



# FYE27 Approved Budget

Approved 4/29/2026



# Approved Budget

## FYE27 Budget Message



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## FYE27 Budget Message

To: Port of Tillamook Bay Budget Committee  
From: Pami Boomer, Budget Officer  
Date: 4/24/2026  
Re: 2026-2027 Fiscal Year Proposed Budget

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Through the budget and strategic plan, the Port of Tillamook Bay supports and contributes to creation of new businesses and growth of established businesses in the Port District as well as Tillamook County. The Port is the largest zoned industrial land on the Oregon Coast.

In the past few fiscal years, the Port has seen growth inside the Industrial Park with new buildings for Bureau of Land Management and Amazon. For fiscal year 2027, following the Port Commission goals, we have included expansion of the Airport Business Park, new warehouse buildings, Fuel Farm Upgrade, planning for relocation of the septage receiving station, and working on further development of the regional water supply project. These projects will be funded with grants and loans and will help with the future growth of our district. We will be applying for a grant to update our strategic business plan.

The Port continues to work with Oregon Parks and Recreation Department to support the development of the Salmonberry Trail as laid out in the Concept Plan.

The biggest challenge the Port faces in the upcoming years is the Hangar B roof. In December 2025, a storm caused damage to a part of the roof, leaving a large hole, approximately 6,000 sq foot in the roof. With the lack of resources available to repair the hangar, the Port Commission is evaluating the best path forward. Due to the damage, the building tenants and Air Museum have been evacuated from the hangar, leaving limited revenue coming and reduction of museum staff. This is reflected in the budget, with limited revenue and expense expected. When the path forward is identified and funding becomes available, we will do a supplemental budget. This ensures that we budget as accurately as possible. There has been a federal disaster declared, DR 4907 for this storm event.

The proposed general fund budget is broken out by the following departments:

- 10 - Administration
- 20 - Airport
- 30 - Industrial Park
- 40 - Utilities
- 50 - Railroad
- 60 - Hangar B

## **Resources:**

The general fund has three categories of resources: Operating Revenue, Grant Revenue and Other Revenue.

For FYE27 Operating Revenue is estimated to decrease 18%. The shutdown of Tillamook Air Museum in department 60 due to the building damage is the main contributor of this decrease with a decrease of 88% from this current years budget. Department 10 has a 14% increase stemming from increased interest income from our LGIP accounts. Department 20, 30, and 50 all have slight increases between 5-6% while department 40 has an increase of 14%, mainly due to the water rate increase which was raised in the current year in coordination of Tillamook City water rate increase to the Port.

Grant Revenue fluctuates through the years consistent with projects and availability of grants received. This year the increase includes a grant from US Representative Bonamici for warehousing inside the Industrial Park, a grant from FAA for Fuel Farm Upgrade Construction, as well as the remainder of DEQ WWTP Upgrade and FAA Fuel Farm Upgrade Design. We did also include a potential grant for DEQ Septage Receiving Relocation Plan and OBDD grant for the Strategic Plan Update.

Other revenue, which includes property tax revenue, reimbursements, and rebates is estimated to increase 18%. This increase is due to the estimate provided by Tillamook County for the Port's portion of Timer and Land County Tax.

## **Requirements:**

The general fund requirements are broken out by department by these categories: Personal Services, Material and Services, Capital Outlay, and Long-Term Dept.

For Personal Services, a 3% cost of living increase is included and being recommended for all non-contracted Port employees. The total full-time equivalent employees budgeted for FYE27 is 15.5, a decrease of 7 employees due to the shutdown of Tillamook Air Museum. There is an increase of 8% in medical premiums starting in July 2026. PERS stayed the same from last year at rates of Tier 1/Tier 2 25.21%, and OPSRP 23.58%, which the Port covers employee and employer portion. Management is continually reviewing the staffing needs of the Port and looking at restructuring the organization. Any overtime for eligible employees will continue to be monitored and, on a manager, approved basis.

Material and services combined departments are estimated to increase 2% overall, but with some larger increase and decreases throughout the departments. Department 10 is budgeted at 21% increase due to the IT contract cost increasing, department 20 estimated to increase 13% for aviation fuel cost increase and additional contractual services. Department 40 increase is estimated at 10% while department 50 is estimated to increase 22% due to higher estimated legal costs. Department 60 shows a decrease of 67% due to the shutdown. There are some operating expenses that will continue through the shutdown that are shown in the budget.

Each year along with the fluctuation of grants, there is a fluctuation in our capital outlay expenses. This year, our projects related to grants increased in both airport and industrial park departments. Not all of our capital projects are funded by grants and are funded out of our operating revenue.

Long term debt is budgeted by the amortization schedules. The Port currently has three active loans. The Port expects to close out the WWTP project that is funded by a forgivable loan from DEQ. FYE27 budget does include an estimated loan payment for that project but will not get the final amortization until the project is completed and closed out.

***Please remember that we strive to create a realistic budget. That said, there are unforeseen expenses and revenues that cannot be captured during budget time. There are also items that are beyond our control. We come up with the best estimate we can with the best information we have at the time.***

I look forward to our presentation of this proposed FYE27 Budget to each of you and again thank you for your participation and contribution to this annual process as each of us seek to improve the Port of Tillamook Bay. We aim to improve the economic opportunity not only for the Port of Tillamook Bay, but Tillamook County as well.



# Approved Budget

FYE27 Notes on Changes from  
Proposed to Approved Budget

FYE27 Approved Budget



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## FYE27 Approved Budget Notes

To: Port of Tillamook Bay Budget Committee

From: Pami Boomer, Budget Officer

Date: 4/29/2026

Re: 2026-2027 Fiscal Year Changes Between Proposed and Approved Budget

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The Port of Tillamook Bay Budget Committee met on Wednesday, April 29, 2026, to review the proposed budget.

Upon discussion the following changes were made to the proposed budget:

- Page 1 – Resources Totals
  - Added Lines 42-47, for a Resource Roll Up of all departments combined
- Page 5 – Requirement Totals
  - Added Lines 50-57, for a Requirement Roll Up of all departments combined
- Page 8 – Airport Expense Detail
  - Line 40 Added Miscellaneous Expense description that was originally missed
- There was a rounding error on Total Resources, the total should be \$13,279,541. Fixed the rounding error to correct. To balance, \$1.00 was added to the Unappropriated Funds on the requirement side.

The Committee approved the proposed budget with the above changes.

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	RESOURCES TOTALS	Actual 2023-24	Actual 2024-25	Adopted 2025-2026	Proposed 2026-2027	Approved 2026-2027	Adopted 2026-2027
1	Net working Capital (accrual basis)	2,067,753	2,198,631	2,561,801	3,370,857	3,370,857.00	-
2							
3	<b>ADMINISTRATION</b>						
4	OPERATING REVENUE	91,050	118,475	86,000	122,000	122,000	-
5	GRANT REVENUE	2,600	-	75,000	75,000	75,000	-
6	OTHER REVENUE	84,991	79,774	75,755	82,324	82,324	-
7	<b>TOTAL ADMINISTRATION RESOURCES</b>	178,641	198,249	236,755	279,324	279,324	-
8							
9	<b>AIRPORT</b>						
10	OPERATING REVENUE	507,489	523,367	561,096	586,870	586,870	-
11	GRANT REVENUE	60,830	174,900	919,012	2,532,309	2,532,309	-
12	OTHER REVENUE	-	-	-	-	-	-
13	<b>TOTAL AIRPORT RESOURCES</b>	568,319	698,268	1,480,108	3,119,179	3,119,179	-
14							
15	<b>INDUSTRIAL PARK</b>						
16	OPERATING REVENUE	1,932,621	2,163,105	2,052,227	2,151,885	2,151,885	-
17	GRANT REVENUE	-	175,000	58,000	2,700,000	2,700,000	-
18	OTHER REVENUE	-	-	-	-	-	-
19	<b>TOTAL IP RESOURCES</b>	1,932,621	2,338,105	2,110,227	4,851,885	4,851,885	-
20							
21	<b>UTILITIES</b>						
22	OPERATING REVENUE	782,719	827,380	834,600	948,000	948,000	-
23	GRANT REVENUE	44,638	-	1,410,500	160,000	160,000	-
24	OTHER REVENUE	-	-	-	-	-	-
25	<b>TOTAL UTILITIES RESOURCES</b>	827,357	827,380	2,245,100	1,108,000	1,108,000	-
26							
27	<b>RAILROAD</b>						
28	OPERATING REVENUE	609,003	403,497	417,046	440,046	440,046	-
29	GRANT REVENUE	43,946	-	-	-	-	-
30	OTHER REVENUE	-	-	-	-	-	-
31	<b>TOTAL RAILROAD RESOURCES</b>	652,949	403,497	417,046	440,046	440,046	-
32							
33	<b>HANGAR B</b>						
34	OPERATING REVENUE	954,774	979,061	920,319	110,250	110,250	-
35	GRANT REVENUE	41,621	33,379	-	-	-	-
36	OTHER REVENUE	-	-	-	-	-	-
37	<b>TOTAL HANGAR B RESOURCES</b>	996,395	1,012,440	920,319	110,250	110,250	-
38							
39	<b>TOTAL RESOURCES</b>	7,224,035	7,676,569	9,971,356	13,279,540	13,279,541	-
40							
41							
42	<b>RESOURCE ROLL UP</b>						
43	Net working Capital (accrual basis)	2,067,753	2,198,631	2,561,801	3,370,857	3,370,857	-
44	OPERATING REVENUE	4,877,656	5,014,886	4,871,288	4,359,051	4,359,051	-
45	GRANT REVENUE	193,636	383,279	2,462,512	5,467,309	5,467,309	-
46	OTHER REVENUE	84,991	79,774	75,755	82,324	82,324	-
47	<b>TOTAL RESOURCES</b>	7,224,035	7,676,569	9,971,356	13,279,540	13,279,541	-

