%	98%
Dry Storage	92%	89%	87%	92%	92%

Rental Properties Revenue Actual to Budget:

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Harbor Square Property	2,094,780	2,106,500	(11,720)
Anthony's	282,807	278,000	4,807
Edmonds Yacht Sales	3,799	4,000	(201)
Harbor Square Athletic Club	134,251	134,000	251
POE 2 LLC	55,472	55,000	472
Landing	133,752	139,000	(5,248)
Yacht Club	59,190	59,000	190

Operating expenses before depreciation for the twelve month period were \$4,671,000, which is \$607,000 or 12% less than budget.

Operating Expenses Actual to Budget:

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>
Economic Development & Tourism	15,464	30,000	14,536	48.45%
Employee Benefits	741,476	727,000	(14,476)	-1.99%
GASB 68 Pension Expense	(163,858)	0	163,858	#DIV/0!
OPEB Expense	41,045	0	(41,045)	#DIV/0!
Office	77,161	88,000	10,839	12.32%
Payroll Taxes	220,776	231,000	10,224	4.43%
Professional Fees	147,672	273,000	125,328	45.91%
Supplies	235,012	452,000	216,988	48.01%
Underground Storage Tank Retirement Obligation	6,250	0	(6,250)	#DIV/0!
Depreciation	1,431,723	1,609,000	177,277	11.02%

Notes:

- The Economic Development and Tourism budget included \$2,000 for a new canopy, tourism marketing of \$5,000, and other economic development and tourism opportunities of \$5,000. These funds were not spent in 2019.
- Professional Services budget included a parking lot feasibility study of \$75,000 that the Port decided to not proceed with and approximately half of the \$100,000 Public Access Improvements budget that wasn't spent.

- The Supplies budget included \$50,000 for the Commission Room remodel and Administration building repairs of \$25,000 that wasn't spent in 2019. Some of the funds for other budgeted projects were also not spent in 2019.

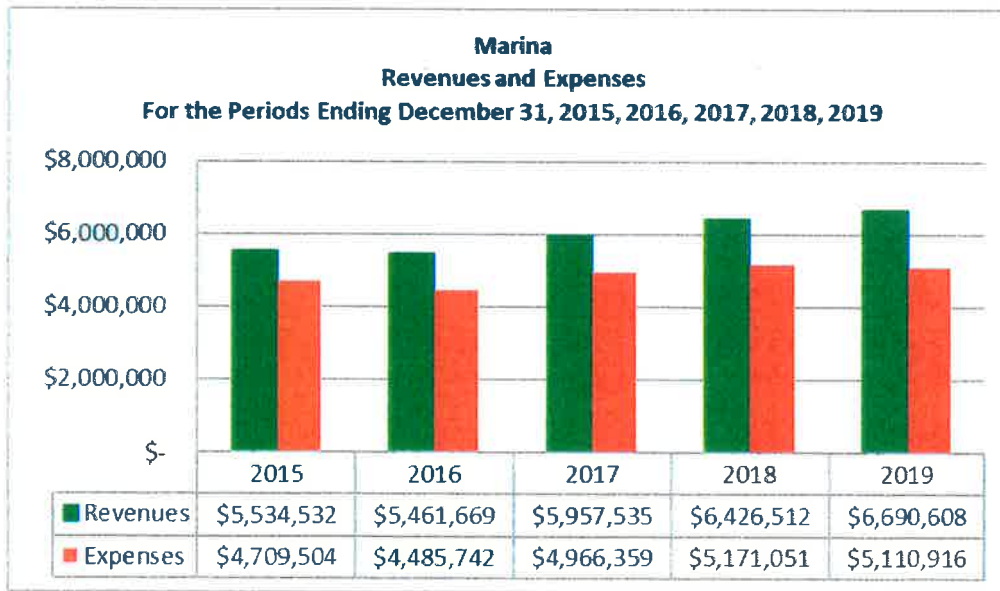
Non-Operating Items – Expenses (Revenues):

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>
Interest Income	(336,808)	(211,000)	125,808	59.62%
Change in Fair Market Value of Investments	(109,745)	0	109,745	N/A

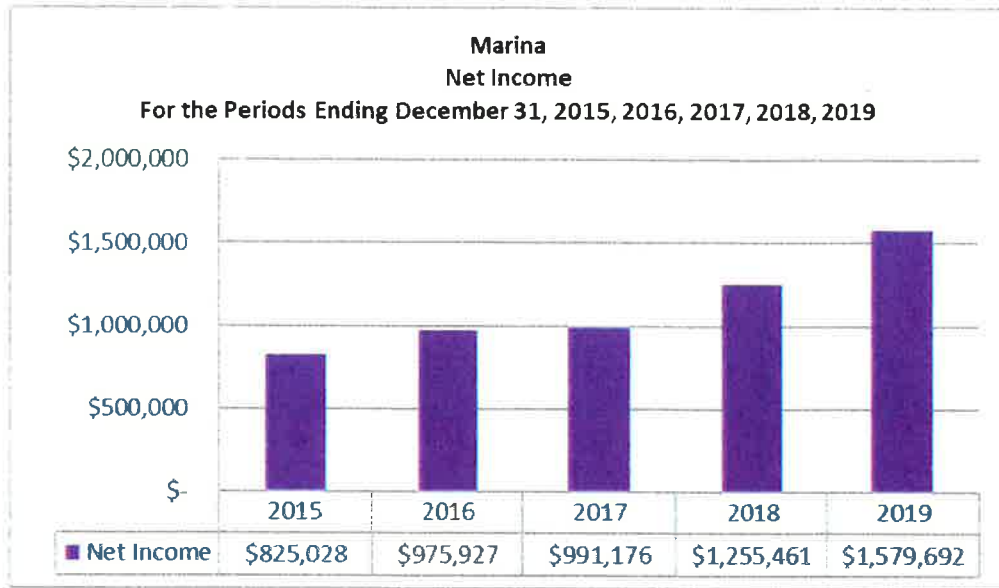
Net income for the twelve months ending December 31, 2019 was \$3,092,000, which is approximately \$1,214,000 greater than budget. The primary reasons for this difference are as follows:

1. Marina gross profit (Marina revenues less cost of goods sold) exceeded budget by approximately \$312,000.
2. Operating expenses were approximately \$684,000 less than budget.
3. Net other expenses/(income) were approximately \$230,000 greater than budget.

