

CITY OF WASHBURN
119 Washington Avenue
P.O. Box 638
Washburn, WI 54891



715-373-6160
715-373-6161
FAX 715-373-6148

To: President: Carl Broberg
VP: Nick Suminski
Michael Wright

Caroline Nelson
Matt Crowell
City Administrator

Candace Kolenda
Rodger Reiswig
Marina Manager

NOTICE OF HARBOR COMMISSION MEETING

DATE: Wednesday, January 18, 2023

TIME: 5:30 P.M.

LOCATION: Washburn City Hall – 119 Washington Avenue

This meeting may have members participating via tele or web conferencing. Public participants can listen to the proceedings by utilizing a computer or smart phone and using the link <https://us02web.zoom.us/j/82892593549?pwd=cElSeG1QOXkzY2NuRU04akJBREhIQT09> or by calling 1 (877) 853-5247 (Toll Free) and entering Webinar ID: 828 9259 3549 and using passcode 441038 as opposed to being present for the meeting. Limited seating will be available at the meeting and guests are asked to keep a six-foot distance from one another.

Agenda

- A. Call to Order – Roll Call
- B. Approval of Minutes of the December 21, 2022 Meeting
- C. Public Comments/Member Comments
- D. Treasurer's Report
 - 1. Payment of Invoices
- E. Slip Transfers – None
- F. Marina Manager's Report
 - 1. December Financial Reports
- G. Update on the Following Projects/Items
 - 1. Update on Lift Station Repairs
 - 2. Update on Electrical Disconnect on Pier 4/Replacement of Meter Box/Installation of Bubblers
- H. Discussion & Action on Resolution 2023-01 Authorizing Application for Sport Fish Restoration Boat Access and Recreational Boating Fund Grants
- I. Discussion & Action on Budget Amendment and Authorization to Pay-Off BCPL Loan for the Marina Boat Ramp Project
- J. Discussion & Action on Coal Dock Usage Agreement with Nelson Construction, Inc.
- K. Discussion & Action on February Meeting Date
- L. Adjourn

December 21, 2022

HARBOR COMMISSION MEETING

5:30 P.M.

WASHBURN CITY HALL - 119 N WASHINGTON AVENUE

Commission Members Present: President Carl Broberg; Nick Suminski; Caroline Nelson; Matt Crowell; Michael Wright

Commission Members Absent: Candace Kolenda; Rodger Reiswig

Municipal Personnel Present: Scott Kluver, City Administrator; Michelle Shrider, Marina Manager via Zoom; Arianna Austin, City Administrative Assistant

Call to Order – President Broberg called the meeting to order at 5:30 p.m.

Approval of Minutes of the November 21, 2022 Meeting – Suminski moved, and Nelson seconded, to approve and place on file the November 21, 2022 meeting minutes. Motion carried 5-0.

Public/Member Comment – None.

Treasurer's Report – Suminski moved, and Wright seconded, to accept and place on file the Harbor Commission financial reports. Motion carried 5-0.

1. **Payment of Invoices** – Suminski moved, and Crowell seconded, to approve the invoice from Amazon.com in the amount of \$280.58. Motion carried 5-0. Crowell moved, and Nelson seconded to approve the invoice from Ritola Inc in the amount of \$1,461.65. Motion carried 5-0. Crowell moved, and Nelson seconded to approve the invoice from Ferguson Waterworks in the amount of \$2,107.03. Motion carried 5-0. Crowell moved, and Suminski seconded, to approve the invoice from Fastenal in the amount of \$119.25. Motion carried 5-0. Crowell moved, and Nelson seconded, to approve the invoice from Washburn Marina in the amount of \$295.76. Motion carried 5-0. Suminski moved, and Crowell seconded, to approve the invoice from Fire Folks LLC in the amount of \$1,794.00. Motion carried 5-0. Suminski moved, and Nelson seconded, to approve the invoice from AMI Consulting Engineers in the amount of \$3,013.75. Motion carried 5-0.

Slip Transfers – Slip #83 Hansen/Rogers - Crowell moved, and Suminski seconded the approval of the slip transfer for slip #83 Hansen and Rogers. Motion carried 5-0.

Marina Manager's Report: Shrider reported that winter work is plentiful and going well. Nelson moved, and Wright seconded to accept the report and place on file. Motion carried 5-0.

Discussion & Action of Pier 4 Engineering Plans/Potential Grant Applications – AMI proposal does not include several electrical components, pedestals, and additional plumbing needs. Potential funding for this project is available from the DNR. Kluver and Broberg attended a meeting with a DNR representative. Three potential grants include the Boating Infrastructure grant, Sport Fish Boat Access grant, and Recreational Boating Facilities grant. Grant cycles may allow for construction to begin in fall of 2023, but likely 2024. Discussion on the practicality of the kayak launch occurred, with consensus to eliminate this component from the plan. Sport Fish Boat Access and Recreational Boating Facilities grants application deadline of February 1. Suminski moved, and Crowell seconded the approve the elimination of the kayak launch from the proposal and to move forward with the Sport Fish Boat Access grant and the Recreational Boating Facilities grant applications. Motion carried 5-0.

Update on the Following Projects/Items:

1. **Travelift Tire Replacement/Travelift Repair Schedule** – Tires have been installed and will be tested soon.
2. **Water Line Replacement** – Borer hit debris with the first attempt. Scheduled to be completed first thing in the spring.
3. **Lift Station Repairs** – Parts have arrived and installation will occur in January.
4. **Electrical Disconnect on Pier 4/Replacement of Meter Box/Installation of Bubblers** – Disconnect has been completed. Meter box replacement will be completed yet this month. Bubblers are in and working well.
5. **Parking Lot Repair/Replacement** – Consulted with Public Works Department, with recommendation to replace portions of the lot. Cost estimates have not been completed.

Adjourn – Broberg adjourned at 6:10 p.m.

Respectfully Submitted,
Arianna Austin
Administrative Assistant

Marina Operating Account 2023

12/31/2022 Balance Carried Forward	247,832.68
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3-Jan Washburn Marina	-16,062.00
6-Jan Deposit	28,311.84
6-Jan Washburn Marina	-16,062.00

Balance as of 1/6/23	244,020.52
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Marina Operating Account 2022

12/31/2021 Balance Carried Forward		271,043.20
3-Jan Ck# 897	Washburn Marina	-15,201.00
7-Jan CK# 898	Washburn Marina	-15,201.00
14-Jan	Deposit	75,720.08
14-Jan Ck# 899	Washburn Marina	-23,736.00
18-Jan	Deposit	10,809.61
21-Jan Ck# 900	Washburn Marina	-18,064.80
28-Jan	Deposit	23,562.17
31-Jan	Deposit	4,572.96
31-Jan	Interest	2.41
1-Feb Ck# 901	Washburn Marina	-14,115.00
4-Feb Ck# 902	Washburn Marina	-14,115.00
11-Feb	Deposit	42,665.06
14-Feb Ck#903	Washburn Marina	-14,114.00
18-Feb Ck# 904	Washburn Marina	-14,114.00
	Sales tax	-4,484.97
18-Feb	Deposit	20,853.54
25-Feb	Deposit	33,938.59
28-Feb	Interest	2.44
1-Mar Ck# 905	Washburn Marina	-13,875.00
4-Mar	Deposit	5,150.16
4-Mar Ck# 906	Washburn Marina	-13,873.00
10-Mar	Deposit	53,018.57
11-Mar Ck# 907	Washburn Marina	-13,873.00
14-Mar Ck# 908	Washburn Marina	-5,000.00
16-Mar	Deposit	14,904.03
17-Mar Ck# 909	Washburn Marina	-16,848.92
24-Mar Ck# 910	Washburn Marina	-13,873.00
25-Mar	Deposit	13,561.94
31-Mar	Deposit	12,775.27
31-Mar	Interest	3.06
1-Apr Ck# 911	Washburn Marina	-16,013.00
7-Apr Ck# 912	Washburn Marina	-16,013.00
8-Apr	Deposit	9,860.09
14-Apr	Deposit	40,427.04
15-Apr Ck# 913	Washburn Marina	-23,013.00
12-Apr	Deposit	23,098.66
22-Apr Ck# 914	Washburn Marina	-19,064.07
29-Apr	Deposit	13,829.33
29-Apr	Interest	3.04
1-May Ck# 915	Washburn Marina	-20,957.00
6-May Ck# 916	Washburn Marina	-20,957.00
6-May	Deposit	13,949.74
10-May	Deposit	75,154.02
11-May Ck# 917	Washburn Marina	-20,957.00
18-May	Deposit	27,152.53
20-May Ck# 918	Washburn Marina	-20,957.00
	Sales tax	-12,955.32

