

ALBANY PORT DISTRICT COMMISSION  
OPERATING BUDGET  
2011

**Approved**

<b><u>REVENUE</u></b>	<b><u>2009</u> Budget</b>	<b><u>2010</u> Budget</b>	<b><u>2010</u> Annualized</b>	<b><u>2011</u> Budget</b>
Rent (see attached rent roll)	\$2,902,451.00	\$2,998,525.00	\$2,948,601.00	\$2,902,860.00
Easements				
Dockage	400,000	210,000	251,685	350,000
Wharfage	410,000	325,000	264,444	375,000
Cargo Storage	42,000	42,000	42,000	42,000
Security	251,000	240,000	330,000	475,000
Water Sales & Fees	2,000	4,000	13,903	15,000
Stevedore Revenue Share	235,000	60,000	65,000	110,000
Crane Rental	189,000	80,000	64,050	85,000
Utility Reimbursement	58,000	62,000	55,920	70,000
Postage Reimbursement	25			
Fuel Reimbursement	80,000	30,000	35,131	45,000
Service To Stevedore	48,000	5,000	26,007	35,000
Service To Tenants	36,000	35,000	19,924	25,000
Interest Income & sweep	62,000	40,000	8,500	10,000
Misc (Grant Revenue)	<u>6,500,000</u>	<u>6,125,000</u>	<u>6,600,000</u>	<u>3,950,000</u>
<b>TOTAL REVENUES</b>	<b>\$11,215,476</b>	<b>\$10,256,525</b>	<b>\$10,725,165</b>	<b>\$8,489,860</b>
<b><u>OPERATING EXPENSES</u></b>				
<b>ADMINISTRATION DEPARTMENT</b>				
-PERSONAL SERVICES				
General Manager	82,165	82,263	82,263	82,263
Financial Officer	84,763	84,949	84,949	84,949
Business Manager	61,058	60,471	60,471	60,471
Security Director	52,000	52,000	52,000	52,000
Maintenance Foreman	45,750	45,750	45,750	45,750
Data processing Manager	59,280	59,160	59,160	59,160
Information services	45,000	45,000	45,000	45,000
Secretarial	35,805	35,880	35,880	35,880
Real estate	59,666			
General Counsel	<u>65,000</u>	150,000	150,000	150,000
Construction inspector		<u>45,000</u>	<u>45,000</u>	<u>45,000</u>
<b>TOTAL PERSONAL SERVICES</b>	<b>\$590,487</b>	<b>\$660,473</b>	<b>\$660,473</b>	<b>\$660,473</b>
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<b>BENIFITS</b>				
Payroll taxes-FICA	83,000	75,000	84,693	102,000
Workmens Compensation	6,000	4,000	9,800	10,000
Employees Health Ins	275,000	240,000	215,883	240,000
Dental Ins. (active)	25,000	25,000	13,823	15,000
Empire Vision Ins. (active)	5,200	8,250	7,181	9,000
Medicare Reimbursement (retired)	9,000	9,300	6,217	8,500
Retirement	<u>68,000</u>	<u>68,000</u>	<u>111,850</u>	<u>165,000</u>

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<b>TOTAL BENEFITS</b>	471,200	429,550	449,447	549,500
<b>OFFICE EXPENSE</b>				
Office supplies	7,500	7,500	7,991	9,000
Office Equip Maintenance	3,700	1,000	1,261	1,500
Miscellaneous Office Expense	11,000	22,500	12,000	15,000
Printing	2,500	2,000	1,525	2,000
Photo Copier Supplies	2,500	2,000	1,200	1,500
Postage	2,800	2,500	1,609	2,000
Courier	650	200	1,300	1,500
Subscriptions	<u>3,200</u>	<u>2,500</u>	<u>2,133</u>	<u>2,500</u>
<b>TOTAL OFFICE EXPENSE</b>	33,850	40,200	29,019	35,000
<b>SALES</b>				
Marketing	82,000	82,000	85,000	85,000
Public Relations	26,000	16,500	3,112	5,000
Media Advertising	30,000	33,000	36,350	37,500
Media Relations	18,000	8,000	8,107	8,500
Local Sales	6,500	0		
Travel & Incidental Expense	<u>15,000</u>	<u>17,000</u>	<u>16,500</u>	<u>20,000</u>
<b>TOTAL SALES</b>	177,500	156,500	149,069	156,000
<b>PROMOTIONAL</b>				
Material/Events	50,000	60,000	60,000	60,000
Association Dues	<u>13,000</u>	<u>7,520</u>	<u>10,005</u>	<u>12,000</u>
<b>TOTAL PROMOTIONAL</b>	63,000	67,520	70,005	72,000
<b>PROFESSIONAL SERVICES</b>				
Consultants	87,000	125,000	141,000	125,000
Attorney(Outside counsel)	5,000	30,000	9,698	10,000
Legal Fees				
Auditors	38,500	39,500	35,470	39,000
Engineering Service/ Enviromental/Planning	110,000	140,000	117,500	120,000
Payroll Serv.	11,000	13,000	12,565	14,000
Waterfront Development	72,000	80,000	100,000	100,000
Education & Training	<u>12,000</u>	<u>13,000</u>	<u>1,565</u>	<u>5,000</u>
<b>TOTAL PROFESSIONAL SEVICES</b>	576,000	664,520	636,872	641,000
Insurance	196,000	195,000	198,500	199,000
<b>UTILITIES</b>				
Electricity & Gas	165,000	150,000	140,000	150,000
Fuel Oil	6,000	5,000	4,500	5,000
Telephone	22,000	26,000	23,744	26,000
Water & Sewer	<u>8,000</u>	<u>9,000</u>	<u>6,367</u>	<u>7,500</u>
<b>TOTAL UTILITIES</b>	201,000	190,000	174,611	188,500



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FUEL AND REPAIRS

Repairs-Port	9,500	6,500	7,780	10,000
Fuel and Lubricants-A	97,000	50,000	46,370	55,000
TOTAL FUELS AND REPAIRS	<u>106,500</u>	<u>56,500</u>	<u>54,150</u>	<u>65,000</u>
<b>TOTAL MAINTENANCE DEPARTMENT</b>	889,300	842,570	711,400	911,681
<b>TOTAL OPERATIONS</b>	<b>\$3,198,337.12</b>	<b>\$3,246,333.00</b>	<b>\$3,079,395.50</b>	<b>\$3,413,154.00</b>

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