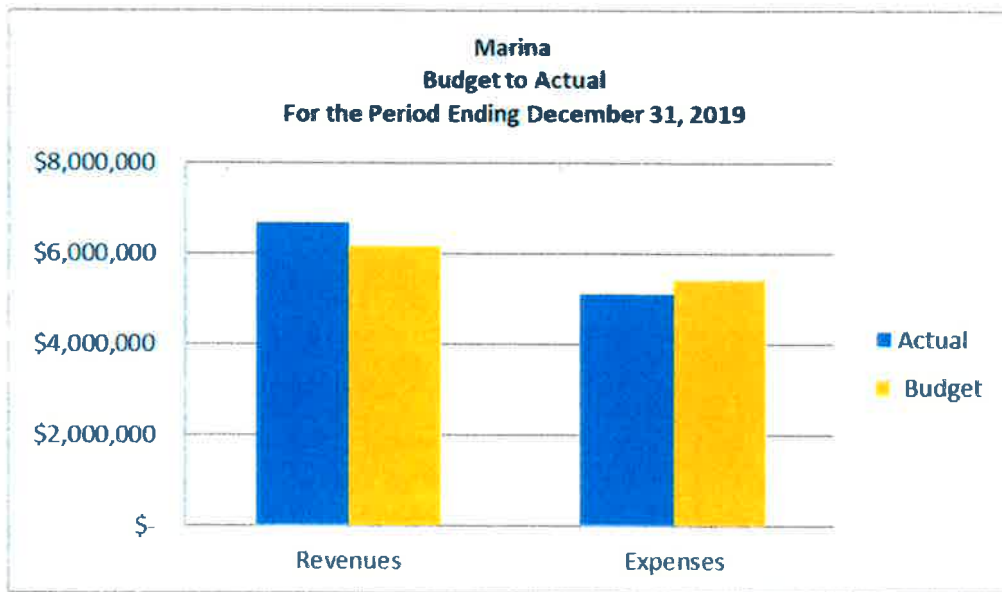
Marina Actual to Budget:



Revenues are trending upwards. Expenses have been between \$4.4 million and \$5.2 million.

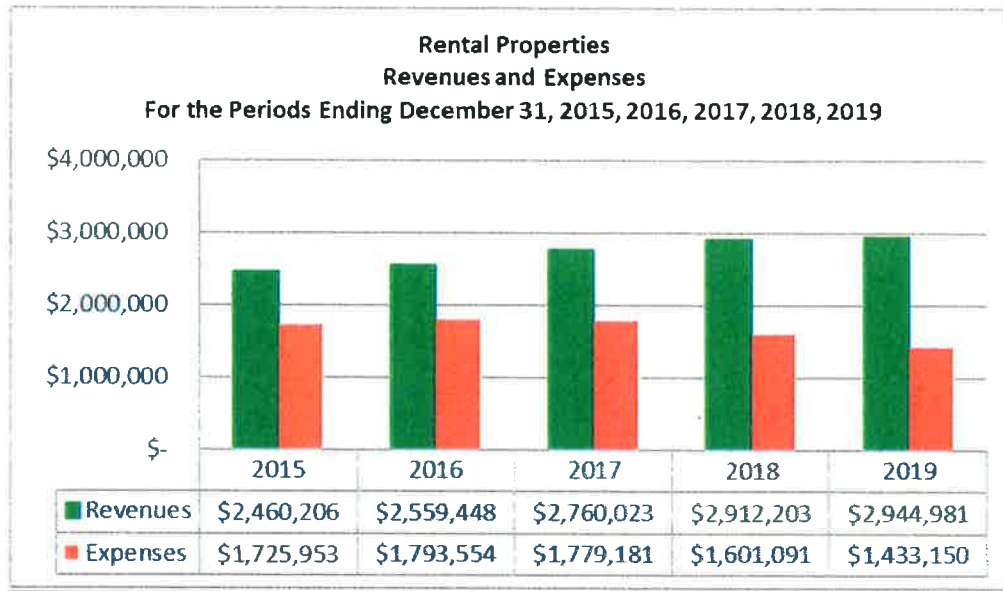


Net income is trending upwards.

