



M E M O R A N D U M

TO: Interested Parties
FROM: Kyle Stevens, President
DATE: March 12, 2026
SUBJECT: Port of Coos Bay Commission Meeting Notice

The **Board of Commissioners** of the Oregon International Port of Coos Bay will hold its Regular Commission Meeting at **11:00 a.m., Thursday, March 19, 2026**, in the Port’s Commission Chambers located at 125 W Central Avenue, Suite 230, Coos Bay, Oregon 97420, and live on YouTube.

Members of the public are invited to attend the meeting in person or view the meeting live on the Port’s YouTube Channel at the following link: www.youtube.com/portcoos.

Members of the public may provide public comment in person, via Zoom, or in writing. If members of the public would like to provide public comment during the meeting via Zoom, please call the Administrative office at 541-267-7678 by 8:30 a.m. on Thursday, March 19, 2026. Written comment will be accepted until 8:30 a.m. on Thursday, March 19, 2026 by sending an email to portcoos@portofcoosbay.com with the subject line ‘Public Comment’.

An **Executive Session** has also been scheduled on **Thursday, March 19, 2026**, immediately after the Commission Meeting, as authorized under ORS 192.660(2), to:

- (e) conduct deliberations with persons designated by the governing body to negotiate real property transactions;
- (f) consider information or records that are exempt by law from public inspection;
- (g) consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations; and
- (j) carry on negotiations under ORS Chapter 293 with private persons or businesses regarding proposed acquisition, exchange or liquidation of public investments.

KS/cs

**OREGON INTERNATIONAL PORT OF COOS BAY
REGULAR COMMISSION MEETING**

11:00 a.m., Thursday, March 19, 2026

Port Commission Chambers, 125 West Central Avenue, Suite 230, Coos Bay, Oregon 97420

Watch Live on YouTube: www.youtube.com/portcoos

***Mission:** Promoting sustainable development that enhances southwest Oregon and the State in the international economy.*

***ORS 777.065:** The Legislative Assembly recognizes that assistance and encouragement of enhanced world trade opportunities are an important function of the state, and that development of new and expanded overseas markets for commodities exported from the ports of this state has great potential for diversifying and improving the economic base of the state. Therefore, development and improvement of port facilities suitable for use in world maritime trade at the Ports of Umatilla, Morrow, Arlington, The Dalles, Hood River and Cascade Locks and the development of deepwater port facilities at Astoria, **Coos Bay**, Newport, Portland and St. Helens is declared to be a state economic goal of high priority.*

T E N T A T I V E A G E N D A

1. CALL MEETING TO ORDER

2. PORT PROJECT UPDATE

- A. Eastside Housing Feasibility Study Update AKS Engineering
- B. Port and Rail Financial Update Megan Richardson

3. CONSENT ITEMS

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5. ACTION ITEMS

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- A. Tarheel II Building Lease Agreement Krystal Karcher, 42
- B. Lot 40 Lease Agreement Krystal Karcher, 43

6. OTHER

7. INFORMATION ITEMS

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- A. Coos Bay Rail Revenue Car Loads – February 2026.....45

8. PUBLIC COMMENT

9. CEO UPDATES

10. COMMISSION COMMENTS

11. NEXT MEETING DATES

- A. PCIP Commission Meeting - Tuesday, April 7, 2026, 8:00 a.m.
- B. Regular Commission Meeting - Thursday, April 16, 2026, 11:00 a.m.

12. RECESS TO EXECUTIVE SESSION

13. ADJOURN

Consent Items

DRAFT MINUTES
Oregon International Port of Coos Bay
Regular Commission Meeting
11:00 a.m., Thursday, February 19, 2026

Port Commission Chambers, 125 Central Avenue, Suite 230, Coos Bay, Oregon 97420

Meetings are broadcast live on [YouTube](#). Hyperlinks below redirect to the recording.

Attendance

Commission: Kyle Stevens, President; Nick Edwards, Vice President; Kyle ViksneHill, Treasurer; Elise Hamner, Secretary; and Arnie Roblan, Commissioner.

Staff: Lanelle Comstock, Chief Executive Officer; Melissa Cribbins, Executive Director of the PCIP Project; Megan Richardson, Director of Finance and Accounting; Matt Friesen, Director of External Affairs; Rick Adamek, Director of Asset Management; Brian Early, General Manager, Coos Bay Rail Line; Ray Dwire, Charleston Marina Manager; Krystal Karcher, Administrative Services Manager; Christina Sanders, Administrative Assistant, Grace Hansen, Grants and Funding Intern; and Gabriella Greco, Social Media and Digital Communications Intern.

1. [Call Meeting To Order](#)

President Stevens called the meeting to order at 11:00 a.m.

2. [Port Project Update](#)

- A. [Union Pacific Update](#)
- B. [Ice Plant Update](#)
- C. [Port and Rail Financial Update](#)

3. [Consent Items](#)

Upon a motion by Commissioner Roblan (second by Commissioner Edwards), the Board of Commissioners voted to approve the December 18, 2025 Regular Commission Meeting Minutes, January 15, 2026 Regular Commission Meeting Minutes, January Invoices, and January Contracts Awarded. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

4. [Management Reports](#)

All Management Reports were included within the Meeting Packet.

5. [Action Items](#)

- A. [Connect Oregon Grant Application](#)

Upon a motion by Commissioner Edwards (second by Commissioner Roblan), the Board of Commissioners motioned to authorize Port Staff to apply for a ConnectOregon 10 Grant for a total project cost not to exceed \$3.33 million, with a total Port pledged match not to exceed \$1 million. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

B. [South 1st Street Vacation](#)

Upon a motion by Commissioner Roblan (second by Commissioner Hamner), the Board of Commissioners motioned to approve the request for consent from the City of Coos Bay for a Street Vacation of a portion of South 1st Street between Lockhart Avenue and Coalbank Slough. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None.)

C. [Adoption of Strategic Business Plan Update](#)

Upon a motion by Commissioner Edwards (second by Commissioner ViksneHill), the Board of Commissioners motioned to adopt the 2025 Strategic Business Plan Update of the Oregon International Port of Coos Bay and direct Port Staff to amend the Plan as presented. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

D. [Solicitation of 341 Newmark Ave](#)

Upon a motion by Commissioner Hamner (second by Commissioner ViksneHill), the Board of Commissioners motioned to direct Port Staff to begin the process of selling the Port owned property at 341 Newmark Avenue by soliciting a Request for Interest. **Motion Passed Unanimously.** (Ayes: Stevens, Edwards, ViksneHill, Hamner, and Roblan. Nays: None).

6. [Information Items](#)

7. [Public Comment](#)

Christine Moffitt, Karie Silva, and Dean Lundie provided public comment.

8. [Commission Comments](#)

9. [CEO Updates](#)

10. [Next Meeting Dates](#)

A. PCIP Commission Meeting – Tuesday, March 3, 2026, 8:00 a.m.

B. Regular Commission Meeting – Thursday, March 19, 2026, 11:00 a.m.

11. [Adjourn](#)

President Stevens adjourned the meeting at 12:07 p.m.



M E M O R A N D U M

To: Port of Coos Bay Board of Commissioners
From: Mary Green, Accounting Supervisor
Date: March 12, 2026
Subject: Invoices Paid for Commission Approval through February 2026

A/P checks issued per NetSuite financial system	409,135.45
Payroll disbursement per Umpqua Bank statement	108,318.61
Misc electronic disbursements per Umpqua Bank statement	148,779.54
Total Disbursements	<u>\$ 666,233.60</u>



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners
 FROM: Megan Richardson, Finance Director
 DATE: March 12, 2026
 SUBJECT: February 2026 Contracts Awarded

The following are bids that were awarded, and contracts authorized and signed by the Chief Executive Officer during the month of February. All solicitations comply with the requirements of the Port’s Local Public Contracting Rules.

The following projects are included in the appropriate fiscal year budget:

Contract	Description	Cost
Scott Partney	On Call Bridge Repair FY25/26 - Section 1 MP 652-687	\$150,000.00
Scott Partney	On Call Bridge Repair FY25/26 - Section 2 MP 687-725	\$150,000.00
Scott Partney	On Call Bridge Repair FY25/26 - Section 3 MP 725-770	\$150,000.00
Addcox Heating Center	Ice Plant - Outdoor Freezer Unit Replacements	\$31,601.50
Total Contracts Awarded for this period:		\$481,601.50

Management Reports



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners
FROM: Lanelle Comstock, Chief Executive Officer
DATE: March 12, 2026
SUBJECT: Administrative Services Management Report

Upcoming Scheduled Meetings and Events:

- Eastside Housing Feasibility Study Open House: Wednesday, March 11, 6:00 pm
- Coos Watershed Association Annual Meeting*: Wednesday, March 18, 5:30 pm
- March Regular Port Commission Meeting: Thursday, March 19, 11:00 am
- Eastside Housing Feasibility Study Open House: Wednesday, March 25, 6:00 pm
- April PCIP Commission Meeting: Tuesday, April 7, 8:00 am
- April Regular Port Commission Meeting: Thursday, April 16, 11:00 am

**Non-Port, but Port affiliated, meetings*

ADMINISTRATION

Eastside Housing Feasibility Study: The City of Coos Bay and the Port of Coos Bay are evaluating the feasibility of developing a ±100-acre site in Eastside to accommodate the City's housing needs. Interested community members are invited to two open houses to learn about the project and background work completed to date and to share ideas for how to make the best use of this property.

- Community Open House #1:
 - Discussion topics: Project background and scope, work completed to date, summary of existing conditions, solicit ideas for future development
 - Wednesday, March 11 at 6:00 pm
 - Eastside Elementary School Cafeteria, 370 2nd Ave, Coos Bay, OR 97420
- Community Open House #2:
 - Discussion topics: Geotechnical findings, summary of financial analysis, discuss site development alternatives
 - Wednesday, March 25 at 6:00 pm
 - Eastside Elementary School Cafeteria, 370 2nd Ave, Coos Bay, OR 97420

In addition, a project presentation will be given at this March Port Board of Commissioners meeting.

Statement of Economic Interest Reminder: The Port of Coos Bay Commissioners are required to file an Annual Verified Statement of Economic Interest with the Oregon Government Ethics Commission by April 15 of each year. Please be prepared to receive a notice from the Oregon Government Ethics Commission and to complete the form by April 15.



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners

FROM: Megan Richardson, Director of Finance

DATE: March 12, 2026

SUBJECT: Accounting and Finance Management Report

We hereby present January and January Year-to-Date (7 months) financial results for the Port.

Operating Revenue:

Total Operating Income totaled \$189K, which was approximately \$84K less than budgeted. Revenues exceeded budget in the Admin and Port Ops departments. Admin continues to exceed budget this month because all space within the Hub building is occupied. Port Ops has exceeded their budget because of the renewal of an annual property agreement. Rail Ops revenues continue to fall short due to lower car movements and less surcharges are billed due to cars not crossing the North Bend Swing Span Bridge. CBRL had budgeted car movements to be an average of 409 car movements per month, and they moved 303 cars this month. Charleston Ops revenue fell short because of the write off of bad debt expense. This adjustment is made for accounts that are deemed uncollectable.

Operating Expense:

Operating Expenses totaled \$342K, which was \$52K under budget for the period. All departments underspent their budget this month except Port Ops. Port Ops exceeded their budget this month for an appraisal for the property currently occupied by Tyree. Although Port Ops is over this month, they are within budget year to date.

Operating Result:

The Port ended January with a net loss of \$153K against a planned net loss of \$121K, which was greater than budget by \$31K. Admin and Port Ops had a better operating result than budgeted. The unfavorable result in Rail Ops is due to lower revenues and greater expenses. In Charleston it is due to the adjustment to bad debt which reduces revenues.

Other Income & Expense:

Other Income totaled \$54K, which is less than planned by \$166, which is right on plan. Other expenses totaled \$508K, which is \$484K overspent for the month. This increase is for a special payment made to Coos Bay Rail Line, Inc. to get their accounts payable balance under the 90 day period.

Net Result & Year to Date:

January had a net loss of \$608K compared to a budgeted net loss of \$92K resulting in a negative variance of \$515K. Year to date the total net gain is \$695K, with a projected net gain of \$458K.

Other Comments:

February Total Cash Balance	Unrestricted OIPCB Funds	Total Restricted	Restricted	
			State Dredge Funds	IFA Channel Mod
\$6,917,190.64	\$1,853,226.52	\$5,063,964.12	\$290,361.23	\$4,773,602.90

The total cash balances in all bank accounts for February month end were \$6,917,190.64 which is a decrease from January of \$324,097.40. Restricted funds are detailed in the table above. Total interest earnings totaled \$18,423.15 with \$2,226.37 of that interest earned on unrestricted funds. Interest earned on restricted funds goes to the restricted fund balance and interest earned on the unrestricted funds is earned by the General Fund. No interest was earned in the money market account because the balance has been managed to meet the required minimum for banking fees and cashflow needs. The Local Government Investment Pool (LGIP) interest rate decreased to 4.04% pa. This is a drop of 0.56% from the start of the fiscal year.

	Current Period				Same Month Last Year			Year to Date				Year End						
	Jan 2026				Jan 2025			Jul 2025 - Jan 2026				Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026			
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff	
1	Operating Income																	
33	Administration	17,974	17,312	662	4%	13,027	4,947	38%	117,532	121,183	(3,651)	(3%)	86,296	31,236	36%	204,092	207,742	(2%)
20	Port Operations	35,923	25,568	10,356	41%	37,958	(2,034)	(5%)	190,692	178,975	11,717	7%	177,190	13,503	8%	318,532	306,815	4%
21	Railroad Operations	27,473	58,904	(31,430)	(53%)	33,524	(6,050)	(18%)	247,724	412,326	(164,602)	(40%)	459,001	(211,276)	(46%)	542,243	706,844	(23%)
22	Charleston Operations																	
23	Building & Dock Leases	20,644	20,036	609	3%	19,369	1,275	7%	146,810	140,249	6,561	5%	142,584	4,226	3%	246,987	240,427	3%
24	Property Agreements	0	400	(400)	(100%)	0	0	-	0	2,800	(2,800)	(100%)	0	0	-	2,000	4,800	(58%)
25	Marina	97,866	94,686	3,179	3%	82,122	15,744	19%	782,717	689,482	93,235	14%	738,796	43,921	6%	1,312,398	1,219,164	8%
26	Shipyard	27,613	26,028	1,585	6%	27,789	(176)	(1%)	226,423	195,968	30,456	16%	207,258	19,165	9%	372,575	342,120	9%
27	RV Park	17,964	11,338	6,625	58%	11,474	6,489	57%	279,803	239,923	39,881	17%	242,366	37,438	15%	388,467	348,586	11%
28	Ice Plant	3,150	6,758	(3,608)	(53%)	7,518	(4,368)	(58%)	215,839	173,443	42,397	24%	256,074	(40,235)	(16%)	307,397	265,000	16%
29	Travel Lift	2,392	3,884	(1,491)	(38%)	3,871	(1,479)	(38%)	33,950	35,262	(1,312)	(4%)	34,832	(882)	(3%)	60,335	61,647	(2%)
30	Other	(62,176)	7,636	(69,812)	(914%)	1,967	(64,143)	(3261%)	(53,569)	8,455	(62,025)	(734%)	(22,519)	(31,050)	138%	(60,387)	1,637	(3788%)
31	Total Charleston Operations	107,453	170,766	(63,313)	(37%)	154,110	(46,657)	(30%)	1,631,973	1,485,580	146,392	10%	1,599,391	32,582	2%	2,629,772	2,483,380	6%
32	Total Operating Income	188,824	272,549	(83,726)	(31%)	238,618	(49,795)	(21%)	2,187,922	2,198,065	(10,143)	(0%)	2,321,877	(133,956)	(6%)	3,694,638	3,704,781	(0%)
34	Operating Expenses																	
35	Administration	124,258	133,220	8,962	7%	111,239	(13,019)	(12%)	877,362	995,593	118,231	12%	1,069,180	191,818	18%	3,007,560	3,125,791	4%
36	External Affairs	0	0	0	-	29,481	29,481	100%	0	0	0	-	198,957	198,957	(100%)	0	0	-
37	Port Operations	30,320	22,307	(8,013)	(36%)	39,163	8,843	23%	162,366	158,355	(4,010)	(3%)	225,198	62,833	(28%)	277,794	273,784	1%
38	Railroad Operations	26,787	44,643	17,855	40%	27,876	1,088	4%	221,801	312,498	90,697	29%	611,075	389,274	(64%)	445,013	535,710	(17%)
39	Charleston Operations	160,143	193,796	33,653	17%	159,288	(855)	(1%)	1,449,431	1,716,810	267,379	16%	1,230,161	(219,271)	(18%)	2,511,327	2,778,706	(10%)
40	Total Expenses	341,508	393,965	52,457	13%	367,048	25,539	7%	2,710,960	3,183,256	472,296	15%	3,334,571	623,611	19%	6,241,694	6,713,990	7%
42	Operating Results																	
43	Administration	(106,284)	(115,908)	9,624	(8%)	(98,212)	(8,072)	8%	(759,830)	(874,410)	114,580	(13%)	(982,884)	223,054	(23%)	(2,803,468)	(2,918,048)	(4%)
44	External Affairs	0	0	0	-	(29,481)	29,481	(100%)	0	0	0	-	(198,957)	198,957	(100%)	0	0	-
45	Port Operations	5,604	3,261	2,343	72%	(1,205)	6,809	(565%)	28,327	20,620	7,707	37%	(48,009)	76,335	(159%)	40,738	33,031	23%
46	Railroad Operations	686	14,261	(13,575)	(95%)	5,648	(4,962)	(88%)	25,923	99,828	(73,905)	(74%)	(152,075)	177,998	(117%)	97,229	171,134	(43%)
47	Charleston Operations	(52,690)	(23,030)	(29,660)	129%	(5,178)	(47,512)	918%	182,542	(231,230)	413,771	(179%)	369,230	(186,688)	(51%)	118,445	(295,326)	(140%)
48	Totals Operating Results	(152,685)	(121,416)	(31,269)	26%	(128,429)	(24,255)	19%	(523,038)	(985,191)	462,153	(47%)	(1,012,694)	489,656	(48%)	(2,547,056)	(3,009,209)	(15%)
50	Tax Collected	40,034	36,741	3,294	9%	37,330	2,704	7%	2,435,143	2,335,663	99,480	4%	2,334,117	101,026	4%	2,570,012	2,470,532	4%
51	Financial Income	9,758	8,624	1,134	13%	10,380	(622)	(6%)	62,759	60,368	2,392	4%	62,621	138	0%	105,879	103,487	2%
52	Grant Income	0	7,292	(7,292)	(100%)	0	0	-	43,203	51,042	(7,839)	(15%)	0	43,203	-	529,661	537,500	(1%)
53	Loan Receipts	0	0	0	-	0	0	-	213,380	0	213,380	-	0	213,380	-	213,380	0	-
54	Other Income	3,782	1,083	2,698	249%	31,494	(27,712)	(88%)	21,797	7,583	14,213	187%	568,962	(547,165)	(96%)	1,496,303	1,482,090	1%
55	Total Other Income	53,574	53,739	(166)	(0%)	79,204	(25,630)	(32%)	2,776,281	2,454,655	321,626	13%	2,965,699	(189,418)	(6%)	4,915,235	4,593,609	7%
57	Financial Expenses & Taxes	2,271	3,250	979	(30%)	2,568	297	(12%)	45,051	54,670	9,619	(18%)	60,440	15,389	(25%)	62,381	72,000	13%
58	Debt Service	10,686	15,143	4,457	(29%)	15,473	4,786	(31%)	1,017,304	1,133,582	116,278	(10%)	984,440	(32,864)	3%	1,321,122	1,437,400	8%
59	Capital Outlays	0	6,250	6,250	(100%)	0	0	-	0	43,750	43,750	(100%)	167,811	167,811	(100%)	31,250	75,000	58%
60	Interfund Transfers	495,490	0	(495,490)	-	0	(495,490)	-	495,490	0	(495,490)	-	0	(495,490)	-	495,490	0	-
61	Total Other Expenses	508,447	24,643	(483,804)	1963%	18,040	(490,407)	2718%	1,557,845	1,232,002	(325,843)	26%	1,212,691	(345,154)	28%	1,910,243	1,584,400	21%
63	Net Result	(607,558)	(92,320)	(515,238)	(558%)	(67,266)	(540,292)	803%	695,399	237,462	457,936	193%	740,315	(44,916)	(6%)	457,936	0	-