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	RESOURCES	Actual 2023-24	Actual 2024-25	Adopted 2025-26	Proposed 2026-27	Approved 2026-27	Adopted 2026-27
1	Net working Capital (accrual basis)	2,067,753	2,198,631	2,561,801	3,370,857	3,370,857	
2							
3	<b>ADMINISTRATION - 10</b>						
4	<b>OPERATING REVENUE</b>						
5	Service Charges	9,089	13,794	6,000	2,000	2,000	
6	LGIP Interest Income (Pool 5329)	58,726	79,002	60,000	90,000	90,000	
7	Lottery Bond Interest (Pool 6162)	23,185	25,649	20,000	30,000	30,000	
8	Public Records Request	-	25	-	-	-	
9	Miscellaneous Income	50	5	-	-	-	
10	<b>OPERATING REVENUE TOTALS</b>	<b>91,050</b>	<b>118,475</b>	<b>86,000</b>	<b>122,000</b>	<b>122,000</b>	<b>-</b>
11							
12	<b>GRANT REVENUE</b>						
13	OBBD - SBP Update	2,600	-	75,000	75,000	75,000	
14	<b>GRANT REVENUE TOTALS</b>	<b>2,600</b>	<b>-</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>-</b>
15							
16	<b>OTHER REVENUE</b>						
17	Current Taxes	66,485	68,735	65,000	67,000	67,000	
18	Prior Year Taxes	1,609	1,724	1,500	1,500	1,500	
19	Property Tax Interest	71	86	5	75	75	
20	Timber/Land County Taxes	11,788	8,110	8,040	9,739	9,739	
21	Heavy Equipment Rental Tax	13	13	10	10	10	
22	Reimburse Prior Expenses	585	-	-	-	-	
23	Insurance Reimbursement	4,440	-	-	-	-	
24	Rebates	-	1,106	1,200	4,000	4,000	
25	TLW Revenue Share	-	-	-	-	-	
26	<b>OTHER REVENUE TOTALS</b>	<b>84,991</b>	<b>79,774</b>	<b>75,755</b>	<b>82,324</b>	<b>82,324</b>	<b>-</b>
27							
28	<b>TOTAL ADMIN REVENUE</b>	<b>178,641</b>	<b>198,249</b>	<b>236,755</b>	<b>279,324</b>	<b>279,324</b>	<b>-</b>
29							
30	<b>AIRPORT - 20</b>						
31	<b>OPERATING REVENUE</b>						
32	Building Rent	129,282	132,831	136,135	141,270	141,270	
33	Land Rent	121,768	120,360	112,839	117,500	117,500	
34	Hangar Rent	116,650	120,151	125,022	135,000	135,000	
35	Event Rental	35	-	100	100	100	
36	Aviation Fuel Sales	119,213	131,530	154,000	160,000	160,000	
37	Miscellaneous Income	-	90	-	-	-	
38	Hunting Permits	3,620	3,035	3,000	3,000	3,000	
39	RV Park	16,920	15,371	30,000	30,000	30,000	
40	Insurance Reimbursement	-	-	-	-	-	
41	<b>OPERATING REVENUE TOTALS</b>	<b>507,489</b>	<b>523,367</b>	<b>561,096</b>	<b>586,870</b>	<b>586,870</b>	<b>-</b>
42							
43	<b>GRANT REVENUE</b>						
44	Grant Revenue Federal	51,684	162,616	380,920	1,029,371	1,029,371	
45	Grant Revenue State	9,146	12,284	38,092	102,937	102,937	
46	OBDD Loan	-	-	500,000	1,400,000	1,400,000	
47	<b>GRANT REVENUE TOTALS</b>	<b>60,830</b>	<b>174,900</b>	<b>919,012</b>	<b>2,532,309</b>	<b>2,532,309</b>	<b>-</b>
48							
49	<b>TOTAL AIRPORT REVENUE</b>	<b>568,319</b>	<b>698,268</b>	<b>1,480,108</b>	<b>3,119,179</b>	<b>3,119,179</b>	<b>-</b>

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	RESOURCES	Actual 2023-24	Actual 2024-25	Adopted 2025-26	Proposed 2026-27	Approved 2026-27	Adopted 2026-27
1	<b>INDUSTRIAL PARK - 30</b>						
2	<b>OPERATING REVENUE</b>						
3	Road Maintenance Fee	94,499	125,467	123,600	130,885	130,885	
4	Building Rent	1,505,341	1,600,338	1,588,450	1,678,000	1,678,000	
5	Land Rent	92,128	108,196	86,178	130,000	130,000	
6	Event Rental Income	20,075	24,040	25,000	25,000	25,000	
7	EV Charger Income	-	-	-	200	200	
8	Customer Electricity	18,746	16,544	25,000	25,000	25,000	
9	Airport Business Park	84,000	84,000	84,000	84,000	84,000	
10	Miscellaneous Income	6,060	176	-	-	-	
11	Property Tax Revenue from Tenant	32,030	34,666	40,000	40,000	40,000	
12	Reimburse Prior Expenses	30,254	11,842	-	-	-	
13	Sale of Assets	-	124,564	-	-	-	
14	Insurance Reimbursement	39,273	-	-	-	-	
15	Rebates	-	220	-	-	-	
16	Headquarters Receivable Payment	10,214	32,066	25,000	-	-	
17	ZTI Principal	-	-	29,000	10,500	10,500	
18	ZTI Interest	-	-	23,000	23,300	23,300	
19	Parking - Disc Golf	-	985	3,000	5,000	5,000	
20	<b>OPERATING REVENUE TOTALS</b>	<b>1,932,621</b>	<b>2,163,105</b>	<b>2,052,227</b>	<b>2,151,885</b>	<b>2,151,885</b>	<b>-</b>
21							
22	<b>GRANT REVENUE</b>						
23	Grant Revenue - Federal	-	-	-	2,700,000	2,700,000	
24	Grant Revenue - State	-	175,000	58,000	-	-	
25	Grant Revenue - Other	-	-	-	-	-	
26	<b>GRANT REVENUE TOTALS</b>	<b>-</b>	<b>175,000</b>	<b>58,000</b>	<b>2,700,000</b>	<b>2,700,000</b>	<b>-</b>
27							
28	<b>TOTAL IP REVENUE</b>	<b>1,932,621</b>	<b>2,338,105</b>	<b>2,110,227</b>	<b>4,851,885</b>	<b>4,851,885</b>	<b>-</b>
29							
30	<b>UTILITIES - 40</b>						
31	<b>OPERATING REVENUE</b>						
32	Stormwater Inspection Fee	-	1,600	2,400	3,000	3,000	
33	Water Income	323,075	314,334	324,000	395,000	395,000	
34	Water (Port Usage)	27,166	25,212	29,400	-	-	
35	Sewer Income	214,052	241,442	250,000	300,000	300,000	
36	Sewer (Port Usage)	12,169	11,174	13,800	-	-	
37	Septage Receiving Station	206,256	223,317	215,000	250,000	250,000	
38	Reimburse Prior Expenses	-	7,801	-	-	-	
39	Permits	-	2,500	-	-	-	
40	<b>OPERATING REVENUE TOTALS</b>	<b>782,719</b>	<b>827,380</b>	<b>834,600</b>	<b>948,000</b>	<b>948,000</b>	<b>-</b>
41							
42	<b>GRANT REVENUE</b>						
43	Grant Revenue - Federal	44,638	-	-	-	-	
44	Grant Revenue - State	-	-	-	60,000	60,000	
45	DEQ Loan/Forgivable Loan	-	-	1,410,500	100,000	100,000	
46	<b>GRANT REVENUE TOTALS</b>	<b>44,638</b>	<b>-</b>	<b>1,410,500</b>	<b>160,000</b>	<b>160,000</b>	<b>-</b>
47							
48	<b>TOTAL UTILITIES REVENUE</b>	<b>827,357</b>	<b>827,380</b>	<b>2,245,100</b>	<b>1,108,000</b>	<b>1,108,000</b>	<b>-</b>