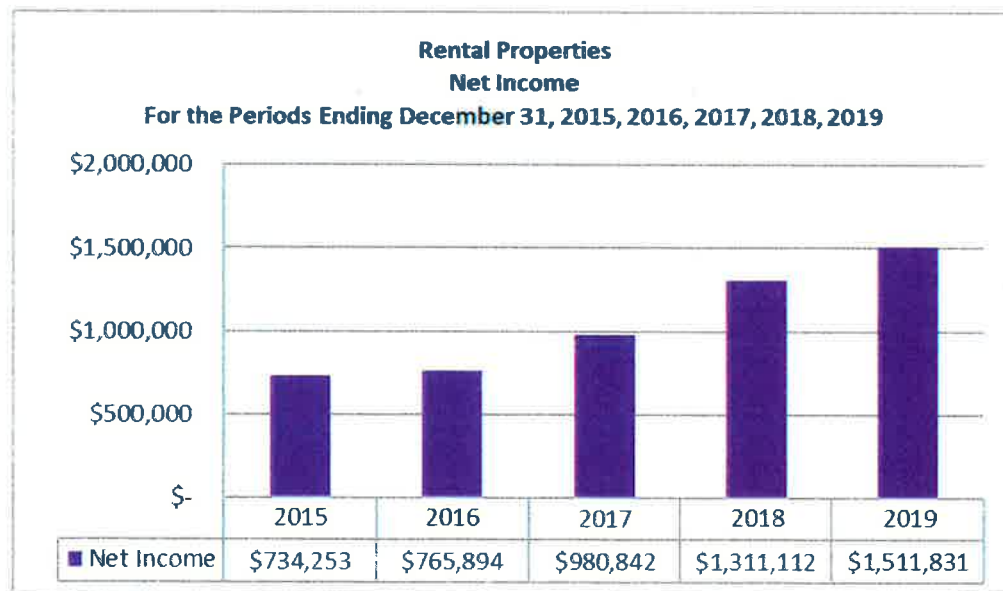


	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>
Operating Revenues	6,640,000	6,130,000	510,000	8%
Operating Expenses Before Depr, O/H	3,860,000	3,565,500	294,500	8%
Net Income	1,579,700	757,500	822,200	109%

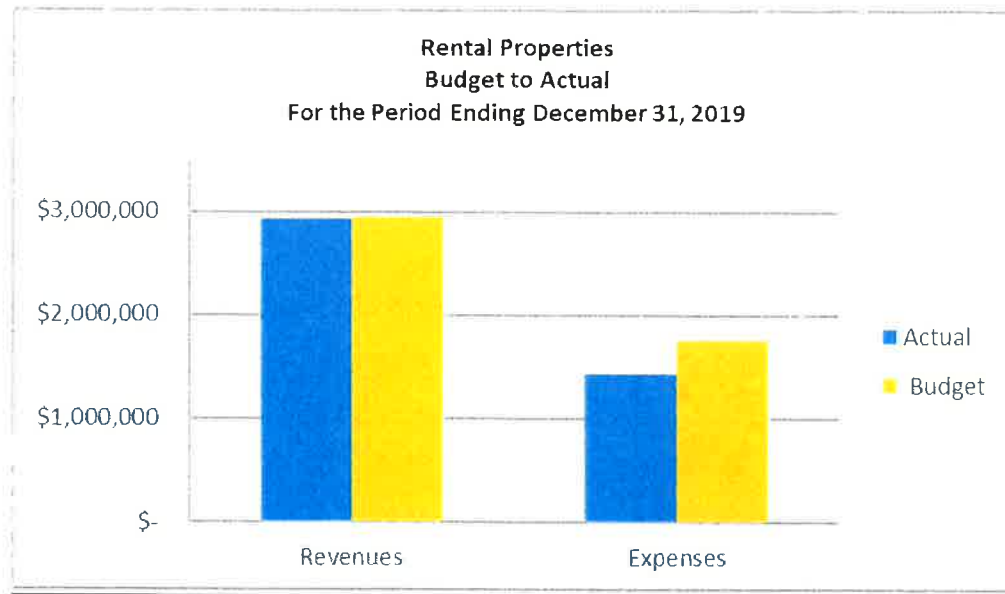
Rental Property Actual to Budget:



Revenues are generally trending upwards. Expenses don't appear to have a trend.



Net income is trending upwards.



	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>
Operating Revenues	2,764,000	2,776,000	(12,000)	0%
Operating Expenses Before Depr, O/H	632,000	651,500	(19,500)	-3%
Net Income	1,512,000	1,192,500	319,500	27%

### Balance Sheet

#### **GASB 68 Pension**

As a result of many state's pension funds not being adequately funded and an apparent lack of visibility of this issue, the Governmental Accounting Standards Board (GASB) approved GASB Statement Number 68 to improve reporting by state and local governments for pensions. The Port was required to implement GASB Statement Number 68 for 2015. This is the fourth year of implementation. The Balance Sheet shows a Deferred Pension Outflow, a Net Pension Liability, and a Deferred Pension Inflow. As per GASB:

This Statement requires the liability of employers and nonemployer contributing entities to employees for defined benefit pensions (net pension liability) to be measured as the portion of the present value of projected benefit payments to be provided through the pension plan to current active and inactive employees that is attributed to those employees' past periods of service (total pension liability), less the amount of the pension plan's fiduciary net position.

#### **Other Post Employment Benefits (OPEB)**

The Port implemented GASB Statement Number 75 in 2018. As per GASB:

The primary objective of this Statement is to improve accounting and financial reporting by state and local governments for postemployment benefits other than pensions (other postemployment benefits or OPEB). It also improves information provided by state and local governmental employers about financial support for OPEB that is provided by other entities.

The balance sheet shows a Deferred OPEB Outflow and an OPEB Liability.



## **Asset Retirement Obligations**

The Port of Edmonds implemented GASB Statement No. 83 in 2019. GASB 83 requires government agencies to book a liability for asset retirement obligations, which are “legally enforceable liabilities associated with the retirement of a tangible capital asset.” Washington State law requires operators of underground storage tanks to decommission underground storage tanks by removing the liquids and cleaning the tanks, removing liquid from the pipes, and either removing the tanks and pipes or filling them in with an inert solid material, therefore, the Port has an asset retirement obligation for the underground fuel storage tanks that store the fuel we sell on the fuel dock. The Balance Sheet shows a Deferred UST Retirement Outflow and an Underground Storage Tank Retirement Obligation. The Income Statement shows a \$6,250 expense in 2019 is the current year’s amortization.