Financial Report - Actual vs. Budget
For Period Ending Jan 2026

amounts in \$US dollars

Fund: General Fund Department: Administration Location: All Budget: Adopted



Administration	Current Period				Same Month Last Year			Year to Date				Year End					
	Jan 2026				Jan 2025			Jul 2025 - Jan 2026				Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4005 Building & Dock Leases	16,709	15,995	714	4%	11,757	4,952	42%	108,732	111,966	(3,235)	-3%	77,506	31,226	40%	188,708	191,942	-2%
4180 Merchandise	0	0	0	-	0	0	-	8	0	8	-	0	8	-	8	0	-
4245 CCURA	1,250	1,250	0	0%	1,250	0	0%	8,575	8,750	(175)	-2%	8,750	(175)	-2%	14,825	15,000	-1%
4290 Other	15	67	(52)	-78%	20	(5)	-25%	218	467	(249)	-53%	40	178	444%	551	800	-31%
Total Operating Income	17,974	17,312	662	4%	13,027	4,947	38%	117,532	121,183	(3,651)	-3%	86,296	31,236	36%	204,092	207,742	-2%
Expenses																	
Personnel Services																	
5005 Salaries	46,716	47,036	320	1%	44,934	(1,781)	-4%	346,262	352,861	6,599	2%	451,255	104,993	23%	605,051	611,650	1%
Total Compensation	46,716	47,036	320	1%	44,934	(1,781)	-4%	346,262	352,861	6,599	2%	451,255	104,993	23%	605,051	611,650	1%
5100 Federal Payroll taxes	3,492	3,504	12	0%	3,381	(111)	-3%	24,818	26,286	1,468	6%	25,930	1,112	4%	44,096	45,564	3%
5105 State Payroll taxes	0	187	187	100%	0	0	-	0	1,402	1,402	100%	0	0	-	1,029	2,431	58%
5110 Unemployment Insurance	1,324	369	(955)	-259%	796	(528)	-66%	3,303	2,767	(536)	-19%	4,582	1,278	28%	5,332	4,796	-11%
5115 Workers compensation	92	326	234	72%	89	(3)	-3%	(3,918)	2,448	6,366	260%	632	4,551	720%	(2,123)	4,244	150%
Total Payroll Taxes	4,908	4,386	(523)	-12%	4,266	(642)	-15%	24,203	32,903	8,700	26%	31,144	6,941	22%	48,334	57,034	15%
5200 Medical insurance	4,006	6,182	2,175	35%	5,426	1,420	26%	29,827	43,272	13,444	31%	40,625	10,798	27%	60,736	74,180	18%
5205 Dental insurance	655	740	86	12%	701	46	7%	4,757	5,183	426	8%	5,264	506	10%	8,460	8,885	5%
5215 Term life insurance	75	88	13	14%	63	(13)	-20%	525	613	88	14%	454	(71)	-16%	963	1,050	8%
5220 Long Term Disability insurance	0	0	0	-	241	241	100%	0	0	0	-	1,643	1,643	100%	0	0	-
5225 PERS Employer Contributions	11,128	11,331	203	2%	13,684	2,556	19%	78,350	85,004	6,654	8%	66,962	(11,388)	-17%	140,692	147,346	5%
5230 PERS Employee Contributions	2,772	2,822	51	2%	3,714	942	25%	19,514	21,172	1,657	8%	18,172	(1,343)	-7%	35,042	36,699	5%
5295 Allocations	(2,432)	(1,797)	635	-35%	0	2,432	-	(28,562)	(13,484)	15,078	-112%	0	28,562	-	(38,451)	(23,373)	-65%
Total Insured Benefits	16,203	19,365	3,162	16%	23,829	7,625	32%	104,412	141,759	37,347	26%	133,120	28,708	22%	207,441	244,788	15%
Total Personnel Services	67,827	70,787	2,960	4%	73,029	5,202	7%	474,876	527,523	52,647	10%	615,519	140,643	23%	860,825	913,472	6%
Goods & Services																	
6005 Seminars & training	750	679	(71)	-10%	405	(345)	-85%	2,269	4,754	2,486	52%	1,100	(1,169)	-106%	5,664	8,150	30%
Total Staff Training	750	679	(71)	-10%	405	(345)	-85%	2,269	4,754	2,486	52%	1,100	(1,169)	-106%	5,664	8,150	30%
6020 Travel - airfare	0	83	83	100%	0	0	-	1,846	583	(1,263)	-217%	0	(1,846)	-	2,263	1,000	-126%
6025 Travel - lodging & transportation	0	158	158	100%	0	0	-	2,468	1,108	(1,360)	-123%	163	(2,305)	-1413%	3,260	1,900	-72%
6030 Travel - Per Diem & mileage reimbursement	0	83	83	100%	0	0	-	0	583	583	100%	269	269	100%	417	1,000	58%
6035 Meals & Entertainment	0	104	104	100%	0	0	-	96	729	633	87%	296	200	68%	617	1,250	51%
Total Travel & Entertainment	0	429	429	100%	0	0	-	4,411	3,004	(1,407)	-47%	729	(3,682)	-505%	6,557	5,150	-27%
6050 Office supplies	15	333	318	96%	146	131	90%	1,372	2,333	961	41%	2,339	967	41%	3,039	4,000	24%
6055 Kitchen supplies	0	21	21	100%	0	0	-	120	146	26	18%	855	736	86%	224	250	10%
6060 IT supplies	0	833	833	100%	0	0	-	0	5,833	5,833	100%	269	269	100%	4,167	10,000	58%
6070 Postage & courier services	400	292	(108)	-37%	401	1	0%	1,609	2,042	433	21%	2,012	403	20%	3,067	3,500	12%
6075 Memberships & dues	1,844	1,752	(92)	-5%	0	(1,844)	-	15,686	12,264	(3,422)	-28%	0	(15,686)	-	24,446	21,024	-16%
6077 Subscriptions	0	18	18	100%	0	0	-	100	128	28	22%	0	(100)	-	191	219	13%
6085 Office equipment lease	0	154	154	100%	0	0	-	923	1,077	154	14%	923	0	0%	1,692	1,846	8%
6087 Office equipment repairs & maintenance	148	250	102	41%	184	36	20%	975	1,750	775	44%	1,249	274	22%	2,225	3,000	26%
6090 IT SW subscriptions & licenses	10,888	12,428	1,539	12%	12,125	1,236	10%	87,815	86,994	(822)	-1%	100,926	13,111	13%	149,953	149,132	-1%
6095 Commission expenses	198	303	105	35%	265	67	25%	1,403	2,123	720	34%	2,014	611	30%	2,920	3,640	20%
Total Office Expense	13,493	16,384	2,892	18%	13,121	(372)	-3%	110,003	114,690	4,687	4%	110,588	585	1%	191,924	196,611	2%
6100 Telephone - landline	375	375	0	0%	420	45	11%	2,654	2,625	(29)	-1%	3,099	445	14%	4,529	4,500	-1%
6105 Telephone - mobile	198	228	30	13%	503	305	61%	1,369	1,598	230	14%	2,986	1,617	54%	2,510	2,740	8%
6110 Internet services	292	308	16	5%	292	0	0%	2,045	2,158	113	5%	2,522	476	19%	3,587	3,700	3%
6130 Electricity	1,135	1,633	498	30%	1,381	246	18%	6,128	8,468	2,340	28%	7,127	999	14%	13,668	16,008	15%
6135 Water/Sewer	230	240	10	4%	227	(4)	-2%	1,757	1,668	(89)	-5%	1,580	(178)	-11%	3,089	3,000	-3%
6140 Garbage/Sanitation Collection	331	333	2	1%	321	(10)	-3%	2,277	2,333	56	2%	2,253	(24)	-1%	3,944	4,000	1%
Total Utilities	2,561	3,118	557	18%	3,143	582	19%	16,231	18,851	2,620	14%	19,567	3,336	17%	31,328	33,948	8%
6205 Janitorial services	949	917	(33)	-4%	904	(45)	-5%	6,374	6,417	43	1%	6,196	(178)	-3%	10,957	11,000	0%
6215 Payroll services	1,046	222	(824)	-372%	204	(842)	-413%	4,157	4,942	786	16%	4,561	405	9%	7,424	8,210	10%
6245 Legal advertising	0	125	125	100%	29	29	100%	(269)	875	1,144	131%	107	375	352%	356	1,500	76%
6250 Legal services	6,082	8,333	2,251	27%	6,154	72	1%	20,124	58,333	38,209	66%	60,550	40,425	67%	61,791	100,000	38%
6255 Auditing	4,305	12,500	8,195	66%	9,450	5,145	54%	54,735	62,500	7,765	12%	58,830	4,095	7%	67,235	75,000	10%

Financial Report - Actual vs. Budget
For Period Ending Jan 2026

amounts in \$US dollars

Fund: General Fund Department: Administration Location: All Budget: Adopted



Administration	Current Period				Same Month Last Year			Year to Date				Year End					
	Jan 2026				Jan 2025			Jul 2025 - Jan 2026				Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026		
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
6260 Consulting services	7,226	858	(6,368)	-742%	113	(7,112)	-6280%	68,809	61,630	(7,178)	-12%	161,189	92,381	57%	73,098	65,920	-11%
6290 Commercial insurance	6,007	3,277	(2,731)	-83%	4,546	(1,462)	-32%	33,282	22,937	(10,345)	-45%	21,157	(12,125)	-57%	49,665	39,320	-26%
Total Professional Services	25,615	26,231	616	2%	21,400	(4,215)	-20%	187,211	217,635	30,423	14%	312,590	125,379	40%	270,527	300,950	10%
6315 Advertising	0	83	83	100%	0	0	-	17	583	566	97%	0	(17)	-	434	1,000	57%
6340 Legislative support	13,700	14,108	408	3%	0	(13,700)	-	79,484	98,758	19,275	20%	0	(79,484)	-	150,025	169,300	11%
6345 Community affairs	0	208	208	100%	0	0	-	300	1,458	1,158	79%	0	(300)	-	1,342	2,500	46%
6351 Awards & Recognitions	0	62	62	100%	0	0	-	0	432	432	100%	3,713	3,713	100%	308	740	58%
Total Marketing Expense	13,700	14,462	762	5%	0	(13,700)	-	79,801	101,232	21,431	21%	3,713	(76,088)	-2050%	152,109	173,540	12%
6400 Small equipment & tools	0	25	25	100%	0	0	-	0	175	175	100%	63	63	100%	125	300	58%
6405 Safety/hazardous materials	0	21	21	100%	0	0	-	0	146	146	100%	45	45	100%	104	250	58%
6420 Janitorial supplies	(105)	125	230	184%	134	239	178%	440	875	435	50%	563	123	22%	1,065	1,500	29%
6425 Operational supplies	59	42	(18)	-42%	7	(52)	-750%	206	292	86	29%	370	164	44%	414	500	17%
6455 Fuel - Diesel	0	0	0	-	0	0	-	129	0	(129)	-	0	(129)	-	129	0	-
Total Operational Expense	(45)	212	258	121%	141	187	132%	775	1,487	712	48%	1,042	266	26%	1,838	2,550	28%
6505 Repairs & maintenance vehicles	0	0	0	-	0	0	-	0	0	0	-	17	17	100%	0	0	-
6510 Repairs & maintenance buildings	322	892	570	64%	0	(322)	-	1,713	6,242	4,529	73%	4,077	2,365	58%	6,171	10,700	42%
6580 Permits	0	0	0	-	0	0	-	0	0	0	-	0	0	-	200	200	0%
Total Repair and Maintenance	357	917	560	61%	0	(357)	-	1,785	6,417	4,632	72%	4,334	2,549	59%	6,568	11,200	41%
6599 Budget Contingency	0	0	0	-	0	0	-	0	0	0	-	0	0	-	1,480,220	1,480,220	0%
Total Goods & Services	56,431	62,432	6,002	10%	38,210	(18,221)	-48%	402,486	468,070	65,584	14%	453,661	51,176	11%	2,146,735	2,212,319	3%
Total Expenses	124,258	133,220	8,962	7%	111,239	(13,019)	-12%	877,362	995,593	118,231	12%	1,069,180	191,818	18%	3,007,560	3,125,791	4%
Operating Results	(106,284)	(115,908)	9,624	-8%	(98,212)	(8,072)	8%	(759,830)	(874,410)	114,580	-13%	(982,884)	223,054	-23%	(2,803,468)	(2,918,048.38)	-4%
Other Income & Expenses																	
Other Income																	
4405 Property Taxes - Current Year	32,777	33,241	(463)	-1%	33,227	(450)	-1%	2,034,514	1,959,113	75,401	4%	1,952,907	81,607	4%	2,152,933	2,077,532	4%
4410 Property Taxes - Prior Years	7,257	3,500	3,757	107%	4,103	3,154	77%	42,334	33,550	8,784	26%	39,301	3,033	8%	58,784	50,000	18%
4470 Property Taxes - Sublet Facilities	0	0	0	-	0	0	-	10,455	11,000	(545)	-5%	9,022	1,432	16%	10,455	11,000	-5%
4505 Interest - Bank	2,384	1,250	1,134	91%	3,006	(622)	-21%	11,142	8,750	2,392	27%	11,003	138	1%	17,392	15,000	16%
4506 Interest - Southport Note	1,290	1,105	185	17%	1,290	0	0%	8,245	8,060	185	2%	9,346	(1,101)	-12%	13,533	13,347	1%
4515 Principal Repayment - Southport Note	6,084	6,269	(185)	-3%	6,084	0	0%	43,373	43,558	(185)	0%	42,272	1,101	3%	74,955	75,140	0%
4605 Grants Received - ODOT Lottery	0	0	0	-	0	0	-	5,000	0	5,000	-	0	5,000	-	5,000	0	-
4695 Grants Received - Other	0	4,167	(4,167)	-100%	0	0	-	27,853	29,167	(1,314)	-5%	0	27,853	-	48,686	50,000	-3%
4905 Other	0	0	0	-	99	(99)	-100%	105	0	105	-	1,232	(1,127)	-91%	105	0	-
Total Other Income	49,792	49,531	261	1%	47,809	1,983	4%	2,183,020	2,093,197	89,823	4%	2,065,083	117,936	6%	2,381,842	2,292,019	4%
Other Expenses																	
Taxes & Misc Expenses																	
6720 Property Tax - Sublet Facilities	0	0	0	-	0	0	-	10,455	11,000	545	5%	9,970	(485)	-5%	10,455	11,000	5%
6740 Merchant fees	0	0	0	-	0	0	-	15	0	(15)	-	0	(15)	-	15	0	-
6745 Banking fees	459	333	(125)	-38%	357	(102)	-28%	2,232	2,333	102	4%	1,967	(265)	-13%	3,898	4,000	3%
Total Taxes & Misc Expenses	459	333	(125)	-38%	357	(102)	-28%	12,701	13,333	632	5%	11,936	(765)	-6%	14,368	15,000	4%
Debt Services & Capital Expense																	
7005 Principal repayment	0	0	0	-	0	0	-	0	0	0	-	0	0	-	125,000	125,000	0%
7010 Interest payment	0	0	0	-	0	0	-	31,842	31,843	0	0%	33,264	1,422	4%	63,685	63,685	0%
8010 CIP Buildings	0	2,083	2,083	100%	0	0	-	0	14,583	14,583	100%	0	0	-	10,417	25,000	58%
9025 Special Payments	495,490	0	(495,490)	-	0	(495,490)	-	495,490	0	(495,490)	-	0	(495,490)	-	495,490	0	-
Total Debt Services & Capital Expenses	495,490	2,083	(493,407)	-23684%	0	(495,490)	-	527,332	46,426	(480,906)	-1036%	33,264	(494,068)	-1485%	694,591	213,685	-225%
Total Other Expenses	495,949	2,417	(493,532)	-20422%	357	(495,592)	-138837%	540,034	59,759	(480,274)	-804%	45,200	(494,833)	-1095%	708,959	228,685	-210%
Net Other Income	(446,157)	47,114	(493,271)	-1047%	47,452	(493,609)	-1040%	1,642,986	2,033,438	(390,452)	-19%	2,019,883	(376,897)	-19%	1,672,882	2,063,334	-19%
Net Result	(552,440)	(68,793)	(483,647)	703%	(50,760)	(501,680)	988%	883,156	1,159,028	(275,872)	-24%	1,036,999	(153,843)	-15%	(1,130,586)	(854,714)	32%