23-May	Deposit	22,845.47
23-May	Interest	3.51
1-Jun Ck# 919	Washburn Marina	-22,372.00
3-Jun	Deposit	17,200.53
9-Jun	Deposit	19,454.42
10-Jun Ck# 920	Washburn Marina	-22,372.00
14-Jun	Transfer slip fees to Harbor Commission	-1,562.46
16-Jun	Deposit	47,668.11
17-Jun Ck# 921	Marina Manegment profit share	-173,311.50
17-Jun Ck# 922	Washburn Marina	-22,372.00
	Washburn Marina - slip rental disbursements	-64,227.00
17-Jun Ck# 923	Harbor Commission profit share	-147,357.50
24-Jun Ck# 924	Washburn Marina	-26,728.00
24-Jun	Deposit	18,173.33
30-Jun	Deposit	14,424.56
30-Jun	Interest	2.42
1-Jul Ck# 925	Washburn Marina	-22,341.00
1-Jul	Deposit	13,240.35
8-Jul Ck# 926	Washburn Marina	-22,341.00
12-Jul	Deposit	28,750.69
14-Jul Ck# 927	Washburn Marina	-26,425.66
21-Jul	Deposit	38,021.28
22-Jul Ck# 928	Washburn Marina	-22,341.00
25-Jul	Deposit	20,942.69
31-Jul	Interest	0.54
1-Aug Ck# 929	Washburn Marina	-20,452.00
5-Aug Ck# 930	Washburn Marina	-20,452.00
5-Aug	Deposit	44,242.61
11-Aug Ck# 931	Washburn Marina	-20,452.00
18-Aug	Deposit	23,457.21
19-Aug Ck# 932	Washburn Marina	-20,452.00
22-Aug	Deposit	32,521.40
22-Aug Ck# 933	Washburn Marina	-24,930.08
31-Aug	Interest	4.88
6-Sep	Deposit	44,534.09
6-Sep Ck# 934	Washburn Marina	-19,099.00
9-Sep Ck# 935	Washburn Marina	-19,099.00
13-Sep	Deposit	18,367.19
15-Sep Ck# 936	Wasbhurn Marina	-19,099.00
23-Sep Ck# 937	Washburn Marina	-19,099.00
	Sales tax	-4,509.95
23-Sep	Deposit	13,248.05
26-Sep	Deposit	23,919.96
30-Sep	Interest	6.79
3-Oct Ck# 938	Washburn Marina	-18,193.00
4-Oct	Deposit	8,785.24
7-Oct Ck# 939	Washburn Marina	-18,193.00
13-Oct Ck# 940	Washburn Marina	-18,193.00
13-Oct	Deposit	46,772.39
21-Oct Ck#941	Washburn Marina	-18,193.00
	Sales tax	-4,910.14

20-Oct	Deposit	48,682.72
28-Oct	Deposit	30,784.47
31-Oct	Deposit	33,419.15
31-Oct	Interest	15.84
1-Nov Ck# 942	Washburn Marina	-14,339.00
8-Nov Ck#943	Washburn Marina (2 weeks draw plus additional)	-52,168.00
10-Nov	Deposit	54,199.11
17-Nov	Deposit	40,727.85
28-Nov Ck# 944	Washburn Marina	-14,340.00
30-Nov	Deposit	51,705.56
30-Nov	Interest	29.57
2-Dec Ck# 945	Washburn Marina	-45,473.00
9-Dec Ck# 946	Washburn marina	-16,473.00
	October Sales Tax	-8,871.21
9-Dec	Deposit	26,932.88
12-Dec	Deposit	60,100.55
16-Dec Ck# 947	Wasburn Marina	-32,946.00
20-Dec Ck# 948	November Sales Tax	-7,016.64
21-Dec	Deposit	30,628.45
31-Dec	Interest	40.50

Balance as of 12/31/2022

247,832.68

Harbor Pass Book - 2022**12/31/2021 Balance Carried Forward****\$482,751.38**

17-Jan Chamber Dues	-85.00
31-Jan Deposit Slip #27 Transfer	100.00
31-Jan Interest	12.30
24-Feb Trust Fund Loan	-18,381.46
24-Feb January Payroll	-612.51
January Fringe	-49.02
Pomp's Tire	-18,950.72
Black Warrior Marine	-900.00
Wisconsin Commercial Ports	-250.00
28-Feb Interest	10.95
16-Mar Bremer Bank Loan	-42,597.46
Wi Harbor Towns Association	-250.00
Fringe Feb & March	-98.04
February Payroll	-1,319.28
29-Mar March Payroll	-654.18
31-Mar Slip Transfer #72	100.00
31-Mar Interest	10.72
8-Apr Deposit Dock Usage Pearl Beach	1,950.00
14-Apr April Fringe	-49.02
Nasi Construction	-10,182.65
Scandia Marine Products	-2,239.98
22-Apr Slip Fees	4,531.50
Annual Fee	150.00
Sales Tax	257.49
29-Apr Slip Fees	26,833.90
Annual Fee	1,150.00
Sales Tax	1,539.12
30-Apr Interest	9.77
6-May Slip Fees	30,040.40
Annual Fee	1,100.00
Sales Tax	1,712.77
9-May Slip Fees	15,375.30
Annual Fee	550.00
Sales Tax	875.91
10-May April Payroll	-654.18
Nasi Construction	-4,373.39
May Fringe	-49.02
18-May Slip Fees	22,392.50
Annual Fee	750.00
Sales Tax	1,272.85
23-May Slip Fees	9,163.70
Annual Fee	350.00
Sales Tax	523.28
31-May Interest	12.04
3-Jun Slip Fees	3,079.30
Annual Fee	100.00
Sales Tax	174.87
9-Jun Slip Fees	3,667.60
Annual Fee	150.00
Sales Tax	209.97
14-Jun Slip Fees	1,431.00
Annual Fee	50.00
Sales Tax	81.46
14-Jun A to Z Plumbing	-530.68
June fringe	-49.02
Ratliff Construction	-4,500.00
Ashland Lock & Key	-280.75