## Capital Budget to Actual

The Port’s 2019 Capital Budget was \$502,000. Actual purchases were \$964,721. Details are on the attached spreadsheet.

## Investing Summary:

- As of December 31, 2019, the Port had 29 long-term investments. As of January 31, 2020, the Port had 30 long-term investments. Port staff has completely implemented the plan to invest all but \$3,000,000 +/-.
- The details of the Port’s bond maturity and bonds purchased are attached.
- The Opus Bank money market was closed out in December.
- The Capital Replacement Reserve is currently \$11,103,149, with a part of the reserve in cash and part invested long term.
- The Environmental Reserve is currently \$1,041,435, with a part of the reserve in cash and a part invested long term.
- The Port has zero remaining in outstanding debt.
- The debt service reserve CD matured in January 2020 and was invested long term at that time.

PORT OF EDMONDS  
INCOME STATEMENT  
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2019

	YEAR TO DATE		
	ACTUAL	CURRENT BUDGET	PRIOR YEAR
REVENUES:			
MARINA OPERATIONS:			
REVENUE:			
CONCESSIONS	\$36	0	57
ELECTRICAL FEES	146,588	147,000	144,575
ENVIRONMENTAL FEES	110,425	108,000	108,792
ENVIRONMENTAL FEE - WORKYARD	23,348	22,000	25,645
FUEL SALES	1,215,226	949,000	1,254,165
LAUNCHER	107,123	100,000	97,978
MISCELLANEOUS	119,695	86,000	92,558
GUEST MOORAGE	197,019	164,000	183,896
PERMANENT MOORAGE	3,638,067	3,591,000	3,469,769
PASSENGER FEES	32,801	30,000	31,856
DRY STORAGE REVENUE	756,495	703,000	700,825
PARKING	107,936	75,000	92,214
TRAVELIFT	139,153	106,000	122,210
WORKYARD	116,035	94,000	96,562
MARINA LATE FEES	34,339	34,000	34,806
GROSS REVENUE	<u>6,744,286</u>	<u>6,209,000</u>	<u>6,455,908</u>
COST OF GOODS SOLD:			
COST OF SALES	75,326	71,000	65,235
ELECTRICAL PURCHASES	68,849	71,000	69,690
FUEL & OIL	967,737	749,000	1,011,212
LOAN-A-SLIP CREDITS	15,619	13,000	9,799
TOTAL COST OF GOODS SOLD	<u>1,127,531</u>	<u>904,000</u>	<u>1,155,936</u>
GROSS PROFIT: MARINA OPER.	<u>5,616,755</u>	<u>5,305,000</u>	<u>5,299,972</u>
RENTAL PROPERTIES:			
HARBOR SQUARE PROPERTY	2,094,780	2,106,500	2,077,239
ANTHONY'S	282,807	278,000	282,798
EDMONDS YACHT SALES	3,799	4,000	3,689
HARBOR SQUARE ATHLETIC CLUB	134,251	134,000	130,374
POE 2 LLC	55,472	55,000	54,118
LANDING	133,752	139,000	124,558
YACHT CLUB	59,190	59,000	57,577
TOTAL RENTAL PROPERTIES	<u>2,764,051</u>	<u>2,775,500</u>	<u>2,730,353</u>
GROSS PROFIT	<u>8,380,806</u>	<u>8,080,500</u>	<u>8,030,325</u>

Note: The Marina Budget and the Rental Properties Budget will not equal the total budget because overhead is allocated by expense category and then allocated a second time to marina and rental property.

PORT OF EDMONDS  
INCOME STATEMENT  
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2019

	YEAR TO DATE		PRIOR YEAR
	ACTUAL	CURRENT BUDGET	
OPERATING EXPENSES:			
AUDIT	\$598	0	25,542
ADVERTISING	4,332	10,500	3,369
ADVERTISING - MARKETING/OVERHE	5,390	9,000	7,148
AUTO AND EQUIPMENT FUEL	19,926	21,500	19,615
BANK CHARGES	6,718	5,500	6,556
BUSINESS TAXES	24,261	23,500	23,624
CLAIMS & DAMAGES	15,288	16,000	10,431
COMMUNICATIONS	18,597	18,000	7,063
ECONOMIC DEVELOPMENT & TOURISM	15,464	30,000	27,303
EDUCATION & TRAINING	19,277	24,000	13,499
EMPLOYEE BENEFITS	741,476	727,000	668,713
GASB 68 PENSION EXPENSE	(163,858)	0	(140,707)
OPEB EXPENSE	41,045	0	26,655
HAZARDOUS WASTE DISPOSAL	6,853	8,000	12,363
INSURANCE	210,652	208,000	189,375
LICENSES & PERMITS	2,178	3,000	2,830
MARKETING	14,158	10,000	19,263
MASTER BUSINESS PLAN	(5,363)	0	8,321
MEALS	3,974	6,000	3,678
MEMBERSHIP DUES	17,720	18,000	16,387
MISCELLANEOUS	471	500	90
OFFICE	77,161	88,000	82,109
PAYROLL TAXES	220,776	231,000	204,784
PROMOTIONAL HOSTING	593	3,000	489
PROFESSIONAL FEES	147,672	273,000	161,904
RENT	13,825	14,000	13,423
REPAIR AND MAINTENANCE	382,713	383,000	189,917
SALARIES AND WAGES	2,127,248	2,128,000	1,992,205
SUPPLIES	235,012	452,000	221,694
TENANT IMPROVEMENTS	0	0	228
TRAVEL	22,776	23,000	20,197
UNIFORMS	7,085	15,000	11,804
UST RETIREMENT OBLIGATION AMOR	6,250	0	0
UTILITIES	430,644	429,000	385,699
OPERATING EXPENSES BEFORE DEPR	4,670,912	5,177,500	4,235,571
DEPRECIATION	1,431,723	1,609,000	1,518,759
TOTAL OPERATING EXPENSES	6,102,635	6,786,500	5,754,330
INCOME FROM OPERATIONS	2,278,171	1,294,000	2,275,995
OTHER EXPENSE (INCOME):			
INTEREST EXPENSE	22,839	23,000	57,917
INTEREST INCOME	(336,808)	(211,000)	(239,242)
ELECTION EXPENSE	6,336	5,000	0
(GAIN)/LOSS ON FIXED ASSETS	9,046	0	310,923
CHANGE IN FAIR VALUE OF INVEST	(109,745)	0	(8,213)
OPERATING GRANTS	(284)	0	(5,683)
PROPERTY TAXES	(404,734)	(400,000)	(405,697)
OTHER EXPENSE (INCOME), NET	(813,350)	(583,000)	(289,995)
NET INCOME	\$3,091,521	1,877,000	2,565,990