Charleston Ops	Current Period				Same Month Last Year			Year to Date						Year End			
	Jan 2026		\$ Diff	% Diff	Jan 2025		Jul 2025 - Jan 2026			Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026				
	Actual	Budget			Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4005 Building & Dock Leases	20,644	20,036	609	3%	19,369	1,275	7%	146,810	140,249	6,561	5%	142,584	4,226	3%	246,987	240,427	3%
4010 Property Agreements	0	400	(400)	-100%	0	0	-	0	2,800	(2,800)	-100%	0	0	-	2,000	4,800	-58%
4100 Annual Moorage	24,872	29,232	(4,360)	-15%	16,662	8,210	49%	209,893	203,812	6,081	3%	213,408	(3,515)	-2%	412,081	406,000	1%
4105 Semi-Annual Moorage	20,259	13,041	7,218	55%	15,357	4,902	32%	134,012	83,398	50,614	61%	124,067	9,945	8%	211,614	161,000	31%
4110 Monthly Moorage	12,300	15,385	(3,085)	-20%	12,685	(385)	-3%	92,763	117,650	(24,887)	-21%	96,677	(3,914)	-4%	156,113	181,000	-14%
4115 Transient Moorage	7,542	5,588	1,954	35%	7,553	(11)	0%	96,241	75,946	20,295	27%	101,738	(5,497)	-5%	147,295	127,000	16%
4118 Work Dock	3,097	2,405	692	29%	2,575	522	20%	52,572	33,735	18,837	56%	36,098	16,473	46%	83,837	65,000	29%
4120 Metered Utilities	119	0	119	-	0	119	-	737	2,179	(1,442)	-66%	465	272	58%	3,358	4,800	-30%
4125 Launch Ramp	9,295	7,080	2,215	31%	7,000	2,295	33%	46,220	40,554	5,666	14%	39,925	6,295	16%	62,306	56,640	10%
4130 Public Buying Dock	0	17	(17)	-100%	0	0	-	0	117	(117)	-100%	0	0	-	83	200	-58%
4135 Storage Yard	6,668	5,076	1,592	31%	5,226	1,442	28%	41,471	30,294	11,177	37%	31,281	10,190	33%	65,177	54,000	21%
4140 Storage Unit	19,527	20,540	(1,012)	-5%	19,661	(134)	-1%	140,246	142,810	(2,565)	-2%	137,254	2,992	2%	239,077	241,642	-1%
4145 Long Term Boat Storage	9,434	11,900	(2,466)	-21%	11,296	(1,862)	-16%	64,843	85,540	(20,697)	-24%	81,522	(16,680)	-20%	119,303	140,000	-15%
4150 Short Term Boat Storage	6,825	5,915	910	15%	7,521	(696)	-9%	50,715	35,880	14,835	41%	45,470	5,245	12%	79,835	65,000	23%
4155 Boat Wash	0	17	(17)	-100%	0	0	-	0	117	(117)	-100%	90	(90)	-100%	83	200	-58%
4165 Space Rents	17,022	10,480	6,543	62%	10,660	6,363	60%	269,151	232,923	36,228	16%	235,639	33,512	14%	374,288	338,060	11%
4173 Laundry	356	96	260	270%	127	229	180%	4,253	1,674	2,579	154%	2,207	2,046	93%	5,179	2,600	99%
4175 Propane	585	582	3	1%	553	32	6%	4,869	4,064	805	20%	3,861	1,008	26%	6,570	5,765	14%
4180 Merchandise	0	8	(8)	-100%	4	(4)	-100%	10	58	(48)	-83%	25	(15)	-60%	52	100	-48%
4190 Ice	3,150	6,758	(3,608)	-53%	7,518	(4,368)	-58%	215,879	173,443	42,436	24%	256,074	(40,196)	-16%	307,436	265,000	16%
4200 Boat Lifts	2,392	3,884	(1,491)	-38%	3,871	(1,479)	-38%	33,830	35,262	(1,431)	-4%	35,192	(1,361)	-4%	60,215	61,647	-2%
4230 Environmental Fee	3,815	3,428	388	11%	4,119	(304)	-7%	32,949	25,775	7,174	28%	30,919	2,030	7%	52,874	45,700	16%
4235 Customer Discounts	0	0	0	-	0	0	-	(780)	0	(780)	-	(335)	(444)	133%	(780)	0	-
4285 Mob/Demob Services	0	0	0	-	0	0	-	5,000	0	5,000	-	0	5,000	-	5,000	0	-
4287 Dredging Services	0	0	0	-	0	0	-	27,000	0	27,000	-	0	27,000	-	27,000	0	-
4290 Other	8,165	8,900	(735)	-8%	2,354	5,811	247%	31,906	62,300	(30,394)	-49%	63,204	(31,298)	-50%	76,406	106,800	-28%
4295 Bad Debt Expense	(68,616)	0	(68,616)	-	0	(68,616)	-	(68,616)	(45,000)	(23,616)	52%	(77,975)	9,359	-12%	(113,616)	(90,000)	26%
Total Operating Income	107,453	170,766	(63,313)	-37%	154,110	(46,657)	-30%	1,631,973	1,485,580	146,392	10%	1,599,391	32,582	2%	2,629,772	2,483,380	6%
Expenses																	
Personnel Services																	
5005 Salaries	54,165	60,848	6,683	11%	59,369	5,204	9%	432,215	468,912	36,696	8%	456,704	24,489	5%	766,999	803,695	5%
5010 Other compensation	0	0	0	-	0	0	-	2,275	2,100	(175)	-8%	2,550	275	11%	3,675	3,500	-5%
5015 Overtime	91	1,157	1,066	92%	3,513	3,422	97%	4,732	8,682	3,950	45%	21,777	17,045	78%	11,099	15,049	26%
Total Compensation	54,256	62,005	7,749	12%	62,882	8,626	14%	439,222	479,693	40,471	8%	481,031	41,809	9%	781,773	822,244	5%
5100 Federal Payroll taxes	3,967	4,764	797	17%	4,769	802	17%	32,180	36,690	4,510	12%	36,237	4,057	11%	58,391	62,902	7%
5105 State Payroll taxes	0	249	249	100%	0	0	-	0	1,918	1,918	100%	123	123	100%	1,371	3,289	58%
5110 Unemployment Insurance	1,504	806	(697)	-86%	1,122	(382)	-34%	7,617	6,224	(1,393)	-22%	12,499	4,882	39%	12,055	10,661	-13%
5115 Workers compensation	1,294	1,529	234	15%	1,678	383	23%	6,963	11,572	4,609	40%	11,755	4,791	41%	15,374	19,983	23%
Total Payroll Taxes	6,765	7,348	583	8%	7,568	803	11%	46,761	56,405	9,644	17%	60,615	13,854	23%	87,191	96,835	10%
5200 Medical insurance	11,977	21,009	9,033	43%	17,437	5,460	31%	90,813	149,685	58,872	39%	128,898	38,085	30%	195,859	254,730	23%
5205 Dental insurance	711	1,437	726	51%	1,192	481	40%	5,677	10,262	4,585	45%	8,896	3,219	36%	12,860	17,445	26%
5215 Term life insurance	150	200	50	25%	188	38	20%	1,265	1,425	160	11%	1,350	85	6%	2,265	2,425	7%
5220 Long Term Disability insurance	0	0	0	-	377	377	100%	0	0	0	-	2,738	2,738	100%	0	0	-
5225 PERS Employer Contributions	11,406	15,002	3,596	24%	19,684	8,278	42%	96,674	115,677	19,002	16%	98,711	2,036	2%	179,214	198,217	10%
5230 PERS Employee Contributions	2,676	3,736	1,061	28%	5,233	2,557	49%	23,871	28,777	4,905	17%	26,243	2,371	9%	44,429	49,335	10%
5295 Allocations	0	(19,248)	(19,248)	100%	(38,164)	(38,164)	100%	(21,505)	(144,397)	(122,892)	85%	(136,243)	(114,739)	84%	(127,406)	(250,298)	49%
Total Insured Benefits	26,920	22,136	(4,783)	-22%	5,947	(20,973)	-353%	196,796	161,428	(35,368)	-22%	130,592	(66,204)	-51%	307,222	271,854	-13%
Total Personnel Services	87,941	91,490	3,549	4%	76,397	(11,544)	-15%	682,779	697,527	14,747	2%	672,238	(10,541)	-2%	1,176,186	1,190,933	1%
Goods & Services																	
6005 Seminars & training	0	73	73	100%	0	0	-	85	508	423	83%	208	123	59%	448	870	49%
Total Staff Training	0	73	73	100%	0	0	-	85	508	423	83%	208	123	59%	448	870	49%
6030 Travel - Per Diem & mileage reimbursement	0	54	54	100%	0	0	-	0	379	379	100%	0	0	-	271	650	58%
6035 Meals & Entertainment	0	10	10	100%	49	49	100%	114	73	(41)	-57%	259	145	56%	166	125	-33%
Total Travel & Entertainment	0	65	65	100%	49	49	100%	114	452	338	75%	259	145	56%	437	775	44%
6050 Office supplies	258	83	(175)	-210%	0	(258)	-	647	583	(64)	-11%	603	(44)	-7%	1,064	1,000	(0)
6055 Kitchen supplies	0	4	4	100%	0	0	-	0	29	29	100%	599	599	100%	21	50	58%
6060 IT supplies	0	0	0	-	0	0	-	927	0	(927)	-	661	(267)	-40%	927	0	-
6070 Postage & courier services	0	6	6	100%	15	15	100%	0	39	39	100%	29	29	100%	28	66	58%
6075 Memberships & dues	3,885	0	(3,885)	-	0	(3,885)	-	3,885	0	(3,885)	-	0	(3,885)	-	3,885	0	-
6090 IT SW subscriptions & licenses	0	4,374	4,374	100%	3,367	3,367	100%	22,432	30,621	8,189	27%	4,066	(18,366)	-452%	44,304	52,494	16%