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	RESOURCES	Actual 2023-24	Actual 2024-25	Adopted 2025-26	Proposed 2026-27	Approved 2026-27	Adopted 2026-27
1	<b>RAILROAD - 50</b>						
2	<b>OPERATING REVENUE</b>						
3	Building Rent	71,526	59,346	75,000	75,000	75,000	
4	Reimburse Prior Expenses	-	100	-	-	-	
5	Switching Charge - Originating	91,174	-	-	-	-	
6	RR Equipment Lease	12,075	6,450	15,000	-	-	
7	OCSR Revenue Share Payment	178,502	188,135	175,000	200,000	200,000	
8	Fiber Lease Payment	127,258	127,258	127,000	127,000	127,000	
9	RR Recording Revenue	939	162	1,000	1,000	1,000	
10	TLW Generator Loan Interest	4,424	2,408	1,617	806	806	
11	TLW Generator Loan Principal	17,621	19,638	20,428	21,240	21,240	
12	Expired Obligations	105,483	-	-	-	-	
13	Salmonberry Trail Development Fee	-	-	2,000	15,000	15,000	
14	<b>OPERATING REVENUE TOTALS</b>	<b>609,003</b>	<b>403,497</b>	<b>417,046</b>	<b>440,046</b>	<b>440,046</b>	<b>-</b>
15							
16	<b>GRANT REVENUE</b>						
17	Grant Revenue - State	43,946	-	-	-	-	
18	Grant Revenue Other	-	-	-	-	-	
19	<b>GRANT REVENUE TOTALS</b>	<b>43,946</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
20							
21	<b>OTHER REVENUE</b>						
22		-	-	-	-	-	
23	<b>OTHER REVENUE TOTALS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
24							
25	<b>TOTAL RAILROAD REVENUE</b>	<b>652,949</b>	<b>403,497</b>	<b>417,046</b>	<b>440,046</b>	<b>440,046</b>	<b>-</b>
26							
27	<b>HANGAR B - 60</b>						
28	<b>OPERATING REVENUE</b>						
29	Donations - Museum Operations	5,560	6,017	5,000	10,000	10,000	
30	Donations - Convair	832	648	500	-	-	
31	Donations - B52 Cockpit	1,064	1,377	1,000	-	-	
32	Donations - A-4	-	200	-	-	-	
33	Donations - F14	-	605	-	-	-	
34	Building Rent	159,327	170,869	166,619	-	-	
35	RV Storage	77,780	74,953	90,000	-	-	
36	Event Rental	4,775	7,053	3,000	-	-	
37	Customer Electricity	1,200	1,150	1,200	-	-	
38	Miscellaneous Income	-	811	-	-	-	
39	Retail Sales	197,784	191,646	175,000	100,000	100,000	
40	Retail Sales - Customer Shipping	11	10	-	-	-	
41	Property Tax Revenue	980	900	1,000	-	-	
42	Reimburse Prior Expenses	459	15,009	-	-	-	
43	Collections Receivable	-	122	-	-	-	
44	Museum Revenue	503,522	506,826	475,000	-	-	
45	Penny Machine	1,482	865	2,000	250	250	
46	<b>OPERATING REVENUE TOTALS</b>	<b>954,774</b>	<b>979,061</b>	<b>920,319</b>	<b>110,250</b>	<b>110,250</b>	<b>-</b>
47							
48	<b>GRANT REVENUE</b>						
49	Grant Revenue State	-	-	-	-	-	
50	Grant Revenue Other	41,621	33,379	-	-	-	
51	<b>GRANT REVENUE TOTALS</b>	<b>41,621</b>	<b>33,379</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
52							
53	<b>TOTAL HANGAR B REVENUE</b>	<b>996,395</b>	<b>1,012,440</b>	<b>920,319</b>	<b>110,250</b>	<b>110,250</b>	<b>-</b>
54							
56	<b>GENERAL FUND RESOURCE TOTAL</b>	<b>7,224,035</b>	<b>7,676,569</b>	<b>9,971,356</b>	<b>13,279,540</b>	<b>13,279,541</b>	<b>-</b>

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	REQUIREMENT TOTALS	Actual 2023-24	Actual 2024-25	Adopted 2025-2026	Proposed 2026-2027	Approved 2026-2027	Adopted 2026-2027
1	<b>ADMINISTRATION</b>						
2	PERSONAL SERVICES	485,759	517,775	481,669	468,811	468,811	-
3	MATERIAL AND SERVICES	223,757	236,243	259,775	314,575	314,575	-
4	CAPITAL OUTLAY	-	-	105,000	100,000	100,000	-
5	LONG TERM DEBT	11,366	11,553	11,499	11,529	11,529	-
6	<b>TOTAL ADMINISTRATION REQUIREMENTS</b>	<b>720,882</b>	<b>765,571</b>	<b>857,943</b>	<b>894,915</b>	<b>894,915</b>	-
7							
8	<b>AIRPORT</b>						
9	PERSONAL SERVICES	227,219	193,849	359,181	322,504	322,504	-
10	MATERIAL AND SERVICES	289,082	344,261	371,289	420,989	420,989	-
11	CAPITAL OUTLAY	1,198,785	438,089	1,018,744	2,834,246	2,834,246	-
12	LONG TERM DEBT	1,895	1,851	1,843	2,118	2,118	-
13	<b>TOTAL AIRPORT REQUIREMENTS</b>	<b>1,716,982</b>	<b>978,049</b>	<b>1,751,057</b>	<b>3,579,857</b>	<b>3,579,857</b>	-
14							
15	<b>INDUSTRIAL PARK</b>						
16	PERSONAL SERVICES	313,234	362,365	509,486	489,664	489,664	-
17	MATERIAL AND SERVICES	512,825	533,258	640,497	655,457	655,457	-
18	CAPITAL OUTLAY	160,860	268,359	465,000	3,882,350	3,882,350	-
19	LONG TERM DEBT	646,752	569,544	567,119	568,451	568,451	-
20	<b>TOTAL IP REQUIREMENTS</b>	<b>1,633,671</b>	<b>1,733,525</b>	<b>2,182,102</b>	<b>5,595,922</b>	<b>5,595,922</b>	-
21							
22	<b>UTILITIES</b>						
23	PERSONAL SERVICES	242,749	250,500	293,078	267,054	267,054	-
24	MATERIAL AND SERVICES	247,546	238,396	408,650	450,650	450,650	-
25	CAPITAL OUTLAY	258,680	405,141	1,539,060	461,560	461,560	-
26	LONG TERM DEBT	16,365	15,984	22,162	33,510	33,510	-
27	<b>TOTAL UTILITIES REQUIREMENTS</b>	<b>765,340</b>	<b>910,021</b>	<b>2,262,950</b>	<b>1,212,774</b>	<b>1,212,774</b>	-
28							
29	<b>RAILROAD</b>						
30	PERSONAL SERVICES	34,277	24,279	90,157	81,476	81,476	-
31	MATERIAL AND SERVICES	158,242	99,382	65,000	79,500	79,500	-
32	CAPITAL OUTLAY	-	-	-	-	-	-
33	LONG TERM DEBT	26,418	19,853	19,759	19,811	19,811	-
34	<b>TOTAL RAILROAD REQUIREMENTS</b>	<b>218,937</b>	<b>143,515</b>	<b>174,916</b>	<b>180,787</b>	<b>180,787</b>	-
35							
36	<b>HANGAR B</b>						
37	PERSONAL SERVICES	498,082	486,361	630,752	191,635	191,635	-
38	MATERIAL AND SERVICES	271,812	345,122	373,955	123,650	123,650	-
39	CAPITAL OUTLAY	39,990	792,900	760,000	-	-	-
40	LONG TERM DEBT	-	-	-	-	-	-
41	<b>TOTAL HANGAR B REQUIREMENTS</b>	<b>809,883</b>	<b>1,624,383</b>	<b>1,764,707</b>	<b>315,285</b>	<b>315,285</b>	-
42	<b>RESERVED FOR FUTURE EXPENDITURE</b>						
43	Reserved for Future Expenditure	990,000	957,375	977,682	-	-	-
44	Unappropriated Funds	-	-	-	1,500,000	1,500,001	-
45	<b>TOTAL RESERVED FOR FUTURE EXPENDITURE</b>	<b>990,000</b>	<b>957,375</b>	<b>977,682</b>	<b>1,500,000</b>	<b>1,500,001</b>	-
46							
47	<b>TOTAL REQUIREMENTS</b>	<b>6,855,695</b>	<b>7,112,439</b>	<b>9,971,356</b>	<b>13,279,540</b>	<b>13,279,541</b>	-
48							
49							
50	<b>REQUIREMENT ROLL UP</b>						
51	PERSONAL SERVICES	1,801,319	1,835,128	2,364,322	1,821,144	1,821,144	-
52	MATERIAL AND SERVICES	1,703,264	1,796,662	2,119,166	2,044,821	2,044,821	-
53	CAPITAL OUTLAY	1,658,316	1,904,490	3,887,804	7,278,156	7,278,156	-
54	LONG TERM DEBT	702,797	618,784	622,382	635,419	635,419	-
55	RESERVED FOR FUTURE EXPENIDTURE	990,000	957,375	977,682	-	-	-
56	UNAPPROPRIATED FUNDS	-	-	-	1,500,000	1,500,001	-
57	<b>TOTAL REQUIREMENTS</b>	<b>6,855,695</b>	<b>7,112,439</b>	<b>9,971,356</b>	<b>13,279,540</b>	<b>13,279,541</b>	-