Note: The Marina Budget and the Rental Properties Budget will not equal the total budget because overhead is allocated by expense category and then allocated a second time to marina and rental property.

PORT OF EDMONDS  
MARINA INCOME STATEMENT  
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2019

	YEAR TO DATE		
	ACTUAL	CURRENT BUDGET	PRIOR YEAR
REVENUES:			
MARINA OPERATIONS:			
REVENUE:			
CONCESSIONS	\$36	0	57
ELECTRICAL FEES	146,588	147,000	144,575
ENVIRONMENTAL FEES	110,425	108,000	108,792
ENVIRONMENTAL FEE - WORKYARD	23,348	22,000	25,645
FUEL SALES	1,215,226	949,000	1,254,165
LAUNCHER	107,123	100,000	97,978
MISCELLANEOUS	64,069	46,000	44,553
GUEST MOORAGE	197,020	164,000	183,896
PERMANENT MOORAGE	3,638,067	3,591,000	3,469,769
PASSENGER FEES	32,800	30,000	31,856
DRY STORAGE REVENUE	756,496	703,000	700,825
PARKING	59,600	36,000	55,640
TRAVELIFT	139,152	106,000	122,209
WORKYARD	116,035	94,000	96,563
LATE FEES	34,340	34,000	34,805
GROSS REVENUE	<u>6,640,325</u>	<u>6,130,000</u>	<u>6,371,328</u>
COST OF GOODS SOLD:			
COST OF SALES - TARP & TAPE	74,378	0	64,652
ELECTRICAL PURCHASES	68,848	71,000	69,690
FUEL & OIL	967,738	749,000	1,011,212
LOAN-A-SLIP CREDITS	15,618	13,000	9,799
TOTAL COST OF GOODS SOLD	<u>1,126,582</u>	<u>833,000</u>	<u>1,155,353</u>
GROSS PROFIT: MARINA OPER.	<u>5,513,743</u>	<u>5,297,000</u>	<u>5,215,975</u>
OPERATING EXPENSES:			
ADVERTISING	6,852	9,000	7,778
AUTO AND EQUIPMENT FUEL	11,229	12,000	11,183
BUSINESS TAXES	24,127	23,000	23,415
CLAIMS & DAMAGES	15,288	16,000	10,431
EDUCATION & TRAINING	7,578	8,000	5,439
EMPLOYEE BENEFITS	434,937	423,000	389,952
HAZARDOUS WASTE DISPOSAL	6,853	8,000	12,364
INSURANCE	155,501	149,000	138,722
LICENSES & PERMITS	1,767	2,000	1,707
MARKETING	6,841	8,500	8,535
MISCELLANEOUS	470	0	0
OFFICE EXPENSE	12,147	17,000	13,383
PAYROLL TAXES	148,375	144,000	130,320
PROFESSIONAL FEES	47,402	27,000	8,337
RENT	13,825	14,000	13,423
REPAIR AND MAINTENANCE	192,050	159,000	63,375
SALARIES AND WAGES	1,338,377	1,335,000	1,267,025
SUPPLIES	111,450	185,000	111,624
UST RETIREMENT OBLIGATION AMOR	6,250	0	0
UTILITIES	191,620	193,000	164,149
OPERATING EXPENSES BEFORE DEPR & O/H	<u>2,732,939</u>	<u>2,732,500</u>	<u>2,381,162</u>
DEPRECIATION	815,826	900,000	849,637
OVERHEAD ALLOCATION - MARINA	426,527	957,000	721,687
TOTAL OPERATING EXPENSES	<u>3,975,292</u>	<u>4,589,500</u>	<u>3,952,486</u>
INCOME FROM OPERATIONS	<u>1,538,451</u>	<u>707,500</u>	<u>1,263,489</u>
OTHER EXPENSE (INCOME):			
OPERATING GRANTS: PERM	(284)	0	(5,184)
PROPERTY TAX ALLOCATION - MARI	(49,999)	(50,000)	(50,000)
(GAIN)/LOSS ON FIXED ASSETS	9,042	0	62,629
OTHER EXPENSE (INCOME), NET	<u>(41,241)</u>	<u>(50,000)</u>	<u>7,445</u>
NET INCOME	<u>\$1,579,692</u>	<u>757,500</u>	<u>1,256,044</u>

Note: Marina Revenues on the Port Income Statement are greater than the Marina Revenues on the Marina Income Statement because the Port Income Statement Marina Revenues include Miscellaneous Revenues that are coded to Overhead.