Charleston Ops	Current Period				Same Month Last Year				Year to Date					Year End			
	Jan 2026		Jan 2025		Jul 2025 - Jan 2026		Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026							
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Total Office Expense	4,195	4,517	322	7%	3,382	(814)	-24%	28,439	31,622	3,183	10%	5,958	(22,481)	-377%	51,026	54,210	6%
6100 Telephone - landline	343	168	(175)	-104%	267	(76)	-29%	2,175	1,176	(999)	-85%	1,856	(319)	-17%	3,015	2,016	-50%
6105 Telephone - mobile	358	427	69	16%	481	123	26%	2,477	2,989	512	17%	3,316	839	25%	4,612	5,124	10%
6110 Internet services	1,028	1,195	167	14%	1,482	454	31%	9,859	8,365	(1,494)	-18%	13,242	3,383	26%	15,834	14,340	-10%
6115 Cable TV	975	965	(10)	-1%	941	(34)	-4%	6,732	6,756	24	0%	6,570	(162)	-2%	11,558	11,582	0%
6130 Electricity	24,051	35,350	11,299	32%	29,494	5,443	18%	164,146	199,278	35,132	18%	166,801	2,654	2%	311,439	346,571	10%
6131 Propane - Operations	39	167	127	76%	56	17	30%	582	1,167	585	50%	697	115	16%	1,415	2,000	29%
6135 Water/Sewer	7,389	10,397	3,007	29%	7,883	494	6%	59,018	76,719	17,701	23%	58,313	(706)	-1%	101,799	119,500	15%
6140 Garbage/Sanitation Collection	9,955	11,013	1,058	10%	9,680	(275)	-3%	71,647	74,464	2,818	4%	65,571	(6,075)	-9%	122,332	125,150	2%
6145 Hazardous material disposal	0	978	978	100%	735	735	100%	2,780	6,848	4,068	59%	2,010	(770)	-38%	7,672	11,740	35%
6150 Derelict boat disposal	0	8,333	8,333	100%	0	0	-	0	58,333	58,333	100%	0	0	-	41,667	100,000	58%
6155 Environmental Remediation/Mitigation/Monitoring	235	292	57	19%	0	(235)	-	565	2,042	1,477	72%	0	(565)	-	2,023	3,500	42%
Total Utilities	44,372	69,285	24,913	36%	51,019	6,646	13%	319,981	438,138	118,156	27%	318,375	(1,607)	-1%	623,367	741,523	16%
6200 Temporary/Contract help	0	1,083	1,083	100%	0	0	-	0	7,583	7,583	100%	6,560	6,560	100%	5,417	13,000	58%
6205 Janitorial services	0	0	0	-	0	0	-	0	0	0	-	33	33	100%	0	0	-
6210 Vending machine services	125	95	(30)	-32%	125	0	0%	875	665	(210)	-32%	1,013	138	14%	1,350	1,140	-18%
6245 Legal advertising	247	125	(122)	-98%	0	(247)	-	484	875	391	45%	380	(103)	-27%	1,109	1,500	26%
6260 Consulting services	210	601	391	65%	439	229	52%	2,651	4,206	1,554	37%	3,735	1,084	29%	5,656	7,210	22%
6290 Commercial insurance	11,740	12,786	1,046	8%	12,203	463	4%	84,958	89,505	4,547	5%	73,332	(11,627)	-16%	148,890	153,437	3%
Total Professional Services	12,322	14,691	2,368	16%	12,767	445	3%	88,968	102,834	13,866	13%	85,053	(3,915)	-5%	162,421	176,287	8%
6400 Small equipment & tools	107	438	330	75%	2,151	2,043	95%	1,757	3,063	1,306	43%	12,007	10,251	85%	3,944	5,250	25%
6405 Safety/hazardous materials	0	550	550	100%	711	711	100%	1,619	3,850	2,231	58%	2,769	1,150	42%	4,369	6,600	34%
6410 Signage	0	42	42	100%	0	0	-	11	292	281	96%	746	736	99%	219	500	56%
6415 Clothing	0	292	292	100%	0	0	-	45	2,042	1,997	98%	1,197	1,152	96%	1,503	3,500	57%
6420 Janitorial supplies	(48)	625	673	108%	429	477	111%	3,168	4,375	1,207	28%	3,924	756	19%	6,293	7,500	16%
6425 Operational supplies	61	1,685	1,624	96%	196	134	69%	5,624	11,796	6,173	52%	7,966	2,342	29%	14,049	20,222	31%
6430 Equipment Rental	0	0	0	-	0	0	-	300	0	(300)	-	0	(300)	-	300	0	-
6450 Fuel - Gas	216	667	451	68%	1,447	1,231	85%	4,831	4,667	(164)	-4%	2,651	(2,180)	-82%	8,164	8,000	-2%
6455 Fuel - Diesel	22	417	395	95%	1,004	982	98%	3,893	2,917	(976)	-33%	2,675	(1,218)	-46%	5,976	5,000	-20%
6481 Propane - Retail	454	417	(37)	-9%	324	(130)	-40%	2,168	2,917	749	26%	2,283	115	5%	4,251	5,000	15%
Total Operational Expense	813	5,131	4,318	84%	6,262	5,449	87%	23,414	35,917	12,503	35%	36,217	12,803	35%	49,069	61,572	20%
6500 Repairs & maintenance equipment	6,749	2,967	(3,782)	-127%	5,405	(1,343)	-25%	25,584	20,767	(4,817)	-23%	21,342	(4,242)	-20%	40,417	35,600	-14%
6505 Repairs & maintenance vehicles	35	458	423	92%	1,032	997	97%	13,765	3,208	(10,557)	-329%	6,636	(7,129)	-107%	16,057	5,500	-192%
6510 Repairs & maintenance buildings	219	250	31	12%	1,810	1,591	88%	4,759	1,750	(3,009)	-172%	6,187	1,428	23%	6,009	3,000	-100%
6515 Repairs & maintenance land improvements	0	333	333	100%	0	0	-	208	2,333	2,125	91%	414	206	50%	1,875	4,000	53%
6520 Repairs & maintenance docks	2,331	833	(1,498)	-180%	0	(2,331)	-	6,946	5,833	(1,113)	-19%	8,816	1,870	21%	11,113	10,000	-11%
6540 Marina dredging	0	0	0	-	0	0	-	245,380	350,000	104,620	30%	60,000	(185,380)	-309%	345,380	450,000	23%
6575 Waterway Leases	1,164	3,167	2,002	63%	1,164	0	0%	5,653	22,167	16,513	74%	5,523	(131)	-2%	21,487	38,000	43%
6580 Permits	0	536	536	100%	0	0	-	3,355	3,754	399	11%	2,935	(420)	-14%	6,037	6,436	6%
Total Repair and Maintenance	10,499	8,545	(1,954)	-23%	9,413	(1,086)	-12%	305,650	409,813	104,163	25%	111,853	(193,797)	-173%	448,374	552,536	19%
Total Goods & Services	72,202	102,306	30,104	29%	82,891	10,689	13%	766,652	1,019,284	252,631	25%	557,923	(208,730)	-37%	1,335,141	1,587,773	16%
Total Expenses	160,143	193,796	33,653	17%	159,288	(855)	-1%	1,449,431	1,716,810	267,379	16%	1,230,161	(219,271)	-18%	2,511,327	2,778,706	10%
Operating Results	(52,690)	(23,030)	(29,660)	129%	(5,178)	(47,512)	918%	182,542	(231,230)	413,771	-179%	369,230	(186,688)	-51%	118,445	(295,326)	-140%
Other Income & Expenses																	
Other Income																	
4450 Lodging Tax	0	0	0	-	0	0	-	540	0	540	-	687	(146)	-21%	540	0	-
4650 Grants Received - MAP	0	625	(625)	-100%	0	0	-	10,350	4,375	5,975	137%	0	10,350	-	13,475	7,500	80%
4655 Grants Received - Marine Board	0	2,500	(2,500)	-100%	0	0	-	0	17,500	(17,500)	-100%	0	0	-	12,500	30,000	-58%
4695 Grants Received - Other	0	0	0	-	0	0	-	0	0	0	-	0	0	-	450,000	450,000	0%
4705 Loans Received	0	0	0	-	0	0	-	213,380	0	213,380	-	0	213,380	-	213,380	0	-
4805 Transfer - GF	0	1,083	(1,083)	-100%	13,623	(13,623)	-100%	0	7,583	(7,583)	-100%	138,015	(138,015)	-100%	5,417	13,000	-58%
4905 Other	0	0	0	-	1,970	(1,970)	-100%	0	0	0	-	8,449	(8,449)	-100%	0	0	-
4906 Merchant Surcharge	1,075	0	1,075	-	29	1,046	3559%	9,144	0	9,144	-	29	9,115	31013%	9,144	0	-
4915 Insurance Reimbursement	2,706	0	2,706	-	15,773	(13,067)	-83%	7,075	0	7,075	-	15,773	(8,698)	-55%	7,075	0	-
Total Other Income	3,782	4,208	(427)	-10%	31,395	(27,613)	-88%	240,490	29,458	211,031	716%	162,953	77,537	48%	711,531	500,500	42%
Other Expenses																	
Taxes & Misc Expenses																	
6720 Property Tax - Sublet Facilities	-	-	-	-	-	-	-	11,497.44	12,000.00	502.56	4%	11,727	230	2%	11,497.44	12,000.00	4%
6740 Merchant fees	1,790.78	2,916.67	1,125.89	39%	2,210.88	420.10	19%	19,388.45	20,416.69	1,028.24	5%	24,449	5,061	21%	33,971.76	35,000.00	3%
6750 Fines & Penalties	21.49	-	(21.49)	-	-	(21.49)	-	125.24	-	(125.24)	-	13	(113)	-902%	125.24	-	-
Total Taxes & Misc Expenses	1,812.27	2,916.67	1,104.40	38%	2,211	399	18%	31,011	32,416.69	1,406	4%	36,189	5,178	14%	45,594	47,000.00	3%

Financial Report - Actual vs. Budget
For Period Ending Jan 2026

amounts in \$US dollars

Fund: General Fund Department: Charleston Ops Location: All Budget: Adopted

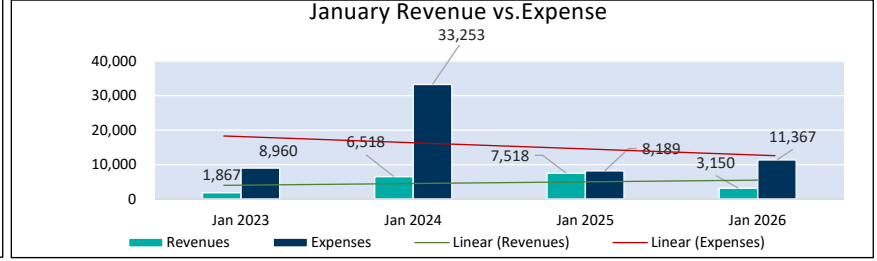
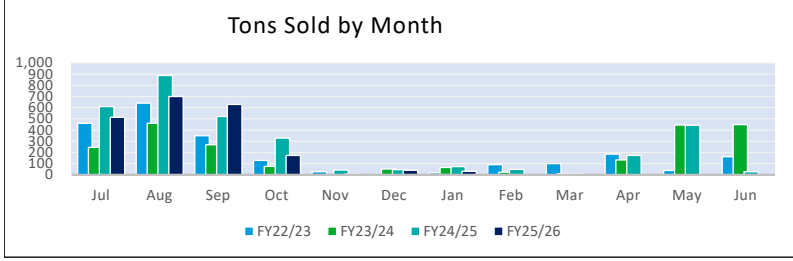
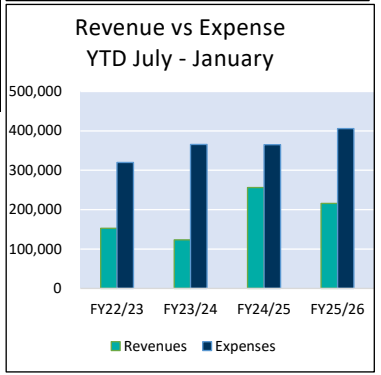
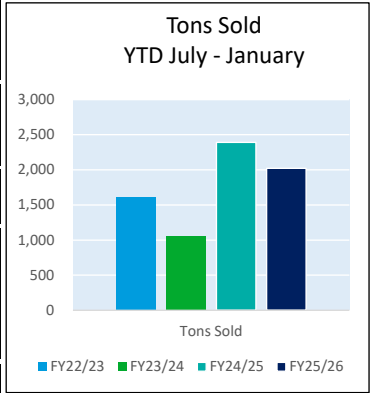
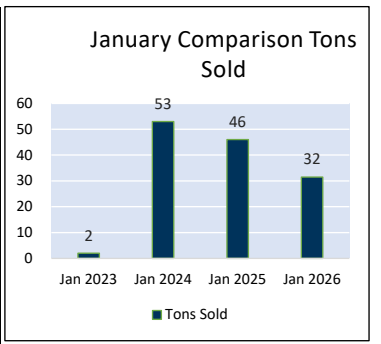


Charleston Ops	Current Period				Same Month Last Year			Year to Date				Year End			
	Jan 2026				Jan 2025			Jul 2025 - Jan 2026				Jul 2025 - Jun 2026			
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Prior FYTD vs Current FYTD Last FY \$ Diff % Diff	Projected	Budget	% Diff
Debt Services & Capital Expense															
7005 Principal repayment	0	0	0	-	0	0	-	296,884	296,885	0	0%	271,524 (25,361) -9%	296,884	296,885	0%
7010 Interest payment	0	0	0	-	0	0	-	120,297	120,297	0	0%	124,417 4,120 3%	135,713	135,713	0%
7020 Vehicle Principal repayment	0	629	629	100%	0	0	-	2,776	4,356	1,579	36%	7,442 4,666 63%	5,957	7,536	21%
7025 Vehicle Interest payment	0	33	33	100%	0	0	-	186	279	93	33%	344 158 46%	316	409	23%
8010 CIP Buildings	0	2,500	2,500	100%	0	0	-	0	17,500	17,500	100%	160,917 160,917 100%	12,500	30,000	58%
8011 CIP Docks	0	1,667	1,667	100%	0	0	-	0	11,667	11,667	100%	0 0 -	8,333	20,000	58%
8020 CIP Machinery & Equipment	0	0	0	-	0	0	-	0	0	0	-	6,894 6,894 100%	0	0	-
Total Debt Services & Capital Expense	0	4,829	4,829	100%	0	0	-	420,144	450,983	30,839	7%	571,538 151,393 26%	459,704	490,543	6%
Total Other Expenses	1,812	7,745	5,933	77%	2,211	399	18%	451,155	483,400	32,244	7%	607,727 156,571 26%	505,298	537,543	6%
Net Other Income	1,969	(3,537)	5,506	-156%	29,184	(27,215)	-93%	(210,666)	(453,942)	243,276	-54%	(444,774) 234,108 -53%	206,233	(37,043)	-657%
Net Result	(50,721)	(26,567)	(24,154)	91%	24,006	(74,727)	-311%	(28,124)	(685,171)	657,047	-96%	(75,544) 47,420 -63%	324,678	(332,369)	-198%

Ice Plant	Current Period		Same Month Prior Years			Year to Date					Year End		
	Jan 2026		Jan 2025	Jan 2024	Jan 2023	Jul 2025 - Jan 2026		Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026		
	Actual	Budget	Actual	Actual	Actual	Actual	Budget	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Tons Sold	32	68	46	53	2	2,065	1,906	2,437	(372)	-15.26%	3,071	2,912	5.46%
Revenues													
Ice Sales	3,150	6,758	7,518	6,518	1,867	215,812	173,443	256,074	(40,263)	-15.72%	307,369	265,000	15.99%
Insurance Reimbursement	-	-	-	-	46,473	-	-	-	-	-	-	-	-
Total Revenues	3,150	6,758	7,518	6,518	1,867	215,812	173,443	256,074	(40,263)	-15.72%	307,369	265,000	15.99%
Operating Expenses													
Personnel Services	1,664	2,078	1,379	847	1,666	32,468	26,999	24,171	8,297	34.33%	48,935	43,466	12.58%
Utilities	5,526	11,776	6,628	4,276	4,258	59,654	69,717	59,427	226	0.38%	108,620	118,684	-8.48%
Repairs & Maintenance	2,470	833	-	-	636	16,985	5,833	4,463	12,523	280.61%	21,152	10,000	111.52%
Operational Supplies & Service	1,706	1,843	183	2,549	2,400	16,619	12,902	17,185	(565)	-3.29%	25,835	22,118	16.81%
Capital Outlay	-	-	-	25,413	-	-	-	-	-	-	-	-	-
Total Expenses	11,367	16,531	8,189	33,253	8,960	125,726	115,452	105,246	20,480	19.46%	204,543	194,268	5.29%
Operating Net Result	(8,217)	(9,773)	(671)	(26,735)	(7,094)	90,085	57,991	150,828	(60,743)	0	102,826	70,732	45%
Other Expenses													
Debt Services	-	-	-	-	-	280,000	280,000	260,000	20,000	7.69%	280,000	280,000	0.00%
Other Net Result	-	-	-	-	-	(280,000)	(280,000)	(260,000)	(20,000.00)	7.69%	(280,000)	(280,000)	0.00%
Total Net Result	(8,217)	(9,773)	(671)	(26,735)	(7,094)	(189,915)	(222,009)	(109,172)	(80,743)	73.96%	(177,174)	(209,268)	-15.34%
Gain (loss) Per Ton	(261)	(145)	(15)	(504)	(3,547)	(92)	(116)	(45)	(47)	105%	(58)	(72)	

Fisheries	Current Period		Same Month Prior Years			Year to Date					Prior FYTD vs Current FYTD				
	Jan 2026		Jan 2025	Jan 2024	Jan 2023	FY25/26					Last FY	Ton Diff	% Diff		
Albacore Tuna (Oregon) MT	0.0		0.0	0.0	0.0							3,890.3	2,247.6	1,643	73.09%
Pink Shrimp (Oregon) MT	0.0		0.0	0.0	0.0							16,368.1	14,847.7	1,520	10.24%
Dungeness Crab (Coos Bay) MT	383.0		600.9	562.6	998.4							1,310.6	1,276.1	35	2.70%

Monthly Cost Per Ton	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Average
Operating Expense Per Ton	45	33	46	105	48,636	224	11,367	-	-	-	-	-	196
Debt Service Per Ton (allocated)	45	33	37	135	3,889	556	23,333	-	-	-	-	-	79
Total Expense Per Ton	90	66	83	240	52,525	779	34,700	-	-	-	-	-	276
Gain (Loss) per ton	57	71	56	(2)	(48,522)	(121)	-	-	-	-	-	-	(92)