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	REQUIREMENTS	Actual 2023-24	Actual 2024-25	Adopted 2025-26	Proposed 2026-27	Approved 2026-27	Adopted 2026-27
	<b>ADMINISTRATION</b>		FTE	4.5	2.5	2.5	
1	<b>PERSONAL SERVICES</b>						
2	<b>PAYROLL</b>						
3	Salaries - Administration	309,466	326,654	288,881	293,829	293,829	
4	Overtime	297	155	500	500	500	
6	Accrued Vacation	5,062	-	1,000	1,000	1,000	
7	<b>PAYROLL TOTALS</b>	314,825	326,808	290,381	295,329	295,329	-
8							
9	<b>PAYROLL EXPENSES &amp; BENEFITS</b>						
10	Social Security	22,565	25,841	20,222	22,478	22,478	
11	Unemployment Insurance (FUTA)	-	-	3,076	2,389	2,389	
12	Paid Leave Oregon Employer Portion	1,078	1,214	2,889	1,175	1,175	
13	Medical and Dental Insurance	67,005	61,193	62,955	43,021	43,021	
14	Workers Compensation	81	17,654	11,000	5,800	5,800	
15	Retirement	79,304	81,667	87,896	89,353	89,353	
16	State Tax WH Expnse	831	3,206	2,600	8,815	8,815	
17	Background Checks	-	-	500	300	300	
18	Employee Drug Testing	70	191	150	150	150	
19	<b>PAYROLL EXPENSE AND BENEFITS TOTALS</b>	170,935	190,966	191,288	173,482	173,482	-
20							
21	<b>TOTAL PERSONAL SERVICES</b>	485,759	517,775	481,669	468,811	468,811	-
22							
23	<b>MATERIALS AND SERVICES</b>						
24	Emergency/Disaster	-	18	-	-	-	
25	Office Supplies	9,911	13,478	15,000	24,000	24,000	
26	Commissioner's Expenses	3,860	2,411	4,000	4,000	4,000	
27	Banking Charges	1,705	1,138	2,400	2,400	2,400	
28	Advertising/Public Notices	811	219	1,000	1,000	1,000	
29	Janitorial Services	-	1,532	-	-	-	
30	Late Fee	172	46	250	250	250	
31	Credit Card Processing Fee	220	160	240	240	240	
32	Computer Supplies	141	-	10,000	10,000	10,000	
33	Maintenance & Supplies	2,749	562	-	-	-	
34	Legal Services	553	4,713	3,000	3,000	3,000	
35	Audit, Accounting Services	45,303	41,080	55,000	65,000	65,000	
36	Promotional Development	-	1,849	5,000	5,000	5,000	
37	Safety Supplies	440	-	-	-	-	
38	Training/Classes	3,570	40	1,500	3,000	3,000	
39	Employment Services	4,698	2,661	6,600	8,400	8,400	
40	Telephone	2,292	3,105	3,600	4,800	4,800	
41	Trip Expense	2,941	5,678	10,800	9,600	9,600	
42	License, Fees, Dues, Subscriptions	42,941	26,156	27,785	28,885	28,885	
43	Testing	313	-	-	-	-	
44	Insurance	15,059	25,529	28,000	30,000	30,000	
45	Contractual Services	80,483	100,137	78,600	108,000	108,000	
46	Meeting / Confrences	5,596	5,667	7,000	7,000	7,000	
47	Special Event Expense	-	65	-	-	-	
48	Cash Over/Short	-	0	-	-	-	
49	<b>MATERIAL AND SERVICE TOTALS</b>	223,757	236,243	259,775	314,575	314,575	-
50							
51	<b>CAPITAL OUTLAY</b>						
52	Capital - Equipment	-	-	5,000	-	-	
53	Office Capital Expenses	-	-	100,000	100,000	100,000	
54	<b>CAPTAL OUTLAY TOTALS</b>	-	-	105,000	100,000	100,000	-

**GENERAL FUND**

Line #	REQUIREMENTS	Actual 2023-24	Actual 2024-25	Adopted 2025-26	Proposed 2026-27	Approved 2026-27	Adopted 2026-27
	<b>ADMINISTRATION</b>	FTE		4.5	2.5	2.5	
1	<b>LONG TERM DEBT</b>						
2	<b>PRINCIPAL</b>						
3	2016 C/B USNB Refi	5,665	5,871	6,077	6,386	6,386	
4	<b>PRINCIPAL TOTALS</b>	5,665	5,871	6,077	6,386	6,386	-
5							
6	<b>INTEREST EXPENSE</b>						
7	2016 C/B USNB Refi	5,701	5,682	5,422	4,959	4,959	
8	<b>INTEREST EXPENSE TOTALS</b>	5,701	5,682	5,422	4,959	4,959	-
9							
10	Amortization Expense	-	-	-	-	-	-
11	Loan Fees	-	-	-	184	184	-
12	<b>ADDITIONAL DEBT EXP TOTALS</b>	-	-	-	184	184	-
13							
14	<b>DEBT TOTALS</b>	11,366	11,553	11,499	11,529	11,529	-
15							
16	<b>TOTAL ADMIN REQUIREMENTS</b>	720,882	765,571	857,943	894,915	894,915	-