Pomp's Tire	-3,320.00
May Payroll	-715.08
16-Jun Slip Fees	5,432.50
Sales Tax	309.79
Annual Fee	200.00
17-Jun Marina Profit Share	147,357.50
21-Jun Sales Tax	-7,712.91
24-Jun Slip Fees	3,259.50
Sales Tax	184.78
Annual Fee	100.00
30-Jun Insurance Claim	2,185.00
Slip Fees	3,439.70
Sales Tax	194.68
Annual Fee	100.00
30-Jun Interest	35.50
1-Jul Slip Fees	2,459.20
Sales Tax	140.76
Annual Fee	100.00
12-Jul Slip Fees	3,164.10
Sales Tax	179.53
Annual Fee	100.00
15-Jul Slip Transfer #42	100.00
21-Jul Slip Fees	964.60
Sales Tax	55.80
Annual Fee	50.00
21-Jul Fringe July	-49.02
AMI Consulting	-10,228.75
July Payroll	-907.93
31-Jul Interest	83.40
8-Aug Slip Fee Transfer	100.00
18-Aug July Payroll	-1,099.04
August Fringe	-49.02
AMI Engineering	-3,425.00
31-Aug Interest	147.81
6-Sep Slip Fee transfers	300.00
13-Sep September Fringe	-49.02
Impact Protective Coating	-2,650.00
AMI Consulting	-3,042.50
Washburn Hardware	-60.40
L&M	-232.22
Washburn Marina	-2,887.50
29-Sep August & September Payroll	-1,581.47
30-Sep Interest	185.01
12-Oct Marine Travel Lift	-32,532.40
Washburn Marina	-5,549.97
October Fringe	-49.02
Broberg expenses Wis Commercial Ports Mtg	-409.25
Cady Plumbing	-3,981.30
Daily Press	-32.77
31-Oct Interest	315.15
4-Nov Deposit Guest Dockage Fees	4,289.84
17-Nov November Fringe	-49.02
Marina Travel Lift	-1,972.49
Marina Management	-3,062.13
Den Hartog	-2,662.48
Ratliff Construction	-3,000.00
C. Broberg-Chamber Dinner	-30.00
Ferguson	-1,420.05
Municipal Property Insurance	-13,000.00
Daily Press	-22.77
Oct./Nov. Payroll	-1,554.52

30-Nov Interest	482.84
9-Dec Deposit	1,039.00
14-Dec Fastenal	-119.25
Ferguson	-2,107.03
Ritola	-1,461.65
Washburn Marina	-295.76
Dec. Finge	-49.96
Fire Folks LLC	-1,794.00
Amazon	-280.58
Cardmember Service	-3,288.48
22-Dec AMI	-3,013.75
Employee Health Deductible	-17.50
29-Dec December Payroll	-1,001.43
31-Dec Interest	482.18

Balance as of 12/31/22	\$562,184.47
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Xylem Water Solutions U.S.A., Inc.

N26 W23445 PAUL ROAD
PEWAUKEE, WI 53072
Tel.(262)544-1922 Fax:(262)544-1399

REMIT TO

26717 Network Place
Chicago, IL 60673-1267

INVOICE

YOUR PURCHASE ORDER
HARBOR LIFT STATION

INVOICE NO. 3556C54260	FUS NO. E01606	DATE SHIPPED 12/15/22	DELIVERY NOTE I33060
INVOICE DATE 12/15/22	TRN A3	WHS 088	PAYMENT TERMS 100% N30 FROM INVOICE

Sold To:

Customer No. 212740

Global No. 7950264

CITY OF WASHBURN

502 W BAYFIELD ST

WASHBURN

WI 54891

Ship To:

HARBOR/SCOTT
LIFT PUMPS

CITY OF WASHBURN

GERALD SCHUETTE 715/373-6160 X3

502 W BAYFIELD ST

WASHBURN

WI 54891

FREIGHT TERMS		DELIVERY TERMS		ORDER PROCESSED BY	
Jobsite		CHR GL-Pos Chrg		FLYGT-MILWAUKEE, WI BRANCH	
SHIP VIA		ORDER TEXT		CUSTOMER TEXT	
CHR Global Logistics Select		GERALD SCHUETTE		Theresa Pirozzoli	
LINE	ITEM/DESCRIPTION	QUANTITY SHIPPED UM	UNIT PRICE DISCOUNT/CHARGE	NET PRICE	EXTENDED AMOUNT
	Quote# 2022-PEW-0497				
001	0030851720913 MP259-1.5 4/230/3 50' Reduction by Set \$ Value S/N:2280016 D/N I33060 S/N:2280017 D/N I33060	2 EA	5,346.00 1,069.20	4,276.801	8,553.60
002	1400000699830N SHIPPING AND HANDLING-NO TAX TOTAL WEIGHT 275.000 LBS	1 EA	503.00	503.000	503.00
	NET AMOUNT BEFORE TAXES USD				9,056.60
	12/15/22-US PORT expected exit date of 12/15/22 TOTAL WEIGHT ON D/N:I33060 DISPATCH INFO: 513435				
				ORDER TOTAL USD	9,056.60

IMPORTANT - This invoice is governed by and subject to TERMS AND CONDITIONS OF SALE - XYLEM AMERICAS. Different terms are hereby rejected unless expressly assented to in writing. Terms are accessible at <http://www.xylem.com/en-us/Pages/terms-conditions-of-sale.aspx>

Xylem Water Solutions U.S.A., Inc.

N26 W23445 PAUL ROAD
PEWAUKEE, WI 53072
Tel.(262)544-1922 Fax:(262)544-1399

REMIT TO

26717 Network Place
Chicago, IL 60673-1267

INVOICE			YOUR PURCHASE ORDER HARBOR LIFT STATION	
INVOICE NO. 3556C53763	FUS NO. E01606	DATE SHIPPED 12/13/22	DELIVERY NOTE I30360	
INVOICE DATE 12/13/22	TRN A3	WHS 115	PAYMENT TERMS 100% N30 FROM INVOICE	

Sold To:

Customer No. 212740
Global No. 7950264

Ship To: HARBOR/SCOTT

CITY OF WASHBURN

502 W BAYFIELD ST

WASHBURN

WI 54891

CITY OF WASHBURN

GERALD SCHUETTE 715/373-6160 X3

502 W BAYFIELD ST

WASHBURN

WI 54891

FREIGHT TERMS Jobsite		DELIVERY TERMS CHR GL-Pos Chrg		ORDER PROCESSED BY FLYGT-MILWAUKEE, WI BRANCH	
SHIP VIA FedEx PKG Ground Business		ORDER TEXT GERALD SCHUETTE		CUSTOMER TEXT Theresa Pirozzoli	
LINE	ITEM/DESCRIPTION	QUANTITY SHIPPED UM	UNIT PRICE DISCOUNT/CHARGE	NET PRICE	EXTENDED AMOUNT
001	Quote# 2022-PEW-0497 0000004865501 CONNECTION, DISCH 2X2"NPT CI Reduction by Set \$ Value TOTAL WEIGHT 33.000 LBS	2 EA	396.00 79.20	316.801	633.60
	NET AMOUNT BEFORE TAXES USD				633.60
DISPATCH INFO: 583734705292 210-00-53540-342					ORDER TOTAL USD 633.60



**LINDQUIST
ELECTRIC**

Lindquist Electric, Inc.

500 E Cloverland Drive

Ironwood, MI 49938

(906)932-5346

info@lindquistelectric.com

Invoice

December 30, 2022

Job Number: 4417-220751

Application No.: 1

Summary: BID/ESTIMATE

Bill To:

CITY OF WASHBURN

P0 BOX 638

WASHBURN, WI 54891

Job Name:

HARBOR COMMISSION

715-373-6160

ITEM CODE	DESCRIPTION	Scheduled Amount	% Complete	Prior Billings	This Invoice
4120	REPAIR 2" CONDUIT ENTRANCE - N EXTERIOR	\$1,290.00	100.00%	\$0.00	\$1,290.00
4120	REPLACE METER SOCKET WITH JUNCTION BOX	\$1,499.00	100.00%	\$0.00	\$1,499.00

[Handwritten signature]
for 2022
010323
210-00-53540-342-000

Schd. Amt.

