

ALBANY PORT DISTRICT COMMISSION
OPERATING BUDGET
2009

Approved

<u>REVENUE</u>	<u>2007</u> Budget	<u>2008</u> Budget	<u>2008</u> Annualized	<u>2009</u> Budget
Rent (see attached rent roll)	\$2,454,373	\$2,761,972	2,902,115	2,975,246
Easements	50,400	0	24,900	0
Dockage	200,000	325,000	510,160	400,000
Wharfage	300,000	325,000	583,353	410,000
Cargo Storage	44,824	45,000	42,000	42,000
Security	180,000	178,500	311,702	251,000
Water Sales & Fees	3,922	2,000	1,800	2,000
Stevedore Revenue Share	100,000	150,000	263,731	235,000
Crane Rental	109,200	165,000	206,000	189,000
Utility Reimbursement	60,886	65,000	59,000	58,000
Postage Reimbursement	10	30	25	25
Fuel Reimbursement	75,000	55,000	90,000	80,000
Service To Stevedore	65,000	41,000	50,489	48,000
Service To Tenants	10,741	30,000	39,002	36,000
Interest Income & sweep	23,400	76,000	72,000	62,000
Misc (sale of assets)	<u>18,000</u>	<u>3,000</u>	<u>0</u>	<u>0</u>
TOTAL REVENUES	\$3,705,756	\$4,212,502	\$5,166,257	\$4,788,271
<u>OPERATING EXPENSES</u>				
ADMINISTRATION DEPARTMENT				
-PERSONAL SERVICES				
General Manager	\$79,005	\$82,165	82,165	82,165
Financial Officer	81,493	84,753	84,753	84,763
Business Manager	58,710	61,058	61,058	61,058
Security Director	51,500	52,000	52,000	52,000
Maintenance Foreman	65,280	69,940	38,870	45,750
Data processing Manager	49,192	59,280	59,280	59,280
Information services				45,000
Secretarial	33,104	34,428	34,428	35,806
Real estate	57,371	59,666	59,666	59,666
General Counsel	<u>62,500</u>	<u>65,000</u>	<u>65,000</u>	<u>65,000</u>
TOTAL PERSONAL SERVICES	\$538,155	\$568,290	\$37,220	\$90,487

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BENEFITS				
Payroll taxes-FICA	\$80,152	\$84,500	82,378	83,000
Workmens Compensation	5,949	6,500	6,000	6,000
Employees Health Ins	252,000	260,000	266,319	275,000
Dental Ins. (active)	21,000	23,500	24,000	25,000
Empire Vision Ins. (active)	1,350	5,200	5,000	5,200
Medicare Reimbursement (retired)	8,799	9,200	8,597	9,000
Retirement	<u>90,250</u>	<u>85,000</u>	<u>72,000</u>	<u>68,000</u>
TOTAL BENEFITS	\$459,500	\$473,900	464,292	471,200
OFFICE EXPENSE				
Office supplies	\$7,280	\$5,200	6,778	7,500
Office Equip Maintenance	1,200	3,640	3,783	3,700
Miscellaneous Office Expense	11,700	10,248	11,082	11,000
Printing	7,497	2,862	2,240	2,500
Photo Copier Supplies	1,622	2,030	3,000	2,500
Postage	3,300	2,497	2,360	2,800
Courier	250	224	637	650
Subscriptions	<u>884</u>	<u>958</u>	<u>3,113</u>	<u>3,200</u>
TOTAL OFFICE EXPENSE	\$33,733	\$27,657	32,971	33,850
SALES				
Marketing	\$70,000	\$77,000	80,823	82,000
Public Relations	21,632	23,500	25,800	26,000
Media Advertising	10,816	27,500	12,317	30,000
Media Relations				18,000
Local Sales	8,112	9,000	6,000	6,500
Travel & Incidental Expense	<u>10,400</u>	<u>12,200</u>	<u>14,545</u>	<u>15,000</u>
TOTAL SALES	\$120,960	\$149,200	139,485	177,500
PROMOTIONAL				
Material/Events	\$50,000	\$50,000	50,000	50,000
Association Dues	<u>10,816</u>	<u>11,000</u>	<u>12,000</u>	<u>13,000</u>
TOTAL PROMOTIONAL	\$60,816	\$61,000	62,000	63,000
PROFESSIONAL SERVICES				
Consultants	\$125,000	\$137,500	102,176	87,000
Attorney	3,557	10,000	5,000	5,000
Legal Fees	0	0	0	
Auditors	47,533	48,000	48,000	38,500
Engineering Service/ Environmental	54,117	120,000	135,000	110,000
Payroll Serv.	9,017	9,500	10,351	11,000
Waterfront Development	70,000	68,000	72,000	72,000
Education & Training	<u>\$2,523</u>	<u>\$10,525</u>	<u>1,167</u>	<u>12,000</u>
TOTAL PROFESSIONAL SERVICES	\$493,524	\$613,725	575,179	576,000
Insurance	\$192,500	\$198,000	196,000	196,000
UTILITIES				
Electricity & Gas	\$125,000	\$141,000	157,116	165,000
Fuel Oil	2,338	2,452	5,295	6,000
Telephone	16,764	18,254	20,547	22,000
Water & Sewer	<u>2,862</u>	<u>7,911</u>	<u>7,756</u>	8,000
TOTAL UTILITIES	\$146,984	\$169,617	190,713	201,000
TOTAL ADMINISTRATION DEPT	\$2,046,172	\$2,261,389	2,197,860	2,309,037