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	REQUIREMENTS	Actual 2023-24	Actual 2024-25	Adopted 2025-26	Proposed 2026-27	Approved 2026-27	Adopted 2026-27
	<b>AIRPORT</b>			3.5	3.5	3.5	
	FTE						
1	<b>PERSONAL SERVICES</b>						
2	<b>PAYROLL</b>						
3	Salaries - Airport	138,502	128,317	222,589	185,731	185,731	
4	Overtime	149	92	200	200	200	
5	Accrued Vacation	-	-	500	500	500	
6	<b>PAYROLL TOTALS</b>	138,651	128,410	223,289	186,431	186,431	-
7							
8	<b>PAYROLL EXPENSES &amp; BENEFITS</b>						
9	Social Security	10,221	10,627	15,581	14,208	14,208	
10	Unemployment Insurance (FUTA)	-	-	2,370	1,510	1,510	
11	Paid Leave Oregon Employer Portion	527	529	2,226	743	743	
12	Medical and Dental Insurance	51,923	29,628	44,880	55,117	55,117	
13	Workers Compensation	53	1,987	2,500	3,636	3,636	
14	Retirement	25,279	21,130	66,331	55,288	55,288	
15	State Tax WH Expense	564	1,538	2,003	5,572	5,572	
16	<b>PAYROLL EXPENSE AND BENEFITS TOTALS</b>	88,568	65,439	135,892	136,073	136,073	-
17							
18	<b>TOTAL PERSONAL SERVICES</b>	227,219	193,849	359,181	322,504	322,504	-
19							
20	<b>MATERIALS AND SERVICES</b>						
21	Office Supplies	-	21	-	-	-	
22	Office Supplies	150	313	200	200	200	
23	Advertising Expense	101	250	500	500	500	
24	Janitorial Services	2,605	-	-	-	-	
25	Airport Business Park Rent	84,000	84,000	84,000	84,000	84,000	
26	Processing Fees/Credit Cards	4,077	4,331	5,400	6,000	6,000	
27	Aviation Fuel for Retail Sales	96,776	105,353	147,000	168,000	168,000	
28	Maintenance and Supplies	37,078	64,553	40,000	60,000	60,000	
29	Legal Services	7,453	3,653	7,500	7,500	7,500	
30	Equipment Rental	55	-	-	-	-	
31	Safety Supplies	742	-	1,000	1,000	1,000	
32	Training/Classes	-	40	2,500	1,000	1,000	
33	Employment Services	-	50	-	-	-	
34	Signage	-	-	500	500	500	
35	Telephone	5,186	15,074	7,800	7,800	7,800	
36	Electricity	13,043	12,746	15,000	15,000	15,000	
37	Trip Expense	-	-	2,000	1,000	1,000	
38	Licenses/Fees/Dues/Permits	3,333	9,421	15,589	15,639	15,639	
39	Garbage Services	1,763	1,892	2,400	2,550	2,550	
40	Miscellaneous Expenses	-	150	-	-	-	
41	Testing	806	5,073	1,200	2,400	2,400	
42	Insurance	17,736	19,313	22,000	25,000	25,000	
43	Fuel for vehicles & maint. Equip.	679	1,422	1,200	1,800	1,800	
44	Water - Port Use	6,250	4,042	7,200	4,800	4,800	
45	Sewer - Port Use	2,822	1,774	3,300	3,300	3,300	
46	Contractual Services	4,425	10,664	5,000	13,000	13,000	
47	Meetings/Conferences	-	126	-	-	-	
48	<b>MATERIAL AND SERVICE TOTALS</b>	289,082	344,261	371,289	420,989	420,989	-

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	REQUIREMENTS	Actual 2023-24	Actual 2024-25	Adopted 2025-26	Proposed 2026-27	Approved 2026-27	Adopted 2026-27
	<b>AIRPORT</b>			3.5	3.5	3.5	
	FTE						
1	<b>CAPITAL OUTLAY</b>						
2	FAA AIP Project	-	-	423,244	1,143,746	1,143,746	
3	Capital Outlay - Equipment	5,868	-	-	-	-	
4	Vehicle Capital Expense	26,363	-	-	-	-	
5	Administration Capital Expense	566,980	-	-	-	-	
6	Construction Capital Expense	599,021	438,089	95,500	190,500	190,500	
7	Office Capital Expenses	553	-	-	-	-	
8	ABP Loan Expenses	-	-	500,000	1,500,000	1,500,000	
9	<b>CAPITAL OUTLAY TOTALS</b>	1,198,785	438,089	1,018,744	2,834,246	2,834,246	-
10							
11	<b>LONG TERM DEBT</b>						
12	<b>PRINCIPAL</b>						
13	2016 C/B USNB Refi	875	941	974	1,023	1,023	
14	<b>PRINCIPAL TOTALS</b>	875	941	974	1,023	1,023	-
15							
16	<b>INTEREST EXPENSE</b>						
17	2016 C/B USNB Refi	1,020	910	869	795	795	
18	<b>INTEREST EXPENSE TOTALS</b>	1,020	910	869	795	795	-
19							
20	<b>ADDITIONAL DEBT EXPENSES</b>						
21	Loan Fees	-	-	-	300	300	-
22	<b>ADDITIONAL DEBT EXP TOTALS</b>	-	-	-	300	300	-
23							
24	<b>DEBT TOTALS</b>	1,895	1,851	1,843	2,118	2,118	-
25							
26	<b>TOTAL AIRPORT REQUIREMENTS</b>	1,716,982	978,049	1,751,057	3,579,857	3,579,857	-

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	REQUIREMENTS	Actual 2023-24	Actual 2024-25	Adopted 2025-26	Proposed 2026-27	Approved 2026-27	Adopted 2026-27
	<b>INDUSTRIAL PARK</b>						
	FTE			4.5	5.5	5.5	
1	<b>PERSONAL SERVICES</b>						
2	<b>PAYROLL</b>						
3	Maintenance Salaries	196,437	233,401	291,194	282,403	282,403	
4	Overtime	249	129	500	500	500	
5	Accrued Vacation	2,267	-	1,000	1,000	1,000	
6	<b>PAYROLL TOTALS</b>	198,952	233,530	292,694	283,903	283,903	-
7							
8	<b>PAYROLL EXPENSES &amp; BENEFITS</b>						
9	Social Security	15,562	19,093	20,384	21,604	21,604	
10	Unemployment Insurance (FUTA)	-	-	3,101	2,296	2,296	
11	Paid Leave Oregon Employer Portion	814	963	2,912	1,130	1,130	
12	Medical and Dental Insurance	45,669	62,713	95,640	83,241	83,241	
13	Workers Compensation	79	4,960	6,000	5,484	5,484	
14	Retirement	51,033	37,783	86,135	83,535	83,535	
15	State Tax WH Expense	1,124	3,323	2,621	8,472	8,472	
16	<b>PAYROLL EXPENSE AND BENEFITS TOTALS</b>	114,281	128,835	216,792	205,761	205,761	-
17							
18	<b>TOTAL PERSONAL SERVICES</b>	313,234	362,365	509,486	489,664	489,664	-
19							
20	<b>MATERIALS AND SERVICES</b>						
21	Advertising	246	-	-	-	-	
22	Janitorial Services	28,690	37,542	37,800	37,800	37,800	
23	Late Fee	8	423	-	-	-	
24	Credit Card Processing Fees	65	-	-	-	-	
25	Property Tax Payments	54,399	52,974	70,000	75,000	75,000	
26	Maintenance & Supplies	131,597	107,482	162,000	150,000	150,000	
27	Landfill Maintenance	29,165	-	30,797	30,797	30,797	
28	Legal Services	32,468	35,175	45,000	45,000	45,000	
29	Equipment Rental	884	274	1,000	1,000	1,000	
30	Safety Supplies	2,507	1,343	3,000	3,000	3,000	
31	Training/Classes	-	40	1,000	3,000	3,000	
32	Employment Services	147	82	1,000	1,000	1,000	
33	Signage	5,627	165	5,000	5,000	5,000	
34	Telephone	14,301	19,756	18,000	27,000	27,000	
35	Electricity	57,169	56,339	78,000	78,000	78,000	
36	Trip Expense	57	-	250	250	250	
37	License, Fees, Dues, Permit	1,020	4,210	6,050	6,050	6,050	
38	Garbage Services	5,780	7,013	8,100	7,980	7,980	
39	Testing	18,363	6,551	9,000	10,800	10,800	
40	Insurance	72,261	70,549	80,000	85,000	85,000	
41	Fuel	18,262	25,117	24,000	24,000	24,000	
42	Water - Port Use	9,787	9,672	10,200	11,400	11,400	
43	Sewer - Port Use	5,428	5,477	5,700	6,300	6,300	
44	Contractual Services	23,007	87,481	37,000	38,880	38,880	
45	Prepayment Refunds	1,588	1,583	5,000	5,000	5,000	
46	Special Event Expense	-	198	-	-	-	
47	Disc Golf Expense	-	3,810	2,600	3,200	3,200	
48	<b>MATERIAL AND SERVICE TOTALS</b>	512,825	533,258	640,497	655,457	655,457	-