PORT OF EDMONDS  
RENTAL PROPERTY INCOME STATEMENT  
FOR THE TWELVEMONTHS ENDED DECEMBER 31, 2019

	YEAR TO DATE		
	ACTUAL	CURRENT BUDGET	PRIOR YEAR
REVENUES:			
RENTAL PROPERTIES:			
HARBOR SQUARE PROPERTY	\$1,886,879	1,869,000	1,821,985
HARBOR SQUARE CAMS	198,986	227,000	240,712
MISCELLANEOUS - HS	1,265	0	3,784
LATE FEES - HARBOR SQUARE PROP	7,598	10,000	10,444
HARB SQ CONFERENCE ROOM REV	450	1,000	570
ANTHONY'S	282,807	278,000	282,797
EDMONDS YACHT SALES	3,799	4,000	3,689
HARBOR SQUARE ATHLETIC CLUB	134,251	134,000	130,374
POE 2 LLC	55,471	55,000	54,119
LANDING	133,752	139,000	124,558
YACHT CLUB	59,191	59,000	57,576
TOTAL RENTAL PROPERTIES	<u>2,764,449</u>	<u>2,776,000</u>	<u>2,730,608</u>
GROSS PROFIT	<u>2,764,449</u>	<u>2,776,000</u>	<u>2,730,608</u>
OPERATING EXPENSES:			
HARBOR SQUARE COST OF SALES	398	0	249
ADVERTISING	0	5,500	0
AUTO & EQUIPMENT FUEL	597	500	414
BANK CHARGES	0	500	363
BUSINESS TAXES	131	500	206
EMPLOYEE BENEFITS	50,864	57,000	48,456
INSURANCE	48,941	49,000	43,486
MASTER BUSINESS PLAN	(5,364)	0	8,321
MISCELLANEOUS	0	500	90
OFFICE	1,870	2,000	1,679
PAYROLL TAXES	13,756	20,000	16,345
PROFESSIONAL FEES	9,682	5,000	4,100
REPAIR AND MAINTENANCE	171,264	104,000	104,514
SALARIES AND WAGES	159,587	186,000	159,435
SUPPLIES	27,126	70,000	17,717
TENANT IMPROVEMENTS	0	0	228
UTILITIES	153,380	151,000	141,455
OPERATING EXPENSES BEFORE DEPR & O/H	<u>632,232</u>	<u>651,500</u>	<u>547,058</u>
DEPRECIATION	559,708	597,000	591,512
OVERHEAD ALLOCATION - RENTAL P	218,372	493,000	309,295
TOTAL OPERATING EXPENSES	<u>1,410,312</u>	<u>1,741,500</u>	<u>1,447,865</u>
INCOME FROM OPERATIONS	<u>1,354,137</u>	<u>1,034,500</u>	<u>1,282,743</u>
OTHER EXPENSE (INCOME):			
INTEREST EXPENSE	22,838	23,000	57,917
INTEREST INCOME	(10,532)	(11,000)	(11,595)
(GAIN)/LOSS ON FIXED ASSETS -	0	0	95,303
PROPERTY TAX ALLOCATION - RENT	(170,000)	(170,000)	(170,000)
OTHER EXPENSE (INCOME), NET	<u>(157,694)</u>	<u>(158,000)</u>	<u>(28,375)</u>
NET INCOME	<u>\$1,511,831</u>	<u>1,192,500</u>	<u>1,311,118</u>

PORT OF EDMONDS  
BALANCE SHEET  
DECEMBER 31, 2019

ASSETS

CURRENT ASSETS:		
CASH AND CASH EQUIVALENTS	\$3,466,680	
ACCOUNTS RECEIVABLE, NET	15,362	
TAXES RECEIVABLE	6,103	
ACCRUED INTEREST RECEIVABLE	52,404	
INVENTORIES	75,348	
PREPAID EXPENSES	161,284	
TOTAL CURRENT ASSETS		3,777,181
RESTRICTED ASSETS:		
RESTRICTED INVESTMENTS	712,686	
TOTAL RESTRICTED ASSETS		712,686
CAPITAL ASSETS:		
PROPERTY, PLANT & EQUIPMENT	55,650,792	
CONSTRUCTION IN PROGRESS	43,919	
LESS ACCUMULATED DEPRECIATION	(29,429,561)	
NET CAPITAL ASSETS		26,265,150
OTHER ASSETS:		
INVESTMENTS	14,074,787	
DEFERRED PENSION OUTFLOW	230,811	
DEFERRED OPEB OUTFLOW	9,190	
DEFERRED UST RETIREMENT OUTFLO	93,750	
NET OTHER ASSETS		14,408,538
TOTAL ASSETS		45,163,555

PORT OF EDMONDS  
BALANCE SHEET  
DECEMBER 31, 2019

LIABILITIES

CURRENT LIABILITIES:		
ACCOUNTS PAYABLE	\$96,865	
ACCRUED EXPENSES	482,521	
DEPOSITS	668,217	
UNEARNED REVENUE	131,083	
	<hr/>	
TOTAL CURRENT LIABILITIES		1,378,686
LONG-TERM LIABILITIES:		
UNDERGROUND STORAGE TANK RETIR	250,000	
NET PENSION LIABILITY	698,816	
OTHER POST EMPLOYMENT BENEFITS	1,122,307	
ENVIRONMENTAL LIABILITY	612,500	
DEFERRED PENSION INFLOWS	401,573	
	<hr/>	
TOTAL LONG-TERM DEBT		3,085,196
EQUITY:		
NET ASSETS	40,699,673	
	<hr/>	
TOTAL EQUITY		40,699,673
		<hr/>
TOTAL LIABILITIES & EQUITY		<u>\$45,163,555</u>