Financial Report - Actual vs. Budget
For Period Ending Jan 2026

amounts in \$US dollars

Fund: General Fund Department: Port Ops Location: All Budget: Adopted



Port Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Jan 2026		\$ Diff	% Diff	Jan 2025		Jul 2025 - Jan 2026			Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026				
	Actual	Budget			Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4005 Building & Dock Leases	11,006	11,084	(77)	-1%	13,814	(2,808)	-20%	77,045	77,587	(542)	-1%	88,277	(11,232)	-13%	132,464	133,007	0%
4010 Property Agreements	22,569	14,484	8,085	56%	21,971	598	3%	97,211	101,388	(4,177)	-4%	73,705	23,506	32%	169,631	173,808	-2%
4135 Storage Yard	2,348	0	2,348	-	2,173	176	8%	16,437	0	16,437	-	15,208	1,229	8%	16,437	0	-
Total Operating Income	35,923	25,568	10,356	41%	37,958	(2,034)	-5%	190,692	178,975	11,717	7%	177,190	13,503	8%	318,532	306,815	4%
Expenses																	
Personnel Services																	
5005 Salaries	7,902	7,899	(2)	0%	18,831	10,929	58%	59,254	59,259	5	0%	113,104	53,851	48%	102,714	102,720	0%
Total Compensation	7,902	7,899	(2)	0%	18,831	10,929	58%	59,254	59,259	5	0%	113,104	53,851	48%	102,714	102,720	0%
5100 Federal Payroll taxes	563	604	41	7%	1,428	865	61%	4,263	4,533	271	6%	8,499	4,237	50%	7,587	7,858	3%
5105 State Payroll taxes	0	32	32	100%	0	0	-	0	237	237	100%	(123)	(123)	100%	174	411	58%
5110 Unemployment Insurance	213	58	(155)	-265%	336	123	36%	440	439	(1)	0%	205	(235)	-115%	762	760	0%
5115 Workers compensation	32	55	22	41%	39	6	16%	181	409	228	56%	257	77	30%	481	709	32%
Total Payroll Taxes	808	749	(60)	-8%	1,802	994	55%	4,883	5,618	735	13%	8,838	3,955	45%	9,003	9,738	8%
5200 Medical insurance	1,481	1,496	14	1%	1,484	3	0%	10,332	10,469	137	1%	10,386	54	1%	17,810	17,947	1%
5205 Dental insurance	86	90	4	4%	135	49	36%	683	630	(53)	-8%	945	262	28%	1,132	1,079	-5%
5215 Term life insurance	13	13	0	0%	25	13	50%	88	88	0	0%	175	88	50%	150	150	0%
5220 Long Term Disability insurance	0	0	0	-	124	124	100%	0	0	0	-	874	874	100%	0	0	-
5225 PERS Employer Contributions	1,903	1,903	(1)	0%	6,245	4,342	70%	14,274	14,276	1	0%	31,226	16,951	54%	24,744	24,745	0%
5230 PERS Employee Contributions	474	474	(0)	0%	1,695	1,221	72%	3,555	3,556	0	0%	8,474	4,919	58%	6,163	6,163	0%
5295 Allocations	0	(430)	(430)	100%	0	0	-	0	(3,224)	(3,224)	100%	0	0	-	(2,365)	(5,589)	58%
Total Insured Benefits	3,958	3,545	(413)	-12%	9,708	5,750	59%	28,932	25,793	(3,139)	-12%	52,080	23,148	44%	47,634	44,496	-7%
Total Personnel Services	12,668	12,193	(474)	-4%	30,341	17,673	58%	93,068	90,670	(2,398)	-3%	174,022	80,954	47%	159,352	156,954	-2%
Goods & Services																	
6025 Travel - lodging & transportation	0	0	0	-	0	0	-	0	0	0	-	112	112	100%	0	0	-
6030 Travel - Per Diem & mileage reimbursement	0	50	50	100%	0	0	-	0	350	350	100%	895	895	100%	250	600	58%
Total Travel & Entertainment	0	50	50	100%	0	0	-	0	350	350	100%	1,008	1,008	100%	250	600	58%
6130 Electricity	582	1,364	782	57%	1,243	661	53%	3,489	6,997	3,509	50%	6,356	2,868	45%	9,291	12,800	27%
6135 Water/Sewer	378	539	161	30%	597	220	37%	3,501	3,212	(289)	-9%	3,153	(348)	-11%	5,789	5,500	-5%
6140 Garbage/Sanitation Collection	0	42	42	100%	0	0	-	0	292	292	100%	0	0	-	208	500	58%
6155 Environmental Remediation/Mitigation/Monitoring	580	375	(205)	-55%	1,309	728	56%	724	2,625	1,901	72%	2,184	1,460	67%	2,599	4,500	42%
Total Utilities	1,540	2,320	779	34%	3,149	1,609	51%	7,714	13,126	5,412	41%	11,694	3,980	34%	17,888	23,300	23%
6245 Legal advertising	0	63	63	100%	0	0	-	0	438	438	100%	0	0	-	313	750	58%
6260 Consulting services	9,450	408	(9,042)	-2214%	116	(9,334)	-8047%	12,627	2,858	(9,768)	-342%	3,666	(8,961)	-244%	14,668	4,900	-199%
6290 Commercial insurance	5,378	6,190	812	13%	5,557	179	3%	38,721	43,330	4,609	11%	34,400	(4,322)	-13%	69,671	74,280	6%
Total Professional Services	14,828	6,661	(8,168)	-123%	5,673	(9,155)	-161%	51,348	46,626	(4,722)	-10%	38,065	(13,282)	-35%	84,652	79,930	-6%
6500 Repairs & maintenance equipment	0	167	167	100%	0	0	-	6,205	1,167	(5,038)	-432%	0	(6,205)	-	7,038	2,000	-252%
6510 Repairs & maintenance buildings	584	208	(376)	-180%	0	(584)	-	606	1,458	853	58%	0	(606)	-	1,647	2,500	34%
6515 Repairs & maintenance land improvements	0	83	83	100%	0	0	-	0	583	583	100%	0	0	-	417	1,000	58%
6520 Repairs & maintenance docks	0	125	125	100%	0	0	-	0	875	875	100%	0	0	-	625	1,500	58%
6575 Waterway Leases	0	250	250	100%	0	0	-	752	1,750	998	57%	(1,669)	(2,421)	145%	2,002	3,000	33%
6580 Permits	700	250	(450)	-180%	0	(700)	-	2,673	1,750	(923)	-53%	2,079	(594)	-29%	3,923	3,000	-31%
Total Repair and Maintenance	1,284	1,083	(200)	-18%	0	(1,284)	-	10,236	7,583	(2,652)	-35%	410	(9,826)	-2399%	15,652	13,000	-20%
Total Goods & Services	17,652	10,114	(7,539)	-75%	8,822	(8,830)	-100%	69,297	67,685	(1,612)	-2%	51,176	(18,121)	-35%	118,442	116,830	-1%
Total Expenses	30,320	22,307	(8,013)	-36%	39,163	8,843	23%	162,366	158,355	(4,010)	-3%	225,198	62,833	28%	277,794	273,784	-1%
Operating Results	5,604	3,261	2,343	72%	(1,205)	6,809	-565%	28,327	20,620	7,707	37%	(48,009)	76,335	-159%	40,738	33,031	23%

Financial Report - Actual vs. Budget
For Period Ending Jan 2026

amounts in \$US dollars

Fund: General Fund Department: Port Ops Location: All Budget: Adopted



Port Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Jan 2026				Jan 2025			Jul 2025 - Jan 2026				Jul 2025 - Jun 2026					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Prior FYTD vs Current FYTD Last FY \$ Diff % Diff	Projected	Budget	% Diff		
Other Income & Expenses																	
Other Income																	
4810 Transfer - SPF	0	0	0	-	0	0	-	0	0	0	-	0	0	-	625,469	625,469	0%
4905 Other	0	0	0	-	0	0	-	3,103	0	3,103	-	0	3,103	-	3,103	0	-
Total Other Income	0	0	0	-	0	0	-	3,103	0	3,103	-	0	3,103	-	628,572	625,469	0%
Other Expenses																	
Taxes & Misc Expenses																	
6745 Banking fees	0	0	0	-	0	0	-	1,338	8,920	7,582	85%	12,314	10,976	89%	2,418	10,000	76%
Total Taxes & Misc Expenses	0	0	0	-	0	0	-	1,338	8,920	7,582	85%	12,314	10,976	89%	2,418	10,000	76%
Debt Services																	
7010 Interest payment	6,969	13,000	6,031	46%	11,756	4,786	41%	120,149	238,000	117,851	50%	104,095	(16,054)	-15%	185,149	303,000	39%
Total Debt Services	6,969	13,000	6,031	46%	11,756	4,786	41%	120,149	238,000	117,851	50%	104,095	(16,054)	-15%	185,149	303,000	39%
Total Other Expenses	6,969	13,000	6,031	46%	11,756	4,786	41%	121,487	246,920	125,433	51%	116,410	(5,078)	-4%	187,567	313,000	40%
Net Other Income	(6,969)	(13,000)	6,031	-46%	(11,756)	4,786	-41%	(118,385)	(246,920)	128,535	-52%	(116,410)	(1,975)	2%	441,004	312,469	41%
Net Result	(1,366)	(9,739)	8,373	-86%	(12,961)	11,595	-89%	(90,058)	(226,300)	136,242	-60%	(164,418)	74,360	-45%	481,742	345,500	39%

Rail Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Jan 2026		\$ Diff	% Diff	Jan 2025		Jul 2025 - Jan 2026				Prior FYTD vs Current FYTD						
	Actual	Budget			Actual	\$ Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff	
Operating Income																	
4010 Property Agreements	12,681	27,667	(14,986)	-54%	15,533	(2,852)	-18%	137,872	193,667	(55,795)	-29%	175,658	(37,786)	-22%	276,205	332,000	-17%
4235 Customer Discounts	0	0	0	-	0	0	-	0	0	0	-	(1,699)	1,699	-100%	0	0	-
4260 Rail Operations Revenue	0	0	0	-	0	0	-	0	0	0	-	104,643	(104,643)	-100%	0	0	-
4265 Rail Surcharges	14,792	31,237	(16,445)	-53%	17,991	(3,198)	-18%	109,852	218,659	(108,807)	-50%	180,398	(70,546)	-39%	266,037	374,844	-29%
Total Operating Income	27,473	58,904	(31,430)	-53%	33,524	(6,050)	-18%	247,724	412,326	(164,602)	-40%	459,001	(211,276)	-46%	542,243	706,844	-23%
Expenses																	
Goods & Services																	
6145 Hazardous material disposal	0	0	0	-	1,355	1,355	100%	0	0	0	-	4,160	4,160	100%	0	0	-
Total Utilities	0	0	0	-	1,355	1,355	100%	0	0	0	-	4,160	4,160	100%	0	0	-
6260 Consulting services	0	5,833	5,833	100%	0	0	-	21,468	40,833	19,366	47%	38,451	16,983	44%	50,634	70,000	28%
6290 Commercial insurance	26,414	5,397	(21,017)	-389%	26,484	70	0%	185,321	37,779	(147,542)	-391%	64,507	(120,814)	-187%	212,306	64,764	-228%
Total Professional Services	26,414	11,230	(15,184)	-135%	26,484	70	0%	206,788	78,612	(128,176)	-163%	102,958	(103,831)	-101%	262,940	134,764	-95%
6425 Operational supplies	0	0	0	-	0	0	-	0	0	0	-	55	55	100%	0	0	-
6430 Equipment Rental	0	0	0	-	0	0	-	5,126	0	(5,126)	-	0	(5,126)	-	5,126	0	-
Total Operational Expense	0	0	0	-	0	0	-	5,126	0	(5,126)	-	55	(5,071)	-9162%	5,126	0	-
6505 Repairs & maintenance vehicles	0	0	0	-	36	36	100%	106	0	(106)	-	253	147	58%	106	0	-
6510 Repairs & maintenance buildings	0	27,162	27,162	100%	0	0	-	9,407	190,135	180,728	95%	481,649	472,242	98%	145,218	325,946	55%
6515 Repairs & maintenance land improvement	0	6,250	6,250	100%	0	0	-	0	43,750	43,750	100%	22,000	22,000	100%	31,250	75,000	58%
Total Repair and Maintenance	0	33,412	33,412	100%	36	36	100%	9,513	233,885	224,372	96%	503,902	494,389	98%	176,574	400,946	56%
Total Goods & Services	26,414	44,643	18,228	41%	27,876	1,461	5%	221,428	312,498	91,070	29%	611,075	389,647	64%	444,640	535,710	17%
Total Expenses	26,414	44,643	18,228	41%	27,876	1,461	5%	221,428	312,498	91,070	29%	611,075	389,647	64%	444,640	535,710	17%
Operating Results	1,059	14,261	(13,202)	-93%	5,648	(4,589)	-81%	26,296	99,828	(73,532)	-74%	(152,075)	178,371	-117%	97,602	171,134	-43%
Other Income & Expenses																	
Other Income																	
4480 Tax Credits	0	0	0	-	0	0	-	347,300	332,000	15,300	5%	332,200	15,100	5%	347,300	332,000	5%
4810 Transfer - SPF	0	0	0	-	0	0	-	0	0	0	-	0	0	-	843,621	843,621	0%
4905 Other	0	0	0	-	0	0	-	2,370	0	2,370	-	405,463	(403,093)	-99%	2,370	0	-
Total Other Income	0	0	0	-	0	0	-	349,670	332,000	17,670	5%	737,663	(387,993)	-53%	1,193,291	1,175,621	2%
Other Expenses																	
Debt Services																	
7005 Principal repayment	0	0	0	-	0	0	-	371,973	371,973	0	0%	364,142	(7,831)	-2%	371,973	371,973	0%
7010 Interest payment	0	0	0	-	0	0	-	59,396	59,396	(0)	0%	62,746	3,350	5%	115,054	115,054	0%
7020 Principal repayment - Vehicles	3,483	1,396	(2,086)	-149%	3,210	(273)	-8%	12,731	9,657	(3,074)	-32%	14,487	1,756	12%	19,917	16,843	-18%
7025 Interest payment - Vehicles	234	85	(149)	-176%	507	273	54%	1,069	897	(172)	-19%	1,979	910	46%	1,474	1,302	-13%
Total Debt Services	3,717	1,481	(2,236)	-151%	3,717	0	0%	445,169	441,923	(3,246)	-1%	443,354	(1,815)	0%	508,418	505,172	-1%
Total Other Expenses	3,717	1,481	(2,236)	-151%	3,717	0	0%	445,169	441,923	(3,246)	-1%	443,354	(1,815)	0%	508,418	505,172	-1%
Net Other Income	(3,717)	(1,481)	(2,236)	151%	(3,717)	0	0%	(95,499)	(109,923)	14,424	-13%	294,309	(389,808)	-132%	684,873	670,449	2%
Net Result	(2,658)	12,780	(15,438)	-121%	1,931	(4,589)	-238%	(69,202)	(10,095)	(59,108)	586%	142,235	(211,437)	-149%	782,475	841,583	-7%

Financial Report - Actual vs. Budget
For Period Ending Jan 2026

amounts in \$US dollars

Fund: Dredge Fund Department: Dredge Ops Location: All Budget: Adopted



Dredge Ops	Current Period				Same Month Last Year			Year to Date				Year End					
	Jan 2026				Jan 2025			Jul 2025 - Jan 2026				Jul 2025 - Jun 2026					
	Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Prior FYTD	\$ Diff	% Diff	Projected	Budget	% Diff
Operating Income																	
4285 Mob/Demob Services	0	15,523	(15,523)	-100%	0	0	-	0	108,664	(108,664)	-100%	102,398	(102,398)	-100%	77,617	186,281	-58%
4287 Dredging Services	0	20,883	(20,883)	-100%	58,299	(58,299)	-100%	(18,225)	146,178	(164,403)	-112%	118,076	(136,301)	-115%	86,187	250,590	-66%
4290 Other	52,014	45,228	6,785	15%	23,041	28,972	126%	258,006	316,597	(58,592)	-19%	197,016	60,990	31%	484,146	542,738	-11%
Total Operating Income	52,014	81,634	(29,621)	-36%	81,340	(29,327)	-36%	239,781	571,439	(331,658)	-58%	417,490	(177,710)	-43%	647,951	979,609	-34%
Expenses																	
Personnel Services																	
5115 Workers compensation	155	0	(155)	-	0	(155)	-	1,084	0	(1,084)	-	0	(1,084)	-	1,084	0	-
Total Payroll Taxes	155	0	(155)	-	0	(155)	-	1,084	0	(1,084)	-	0	(1,084)	-	1,084	0	-
5295 Allocations	2,432	23,272	20,839	90%	34,845	32,413	93%	50,067	162,901	112,835	69%	136,243	86,177	63%	166,424	279,259	40%
Total Insured Benefits	2,432	23,272	20,839	90%	34,845	32,413	93%	50,067	162,901	112,835	69%	136,243	86,177	63%	166,424	279,259	40%
Total Personnel Services	2,587	23,272	20,684	89%	34,845	32,258	93%	51,151	162,901	111,750	69%	136,243	85,093	62%	167,509	279,259	40%
Goods & Services																	
6005 Seminars & training	0	2,625	2,625	100%	0	0	-	0	18,375	18,375	100%	5,150	5,150	100%	13,125	31,500	58%
Total Staff Training	0	2,625	2,625	100%	0	0	-	0	18,375	18,375	100%	5,150	5,150	100%	13,125	31,500	58%
6025 Travel - lodging & transportation	0	4,225	4,225	100%	14,520	14,520	100%	0	29,575	29,575	100%	38,615	38,615	100%	21,125	50,700	58%
6030 Travel - Per Diem & mileage reimbursement	0	3,021	3,021	100%	10,745	10,745	100%	0	21,146	21,146	100%	34,598	34,598	100%	15,104	36,250	58%
Total Travel & Entertainment	0	7,246	7,246	100%	25,265	25,265	100%	0	50,721	50,721	100%	73,212	73,212	100%	36,229	86,950	58%
6050 Office supplies	0	0	0	-	0	0	-	21	0	(21)	-	0	(21)	-	21	0	-
6060 IT supplies	0	0	0	-	0	0	-	0	0	0	-	330	330	100%	0	0	-
Total Office Expense	0	0	0	-	0	0	-	21	0	(21)	-	330	309	94%	21	0	-
6105 Telephone - mobile	40	110	70	64%	53	13	25%	277	770	493	64%	448	171	38%	827	1,320	37%
Total Utilities	40	110	70	64%	53	13	25%	277	770	493	64%	448	171	38%	827	1,320	37%
6260 Consulting services	0	7,500	7,500	100%	0	0	-	0	52,500	52,500	100%	10,992	10,992	100%	37,500	90,000	58%
6290 Commercial insurance	5,389	6,946	1,556	22%	5,681	292	5%	39,951	48,621	8,669	18%	41,380	1,429	3%	74,681	83,350	10%
Total Professional Services	5,389	14,446	9,056	63%	5,681	292	5%	39,951	101,121	61,169	60%	52,372	12,421	24%	112,181	173,350	35%
6400 Small equipment & tools	0	2,083	2,083	100%	979	979	100%	87,540	14,583	(72,957)	-500%	18,762	(68,779)	-367%	97,957	25,000	-292%
6405 Safety/hazardous materials	0	0	0	-	26	26	100%	1,009	0	(1,009)	-	703	(307)	-44%	1,009	0	-
6420 Janitorial supplies	0	17	17	100%	0	0	-	66	117	51	44%	311	245	79%	149	200	26%
6425 Operational supplies	0	1,500	1,500	100%	200	200	100%	6,314	10,500	4,186	40%	12,793	6,479	51%	13,814	18,000	23%
6430 Equipment Rental	0	0	0	-	0	0	-	0	0	0	-	38,045	38,045	100%	0	0	-
6450 Fuel - Gas	0	1,100	1,100	100%	36	36	100%	0	7,700	7,700	100%	682	682	100%	5,500	13,200	58%
6455 Fuel - Diesel	0	4,183	4,183	100%	269	269	100%	0	29,283	29,283	100%	1,610	1,610	100%	20,917	50,200	58%
Total Operational Expense	0	8,883	8,883	100%	1,510	1,510	100%	94,929	62,183	(32,745)	-53%	72,905	(22,023)	-30%	139,345	106,600	-31%
6500 Repairs & maintenance equipment	40,800	16,667	(24,133)	-145%	1,038	(39,762)	-3832%	57,759	116,667	58,908	50%	20,707	(37,052)	-179%	141,092	200,000	29%
6505 Repairs & maintenance vehicles	3,386	7,303	3,916	54%	5,165	1,779	34%	28,876	51,118	22,241	44%	74,985	46,108	61%	65,389	87,630	25%
6510 Repairs & maintenance buildings	0	0	0	-	0	0	-	10	0	(10)	-	828	818	99%	10	0	-
6520 Repairs & maintenance docks	0	0	0	-	0	0	-	1	0	(1)	-	0	(1)	-	1	0	-
Total Repair and Maintenance	44,186	23,969	(20,216)	-84%	6,202	(37,983)	-612%	86,646	167,784	81,138	48%	96,520	9,874	10%	206,492	287,630	28%
Total Goods & Services	49,615	57,279	7,664	13%	38,712	(10,903)	-28%	221,825	400,954	179,129	45%	300,938	79,113	26%	508,221	687,350	26%
Total Expenses	52,202	80,551	28,349	35%	73,557	21,355	29%	272,975	563,855	290,880	52%	437,181	164,206	38%	675,729	966,609	30%
Operating Results	(188)	1,083	(1,272)	-117%	7,783	(7,971)	-102%	(33,195)	7,583	(40,778)	-538%	(19,691)	(13,504)	69%	(27,778)	13,000	-314%
Other Income & Expenses																	
Other Income																	
4505 Interest - Bank	820	0	820	-	1,554	(734)	-47%	3,401	0	3,401	-	12,746	(9,345)	-73%	3,401	0	-
Total Other Income	820	0	820	-	1,554	(734)	-47%	3,401	0	3,401	-	12,746	(9,345)	-73%	3,401	0	-
9005 Transfers - GF	0	0	0	-	13,623	13,623	100%	0	0	0	-	138,015	138,015	100%	13,000	13,000	0%
Total Debt Services	0	0	0	-	13,623	13,623	100%	0	0	0	-	138,015	138,015	100%	13,000	13,000	0%
Total Other Expenses	0	0	0	-	13,623	13,623	100%	0	0	0	-	138,015	138,015	100%	13,000	13,000	0%
Net Other Income	820	0	820	-	(12,068)	12,889	-107%	3,401	0	3,401	-	(125,270)	128,671	-103%	(9,599)	(13,000)	-26%
Net Result	632	1,083	(452)	-42%	(4,286)	4,917	-115%	(29,794)	7,583	(37,377)	-493%	(144,960)	115,166	-79%	(37,377)	0	-