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	REQUIREMENTS	Actual 2023-24	Actual 2024-25	Adopted 2025-26	Proposed 2026-27	Approved 2026-27	Adopted 2026-27
	<b>INDUSTRIAL PARK</b>			4.5	5.5	5.5	
	FTE						
1	<b>CAPITAL OUTLAY</b>						
2	Equipment Capital Expense	18,349	58,166	42,000	42,000	42,000	
3	Construction Capital Expense	142,511	93,343	238,000	3,530,000	3,530,000	
4	Road Maintenance Capital Expense	-	116,850	185,000	310,350	310,350	
5	<b>CAPITAL OUTLAY TOTALS</b>	160,860	268,359	465,000	3,882,350	3,882,350	-
6							
7	<b>LONG TERM DEBT</b>						
8	<b>PRINCIPAL</b>						
9	SPWF #X03002 - Compost Facility	11,389	-	-	-	-	
10	OBDD #040- 179 Compost Facility	63,058	-	-	-	-	
11	2016 C/B USNB Refi	208,529	224,267	232,136	243,939	243,939	
12	2016 C/B USNB Refi - Digester Portion	33,205	35,711	36,964	38,843	38,843	
13	SPWF L14002	28,859	31,184	32,416	33,696	33,696	
14	<b>PRINCIPAL TOTALS</b>	345,040	291,161	301,516	316,478	316,478	-
15							
16	<b>INTEREST EXPENSE</b>						
17	Interest Payments	-	-	-	-	-	
18	2016 C/B USNB Refi	234,335	217,047	207,085	189,411	189,411	
19	2016 C/B USNB Refi - Digester Portion	37,314	34,561	32,975	30,161	30,161	
20	SPWF #X03002 - Compost Facility	378	-	-	-	-	
21	OEDD #040- 179 Compost Facility	585	-	-	-	-	
22	SPWF L14002	29,100	26,775	25,544	24,264	24,264	
23	<b>INTEREST EXPENSE TOTALS</b>	301,712	278,383	265,603	243,836	243,836	-
24							
25	<b>ADDITIONAL DEBT EXPENSES</b>						
26	Loan Fees	-	-	-	8,137	8,137	
27	<b>ADDITIONAL DEBT EXP TOTALS</b>	-	-	-	8,137	8,137	-
28							
29	<b>DEBT TOTALS</b>	646,752	569,544	567,119	568,451	568,451	-
30							
31	<b>TOTAL IP REQUIREMENTS</b>	1,633,671	1,733,525	2,182,102	5,595,922	5,595,922	-

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	REQUIREMENTS	Actual 2023-24	Actual 2024-25	Adopted 2025-26	Proposed 2026-27	Approved 2026-27	Adopted 2026-27
	<b>UTILITIES</b>	FTE		3	2	2	
1	<b>PERSONAL SERVICES</b>						
2	<b>PAYROLL</b>						
3	Salaries - Utilities	157,706	155,643	175,339	156,587	156,587	
4	Overtime	192	193	250	250	250	
5	Accrued Vacation	798	-	2,500	2,500	2,500	
6	<b>PAYROLL TOTALS</b>	158,697	155,836	178,089	159,337	159,337	-
7							
8	<b>PAYROLL EXPENSES &amp; BENEFITS</b>						
9	Social Security	12,100	12,894	12,274	11,979	11,979	
10	Unemployment Insurance (FUTA)	-	-	1,867	1,273	1,273	
11	Paid Leave Oregon Employer Portion	633	672	1,753	626	626	
12	Medical and Dental Insurance	34,347	37,366	42,151	39,731	39,731	
13	Workers Compensation	35	2,516	3,500	3,091	3,091	
14	Retirement	36,205	39,057	51,865	46,319	46,319	
15	State Tax WH Expense	732	2,159	1,578	4,698	4,698	
16	<b>PAYROLL EXPENSE AND BENEFITS TOTALS</b>	84,052	94,664	114,989	107,716	107,716	-
17							
18	<b>TOTAL PERSONAL SERVICES</b>	242,749	250,500	293,078	267,054	267,054	-
19							
20	<b>MATERIALS AND SERVICES</b>						
21	Office Supplies	179	35	500	-	-	
22	Late Fee	16	-	-	-	-	
23	Maintenance & Supplies	31,296	33,389	118,000	118,000	118,000	
24	Storm Water Maintenance	-	-	35,000	35,000	35,000	
25	Legal Services	423	2,860	5,000	5,000	5,000	
26	Equipment Rental	-	-	500	500	500	
27	Safety Supplies	-	151	5,000	500	500	
28	Training	6,051	40	3,500	3,500	3,500	
29	Telephone	1,326	1,188	2,400	2,400	2,400	
30	Electricity	1,907	1,765	7,200	7,200	7,200	
31	Trip Expense	126	152	1,000	1,000	1,000	
32	Shipping/Freight	-	114	-	-	-	
33	Licenses/Dues/Fees/Permits	7,703	4,257	6,450	7,100	7,100	
34	Garbage Services	1,736	1,977	2,100	2,100	2,100	
35	Testing Costs	9,705	10,315	12,000	13,650	13,650	
36	Insurance	19,425	18,217	21,000	23,000	23,000	
37	Fuel	3,161	2,780	3,500	4,200	4,200	
38	Water	152,272	152,778	168,000	204,000	204,000	
39	Water - Port Use	6,113	6,664	6,000	12,000	12,000	
40	Contractual Services	5,783	-	9,500	9,500	9,500	
41	Meeting Expenses	325	1,715	2,000	2,000	2,000	
42	<b>MATERIAL AND SERVICE TOTALS</b>	247,546	238,396	408,650	450,650	450,650	-

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	REQUIREMENTS	Actual 2023-24	Actual 2024-25	Adopted 2025-26	Proposed 2026-27	Approved 2026-27	Adopted 2026-27
	<b>UTILITIES</b>		FTE	3	2	2	
1	<b>CAPITAL OUTLAY</b>						
2	Equipment Capital Outlay	18,850	-	23,450	61,450	61,450	
3	Admin Capital Outlay	34,184	62,312	-	60,000	60,000	
4	Construction Capital Outlay	205,646	342,829	1,515,610	340,110	340,110	
5	<b>CAPITAL OUTLAY TOTALS</b>	258,680	405,141	1,539,060	461,560	461,560	-
6							
7	<b>LONG TERM DEBT</b>						
8	<b>PRINCIPAL</b>						
9	2016 C/B USNB Refi	7,553	8,123	8,408	8,835	8,835	
10	<b>PRINCIPAL TOTALS</b>	7,553	8,123	8,408	8,835	8,835	-
11							
12	<b>INTEREST EXPENSE</b>						
13	2016 C/B USNB Refi	8,813	7,861	7,501	6,861	6,861	
14	DEQ R91561	-	-	6,253	17,560	17,560	
15	<b>INTEREST EXPENSE TOTALS</b>	8,813	7,861	13,754	24,421	24,421	-
16							
17	<b>ADDITIONAL DEBT EXPENSES</b>						
18	Loan Fees	-	-	-	254	254	
19	<b>ADDITIONAL DEBT EXP TOTALS</b>	-	-	-	254	254	-
20							
21	<b>DEBT TOTALS</b>	16,365	15,984	22,162	33,510	33,510	-
22							
23	<b>TOTAL UTILITIES REQUIREMENTS</b>	765,340	910,021	2,262,950	1,212,774	1,212,774	-