Subtotal

Sales Tax

Invoice Total

\$2,789.00

\$2,789.00

\$0.00

\$2,789.00

All material is guaranteed to be as specified. All work is completed in a professional manner according to standard trade practices. Invoice shall be paid in full within above-specified terms. Finance charges in the amount of 18% per annum shall be assessed monthly on delinquent invoices. Delinquent charges may be turned over to a collection agency at the discretion of Lindquist Electric, Inc. Purchaser agrees to pay all costs of collection, including attorney's fees.

Terms: Net 30

WE APPRECIATE YOUR BUSINESS



Lindquist Electric, Inc.
500 E Cloverland Drive
Ironwood, MI 49938
(906)932-5346
info@lindquistelectric.com

Invoice

December 28, 2022
Job Number: 4417-220684
Application No.: 1

Summary: CONTRACT

Bill To:
CITY OF WASHBURN
PO BOX 638
WASHBURN, WI 54891

Job Name:
HARBOR COMMISSION
WASHBURN MARINA PIER #4

715-373-6160

ITEM CODE	DESCRIPTION	Scheduled Amount	% Complete	Prior Billings	This Invoice
4120	CONTRACT SUM	\$17,650.00	75.00%	\$0.00	\$13,237.50

[Handwritten signature]
01/03/23
710.00-53540-410.00
See 2022

Schd. Amt.	Billed to Date	Subtotal	Sales Tax	Invoice Total
\$17,650.00	\$13,237.50	\$13,237.50	\$0.00	\$13,237.50

All material is guaranteed to be as specified. All work is completed in a professional manner according to standard trade practices. Invoice shall be paid in full within above-specified terms. Finance charges in the amount of 18% per annum shall be assessed monthly on delinquent invoices. Delinquent charges may be turned over to a collection agency at the discretion of Lindquist Electric, Inc. Purchaser agrees to pay all costs of collection, including attorney's fees.

Terms: Net 30

WE APPRECIATE YOUR BUSINESS



Mid-Atlantic
95 N Leslie Road
North East, MD 21901
Phone: (443) 715-2177
utilitiescc.com

INVOICE

Invoice #

2239

Invoice Date

11/15/2022

Bill To: City of Washburn
PO Box 638
502 W Bayfield Street
Washburn, WI 54891

Atten:

Re: Misc. Hydro-Ex - Washburn

Our Job No	Customer Contract #	Customer Release #	Change Order #	Payment Terms	Due Date
223111				Due Upon Receipt	11/15/2022
Description					Price

Hydro-Excavation

October 31, 2022

- 2 man crew / 10.25 hours
- 10 hours / regular time
- .5 hours / over time

5441.00 HARBOR
LOCATES

2,750.00
187.50

November 4, 2022

- 2 man crew / 12.0 hours
- 10 hours / regular time
- 2 hours / over time

2440.25
820-53441-342-000

2,750.00
750.00

November 9, 2022

- 2 man crew / 5.25 hours

1,443.75

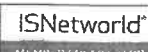
Billing Period Covers: 10/31 - 11/9/2022

210-00-53 540-342-000

Subtotal	\$	7,881.25
Sales Tax (if applicable)	\$	0.00
Total Due	\$	7,881.25

Payment Terms - 2% Discount of 0.00
if paid by 11/15/2022

Please remit to: Utilities Conservation Company, LLC.
41661 State Highway 13 Suite 5 Marengo, WI 54855
admin@ucc-llc.us



Washburn Marina
Balance Sheet
As of December 31, 2022

	Dec 31, 22		
ASSETS		LIABILITIES & EQUITY	
Current Assets		Liabilities	
Checking/Savings		Current Liabilities	
1-1100 · Cash		Accounts Payable	
1-1110 · Checking	29,729.44	2-1100 · Accounts Payable	-2,148.83
1-1120 · Petty Cash	200.00	Total Accounts Payable	-2,148.83
Total 1-1100 · Cash	29,929.44	Credit Cards	
Total Checking/Savings	29,929.44	2-1110 · Credit Card Payable	5,171.03
Accounts Receivable		Total Credit Cards	5,171.03
1-1200 · Accounts Receivable		Other Current Liabilities	
1-1210 · Billed Invoices	43,964.21	2-1300 · Payroll Liabilities	
1-1230 · Bad Debt	707.93	2-1310 · Employee Health Benefits	198.22
Total 1-1200 · Accounts Receivable	44,672.14	2-1320 · Unemployment Comp Tax	114.75
Total Accounts Receivable	44,672.14	2-1330 · State Withholding	832.95
Other Current Assets		Total 2-1300 · Payroll Liabilities	1,145.92
1-1300 · Ship Store Inventory		2-1400 · Tax Liabilities	
1-1311 · Clothing	599.93	2-1410 · Sales Tax Payable	1,873.34
1-1313 · Marine Supplies	62,622.19	Total 2-1400 · Tax Liabilities	1,873.34
1-1314 · Personal Items	1,408.25	2-1500 · Other Liabilities	
1-1316 · Diesel Fuel	3,126.82	2-1520 · Deferred Unearned Revenue	
1-1317 · Gasoline	5,394.68	2-1522 · Gift Certificates Outstanding	392.88
1-1319 · Slow Moving Contra	935.22	2-1523 · Haul Out, Storage, Launch	62,982.58
Total 1-1300 · Ship Store Inventory	74,087.09	Total 2-1520 · Deferred Unearned Revenue	63,375.46
1-1330 · Notes Receivable	-64.07	2-1530 · Refundable Deposits	4,070.30
1-1340 · Prepaid Expenses	20,792.12	Total 2-1500 · Other Liabilities	67,445.76
12000 · Undeposited Funds	3,890.37	Total Other Current Liabilities	70,465.02
Total Other Current Assets	98,705.51	Total Current Liabilities	73,487.22
Total Current Assets	173,307.09	Total Liabilities	73,487.22
Fixed Assets		Equity	
1-2100 · Furniture, Fixtures, Equipment	4,590.60	3-3000 · Retained Earnings	-19,319.96
Total Fixed Assets	4,590.60	Net Income	123,730.43
TOTAL ASSETS	177,897.69	Total Equity	104,410.47
			177,897.69

