

ALBANY PORT DISTRICT COMMISSION
2027 Proposed Budget with 2026 Forecast - Actual Results through July 31, 2026

	Prelim YTD Jul-26	Forecast 2026	Budget 2026	Proposed Budget 2027	Budget Increase (Decrease)	Forecast to Proposed Budget
Operating Revenue:						
Rental Income	2,679,211	4,592,933	4,400,000	4,562,763	162,763	(30,171)
Dockage Fees	170,103	345,103	460,000	370,000	(90,000)	24,897
Wharfage Fees:	258,146	329,207	288,000	350,000	62,000	20,793
Buckeye Revenue	50,000	150,000	150,000	150,000	-	-
Stevedore Fees and Services	307,930	773,131	700,000	750,000	50,000	(23,131)
Crane Equipment Rental	242,730	342,730	206,000	350,000	144,000	7,270
Security Fees	412,524	707,184	600,000	700,000	100,000	(7,184)
Public Private Partnership Revenue	-	-	-	-	-	-
Other Services and Revenue	32,976	56,531	8,500	14,000	5,500	(42,531)
Total Operating Revenue	4,153,621	7,296,818	6,812,500	7,246,763	434,263	(50,055)
Operating Expenses:						
Payroll, Payroll Taxes and Fringe Benefits	2,417,153	3,906,571	3,958,544	4,135,526	176,982	228,955
Other Post Retirement Benefit Expense	-	100,000	100,000	100,000	-	-
Repairs, Maintenance and Utilities	284,352	514,882	485,888	780,500	294,612	265,618
Crane Parts and Repairs	18,162	133,162	132,000	130,000	(2,000)	(3,162)
Insurance	232,280	412,280	435,000	453,000	18,000	40,720
Professional and Consulting Fees	229,869	459,969	367,500	513,500	146,000	53,531
Service Contracts	127,048	237,048	260,000	260,000	-	22,952
Security and Safety Costs	49,595	78,763	79,000	80,000	1,000	1,237
Education and Training	-	17,000	17,000	17,000	-	-
Office Supplies and Expense	27,702	66,045	66,800	66,800	-	755
Advertising, Promotion and Association Dues	128,333	243,992	247,675	257,675	10,000	13,683
Development Expense Empire Wind Project	-	-	-	-	-	-
Contingency	-	-	180,000	180,000	-	180,000
Total Operating Expense	3,514,494	6,169,712	6,329,407	6,974,001	644,594	804,289
Operating Income (Expense) before other items	639,127	1,127,106	483,093	272,762	(210,331)	(854,344)
Depreciation and Other (Income) Expenses:						
Depreciation Expense	1,886,386	3,233,804	3,220,000	4,000,000	780,000	766,196
Interest Income	(25,326)	(43,415)	(20,000)	(30,000)	(10,000)	13,415
Interest Expense	1,739	176,739	201,739	-	(201,739)	(176,739)
Waterfront Development	15,584	70,584	70,000	70,000	-	(584)
Municipal Support	-	-	-	-	-	-
(Gain)Loss on Asset	(350,354)	(350,354)	-	-	-	-
Net Depreciation and Other (Income) Expense	1,528,029	3,087,357	3,471,739	4,040,000	568,261	602,289
Change in Net Position Before Capital Funding	(888,902)	(1,960,251)	(2,988,646)	(3,767,238)	(778,592)	(1,806,987)
Capital Grant Revenue	17,262,849	25,217,849	15,000,000	25,000,000	10,000,000	(217,849)
Change in Net Position	16,373,947	23,257,598	12,011,354	21,232,762	9,221,408	(2,024,836)