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	REQUIREMENTS	Actual 2023-24	Actual 2024-25	Adopted 2025-26	Proposed 2026-27	Approved 2026-27	Adopted 2026-27
	<b>RAILROAD</b>		FTE	1	0.5	0.5	
1	<b>PERSONAL SERVICES</b>						
2	<b>PAYROLL</b>						
3	RR Salaries	15,595	11,413	52,837	47,898	47,898	
4	Overtime	53	26	100	100	100	
5	Accrued Vacation Expense	152	-	-	-	-	
6	<b>PAYROLL TOTALS</b>	15,800	11,439	52,937	47,998	47,998	-
7							
8	<b>PAYROLL EXPENSES &amp; BENEFITS</b>						
9	Social Security	1,189	944	3,699	3,664	3,664	
10	Unemployment Insurance (FUTA)	-	-	563	389	389	
11	Paid Leave Oregon Employer Portion	65	49	528	473	473	
12	Medical/Dental/Life/Disability Insurance	10,677	8,440	16,000	12,052	12,052	
13	PERS Retirement	5,703	3,249	15,955	14,517	14,517	
14	Workers Compensation - RR	8	7	-	946	946	
15	Retirement - Tier I - RR Admin	274	-	-	-	-	
16	Retirement - Tier II - RR Admin	469	-	-	-	-	
17	State Tax WH Expense	92	152	476	1,437	1,437	
18	<b>PAYROLL EXPENSE AND BENEFITS TOTALS</b>	18,477	12,841	37,220	33,478	33,478	-
19							
20	<b>TOTAL PERSONAL SERVICES</b>	34,277	24,279	90,157	81,476	81,476	-
21							
22	<b>MATERIALS AND SERVICES</b>						
23	RUI Expense	679	-	-	-	-	
24	Office Supplies	-	10	-	-	-	
25	Banking Charges	-	3	-	-	-	
26	Late Fee	4	-	-	-	-	
27	Salmonberry Trail Support Expense	12,500	12,500	12,500	12,500	12,500	
28	Property Tax	289	-	-	-	-	
29	Maintenance & Repairs	35	4,398	1,000	1,000	1,000	
30	Car Hire	13,489	403	-	-	-	
31	Legal Services	30,505	65,424	28,000	50,000	50,000	
32	Tariff	83,520	-	-	-	-	
33	Electricity	1,520	-	-	-	-	
34	Licenses, Fees, Dues, Sub.	8,882	622	7,500	-	-	
35	Miscellaneous Expenses	1,047	-	-	-	-	
36	Insurance	5,773	15,948	16,000	16,000	16,000	
37	Contractual Services	-	75	-	-	-	
38	<b>MATERIAL AND SERVICE TOTALS</b>	158,242	99,382	65,000	79,500	79,500	-
39							
40	<b>CAPITAL OUTLAY</b>						
41							
42	<b>CAPTAL OUTLAY TOTALS</b>						
43							
44	<b>LONG TERM DEBT</b>						
45	<b>PRINCIPAL</b>						
46	OBDD Payroll Loan C2008004	4,666	-	-	-	-	
47	2016 C/B USNB Refi	9,381	10,089	10,443	10,974	10,974	
48	<b>PRINCIPAL TOTALS</b>	14,047	10,089	10,443	10,974	10,974	-
49							
50	<b>INTEREST EXPENSE</b>						
51	2016 C/B USNB Refi	-	9,764	9,316	8,521	8,521	
52	Interest Payments	1,829	-	-	-	-	
53	OBDD Payroll Loan C2008004	10,542	-	-	-	-	
54	<b>INTEREST EXPENSE TOTALS</b>	12,371	9,764	9,316	8,521	8,521	-

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	REQUIREMENTS	Actual 2023-24	Actual 2024-25	Adopted 2025-26	Proposed 2026-27	Approved 2026-27	Adopted 2026-27
	<b>RAILROAD</b>						
	FTE			1	0.5	0.5	
1							
2	<b>ADDITIONAL DEBT EXPENSES</b>						
3	Loan Fees	-	-	-	316	316	
4	<b>ADDITIONAL DEBT EXP TOTALS</b>	-	-	-	316	316	-
5							
6	<b>DEBT TOTALS</b>	26,418	19,853	19,759	19,811	19,811	-
7							
8	<b>TOTAL RAILROAD REQUIREMENTS</b>	218,937	143,515	174,916	180,787	180,787	-

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	REQUIREMENTS	Actual 2023-24	Actual 2024-25	Adopted 2025-26	Proposed 2026-27	Approved 2026-27	Adopted 2026-27
	<b>HANGAR B</b>	FTE		6	1.5	1.5	
1	<b>PERSONAL SERVICES</b>						
2	<b>PAYROLL</b>						
3	Museum Salaries	312,654	300,246	377,765	118,368	118,368	
4	Overtime	99	542	2,500	100	100	
5	Accrued Vacation	2,508	-	1,000	1,000	1,000	
6	<b>PAYROLL TOTALS</b>	<b>315,261</b>	<b>300,788</b>	<b>381,265</b>	<b>119,468</b>	<b>119,468</b>	-
7							
8	<b>PAYROLL EXPENSES &amp; BENEFITS</b>						
9	Social Security	23,943	24,932	26,444	9,055	9,055	
10	Unemployment Insurance (FUTA)	-	-	4,023	962	962	
11	Paid Leave Oregon Employer Portion	1,252	1,281	3,778	473	473	
12	Medical and Dental Insurance	75,738	57,358	93,100	20,426	20,426	
13	Workers Compensation	151	3,006	7,000	2,337	2,337	
14	Retirement	80,053	94,973	111,743	35,362	35,362	
15	State Tax WH Expense	1,684	4,025	3,400	3,551	3,551	
16	<b>PAYROLL EXPENSE AND BENEFITS TOTALS</b>	<b>182,821</b>	<b>185,573</b>	<b>249,487</b>	<b>72,167</b>	<b>72,167</b>	-
17							
18	<b>TOTAL PERSONAL SERVICES</b>	<b>498,082</b>	<b>486,361</b>	<b>630,752</b>	<b>191,635</b>	<b>191,635</b>	-
19							
20	<b>MATERIALS AND SERVICES</b>						
21	Office Supplies	3,998	24,891	9,000	-	-	
22	Advertising and Promotions	1,025	400	-	-	-	
23	Late Fee	35	-	-	-	-	
24	Credit Card Fees	18,937	20,182	24,000	2,500	2,500	
25	Computer Supplies	93	500	1,000	-	-	
26	Property Taxes	-	732	-	-	-	
27	Maintenance & Supplies	19,454	56,054	60,000	30,000	30,000	
28	Legal	-	545	6,000	6,000	6,000	
29	Equipment Rental	-	-	500	-	-	
30	Promotional Development	27,854	26,650	25,000	-	-	
31	Safety Supplies	404	806	1,500	500	500	
32	Training	1,297	40	2,000	-	-	
33	Telephone	2,387	2,714	2,700	-	-	
34	Electricity	25,376	20,227	30,000	18,000	18,000	
35	Shipping/Freight	22	-	-	-	-	
36	Trip Expense	1,697	2,000	2,000	-	-	
37	Licenses/Dues/Fees/Permits	917	632	1,000	500	500	
38	DEQ Fines/Penalties	13	-	-	-	-	
39	Garbage	2,469	3,073	3,000	-	-	
40	Testing	9,948	511	-	-	-	
41	Insurance	6,959	4,222	15,000	15,000	15,000	
42	Fuel	4,517	1,127	4,200	-	-	
43	Water - Port Use	5,017	4,834	6,000	6,000	6,000	
44	Sewer - Port Use	3,919	3,922	4,800	4,800	4,800	
45	Contractual Services	7,486	33,867	7,255	15,000	15,000	
46	Prepayment Refunds	-	5,927	1,000	-	-	
47	Meetings/Conferences	397	50	500	-	-	
48	Cost of Goods (inventory)	91,713	87,688	100,000	-	-	
49	COG - Disc Golf Merchandise	4,301	3,261	10,000	-	-	
50	Cost of Goods (Customer Shipping)	113	-	-	350	350	
51	Museum Exhibits	26,912	37,300	50,000	20,000	20,000	
52	Special Event Expenses	4,386	2,967	2,500	-	-	
53	FOTAM	-	-	5,000	5,000	5,000	
54	Cash Over/Short	165	-	-	-	-	
55	<b>MATERIAL AND SERVICE TOTALS</b>	<b>271,812</b>	<b>345,122</b>	<b>373,955</b>	<b>123,650</b>	<b>123,650</b>	-

**PORT OF TILLAMOOK BAY - APPROVED BUDGET 2026-2027**

**GENERAL FUND**

Line #	REQUIREMENTS	Actual 2023-24	Actual 2024-25	Adopted 2025-26	Proposed 2026-27	Approved 2026-27	Adopted 2026-27
	<b>HANGAR B</b>						
	FTE			6	1.5	1.5	
1							
2	<b>CAPITAL OUTLAY</b>						
3	Equipment	-	92,900	60,000	-	-	
4	Construction	39,990	700,000	700,000	-	-	
5	<b>CAPITAL OUTLAY TOTALS</b>	39,990	792,900	760,000	-	-	-
6							
7	<b>LONG TERM DEBT</b>						
8	<b>PRINCIPAL</b>						
9							
10	<b>PRINCIPAL TOTALS</b>	-	-	-	-	-	-
11							
12	<b>INTEREST EXPENSE</b>						
13							
14	<b>INTEREST EXPENSE TOTALS</b>	-	-	-	-	-	-
15							
16	<b>ADDITIONAL DEBT EXPENSES</b>						
17							
18	<b>ADDITIONAL DEBT EXP TOTALS</b>	-	-	-	-	-	-
19							
20	<b>DEBT TOTALS</b>	-	-	-	-	-	-
21							
22	<b>TOTAL HANGAR B REQUIREMENTS</b>	809,883	1,624,383	1,764,707	315,285	315,285	-