Washburn Marina
Washburn Marina Budget vs. Actual
December 2022

ACTUAL V BUDGET								
	Dec 22	Budget	\$ Over Budget	% of Budget	Apr - Dec 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense								
Income								
4-1000 · Facility Income	2,957.79	500.00	2,457.79	591.56%	280,046.32	251,500.00	28,546.32	111.35%
4-2000 · Service Dept Income	47,351.11	58,240.00	-10,888.89	81.3%	570,674.74	527,020.00	43,654.74	108.28%
4-3000 · Ship Store Income	2,215.59	3,000.00	-784.41	73.85%	178,176.23	179,180.00	-1,003.77	99.44%
Total Income	52,524.49	61,740.00	-9,215.51	85.07%	1,028,897.29	957,700.00	71,197.29	107.43%
Cost of Goods Sold								
5-2000 · Service Dept COGS	9,747.09	18,933.00	-9,185.91	51.48%	189,205.81	156,865.00	32,340.81	120.62%
5-3000 · Ship Store COGS	1,998.61	2,000.00	-1.39	99.93%	119,152.98	125,755.00	-6,602.02	94.75%
Total COGS	11,745.70	20,933.00	-9,187.30	56.11%	308,358.79	282,620.00	25,738.79	109.11%
Gross Profit	40,778.79	40,807.00	-28.21	99.93%	720,538.50	675,080.00	45,458.50	106.73%
Expense								
6-1000 · Facility Expenses	3,638.18	5,425.00	-1,786.82	67.06%	40,483.26	48,225.00	-7,741.74	83.95%
6-2000 · Service Dept Expenses	6,381.48	10,386.00	-4,004.52	61.44%	82,298.70	104,018.00	-21,719.30	79.12%
6-3000 · Ship Store Expenses	1,612.97	4,828.00	-3,215.03	33.41%	45,122.19	59,974.00	-14,851.81	75.24%
6-4000 · General Expenses	20,667.55	24,321.00	-3,653.45	84.98%	226,941.41	220,928.00	6,013.41	102.72%
Total Expense	32,300.18	44,960.00	-12,659.82	71.84%	394,845.56	433,145.00	-38,299.44	91.16%
Net Ordinary Income	8,478.61	-4,153.00	12,631.61	-204.16%	325,692.94	241,935.00	83,757.94	134.62%
Net Income	8,478.61	-4,153.00	12,631.61	-204.16%	325,692.94	241,935.00	83,757.94	134.62%
PREVIOUS YEAR COMPARISON								
	Dec 22	Dec 21	\$ Change	% Change	Apr - Dec 22	Apr - Dec 21	\$ Change	% Change
Ordinary Income/Expense								
Income								
4-1000 · Facility Income	2,957.79	2,846.04	111.75	3.93%	280,046.32	285,497.18	-5,450.86	-1.91%
4-2000 · Service Dept Income	47,351.11	57,998.50	-10,647.39	-18.36%	570,674.74	591,994.38	-21,319.64	-3.6%
4-3000 · Ship Store Income	2,215.59	6,349.07	-4,133.48	-65.1%	178,176.23	196,268.62	-18,092.39	-9.22%
Total Income	52,524.49	67,193.61	-14,669.12	-21.83%	1,028,897.29	1,073,760.18	-44,862.89	-4.18%
Cost of Goods Sold								
5-2000 · Service Dept COGS	9,747.09	18,099.97	-8,352.88	-46.15%	189,205.81	217,991.28	-28,785.47	-13.21%
5-3000 · Ship Store COGS	1,998.61	5,953.42	-3,954.81	-66.43%	119,152.98	145,208.60	-26,055.62	-17.94%
Total COGS	11,745.70	24,053.39	-12,307.69	-51.17%	308,358.79	363,199.88	-54,841.09	-15.1%
Gross Profit	40,778.79	43,140.22	-2,361.43	-5.47%	720,538.50	710,560.30	9,978.20	1.4%
Expense								
6-1000 · Facility Expenses	3,638.18	5,037.64	-1,399.46	-27.78%	40,483.26	39,173.51	1,309.75	3.34%
6-2000 · Service Dept Expenses	6,381.48	10,462.43	-4,080.95	-39.01%	82,298.70	77,340.49	4,958.21	6.41%
6-3000 · Ship Store Expenses	1,612.97	671.65	941.32	140.15%	45,122.19	42,905.98	2,216.21	5.17%
6-4000 · General Expenses	20,667.55	19,692.70	974.85	4.95%	226,941.41	215,377.53	11,563.88	5.37%
Total Expense	32,300.18	35,864.42	-3,564.24	-9.94%	394,845.56	374,797.51	20,048.05	5.35%
Net Ordinary Income	8,478.61	7,275.80	1,202.81	16.53%	325,692.94	335,762.79	-10,069.85	-3.0%
Net Income	8,478.61	7,275.80	1,202.81	16.53%	325,692.94	335,762.79	-10,069.85	-3.0%

Washburn Marina Washburn Marina Budget vs. Actual December 2022

ACTUAL V BUDGET								
	Dec 22	Budget	\$ Over Budget	% of Budget	Apr - Dec 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense								
Income								
4-1000 · Facility Income								
4-1100 · In-Season	0.00	0.00	0.00	0.0%	148,577.50	147,000.00	1,577.50	101.07%
4-1200 · Off-Season	2,325.00	0.00	2,325.00	100.0%	124,420.20	100,000.00	24,420.20	124.42%
4-1400 · Misc Services	632.79	500.00	132.79	126.56%	7,048.62	4,500.00	2,548.62	156.64%
Total 4-1000 · Facility Income	2,957.79	500.00	2,457.79	591.56%	280,046.32	251,500.00	28,546.32	111.35%
4-2000 · Service Dept Income								
4-2100 · Labor								
4-2111 · Electrical-Plumbing	9,597.50	9,552.00	45.50	100.48%	55,102.08	68,590.00	-13,487.92	80.34%
4-2112 · Fiberglass-Woodwork	10,890.00	14,646.00	-3,756.00	74.36%	80,530.75	98,658.00	-18,127.25	81.63%
4-2113 · Mechanical	9,680.00	6,368.00	3,312.00	152.01%	136,057.50	103,224.00	32,833.50	131.81%
4-2114 · Rigging	82.50	1,274.00	-1,191.50	6.48%	28,160.00	17,048.00	11,112.00	165.18%
4-2120 · Unit Billed Services								
4-2121 · Haul Out/Launch	0.00	0.00	0.00	0.0%	128,011.72	117,096.00	10,915.72	109.32%
4-2122 · Other Unit Billed	0.00	0.00	0.00	0.0%	15,146.50	22,304.00	-7,157.50	67.91%
Total 4-2120 · Unit Billed Services	0.00	0.00	0.00	0.0%	143,158.22	139,400.00	3,758.22	102.7%
Total 4-2100 · Labor	30,250.00	31,840.00	-1,590.00	95.01%	443,008.55	426,920.00	16,088.55	103.77%
4-2200 · Materials	4,809.60	15,000.00	-10,190.40	32.06%	71,242.16	66,000.00	5,242.16	107.94%
4-2300 · Contract Services	0.00	0.00	0.00	0.0%	36,395.90	16,000.00	20,395.90	227.47%
4-2400 · Misc Charges	12,291.51	11,500.00	791.51	106.88%	20,028.13	19,000.00	1,028.13	105.41%
4-2500 · Credit/Refunds	0.00	-100.00	100.00	0.0%	0.00	-900.00	900.00	0.0%
Total 4-2000 · Service Dept Income	47,351.11	58,240.00	-10,888.89	81.3%	570,674.74	527,020.00	43,654.74	108.28%
4-3000 · Ship Store Income								
4-3100 · Store Sales								
4-3110 · Clothing	0.00	0.00	0.00	0.0%	3,276.21	2,500.00	776.21	131.05%
4-3120 · Consumables	0.00	0.00	0.00	0.0%	1,391.75	1,350.00	41.75	103.09%
4-3130 · Marine Supplies	1,797.13	2,000.00	-202.87	89.86%	73,313.03	88,000.00	-14,686.97	83.31%
4-3140 · Personal Items	13.34	0.00	13.34	100.0%	5,916.18	4,200.00	1,716.18	140.86%
4-3150 · Special Orders	405.12	1,000.00	-594.88	40.51%	21,206.08	24,500.00	-3,293.92	86.56%
Total 4-3100 · Store Sales	2,215.59	3,000.00	-784.41	73.85%	105,103.25	120,550.00	-15,446.75	87.19%
4-3200 · Fuel Dock Sales								
4-3210 · Diesel	0.00	0.00	0.00	0.0%	17,899.54	12,000.00	5,899.54	149.16%
4-3220 · Gasoline	0.00	0.00	0.00	0.0%	53,144.68	44,500.00	8,644.68	119.43%
4-3230 · Pump Out	0.00	0.00	0.00	0.0%	2,028.76	2,130.00	-101.24	95.25%
Total 4-3200 · Fuel Dock Sales	0.00	0.00	0.00	0.0%	73,072.98	58,630.00	14,442.98	124.63%
Total 4-3000 · Ship Store Income	2,215.59	3,000.00	-784.41	73.85%	178,176.23	179,180.00	-1,003.77	99.44%
Total Income	52,524.49	61,740.00	-9,215.51	85.07%	1,028,897.29	957,700.00	71,197.29	107.43%
Cost of Goods Sold								
5-2000 · Service Dept COGS								
5-2100 · Labor								
5-2110 · Billable Hourly Labor								
5-2111 · Electrical-Plumbing	1,447.33	2,024.00	-576.67	71.51%	16,986.36	12,644.00	4,342.36	134.34%