	Carloads: 303	Current Period				Same Month Last Year			Year to Date				Year End					
		Jan 2026				Jan 2025			Jul 2025 - Jan 2026				Prior FYTD vs Current FYTD			Jul 2025 - Jun 2026		
		Actual	Budget	\$ Diff	% Diff	Actual	\$ Diff	% Diff	Actual	Budget	\$ Diff	% Diff	Last FY	\$ Diff	% Diff	Projected	Budget	% Diff
1	Operating Income																	
2	Administration																	
3	Union Pacific	110,284	131,694	(21,410)	(16%)	112,388	(2,104)	(2%)	730,543	921,858	(191,315)	(21%)	852,077	(121,534)	(14%)	1,389,013	1,580,328	(12%)
4	Carloads CBRL	75,166	115,104	(39,938)	(35%)	52,432	22,734	43%	546,000	805,730	(259,730)	(32%)	760,618	(214,617)	(28%)	1,121,521	1,381,251	(19%)
5	Demurrage	0	20,833	(20,833)	(100%)	511	(511)	(100%)	0	145,833	(145,833)	(100%)	2,170	(2,170)	(100%)	104,167	250,000	(58%)
6	Total Administration	185,450	268,215	(82,765)	(31%)	165,330	20,120	12%	1,276,543	1,877,504	(600,961)	(32%)	1,614,865	(338,321)	(21%)	2,617,618	3,218,579	(19%)
7	Maintenance of Way	0	0	0	-	(2,218)	2,218	(100%)	0	0	0	-	(2,218)	2,218	(100%)	0	0	-
9	Mechanical	56,525	99,636	(43,112)	(43%)	93,211	(36,686)	(39%)	468,893	697,453	(228,560)	(33%)	625,949	(157,056)	(25%)	967,074	1,195,634	(19%)
10	Total Operating Income	241,975	367,851	(125,876)	(34%)	256,323	(14,348)	(6%)	1,745,436	2,574,958	(829,522)	(32%)	2,238,596	(493,159)	(22%)	3,584,692	4,414,213	(19%)
12	Operating Expenses																	
13	Administration	105,599	82,445	(23,155)	(28%)	84,557	(21,043)	(25%)	493,447	589,215	95,768	16%	610,968	117,521	19%	919,693	1,015,461	9%
14	Maintenance of Way	51,727	64,382	12,655	20%	45,569	(6,158)	(14%)	415,691	467,582	51,891	11%	396,261	(19,430)	5%	754,808	806,699	(6%)
15	Transportation	100,941	129,644	28,703	22%	152,694	51,753	34%	786,360	928,910	142,550	15%	986,087	199,727	(20%)	1,455,981	1,598,531	(9%)
16	Mechanical	56,429	76,026	19,596	26%	63,504	7,075	11%	413,616	541,887	128,271	24%	427,401	13,785	(3%)	803,451	931,722	(14%)
17	Total Expenses	314,697	352,497	37,800	11%	346,324	31,627	9%	2,109,113	2,527,594	418,480	17%	2,420,717	311,603	13%	3,933,933	4,352,413	10%
19	Operating Results																	
20	Administration	79,851	185,770	(105,919)	(57%)	80,774	(923)	(1%)	783,096	1,288,289	(505,193)	(39%)	1,003,897	(220,801)	(22%)	1,697,924	2,203,117	(23%)
21	Maintenance of Way	(51,727)	(64,382)	12,655	(20%)	(47,787)	(3,940)	8%	(415,691)	(467,582)	51,891	(11%)	(398,479)	(17,212)	4%	(754,808)	(806,699)	(6%)
22	Transportation	(100,941)	(129,644)	28,703	(22%)	(152,694)	51,753	(34%)	(786,360)	(928,910)	142,550	(15%)	(986,087)	199,727	(20%)	(1,455,981)	(1,598,531)	(9%)
23	Mechanical	95	23,610	(23,515)	(100%)	29,706	(29,611)	(100%)	55,277	155,567	(100,289)	(64%)	198,548	(143,271)	(72%)	163,623	263,912	(38%)
24	Totals Operating Results	(72,722)	15,354	(88,076)	(574%)	(90,001)	17,279	(19%)	(363,677)	47,364	(411,041)	(868%)	(182,121)	(181,556)	100%	(349,242)	61,800	(665%)
29	Other Income	496,403	0	496,403	-	2,300	494,104	21486%	570,911	0	570,911	-	58,270	512,641	880%	570,911	0	-
30	Total Other Income	496,403	0	496,403	-	2,300	494,104	21486%	570,911	0	570,911	-	58,270	512,641	880%	570,911	0	-
32	Financial Expenses & Taxes	916	5,126	4,210	(82%)	899	(17)	2%	38,519	35,990	(2,529)	7%	153,934	115,415	(75%)	64,329	61,800	(4%)
35	Total Other Expenses	916	5,126	4,210	(82%)	899	(17)	2%	38,519	35,990	(2,529)	7%	153,934	115,415	(75%)	64,329	61,800	(4%)
37	Net Result	422,765	10,228	412,537	4033%	(88,600)	511,366	(577%)	168,714	11,374	157,340	1383%	(277,786)	446,500	(161%)	157,340	(0)	(52446723%)

Month	Carloads	Operating Revenue	Operating Expenses	Operating Expense Ratio
Jul 2025	283	228,993	387,126	169.06%
Aug 2025	330	240,514	263,167	109.42%
Sep 2025	365	348,393	300,877	86.36%
Oct 2025	324	329,706	332,409	100.82%
Nov 2025	294	240,382	267,780	111.40%
Dec 2025	283	189,981	280,660	147.73%
Jan 2026	303	738,378	315,613	42.74%
Feb 2026	-	-	-	0.00%
Mar 2026	-	-	-	0.00%
Apr 2026	-	-	-	0.00%
May 2026	-	-	-	0.00%
Jun 2026	-	-	-	0.00%
Total	2,182	2,316,347	2,147,633	92.72%



M E M O R A N D U M

TO: Port of Coos Bay Board of Commissioners
FROM: Matt Friesen, Director of External Affairs
DATE: March 12, 2026
SUBJECT: External Affairs Management Report

Government Relations & Funding:

- Monitored and tracked legislative activity during the Oregon Legislature's short session. Port staff actively tracked approximately thirty bills relevant to port infrastructure, economic development, maritime operations, and coastal initiatives.
- Participated in the Oregon Public Ports Association Legislative Committee and worked collaboratively with ports across the state to advocate for policies and funding priorities that support public port operations and infrastructure investment.
- Submitted testimony on multiple pieces of legislation, including support for the Governor's Permitting Council initiatives, continued funding for the Connect Oregon program, and adjustments to legislative language in SB 5701 related to state bonding for previously authorized funding for the Port.
- Engaged extensively on Connect Oregon program discussions during the legislative session, the only dedicated funding source for ports in Oregon. While the program was reduced from previous levels, the funding was not fully swept as many feared would happen to fill ODOT's budget hole, and approximately \$30 million will remain available for ports to compete for during the upcoming grant cycle. The Port was significantly involved in saving these funds for the use of public ports and airports across the state.
- Post legislative session, met with Senator Anderson and staff to discuss a variety of policy topics including Blue Economy legislation, housing challenges on the South Coast, and the potential role of a Joint Permitting Council in supporting major infrastructure projects.
- Hosted Congresswoman Val Hoyle and her staff during a visit to the South Coast, providing project updates and discussing regional economic development priorities including infrastructure investment and maritime industry and workforce.
- Coordinated a letter of support campaign and assisted with preparation of federal Community Directed Spending (CDS) and Community Infrastructure Project (CIP) funding requests related to the Port's Work Dock project.
- Continued assisting with the Connect Oregon grant application process, including coordination of letters of support and preparation of supporting materials.
- Initiated discussions with a local professional regarding the potential development of a contracted grant writing service to assist the Port in identifying additional funding opportunities and supporting future grant applications.

Stakeholder Outreach and Partner Engagement:

- Helped coordinate and participate in a visit from Oregon's Prosperity Officer, including assisting with logistics, a business roundtable, and providing a tour and overview of Port facilities and economic development opportunities on the South Coast.
- Attended the Bay Area Chamber of Commerce Board of Directors meeting and continued engagement with regional business leaders to remain aligned on economic development priorities affecting the South Coast.
- Participated in the South Coast Development Council (SCDC) monthly board meeting to maintain coordination with regional economic development partners and discuss ongoing project initiatives.
- Attended the South Coast Economic Exchange and Bay Area Business Connections gatherings to connect with local business leaders and provide updates on Port activities and regional economic opportunities.
- Met with partner organizations and consultant team members to begin preliminary planning discussions regarding a potential Rails-to-Trails concept that could enhance recreational and economic opportunities while complementing regional infrastructure planning efforts.
- Met with representatives from Southern Oregon University to explore potential partnership opportunities related to workforce development, research collaboration, and regional economic initiatives.
- Attended a planning meeting with the Citizens of Empire community group to hear local perspectives and discuss topics of interest related to regional development and Port activities.
- Met with representatives from Epuerto to discuss potential use of their community engagement application as a tool for sharing project information and expanding public outreach capabilities.
- Met with City of Coos Bay representatives and technical advisors to discuss a potential regional planning approach that includes local economic development agencies and focuses on coordinated long-term development strategies.

Communications and Community:

- Drafted and prepared a press release announcing upcoming community open house events scheduled for March 11 and March 25 regarding the Eastside Housing Project and assisted with outreach to local community organizations in coordination with the City of Coos Bay.
- Developed and launched a new project page on the Port website dedicated to the Eastside Housing Project to provide accessible information, background materials, and event details for the community.
- Distributed recent media coverage from The World newspaper highlighting Port activities and regional economic development efforts.
- Managed two interns from the Oregon Institute of Marine Biology one day a week over a six-week period, providing mentorship and hands-on professional experience related to communications, grant tracking, and social media content development. Interns assisted with development of a grant tracking system, creation of a social media content calendar, photography updates for the Port's media catalog, and participation in a variety of meetings and events including a Harbor Safety Committee meeting, a Port Commission

meeting, a Business Oregon seminar on grant awards, a vessel haul-out at the Charleston Shipyard and a dock maintenance project at the Charleston Marina.

- Provided the interns with opportunities to contribute meaningful work products while gaining direct exposure to Port operations, regional economic development initiatives, and maritime industry activities.
- Attended Harbor Safety meeting and internal Port Safety meeting to help preparations for increased Port participation in regional collaboration on emergency management response.



MEMORANDUM

TO: Port of Coos Bay Board of Commissioners
FROM: Raymond Dwire, Charleston Marina Complex Manager
DATE: March 12, 2026
SUBJECT: Charleston Operations Management Report

Monthly Statistics:

Moorages

Of the 525 moorage slips, there were 115 annuals (21.90%), 65 semi-annuals (12.38%), 21 monthlies (4.00%), and 155 transient nights, for a total occupancy of 39.33% for the month.

RV Park

The Charleston Marina RV Park had an average occupancy of 22.85% in February. Out of 103 RV Park spaces, we had 17 new check-ins. Total sales for the month were \$12,258.00. Occupancy in February 2025 was 16.41%. Sales last year were \$6,936.70.

Ice Plant

We sold approximately 11.5 tons of ice in the month of February totaling \$1,150.00. In comparison, in February 2025, approximately 50 tons of ice were sold resulting in \$5,036.00 in sales. Reason for increased ice sales in 2025 was that both Hallmark and Pac Seafoods were purchasing ice from the Ice Plant last year.

Shipyard Work Dock and Short-Term Work Area

The Charleston Shipyard Work Dock use for the month of February picked back up with \$7,446.54 in sales. February 2025 Work Dock use was considerably lower with only \$785.55 in sales.

The Charleston Shipyard Short-Term Work Area slowed down some with \$4,394.10 in sales. In comparison, Short-Term Work Area use in February 2025 resulted in \$6,283.99 in sales.

Charleston Marina Staff:

- Marina Office and RV Park Office are fully staffed.
- Charleston Maintenance Staff remain at 6.5 FTEs on staff.
- The Charleston Security Department continues with 4 FTEs on staff.

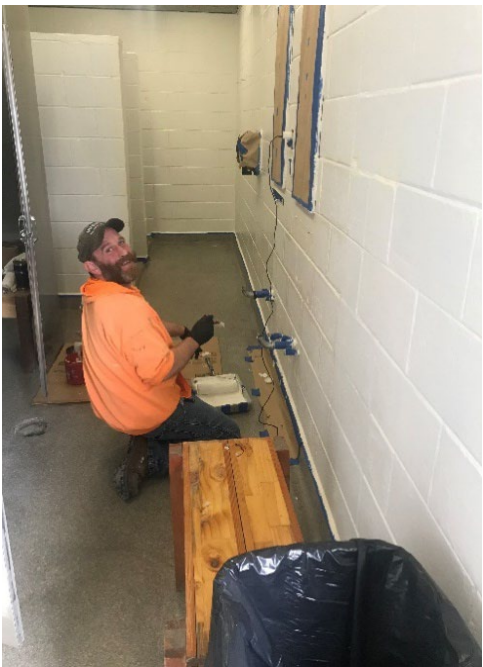
Charleston Marina RV Park:

Over the last month, Marina office staff have been busy taking reservations for our upcoming summer season in the Charleston RV Park. Currently, our reservation numbers are approximately

30% higher than the reservations made at this time last year for the upcoming summer. We are hoping this is an indication of a very busy season.

Charleston maintenance staff have also been busy with improvements to the Charleston Marina RV Park. The porch on Yurt A had deteriorated and needed replacement. Staff have replaced the porch and are now working on repainting the RV Park restrooms.

Shown below is David Stevenson and his “before and after” handiwork in the men’s RV Park restroom and showers. Well done, David.



Property Ready For A Tenant:

David Stevenson continues to make things look better by painting the exterior of the former Basin Tackle building. We will be advertising this vacancy in hopes of getting it leased in the near future.



Marina Dock Work:

Shown below is Marina maintenance staff continuing dock work on F-Dock.