Port of Edmonds  
2019 Capital Budget to Actual

<u>Cost Center</u>	<u>Item</u>	<u>Budget</u>	<u>Actual</u>	<u>Notes</u>
00	Equipment Storage Shed	8,000		Increased to \$150,000 and moved to 2021 capital budget.
00	Marina Operations Camera		7,374	Moved from operations budget.
00	Trailer	9,000		Moved to 2021 capital budget.
18	Marine Travelift		438,978	Moved from 2021 capital budget. Was required sooner.
22	Marine Forklift Replacement	300,000	357,218	
60	Harbor Square Replace HVAC Units (12/yr)	160,000	161,151	
60	Harbor Square Capitalized Tenant Improvements	25,000		Not required.
	<b>TOTALS</b>	<b>502,000</b>	<b>964,721</b>	



Port of Edmonds  
Investing Transactions  
October 1, 2019 to December 31, 2019

**Matured or Called**

<u>Security</u>	<u>Remaining Life</u>	<u>Purchased</u>	<u>Final Maturity</u>	<u>Called or Matured</u>	<u>Coupon</u>	<u>Callable/Non-Callable</u>	<u>Par Value</u>	<u>Par Value</u>	<u>Range of Liquid Funds During Ownership</u>
Federal Home Loan Bank	0.00	10/23/2014	11/8/2019	Matured	1.450%	Callable 10/28/14	\$ 250,000	\$ 250,000	0.11% 2.57%

**Purchases**

<u>Security</u>	<u>Remaining Life</u>	<u>Purchased</u>	<u>Final Maturity</u>	<u>Coupon</u>	<u>Callable/Non-Callable</u>	<u>Par Value</u>	<u>Purchased Value</u>
Federal Farm Credit Bank	5.04	10/2/2019	9/17/2024	1.60% Non-Callable	\$ 500,000	\$ 501,283	
Federal Home Loan Bank	5.00	10/30/2019	10/30/2024	1.80% Non-Callable	\$ 500,000	\$ 499,500	
Federal Farm Credit Bank	3.92	11/7/2019	11/1/2023	1.60% Non-Callable	\$ 500,000	\$ 500,709	
Federal Home Loan Bank	3.04	11/15/2019	12/9/2022	1.88% Non-Callable	\$ 500,000	\$ 508,909	
Federal National Mortgage Association	2.08	11/21/2019	1/5/2022	2.00% Non-Callable	\$ 500,000	\$ 508,767	
Federal Farm Credit Bank	1.92	11/22/2019	11/8/2021	1.57% Non-Callable	\$ 500,000	\$ 500,593	
US Treasury Note	2.08	12/4/2019	4/30/2021	1.38% Non-Callable	\$ 500,000	\$ 499,773	
US Treasury Note	3.33	12/5/2019	3/31/2023	1.50% Non-Callable	\$ 500,000	\$ 501,352	
Federal National Mortgage Association	2.75	12/5/2019	9/6/2022	1.38% Non-Callable	\$ 500,000	\$ 499,615	
Federal Home Loan Bank	2.25	12/5/2019	3/11/2022	2.50% Non-Callable	\$ 500,000	\$ 513,788	
US Treasury Note	2.58	12/10/2019	7/15/2022	1.75% Non-Callable	\$ 500,000	\$ 506,050	
US Treasury STRIP	2.38	12/10/2019	5/5/2022	0.00% Non-Callable	\$ 520,000	\$ 500,720	
Federal Farm Credit Bank	4.33	12/11/2019	3/11/2024	1.55% Non-Callable	\$ 500,000	\$ 500,000	
Federal Home Loan Bank	5.00	12/11/2019	12/11/2024	2.00% Callable 9/11/20	\$ 500,000	\$ 500,933	
Federal Farm Credit Bank	4.96	12/17/2019	11/27/2024	1.89% Callable 11/27/20	\$ 500,000	\$ 500,942	
US Treasury Note	2.83	12/17/2019	10/15/2022	1.38% Non-Callable	\$ 500,000	\$ 498,078	
					<u>\$ 7,020,000</u>	<u>\$ 7,040,228</u>	