Washburn Marina

Washburn Marina Budget vs. Actual

December 2022

ACTUAL V BUDGET	Dec 22	Budget	\$ Over Budget	% of Budget	Apr - Dec 22	Budget	\$ Over Budget	% of Budget
5-2112 · Fiberglass-Woodworking	3,310.57	3,542.00	-231.43	93.47%	22,240.91	31,737.00	-9,496.09	70.08%
5-2113 · Mechanical	1,875.41	2,193.00	-317.59	85.52%	27,255.42	20,217.00	7,038.42	134.81%
5-2114 · Rigging	80.50	337.00	-256.50	23.89%	5,301.76	3,697.00	1,604.76	143.41%
Total 5-2110 · Billable Hourly Labor	6,713.81	8,096.00	-1,382.19	82.93%	71,784.45	68,295.00	3,489.45	105.11%
5-2120 · Unit Billed Services								
5-2121 · Haul Out/Launch	28.28	0.00	28.28	100.0%	31,942.74	23,211.00	8,731.74	137.62%
5-2122 · Other	63.00	337.00	-274.00	18.69%	1,285.31	4,759.00	-3,473.69	27.01%
Total 5-2120 · Unit Billed Services	91.28	337.00	-245.72	27.09%	33,228.05	27,970.00	5,258.05	118.8%
Total 5-2100 · Labor	6,805.09	8,433.00	-1,627.91	80.7%	105,012.50	96,265.00	8,747.50	109.09%
5-2200 · Subcontract Services	0.00	0.00	0.00	0.0%	31,396.75	14,400.00	16,996.75	218.03%
5-2300 · Materials	2,942.00	10,500.00	-7,558.00	28.02%	52,796.56	46,200.00	6,596.56	114.28%
Total 5-2000 · Service Dept COGS	9,747.09	18,933.00	-9,185.91	51.48%	189,205.81	156,865.00	32,340.81	120.62%
5-3000 · Ship Store COGS								
5-3100 · Store Sales								
5-3110 · Clothing	0.00	0.00	0.00	0.0%	1,905.36	2,000.00	-94.64	95.27%
5-3120 · Consumables	0.00	0.00	0.00	0.0%	952.76	1,013.00	-60.24	94.05%
5-3130 · Marine Supplies	1,609.13	1,300.00	309.13	123.78%	37,218.57	57,200.00	-19,981.43	65.07%
5-3140 · Personal Items	13.34	0.00	13.34	100.0%	4,390.63	3,192.00	1,198.63	137.55%
5-3150 · Special Orders	376.14	700.00	-323.86	53.73%	17,505.80	17,150.00	355.80	102.08%
Total 5-3100 · Store Sales	1,998.61	2,000.00	-1.39	99.93%	61,973.12	80,555.00	-18,581.88	76.93%
5-3200 · Fuel Dock Sales								
5-3210 · Diesel	0.00	0.00	0.00	0.0%	15,625.29	9,600.00	6,025.29	162.76%
5-3220 · Gasoline	0.00	0.00	0.00	0.0%	41,554.57	35,600.00	5,954.57	116.73%
Total 5-3200 · Fuel Dock Sales	0.00	0.00	0.00	0.0%	57,179.86	45,200.00	11,979.86	126.5%
Total 5-3000 · Ship Store COGS	1,998.61	2,000.00	-1.39	99.93%	119,152.98	125,755.00	-6,602.02	94.75%
Total COGS	11,745.70	20,933.00	-9,187.30	56.11%	308,358.79	282,620.00	25,738.79	109.11%
Gross Profit	40,778.79	40,807.00	-28.21	99.93%	720,538.50	675,080.00	45,458.50	106.73%
Expense								
6-1000 · Facility Expenses								
6-1100 · Utilities								
6-1110 · Marina	261.80	675.00	-413.20	38.79%	10,519.97	11,075.00	-555.03	94.99%
6-1120 · Buildings/Grounds	2,836.92	3,000.00	-163.08	94.56%	14,363.92	17,900.00	-3,536.08	80.25%
Total 6-1100 · Utilities	3,098.72	3,675.00	-576.28	84.32%	24,883.89	28,975.00	-4,091.11	85.88%
6-1200 · Maintenance & Supplies								
6-1210 · Marina	0.00	0.00	0.00	0.0%	2,288.99	3,100.00	-811.01	73.84%
6-1220 · Buildings/Grounds	539.46	1,250.00	-710.54	43.16%	13,310.38	11,650.00	1,660.38	114.25%
Total 6-1200 · Maintenance & Supplies	539.46	1,250.00	-710.54	43.16%	15,599.37	14,750.00	849.37	105.76%
6-1300 · Contingent Expense	0.00	500.00	-500.00	0.0%	0.00	4,500.00	-4,500.00	0.0%
Total 6-1000 · Facility Expenses	3,638.18	5,425.00	-1,786.82	67.06%	40,483.26	48,225.00	-7,741.74	83.95%
6-2000 · Service Dept Expenses								
6-2100 · Non-Billable Wages & Taxes								
6-2110 · Non-Billable Salary & Wages								
6-2111 · Administrative	2,237.38	2,762.00	-524.62	81.01%	27,530.56	28,508.00	-977.44	96.57%