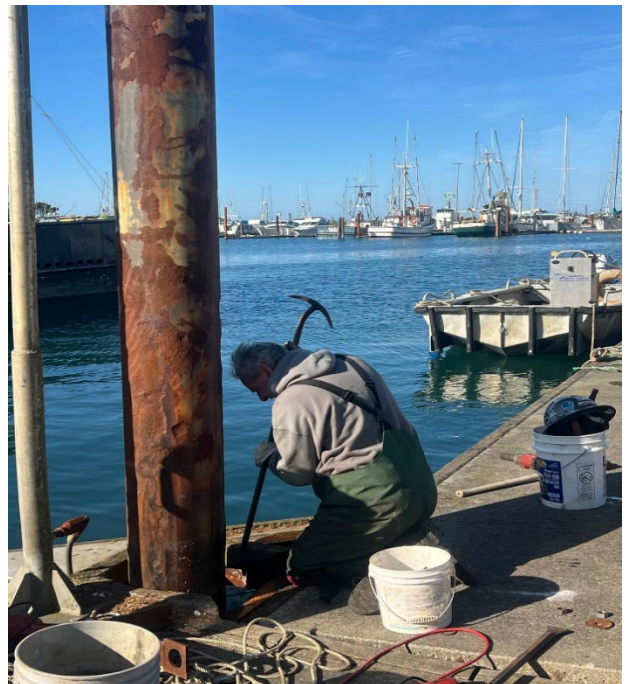


Photo on the left: David Stevenson operates the boom on the work barge while Gary Weldon gives him signals. Photo on the right: Trent Walker uses a pry bar to help line up the corner bracket.

ConnectOregon 10 Grant Cycle:

The Short-Session of the 83rd Legislative Assembly concluded their work on March 6, 2026. A major issue on the table was ODOT funding. We are being told that some of the ConnectOregon program funding was removed due to the need to stabilize the ODOT budget. We are waiting on word from ODOT on whether there are sufficient funds to continue the current solicitation of

applications for the ConnectOregon 10 grant cycle. Despite this uncertainty, Port staff continue to finalize the ConnectOregon Grant application and ask for letters of support for our Marine Ways Project. Application deadline is March 27, 2026. Letters of support can be emailed to rdwire@portofcoosbay.com to be included in our grant application packet. Please submit letters of support by Tuesday, March 24, 2026, to allow time for them to be included into the application packet. The rebuilding of the Marine Ways has been identified as being essential for the future success of the Charleston Shipyard and Port staff are working diligently to seek funding to do so.



Shown above – The Marine Ways in the Charleston Shipyard.

Abandoned and Derelict Vessel Program Grant:

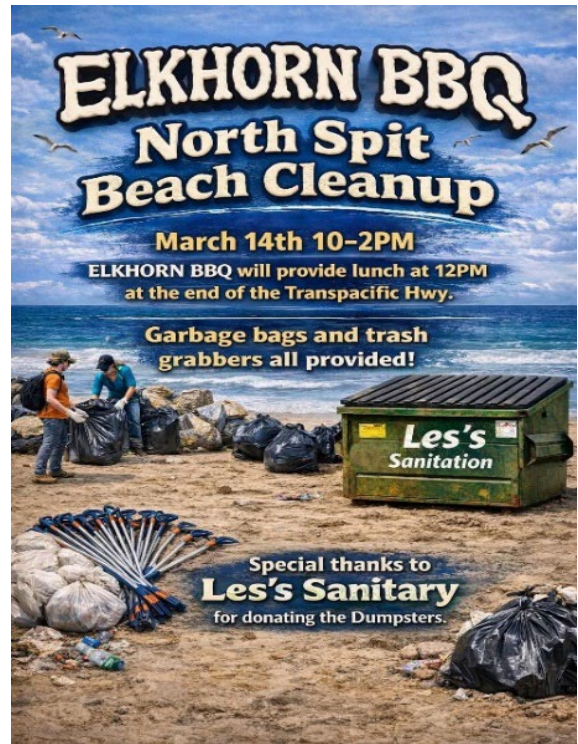
Port staff continue to work on the DEQ Solid Waste Authorization Letter which is required for us to dispose of the ADVs that are in the Charleston Shipyard and at the Marina docks in the Charleston Marina. We are hoping to receive approval soon so that we can use ADV grant funds to dispose of the ADV vessels this spring and summer.

Community Involvement:

Greg Marshal from Elkhorn BBQ has organized a “North Spit Beach Cleanup” for Saturday, March 14 from 9:00 a.m. – 2:00 p.m. This clean-up effort will start at the end of TransPacific Highway on property owned by the Port of Coos Bay and extend out onto the sand past our property boundary into BLM property. Port staff volunteers will be present to assist, and we will have a staff member operate our tractor to help with this project. Thank you, Greg, for seeing the need and organizing this effort.

Promoting Charleston Marina & RV Park:

Port staff have partnered with Oregon Adventure Coast at the recent sportsman shows in Eugene, Roseburg, and Salem. Heather Watson and I manned the booth for the Salem show. Thank you Heather for helping get the word out that Charleston is the place to come fish and camp at over the summer. Shown below are photos of our booth at the Salem Saltwater Show.



State Dredge Update:

Port staff are once again re-engaging in preparations for the upcoming Port of Garibaldi Dredge Project. Port of Garibaldi in water work period (IWWP) starts November 1st and runs through February 15th.

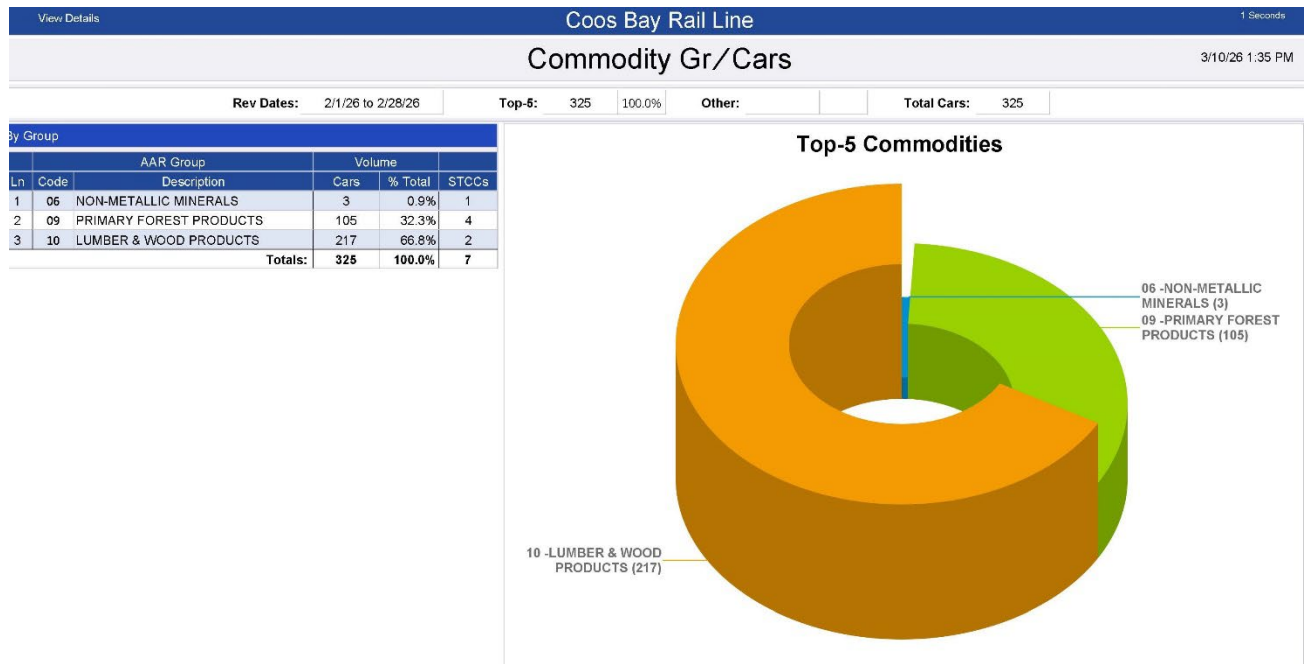


MEMORANDUM

TO: Port of Coos Bay Board of Commissioners
 FROM: Brian Early, General Manager, CBRL
 DATE: March 12, 2026
 SUBJECT: Railroad Department Management Report

Operations:

CBRL Carloads for February 2026 = 325
 Prior Month, January 2026 = 303
 Prior Year, February 2025 = 379
 FY 2025/2026 Forecasted Monthly Average = 409



February 2026 saw carloads begin to tick up and CBRL finished with a greater number of carloads for the month than in the previous month of January. This occurred despite once again having to close through traffic from the south end of the line for one full week to repair another bridge.

The week of February 9, we closed the line to through traffic from the south end in order to repair one of the bridges between Cushman and Beck at MP 712.80. CBRL’s MOW crew performed a temporary repair to this bridge during the summer of 2024, but it was determined that the temporary repairs had served their usefulness and a more permanent repair was needed to maintain the safety of the line in this location. Scott Partney Construction was contracted to perform the repairs, and service resumed for through traffic from the south end of the line on Monday, February 16, 2026.

We are seeing an increase in log traffic and have been advised by the shipper to expect that trend to continue as the year goes on. The log car fleet is in good mechanical condition, but we could use more cars to handle the expected demand. There are currently 18 log cars on property that are waiting for a conditional use waiver from the FRA, a wait that has already been dragged out for several months with no end in sight.

We have seen a slight increase in carloads from our large shipper in Noti toward the end of the month, and that is continuing as of this writing. We also began to see a few chip cars travel to the valley to be loaded. Based on past conversations with the shipper and given the fact that the mill in Weed California, where about half of the chip loads were coming from, has closed. We were not expecting any more of these loads and are pleasantly surprised to have them although we are not sure how long it will continue given the state of wood products freight volumes across the Northwest.

Looking at trends for Pacific Northwest rail corridors, particularly rural short lines and branch lines serving timber regions, wood products remain a core but cyclical freight segment. Freight rail shipments of wood and forest products in the Pacific Northwest during February 2026 reflected slightly weaker volumes compared with the previous year, consistent with broader national rail trends for the forest products sector. According to weekly reports from the Association of American Railroads, forest product carloads were among the few commodity groups showing year-over-year declines during February despite overall rail traffic growth. Freight rail shipments of wood and forest products in the Pacific Northwest experienced slight year-over-year declines, reflecting broader national trends in the forest products sector. While overall rail carload traffic increased due to stronger grain, coal, and industrial shipments, the wood products market remained moderately soft, influenced by housing demand, seasonal logging activity, and lumber market conditions.



Mechanical (Locomotive):

LOCO	92 Day Insp. Next Due	368 Day Insp. Next Due	1104 Day Insp. Next Due
CBRL 1909	02/18/26	11/21/26	11/26/28
HLCX 1044	04/21/26	10/19/26	11/24/27
HLCX 1052	02/20/26	05/18/26	06/25/26
HLCX 1078	03/20/26	06/20/26	12/26/28
HLCX 1081	02/19/26	08/23/26	08/28/26
HLCX 3847	01/15/26	07/17/26	09/01/26
HLCX 3854	03/19/26	06/22/26	07/28/26

Columbia Rail was onsite on the week of February 16, 2026. 92 day inspections were performed on locomotives 1909, 1052 and 1081. Locomotive 3847 continues to be out of service waiting on a back-ordered fuel pump and a set of Roots Blowers.

Roots Blowers are mechanically driven, positive displacement pumps used primarily on two stroke diesel engines to provide “scavenging” air. Because two stroke engines do not have a separate intake stroke, the blower must force air into the intake ports to clear the cylinder of spent exhaust.



(Example of Left and Right EMD type Roots Blowers)

Mechanical (Car):

Car repair volumes improved slightly for the month as more needed parts became available and as shipments increased.

We have begun to utilize these talented individuals to repair and service our MOW vehicle fleet, and they have taken over the DOT inspections on both CBRL and the Marina’s heavy truck fleet, saving the Port thousands of dollars. It is our goal that, in the future, they will be qualified to conduct our Hyrail inspections.

Maintenance of Way (MOW):

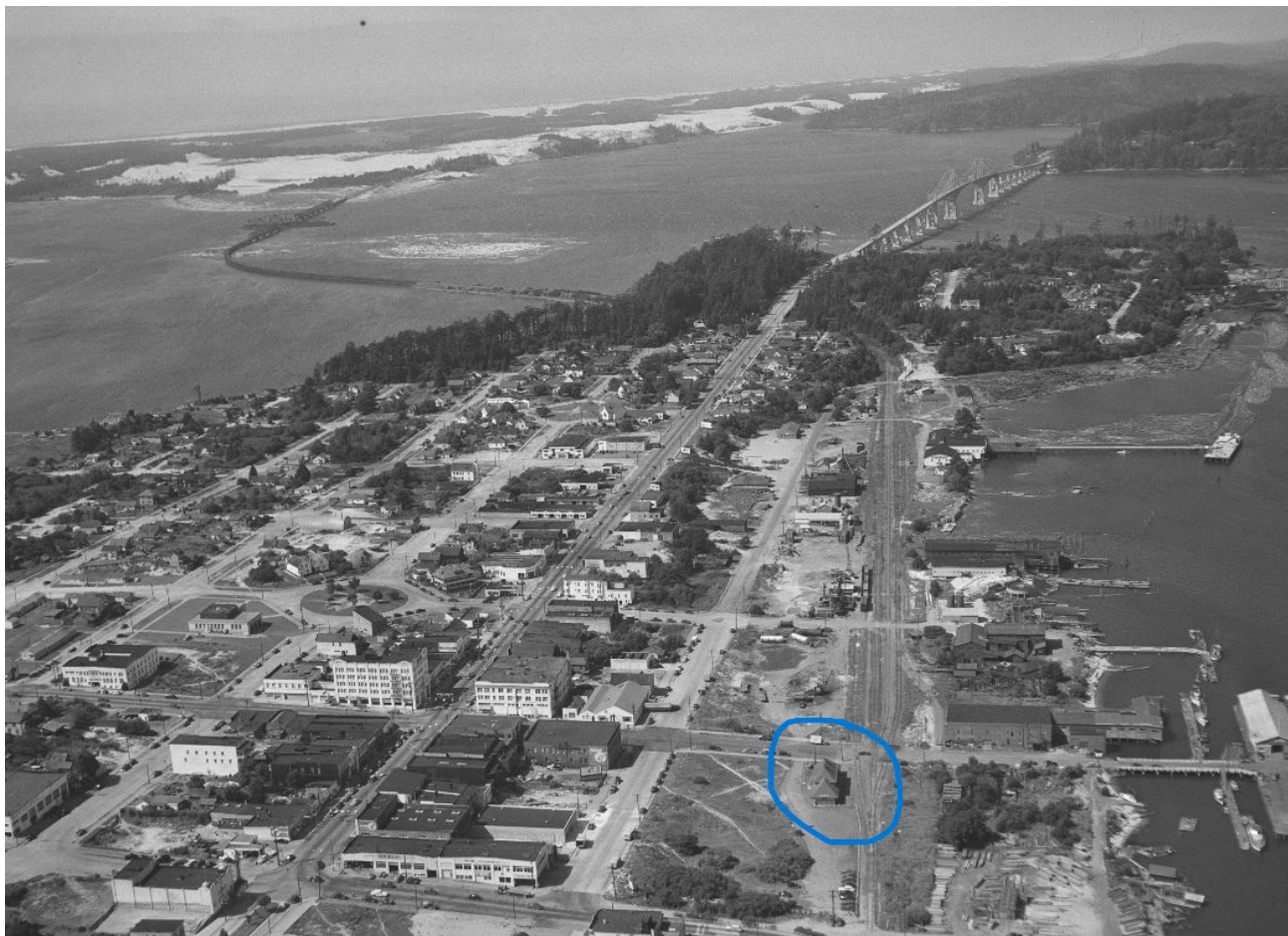
(See attached report from Isaac Mingus)

ODOT/FRA:

CBRL had one visit from the FRA’s Operating Inspector in February; no defects were recommended for violation.

Coos Bay Rail Line:

As of February 28, 2026, CBRL has worked 787 days injury free. Currently, CBRL has 18 employees and 7 locomotives on property.