# Approved Budget

FYE27 Budget Calendar

FYE27 Budget Officer Meeting  
Notes

Advertising Affidavit



## BUDGET CALENDAR FISCAL YEAR 2026-2027

- |    |  |                               |
|----|--|-------------------------------|
| 1. | PREPARATION OF PROPOSED BUDGET   | February - April              |
| 2. | PUBLISH NOTICE OF BUDGET COMMITTEE MEETING<br>(Not more than 30 days, nor less than 5 days prior to meeting)         | April 7th &<br>April 14th     |
| 3. | PROPOSED BUDGET AVAILABLE  | April 24th                    |
| 4. | BUDGET COMMITTEE MEETS @ <u>12:00 pm</u><br>(Approval of Proposed Budget and Tax Levy)                               | April 29th                    |
| 5. | PUBLISH NOTICE OF BUDGET HEARING<br>(5-30 days before hearing)   | Between May 5th<br>& May 12th |
| 6. | BUDGET HEARING - GOVERNING BODY – 6:00 P.M.  | May 20th                      |
| 7. | BOARD APPROVAL BY JUNE 30 <sup>th</sup><br>Resolution to adopt budget, make appropriations, impose & categorize tax. | May 20th                      |
| 8. | TAX CERTIFICATIONS SUBMITTED TO ASSESSOR<br>BUDGET DOCUMENTS (LB-50 & Resolution Approving Budget)                   | July 15th                     |
| 9. | BUDGET DOCUMENT Submitted to Tillamook County Clerk  | Sept. 30th                    |

## 4/29/2026 POTB Budget Committee Meeting

### FYE27 Budget Notes:

#### **Comments received prior to meeting:**

- When adding up the total revenue and expenditures, the number is \$1 off due to rounding.
  - Proposed fix – add a dollar to the unappropriated balance.
- With the museum director leaving, did we reduce the salary budget from the Hangar?
  - We did not remove museum director from the salary budget.
- At previous board meetings, there has been discussion on a project manager for the Hangar, is this included?
  - No. When a decision of the path forward and funding is made available, that funding will include the project manager needed.

#### **My general comments:**

**Budget was estimated by using the current year's average through March 31st and discussions with department heads. Department heads and general manager were very involved in creating this budget. While there may be some unforeseen expenses, we believe this budget to be created with the best information we had during the process.**

### Revenue:

**This year we added a resource roll up page. This is page 1 of the proposed budget. The purpose of this page is to have a general roll up off all departments resources on one page.**

- Estimated Net Working Capital budgeted higher. Expect to have:
  - \$ 200,000 in US Bank
  - \$2,390,557 in LGIP 5329
  - \$ 780,000 in LGIP 6162 (Road Maintenance)
- Dept 10
  - Additional LGIP Interest – Higher balances in 5329 and interest rate
  - Increase Timber/Land county taxes – this is provided to us by the county's estimations
  - OBDD grant budgeted for the Strategic Business Plan Update.
- Dept 20
  - Some variables on building rent, land rent and hangar rent. These are based on current year trends and are expected to continue.
  - We increased revenue slightly, not sure of the impact the Fuel Farm update will have on sales or the fluctuations of purchase price.
  - Grant Revenue includes FAA projects with COAR match. It also includes the potential loan for Airport Business Park Expansion.
- Dept 30
  - Road maintenance increase from the additional areas added from last ordinance update
  - Increase of 6% in building revenue (3% per lease and additional rented areas)
  - Increase of land revenue, includes lease for newer tenants and private Hangar 27

- Included an estimate of ZTI land sale payments
- Grant revenue includes US Representative Bonamici funding for new warehousing
- Dept 40
  - Water and sewer income increased based on current year's average. We expect to stay consistent with some additional revenue after IP development completions
  - I missed including the Port Water/Sewer Use Income. I suggest we leave it at 0 for this budget, since the expense included in the proposed budget.
  - Small amount of the WWTP Upgrade Forgivable Loan is budgeted. Project should be wrapped up in the near future.
  - We applied for a DEQ grant to complete a study on relocating septage receiving to the digester locations, which won't be known until July, but believe it will be awarded
- Dept 50
  - Expected increase in OCSR revenue based on current year revenue to date
  - Increased Salmonberry Trail Development Fee – expected to see some trail development in some areas
- Dept 60
  - Budgeted only donations, retail sales (based off inventory on hand), and penny machine

**Salary and Wages:**

- Budgeted for only current staff, no additional staff members
- Proposed 3% COLA
- Insurance rose 8%
- We did revise departmental allocations based on current and projected projects, so you will see some increase in some departments, while others decrease. Department 60 includes Museum director and percentage of General Manager, Office Administrator, IP Supervisor, and Accounts Receivables and Payables wages.

**Debt:**

- Debt is distributed by percentage of funding per department for each loan per the amortization schedule. We do expect to pay the first interest portion of the DEQ loan for WWTP project FYE26
- We separated out the Loan Fees from Interest in this budget
  - Pg 13 line 14 New DEQ loan for WWTP payment (based off proposed project and amortization schedule)

**Requirements:**

- Dept 10
  - Pg 6 line 27 increased office supplies. Costs of items increases
  - Pg 6 line 45 increase Contractual Services – increase in IT contract costs
  - Pg 6 line 53 Capital increased for strategic plan update

- Dept 20
  - Pg 8 line 27 We increased fuel costs
  - Pg 8 line 38 increased for anticipated increases in fees
  - Pg 8 line 40 need to add description of Misc. Expense
  - Pg 8 line 46 increase of HVAC contract costs
  - Pg 9 line 6 Construction Capital increased T-Hangar roofing
  - Pg 9 line 8 Airport Business park Expansion expense added (covered by loan)
- Dept 30
  - Pg 10 line 34 increase of telephone expense. We had an additional cost added for Mess Hall connection
  - Pg 10 line 35 increased electricity based on current year and potential increase in rate
  - Pg 11 line 3 includes new warehousing
    - Other capital items include projects not completed FYE26 and some additional projects needed
- Dept 40
  - Pg 12 line 30 increased electricity based on current year and potential increase in rate
  - Pg 12 line 38 increased water costs (potential city water rate raise, in discussion at city)
  - Pg 13 line 3 includes relocation of septage study
  - Pg 13 line 4 includes the WWTP upgrade (loan/grant) closeout and other projects including potential water meter upgrades
- Dept 50
  - Pg 14 line 31 increase of legal
- Dept 60
  - Budget reflects minimal expenses due to building damage. When funding is secured, we will do a supplemental budget.

**AFFIDAVIT  
OF  
PUBLICATION**

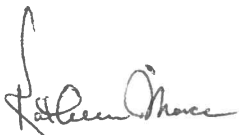
COUNTY OF TILLAMOOK  
STATE OF OREGON SS.

I, Katherine Mace, being first duly sworn, depose and say that I am The Clerk of The Headlight Herald, a newspaper of general circulation, as defined by sections ORS 193.010 and 193.020, printed and published at Tillamook, in the aforesaid county and state; that the

Port of Tillamook Bay  
Budget Committee Meeting  
HH26-111

Was published 2 (two) successive and consecutive week(s) in the following issue(s):

April 7, 2026  
April 14, 2026



Katherine Mace

Subscribed and sworn before me this

16 day of April, 2026



Patricia E Archambault

HH26-111 NOTICE OF BUDGET COMMITTEE MEETING. A public meeting of the Budget Committee of the Port of Tillamook Bay, Tillamook County, State of Oregon, to discuss the budget for the fiscal year July 1, 2026 to June 30, 2027 will be held at the Port's Conference Room, 4000 Blimp Blvd., Tillamook Oregon. The meeting will take place on April 29, 2026, at 12:00 P.M. The purpose of the meeting is to receive the budget message and to receive comment from the public on the budget. This is a meeting where deliberation of the Budget Committee will take place. Public is encouraged to email the budget officer at pboomer@potb.org by 4:00 P.M. Tuesday, April 28, 2026, with any comments or questions on the budget. Anyone interested in attending the meeting via zoom, please email pboomer@potb.org for instructions. A copy of the budget document may be inspected or obtained on or after April 24, 2026, at the Port of Tillamook Bay's Administrative Offices, 4000 Blimp Blvd. Suite 100, Tillamook, OR 97141 between the hours of 8:00 A.M. 12:00 P.M. and 1:00 P.M. - 5:30 P.M. Monday thru Thursdays

and 8:00 am - 12:00 pm on Fridays, on potb.org, or emailed by request. Pam Boomer,

Office Administrator/Budget Officer, Port of Tillamook Bay, www.potb.org

4/7/26 4/14/26