Washburn Marina

Washburn Marina Budget vs. Actual

December 2022

ACTUAL V BUDGET	Dec 22	Budget	\$ Over Budget	% of Budget	Apr - Dec 22	Budget	\$ Over Budget	% of Budget
6-2112 • Warranty/Credit	98.56	395.00	-296.44	24.95%	4,304.58	4,074.00	230.58	105.66%
6-2113 • General Maintenance	553.47	789.00	-235.53	70.15%	4,249.87	8,145.00	-3,895.13	52.18%
Total 6-2110 • Non-Billable Salary & Wa	2,889.41	3,946.00	-1,056.59	73.22%	36,085.01	40,727.00	-4,641.99	88.6%
6-2120 • FICA/Medicare	907.55	1,098.00	-190.45	82.66%	11,612.59	11,367.00	245.59	102.16%
6-2130 • Unemployment Compensation	4.37	0.00	4.37	100.0%	678.69	910.00	-231.31	74.58%
6-2140 • Workers Compensation	464.98	734.00	-269.02	63.35%	4,169.09	6,606.00	-2,436.91	63.11%
Total 6-2100 • Non-Billable Wages & Taxe	4,266.31	5,778.00	-1,511.69	73.84%	52,545.38	59,610.00	-7,064.62	88.15%
6-2200 • Employee Benefits								
6-2210 • Holiday Pay	704.32	847.00	-142.68	83.16%	2,916.64	3,388.00	-471.36	86.09%
6-2220 • Personal Time Compensation	1,466.96	688.00	778.96	213.22%	8,898.65	7,092.00	1,806.65	125.47%
6-2230 • Health Insurance	444.01	1,050.00	-605.99	42.29%	6,172.64	11,025.00	-4,852.36	55.99%
6-2240 • Retirement Plan	220.41	431.00	-210.59	51.14%	2,499.56	4,460.00	-1,960.44	56.04%
Total 6-2200 • Employee Benefits	2,835.70	3,016.00	-180.30	94.02%	20,487.49	25,965.00	-5,477.51	78.9%
6-2310 • Education & Training	166.67	167.00	-0.33	99.8%	1,500.03	2,703.00	-1,202.97	55.5%
6-2320 • Equipment Maintenance	14.83	525.00	-510.17	2.83%	2,316.04	4,915.00	-2,598.96	47.12%
6-2330 • Freight & Shipping	187.57	250.00	-62.43	75.03%	2,914.14	2,250.00	664.14	129.52%
6-2340 • Hazardous Waste Removal	-393.00	0.00	-393.00	100.0%	192.00	850.00	-658.00	22.59%
6-2350 • Small Tools	6.49	400.00	-393.51	1.62%	3,666.06	3,600.00	66.06	101.84%
6-2360 • Supplies	-596.03	0.00	-596.03	100.0%	-7,706.66	0.00	-7,706.66	100.0%
6-2370 • Travel/Lodging/Meals	0.00	0.00	0.00	0.0%	80.01	750.00	-669.99	10.67%
6-2380 • Uniforms	0.00	0.00	0.00	0.0%	2,048.45	1,125.00	923.45	182.08%
6-2390 • Utilities	100.31	100.00	0.31	100.31%	802.09	900.00	-97.91	89.12%
6-2400 • Warranty Parts	-207.37	150.00	-357.37	-138.25%	3,453.67	1,350.00	2,103.67	255.83%
Total 6-2000 • Service Dept Expenses	6,381.48	10,386.00	-4,004.52	61.44%	82,298.70	104,018.00	-21,719.30	79.12%
6-3000 • Ship Store Expenses								
6-3100 • Wages & Taxes								
6-3110 • Regular & OT Wages	1,087.58	2,360.00	-1,272.42	46.08%	33,371.71	38,924.00	-5,552.29	85.74%
6-3120 • FICA/Medicare	100.66	181.00	-80.34	55.61%	2,614.02	2,978.00	-363.98	87.78%
6-3130 • Unemployment Compensation	0.48	0.00	0.48	100.0%	109.38	395.00	-285.62	27.69%
6-3140 • Workers Compensation	51.57	264.00	-212.43	19.53%	826.55	2,376.00	-1,549.45	34.79%
Total 6-3100 • Wages & Taxes	1,240.29	2,805.00	-1,564.71	44.22%	36,921.66	44,673.00	-7,751.34	82.65%
6-3200 • Employee Benefits								
6-3210 • Holiday Pay	228.00	216.00	12.00	105.56%	1,336.00	864.00	472.00	154.63%
6-3220 • Personal Time Compensation	0.00	133.00	-133.00	0.0%	136.00	1,197.00	-1,061.00	11.36%
6-3230 • Health Insurance	0.00	1,050.00	-1,050.00	0.0%	2,147.23	7,350.00	-5,202.77	29.21%
6-3240 • Retirement Plan	0.00	149.00	-149.00	0.0%	0.00	1,415.00	-1,415.00	0.0%
Total 6-3200 • Employee Benefits	228.00	1,548.00	-1,320.00	14.73%	3,619.23	10,826.00	-7,206.77	33.43%
6-3300 • Education & Training	0.00	250.00	-250.00	0.0%	195.00	250.00	-55.00	78.0%
6-3310 • Equipment/Maintenance	0.00	25.00	-25.00	0.0%	309.00	225.00	84.00	137.33%
6-3320 • Freight/Shipping	44.37	100.00	-55.63	44.37%	1,326.30	1,900.00	-573.70	69.81%
6-3330 • Supplies	0.00	0.00	0.00	0.0%	1,174.33	600.00	574.33	195.72%
6-3340 • Travel/Lodging/Meals	0.00	0.00	0.00	0.0%	146.28	0.00	146.28	100.0%
6-3350 • Uniforms	0.00	0.00	0.00	0.0%	637.53	600.00	37.53	106.26%

Washburn Marina Washburn Marina Budget vs. Actual December 2022

ACTUAL V BUDGET								
	Dec 22	Budget	\$ Over Budget	% of Budget	Apr - Dec 22	Budget	\$ Over Budget	% of Budget
6-3360 · Utilities	100.31	100.00	0.31	100.31%	803.41	900.00	-96.59	89.27%
6-3370 · Over/Under	0.00	0.00	0.00	0.0%	-10.55	0.00	-10.55	100.0%
Total 6-3000 · Ship Store Expenses	1,612.97	4,828.00	-3,215.03	33.41%	45,122.19	59,974.00	-14,851.81	75.24%
6-4000 · General Expenses								
6-4100 · Wages & Taxes								
6-4110 · Administration Wages	9,711.90	10,321.00	-609.10	94.1%	101,038.71	99,599.00	1,439.71	101.45%
6-4120 · Repair/Maintenance Wages	1,753.14	2,201.00	-447.86	79.65%	29,907.23	27,754.00	2,153.23	107.76%
6-4130 · FICA/Medicare	903.75	1,037.00	-133.25	87.15%	10,311.84	10,259.00	52.84	100.52%
6-4140 · Unemployment Compensation	4.35	0.00	4.35	100.0%	303.14	600.00	-296.86	50.52%
6-4150 · Workers Compensation	463.03	384.00	79.03	120.58%	3,820.58	3,522.00	298.58	108.48%
Total 6-4100 · Wages & Taxes	12,836.17	13,943.00	-1,106.83	92.06%	145,381.50	141,734.00	3,647.50	102.57%
6-4200 · Employee Benefits								
6-4210 · Holiday Pay	266.00	258.00	8.00	103.1%	1,628.00	1,032.00	596.00	157.75%
6-4220 · Personal Time Compensation	237.50	261.00	-23.50	91.0%	1,377.50	2,349.00	-971.50	58.64%
6-4230 · Health Insurance	1,373.58	1,400.00	-26.42	98.11%	12,333.32	12,600.00	-266.68	97.88%
6-4240 · Retirement Plan	323.99	407.00	-83.01	79.6%	3,635.31	3,640.00	-4.69	99.87%
Total 6-4200 · Employee Benefits	2,201.07	2,326.00	-124.93	94.63%	18,974.13	19,621.00	-646.87	96.7%
6-4300 · Advertising & Marketing	136.59	715.00	-578.41	19.1%	9,612.68	9,690.00	-77.32	99.2%
6-4310 · Contract Services	39.53	38.00	1.53	104.03%	374.97	342.00	32.97	109.64%
6-4320 · Donations	750.00	1,250.00	-500.00	60.0%	1,428.75	1,400.00	28.75	102.05%
6-4330 · Education & Training	166.66	767.00	-600.34	21.73%	1,918.94	2,303.00	-384.06	83.32%
6-4340 · Equipmt/Furnish/Sm Tools/Main	8.90	25.00	-16.10	35.6%	182.20	200.00	-17.80	91.1%
6-4350 · Insurance	1,865.00	1,805.00	60.00	103.32%	16,531.00	16,245.00	286.00	101.76%
6-4370 · License/Permit/Fee/Dues/Subscr	366.49	350.00	16.49	104.71%	2,082.77	2,375.00	-292.23	87.7%
6-4380 · Office Supplies/Postage	44.36	175.00	-130.64	25.35%	1,457.45	1,575.00	-117.55	92.54%
6-4390 · Professional Services	191.45	250.00	-58.55	76.58%	4,346.40	4,050.00	296.40	107.32%
6-4400 · Service Charges	1,395.76	2,000.00	-604.24	69.79%	19,321.42	16,700.00	2,621.42	115.7%
6-4410 · Supplies	88.17	100.00	-11.83	88.17%	521.08	900.00	-378.92	57.9%
6-4420 · Travel/Lodging/Miles	98.20	250.00	-151.80	39.28%	946.08	500.00	446.08	189.22%
6-4430 · Uniforms	0.00	0.00	0.00	0.0%	336.06	350.00	-13.94	96.02%
6-4440 · Utilities	423.29	277.00	146.29	152.81%	2,647.52	2,493.00	154.52	106.2%
6-4450 · Misc Expenses	117.49	100.00	17.49	117.49%	1,272.66	900.00	372.66	141.41%
6-4460 · Purchases Discount	-61.58	-50.00	-11.58	123.16%	-394.20	-450.00	55.80	87.6%
Total 6-4000 · General Expenses	20,667.55	24,321.00	-3,653.45	84.98%	226,941.41	220,928.00	6,013.41	102.72%
Total Expense	32,300.18	44,960.00	-12,659.82	71.84%	394,845.56	433,145.00	-38,299.44	91.16%
Net Ordinary Income	8,478.61	-4,153.00	12,631.61	-204.16%	325,692.94	241,935.00	83,757.94	134.62%
Net Income	8,478.61	-4,153.00	12,631.61	-204.16%	325,692.94	241,935.00	83,757.94	134.62%