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MAINTENANCE DEPARTMENT	<u>2007</u> Budget	<u>2008</u> Budget	2008 annualized	<u>2009</u> Budget
Laborers	165,241	209,115	173,396	161,600
Security	<u>160,215</u>	<u>158,880</u>	269,780	268,000
Summer help		<u>7,500</u>	<u>7,400</u>	<u>7,500</u>
TOTAL SALARIES	325,456	375,495	450,675	437,100
OVERTIME				
Port Facilities	14,521	19,500	6,536	7,000
Stevedoring	38,652	22,121	20,941	21,000
Ship Watering	<u>989</u>	<u>450</u>	<u>589</u>	<u>700</u>
TOTAL OVERTIME	\$54,162	\$42,071	28,067	28,700
TOTAL PERSONAL SERVICES	\$379,618	\$417,566	478,742	465,800
Hardware	\$19,909	\$21,250	11,313	12,000
Buildings	65,000	81,000	86,416	80,000
Paint	5,529	7,100	5,951	6,000
Misc.	5,200	4,100	1,169	2,000
Janitorial	<u>3,500</u>	<u>3,100</u>	<u>9,560</u>	<u>9,700</u>
TOTAL SUPPLIES AND SERVICES	\$99,139	\$116,550	114,409	109,700
MATERIAL HANDLING				
Equipment Rental-for ships	\$5,000	\$11,250	0	10,000
Equipment Rental-Forklift	22,500	8,025	6,531	7,000
Equipment-Mechanical/Welding	2,885	1,500	5,600	6,000
Crane Repairs	21,000	21,000	14,192	15,000
Forklift Repairs	28,252	15,250	13,500	15,000
Parts & Supplies-Crane	4,855	8,000	5,000	6,000
Parts & Supplies-Forklift	44,000	23,250	18,025	20,000
Stevedore equip repair	<u>58,000</u>	<u>33,035</u>	<u>22,000</u>	<u>23,000</u>
TOTAL MATERIAL HANDLING	\$607,249	\$622,391	655,999	654,500
MAINTENANCE CONTRACTS				
Crane	0	0	0	0
Security	8,000	24,500	25,000	25,000
Fire Equipment Sprinklers	13,500	9,600	14,467	15,000
Uniform fees	2,751	5,800	7,640	7,800
Trash Removal	28,500	8,900	3,373	4,500
Snow Removal	45,000	39,500	87,212	50,000
Twic exp	<u>0</u>	<u>5,000</u>	<u>4,000</u>	<u>3,000</u>
TOTAL MAINTENANCE CONTRACTS	\$97,751	\$93,300	121,692	105,300
FUEL AND REPAIRS				
Repairs-Port	12,500	8,500	8,915	9,500
Fuel and Lubricants-A	110,000	75,000	105,301	97,000
TOTAL FUELS AND REPAIRS	<u>122,500</u>	<u>83,500</u>	<u>114,216</u>	<u>106,500</u>
TOTAL MAINTENANCE DEPARTMENT	\$1,306,256	\$1,333,307	1,485,058	1,441,800
TOTAL OPERATIONS	\$3,352,428	\$3,594,696	3,682,918	3,750,837