(North Bend Depot, 1947)

Maintenance of Way – February 2026

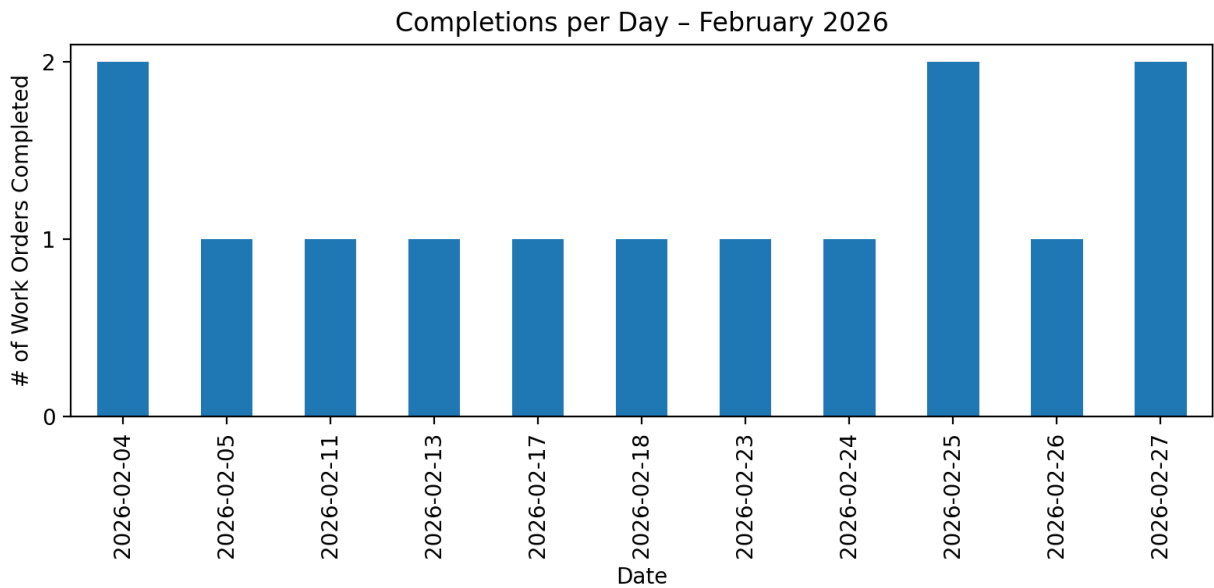
End-of-Month Review

Summary

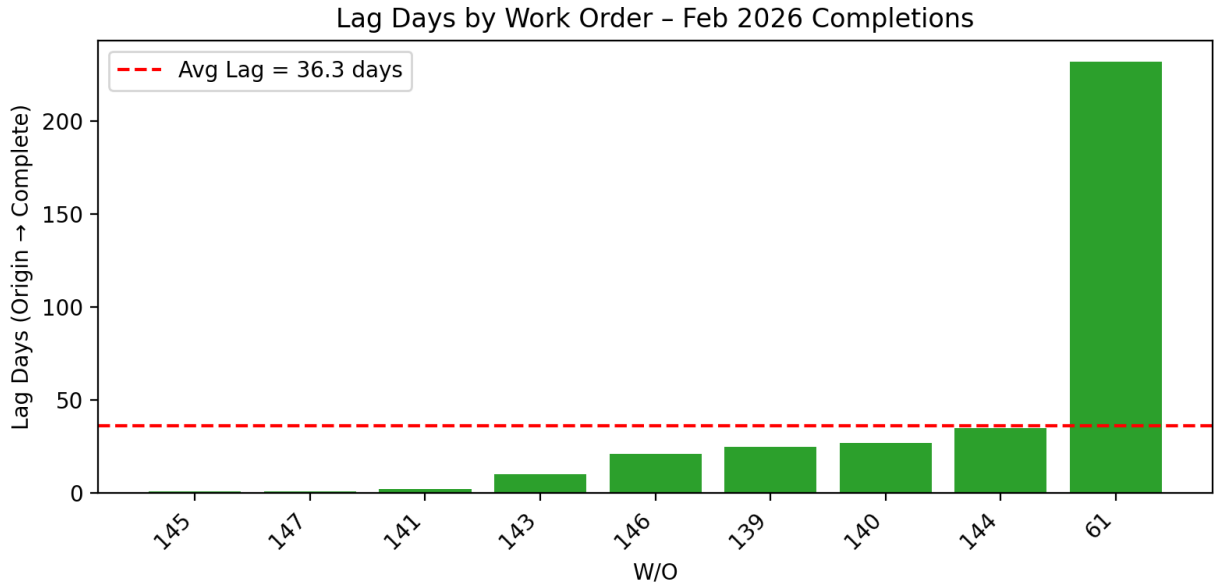
- Total Work Orders in tracker: 57
- Work Orders completed in February 2026: 14
- Average lag (Origin → Complete) for Feb completions: 36.3 days
- Temporary Speed Restrictions (TSRs) – total identified: 15
- TSRs repaired in February: 1
- Active TSRs at end of February: 14

Performance Charts

Completions per Day



Lag Days by Work Order (Feb Completions)



Projects Completed in February

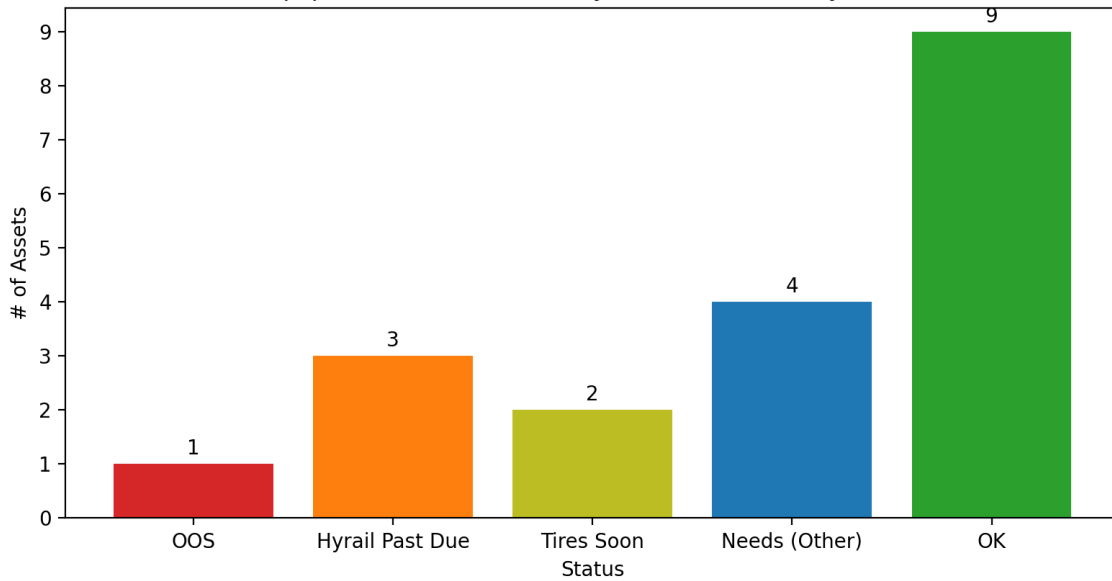
W/O	Location	Project Summary	Complete Date
141	763.33 Xing ID: 756518X	Crossing at grade stop sign knocked down. Re-install sign.	2/04/26
143	716.40 Bridge	Primary turning gear vertical shaft crossmember broken. Partney to repair.	2/04/26
61	750.0 749.89 Bridge	0109B2 – Crossties not effectively distributed to support a 39' segment of track, several locations. Need 100 7"x9"x8' (6" shorter than normal for concrete ballast tub) 100 ties delivered to bridge 01/15/25.	2/5/26
7	740.84 Bridge	Replace 40 ties to make safe (Conc Gird) (50, 7"x9"x8' (6" shorter than normal for concrete ballast tub). (40 ties delivered to location 1/29/26)	2/11/26
143	712.80 Bridge	Replace all stringers in Spans 1-4. SPC to repair	2/13/26
144	739.68	Cut/Out North Control House – 02/17/26 Install timer on center pivot Oiler Solenoid – 02/17/26 Test/function of emergency generator and turn bridge – Gen and Transfer switch operational. Clutch on small single phase turning motor B/O. 02/17/26 90v Clutch. Troubleshoot relays in center control house – Recommend replacing 1 relay. Superior electric is searching for replacement relays. 02/17/26. Remove Foghorn from Bridge and place in CONEX at Coos Bay Depot. 02/17/26	02/17/26
5	733.95 Bridge	Replace 58 ties to make safe and remove TSR (Conc Gird) (58 ties delivered to location 1/29/26)	2/18/26
139	Rock Spur	Upgrade track to 136# rail for locomotive servicing facility. Need enough track to	02/23/26

		park two locomotives on.	
	Coos Bay Depot	Replaced Serpentine belt on F450. Repaired sagging tongue on boat trailer. Flushed boat motor cooling system. Located water leak in boat motor water cooling system.	2/24/26
140	E Hall Ave. 769.34 Xing	Repair rough Xing. East track, use concrete center panels. Hot asphalt to surface road.	02/25/26
	Coos Bay Depot	Vessel OR760XM Full tune-up. Spark Plugs, Fuel filter, HP Fuel Filter, Thermostat, Thermostat Housing.	02/25/26
145	Rock Spur	0103A – Fouled or insufficient ballast failing to transmit and distribute loading. Fill Sinkhole on Rock Spur	2/26/26
146	Bridge 712.80	Salvage timbers from unused helper bents. Recover all anchors and fasteners for Cushman.	02/27/26
147	Stagecoach Rd	MVA took down Yield sign on Stagecoach Road. Repost sign. Will update location when I get to Depot.	02/27/26

Projects Projection – March 2026

W/O	Location	Scheduled Date	Project Summary	TSR
4	683.36 Bridge	3/27/26	0103C, No effective support ties within the prescribed distance from a joint. 3 occurrences. 0109B2, Cross ties not effectively distributed to support a 39-foot segment of track. Two occurrences of more than 5 ties in a row. Replace 37 ties. Need 8"x10"x10' ties. (50 ties are at depot) (TPGs & Thru Truss). Need 34, 8"x4"x20' treated guard timbers, (\$82 per timber, one month lead time). Need total of 24, ¾" all thread anchors (have 14 already). This project remediates FRA Report No. 70 items 7 and 8	5 mph

Equipment Status - February 2026 (Exclusive by Asset)



Vehicle & Equipment Status

Plate	Vehicle	Location	Maintenance	Condition Notes
E277215	F350- crew	Jordan Cove		OOS, Transmission failed
E277223	F250 - Track	Al French	2/2 Hyrail annual	
E277216	F350- Bridge	Mingus	2/24 Hyrail annual, alignment, replace draglink and tie-rod ends	Needs fuel pump
E298101	Ranger - South	Coos Bay Depot Train Crew		Tires soon
N/A	Forklift	Coos Bay Depot		
E277228	Ram 2500	Coos Bay Depot	Cheyene's Started Hyrail annual, waiting on parts	Needs front hyrail gear locking cable, front control buttons. Hyrail past due
E277244	Graple Truck	Mapleton		Hyrail annual due 8/10/26
E265549	Boat/Trailer	Coos Bay Depot	Complete tune up and engine flush	Need Prop
	Tiger Mower	Westwood		
E258487	Boom Truck	Coos Bay Depot		Hyrail inspection due 3/16/26
N/A	Gradall XL4330	696.7		Need Tires
E277249	Camry	Coos Bay Depot	2/15/26 Replace front brakes	
HV49818	Equipment trailer	Charleston Shipyard		

E277230	F450- MoW	Coos Bay Depot	Replaced: Front Brakes, Tie-rods, all ties, serpentine belt, and hyrail annual	
E277247	Ranger – North	Noti		
E277229	F350- Signal	Coos Bay Depot		Hyrail due: 4/23/26
E277224	F250- Car Dept	Kelly		Hyrail Past due
N/A	Backhoe	Stuck on Baggage Car Track		Needs hyrail gear adjusted. Failed steering linkage
E286247	Dump Truck	Coos Bay Depot		Hyrail past due.

Action Items

**OREGON INTERNATIONAL PORT OF COOS BAY
BOARD OF COMMISSIONERS
ACTION/DECISION REQUEST**

DATE: March 12, 2026

PROJECT TITLE: Tarheel Aluminum Lease Agreement

ACTION REQUESTED: Approve the negotiation and execution of a one-year commercial lease agreement with three (3) renewal options of one (1) year each with Tarheel Aluminum to lease Building 7 in the Charleston Shipyard

BACKGROUND:

Kyle Cox is the owner of Tarheel Aluminum, a long-term tenant in the Charleston Shipyard, who is currently leasing Building 5 located at 63130 Troller Road. Mr. Cox has also been utilizing Building 7, located at 63127B Troller Road, though the current lease for this building is with Giddings Boat Works. With the potential sale of Giddings Boat Works, the Port has been negotiating the transfer of the lease to Tarheel Aluminum.

Building 7 is approximately 3,200 square feet. The effective date of the agreement is anticipated to be April 1, 2026 and the current lease rate of \$1,491.72 will be adjusted according to a CPI Increase, estimated at 2.9%, bringing the new lease rate to an estimated \$1,534.98.

The term of this lease agreement would be one year with three renewal options of one year each. The lease rate will incur a CPI increase on the anniversary date in subsequent years.

RECOMMENDED MOTION:

Approve Port Staff to negotiate and execute a one-year commercial lease agreement with three (3) renewal options of one (1) year each with Tarheel Aluminum to lease Building 7 in the Charleston Shipyard.

**OREGON INTERNATIONAL PORT OF COOS BAY
BOARD OF COMMISSIONERS
ACTION/DECISION REQUEST**

DATE: March 12, 2026

PROJECT TITLE: Lot 40 Lease Agreement

ACTION REQUESTED: Approve the negotiation and execution of a commercial lease agreement with the Oregon Dungeness Crab Commission to lease Lot 40 in Charleston

BACKGROUND:

The Port of Coos Bay was approached by the Oregon Dungeness Crab Commission who is interested in leasing Lot 40 in Charleston, located at 63301 Charleston Road.

Lot 40 is approximately 21,950 square feet and would be used to store derelict crab gear. The effective date of the agreement is anticipated to be May 1, 2026 and the lease rate would be \$2,500 per month, or approximately \$0.11 per square foot.

The initial term of the lease agreement would be six months to one year, with the option to revisit the term after that. The lease rate will incur a CPI increase on the anniversary date in subsequent years.

RECOMMENDED MOTION:

Approve Port Staff to negotiate and execute a commercial lease agreement with the Oregon Dungeness Crab Commission to lease Lot 40 in Charleston.

Informational Items



Coos Bay Rail Line Serving Western Lane, Western Douglas and Coos Counties in Southwest Oregon

Owned by the Oregon International Port of Coos Bay
Operations by Coos Bay Rail Line, Inc. (CBRL) began on November 1, 2018.

Monthly Revenue Car Loads and Equivalent Highway Truck Loads / 2022-2026

One (1) revenue car load = 3.3 highway truck loads

	2022		2023		2024		2025		2026	
	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads	Railcar Loads	Truck Loads
Jan	445	1,468.5	473	1,560.9	363	1,197.9	269	887.7	303	999.9
Feb	502	1,656.6	393	1,296.9	598	1,973.4	379	1,250.7	325	1,072.5
Mar	694	2,290.2	498	1,643.4	488	1,610.4	415	1,369.5		0.0
Apr	668	2,204.4	407	1,343.1	456	1,504.8	476	1,570.8		0.0
May	707	2,333.1	454	1,498.2	548	1,808.4	286	943.8		0.0
Jun	595	1,963.5	468	1,544.4	420	1,386.0	260	858.0		0.0
Jul	530	1,749.0	473	1,560.9	465	1,534.5	283	933.9		0.0
Aug	597	1,970.1	388	1,280.4	433	1,428.9	330	1,089.0		0.0
Sep	524	1,729.2	372	1,227.6	351	1,158.3	365	1,204.5		0.0
Oct	488	1,610.4	393	1,296.9	498	1,643.4	324	1,069.2		0.0
Nov	512	1,689.6	409	1,349.7	335	1,105.5	294	970.2		0.0
Dec	493	1,626.9	440	1,452.0	347	1,145.1	283	933.9		0.0
Total	6,755	22,291.5	5,168	17,054.4	5,302	17,496.6	3,964	13,081.2	628	2,072.4

Coos Bay Rail Line-CBRL operates at the U.S. shortline railroad industry standard of 286,000 lbs/143 short tons (weight of car plus commodity weight) per loaded revenue car.

Using 200,000 lbs/100 short tons as an average weight of commodity per rail car, the tonnage figures for the years 2011 through year to date 2026 are as follows:

*2011:	194	rail carloads =	19,400	short tons =	640.2	highway truck loads
2012:	2,480	rail carloads =	248,000	short tons =	8,184.0	highway truck loads
2013:	4,850	rail carloads =	485,000	short tons =	16,005.0	highway truck loads
2014:	7,509	rail carloads =	750,900	short tons =	24,779.7	highway truck loads
2015:	7,341	rail carloads =	734,100	short tons =	24,225.3	highway truck loads
2016:	7,434	rail carloads =	743,400	short tons =	24,532.2	highway truck loads
2017:	7,172	rail carloads =	717,200	short tons =	23,667.6	highway truck loads
2018:	6,428	rail carloads =	642,800	short tons =	21,212.4	highway truck loads
2019:	4,950	rail carloads =	495,000	short tons =	16,335.0	highway truck loads
2020:	5,128	rail carloads =	512,800	short tons =	16,922.4	highway truck loads
2021:	6,213	rail carloads =	621,300	short tons =	20,502.9	highway truck loads
2022:	6,755	rail carloads =	675,500	short tons =	22,291.5	highway truck loads
2023:	5,168	rail carloads =	516,800	short tons =	17,054.4	highway truck loads
2024:	5,302	rail carloads =	530,200	short tons =	17,496.6	highway truck loads
2025:	3,964	rail carloads =	396,400	short tons =	13,081.2	highway truck loads
2026:	628	rail carloads =	62,800	short tons =	2,072.4	highway truck loads

*Start up in 2011, Data includes 4th Quarter / Oct – Dec.

The Coos Bay rail line was embargoed by the previous owner/operator in September 2007. The Port acquired the 111-miles of the line owned by RailAmerica, Inc. in spring 2009 through an order from the U.S. Surface Transportation Board at the completion of a Feeder Line Application process initiated in July 2008. The Port acquired the Union Pacific (UP) Railroad owned 23-mile section of the line through a negotiated agreement with UP in late December 2010.