Port of Edmonds  
Investment Report  
As of December 31, 2019

**Long-Term Investments (1 year or more until maturity when purchased)**

Security	Remaining Life	Purchased	Final Maturity	Coupon	Callable/ Non-Callable	Par Value	Amortized		Market Value at 12/31/2019	Percent of Portfolio
							Book Value	Value		
Opus CD - restricted	0.04	1/17/2017	1/17/2020	0.90%	Non-Callable	\$ 712,686	N/A	\$	712,686	3.90%
Federal Natl Mortgage Assn	0.21	10/12/2016	3/20/2020	1.30%	Callable 3/30/17	\$ 500,000	\$	499,312	\$ 499,312	2.74%
Resolution Funding Corporation	0.54	9/27/2016	7/15/2020	0.00%	Non-Callable	\$ 525,000	\$	520,116	\$ 520,116	2.85%
RFCSP STRIP Principal	0.79	6/3/2019	10/15/2020	0.00%	Non-Callable	\$ 513,000	\$	506,091	\$ 506,091	2.77%
RFCSP STRIP Principal	1.04	12/13/2018	1/15/2021	0.00%	Non-Callable	\$ 530,000	\$	520,059	\$ 520,059	2.85%
US Treasury Note	1.33	12/4/2019	4/30/2021	1.38%	Non-Callable	\$ 500,000	\$	498,477	\$ 498,477	2.73%
Federal Farm Credit Bank	1.42	6/2/2016	6/2/2021	1.69%	Callable 6/2/17	\$ 500,000	\$	499,168	\$ 499,168	2.73%
Federal Farm Credit Bank	1.63	8/15/2016	8/16/2021	1.44%	Callable 8/16/17	\$ 500,000	\$	497,662	\$ 497,662	2.73%
Federal Farm Credit Bank	1.83	11/22/2019	11/8/2021	1.57%	Non-Callable	\$ 500,000	\$	499,908	\$ 499,908	2.74%
Federal National Mortgage Association	2.00	11/21/2019	1/5/2022	2.00%	Non-Callable	\$ 500,000	\$	503,739	\$ 503,739	2.76%
Federal Home Loan Bank	2.17	12/5/2019	3/11/2022	2.50%	Non-Callable	\$ 500,000	\$	509,303	\$ 509,303	2.79%
US Treasury STRIP	2.33	12/10/2019	5/5/2022	0.00%	Non-Callable	\$ 520,000	\$	499,939	\$ 499,939	2.74%
US Treasury Note	2.54	12/10/2019	7/15/2022	1.75%	Non-Callable	\$ 500,000	\$	501,856	\$ 501,856	2.75%
Federal National Mortgage Association	2.67	12/5/2019	9/6/2022	1.38%	Non-Callable	\$ 500,000	\$	496,517	\$ 496,517	2.72%
US Treasury Note	2.79	12/17/2019	10/15/2022	1.38%	Non-Callable	\$ 500,000	\$	496,836	\$ 496,836	2.72%
Federal Home Loan Bank	3.00	11/15/2019	12/9/2022	1.88%	Non-Callable	\$ 500,000	\$	503,327	\$ 503,327	2.76%
Federal Natl Mortgage Assn	3.04	12/14/2018	1/19/2023	2.38%	Non-Callable	\$ 500,000	\$	511,336	\$ 511,336	2.80%
US Treasury Note	3.25	12/5/2019	3/31/2023	1.50%	Non-Callable	\$ 500,000	\$	498,184	\$ 498,184	2.73%
Federal Home Loan Bank	3.42	6/3/2019	6/9/2023	2.13%	Non-Callable	\$ 500,000	\$	508,057	\$ 508,057	2.78%
Federal Farm Credit Bank	3.63	8/27/2019	8/14/2023	1.60%	Non-Callable	\$ 500,000	\$	499,417	\$ 499,417	2.74%
Federal Farm Credit Bank	3.67	9/4/2019	8/28/2023	1.92%	Callable 8/28/20	\$ 500,000	\$	500,027	\$ 500,027	2.74%
Federal Farm Credit Bank	3.83	11/7/2019	11/1/2023	1.60%	Non-Callable	\$ 500,000	\$	499,331	\$ 499,331	2.74%
Federal Home Loan Bank	4.13	2/21/2019	2/13/2024	2.50%	Non-Callable	\$ 500,000	\$	515,790	\$ 515,790	2.83%
Federal Farm Credit Bank	4.29	12/11/2019	3/11/2024	1.55%	Non-Callable	\$ 500,000	\$	496,466	\$ 496,466	2.72%
Federal Home Loan Bank	4.46	6/19/2019	6/12/2024	2.40%	Callable 6/12/20	\$ 500,000	\$	499,994	\$ 499,994	2.74%
Federal Farm Credit Bank	4.79	10/2/2019	9/17/2024	1.60%	Non-Callable	\$ 500,000	\$	496,300	\$ 496,300	2.72%
Federal Home Loan Bank	4.83	10/30/2019	10/30/2024	1.80%	Non-Callable	\$ 500,000	\$	497,184	\$ 497,184	2.72%
Federal Farm Credit Bank	4.92	12/17/2019	11/27/2024	1.89%	Callable 11/27/20	\$ 500,000	\$	500,203	\$ 500,203	2.74%
Federal Home Loan Bank	4.96	12/11/2019	12/11/2024	2.00%	Callable 9/11/20	\$ 500,000	\$	500,193	\$ 500,193	2.74%
						\$14,800,686	\$	14,074,787	\$ 14,787,473	39.80%

**Short-Term Investments (less than 1 year to maturity when purchased)**

<u>Entity</u>	<u>Type</u>	<u>Interest Rate</u>	<u>Amount</u>
Port of Edmonds	Cash and change funds	0.00%	\$ 1,200
Washington Federal	Business checking account	1.92%	\$ 2,900,437
Washington Federal	Revolving checking account	0.00%	\$ 3,000
Opus Bank	HS checking account	2.25%	\$ 518,756
Snohomish County	Tax collections	0.00%	\$ 3,156
Washington LGIP	Short-term investments	2.20%	\$ 40,132
Opus Bank	Money market	2.25%	\$ -
			<u>\$ 3,466,681</u>
<b>Total Cash and Investments</b>			<u>\$ 18,254,154</u>

**Total Cash and Investments**

100.00%

**Capital Replacement Reserve consists of:**

Investments	\$ 11,088,000
Cash Reserves - Washington Federal	\$ 15,149
	<u>\$ 11,103,149</u>

**Outstanding Debt**

2017 Revenue Bond - Opus Bank	\$ -
Due Within 1 Year	\$ -
<b>Opus Bank Debt Service Reserve</b>	\$ 712,686

**Environmental Reserve consists of:**

Investments	\$ 1,000,000
Cash - Washington Federal	\$ 41,435
	<u>\$ 1,041,435</u>