Washburn Marina Facilities Budget vs. Actual December 2022

ACTUAL V BUDGET								
	Dec 22	Budget	\$ Over Budget	% of Budget	Apr - Dec 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense								
Income								
4-1000 · Facility Income								
4-1100 · In-Season	0.00	0.00	0.00	0.0%	148,577.50	147,000.00	1,577.50	101.07%
4-1200 · Off-Season	2,325.00	0.00	2,325.00	100.0%	124,420.20	100,000.00	24,420.20	124.42%
4-1300 · Maintenance Fees	0.00	0.00	0.00	0.0%	140,234.80	140,235.00	-0.20	100.0%
4-1400 · Misc Services	632.79	500.00	132.79	126.56%	7,048.62	4,500.00	2,548.62	156.64%
Total 4-1000 · Facility Income	2,957.79	500.00	2,457.79	591.56%	420,281.12	391,735.00	28,546.12	107.29%
Total Income	2,957.79	500.00	2,457.79	591.56%	420,281.12	391,735.00	28,546.12	107.29%
Gross Profit	2,957.79	500.00	2,457.79	591.56%	420,281.12	391,735.00	28,546.12	107.29%
Expense								
6-1000 · Facility Expenses								
6-1100 · Utilities								
6-1110 · Marina	261.80	675.00	-413.20	38.79%	10,519.97	11,075.00	-555.03	94.99%
6-1120 · Buildings/Grounds	2,836.92	3,000.00	-163.08	94.56%	14,363.92	17,900.00	-3,536.08	80.25%
Total 6-1100 · Utilities	3,098.72	3,675.00	-576.28	84.32%	24,883.89	28,975.00	-4,091.11	85.88%
6-1200 · Maintenance & Supplies								
6-1210 · Marina	0.00	0.00	0.00	0.0%	2,288.99	3,100.00	-811.01	73.84%
6-1220 · Buildings/Grounds	539.46	1,250.00	-710.54	43.16%	13,310.38	11,650.00	1,660.38	114.25%
Total 6-1200 · Maintenance & Supplies	539.46	1,250.00	-710.54	43.16%	15,599.37	14,750.00	849.37	105.76%
6-1300 · Contingent Expense	0.00	500.00	-500.00	0.0%	0.00	4,500.00	-4,500.00	0.0%
Total 6-1000 · Facility Expenses	3,638.18	5,425.00	-1,786.82	67.06%	40,483.26	48,225.00	-7,741.74	83.95%
Total Expense	3,638.18	5,425.00	-1,786.82	67.06%	40,483.26	48,225.00	-7,741.74	83.95%
Net Ordinary Income	-680.39	-4,925.00	4,244.61	13.82%	379,797.86	343,510.00	36,287.86	110.56%
Net Income	-680.39	-4,925.00	4,244.61	13.82%	379,797.86	343,510.00	36,287.86	110.56%

PREVIOUS YEAR COMPARISON								
	Dec 22	Dec 21	\$ Change	% Change	Apr - Dec 22	Apr - Dec 21	\$ Change	% Change
Ordinary Income/Expense								
Income								
4-1000 · Facility Income	2,957.79	2,846.04	111.75	3.93%	420,281.12	425,731.98	-5,450.86	-1.28%
Total Income	2,957.79	2,846.04	111.75	3.93%	420,281.12	425,731.98	-5,450.86	-1.28%
Gross Profit	2,957.79	2,846.04	111.75	3.93%	420,281.12	425,731.98	-5,450.86	-1.28%
Expense								
6-1000 · Facility Expenses	3,638.18	5,037.64	-1,399.46	-27.78%	40,483.26	39,173.51	1,309.75	3.34%
Total Expense	3,638.18	5,037.64	-1,399.46	-27.78%	40,483.26	39,173.51	1,309.75	3.34%
Net Ordinary Income	-680.39	-2,191.60	1,511.21	68.96%	379,797.86	386,558.47	-6,760.61	-1.75%
Net Income	-680.39	-2,191.60	1,511.21	68.96%	379,797.86	386,558.47	-6,760.61	-1.75%

Washburn Marina

Service Department Budget vs. Actual

December 2022

ACTUAL V BUDGET								
	Dec 22	Budget	\$ Over Budget	% of Budget	Apr - Dec 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense								
Income								
4-2000 · Service Dept Income								
4-2100 · Labor								
4-2111 · Electrical-Plumbing	9,597.50	9,552.00	45.50	100.48%	55,102.08	68,590.00	-13,487.92	80.34%
4-2112 · Fiberglass-Woodwork	10,890.00	14,646.00	-3,756.00	74.36%	80,530.75	98,658.00	-18,127.25	81.63%
4-2113 · Mechanical	9,680.00	6,368.00	3,312.00	152.01%	136,057.50	103,224.00	32,833.50	131.81%
4-2114 · Rigging	82.50	1,274.00	-1,191.50	6.48%	28,160.00	17,048.00	11,112.00	165.18%
4-2120 · Unit Billed Services								
4-2121 · Haul Out/Launch	0.00	0.00	0.00	0.0%	128,011.72	117,096.00	10,915.72	109.32%
4-2122 · Other Unit Billed	0.00	0.00	0.00	0.0%	15,146.50	22,304.00	-7,157.50	67.91%
Total 4-2120 · Unit Billed Services	0.00	0.00	0.00	0.0%	143,158.22	139,400.00	3,758.22	102.7%
Total 4-2100 · Labor	30,250.00	31,840.00	-1,590.00	95.01%	443,008.55	426,920.00	16,088.55	103.77%
4-2200 · Materials	4,809.60	15,000.00	-10,190.40	32.06%	71,242.16	66,000.00	5,242.16	107.94%
4-2300 · Contract Services	0.00	0.00	0.00	0.0%	36,395.90	16,000.00	20,395.90	227.47%
4-2400 · Misc Charges	12,291.51	11,500.00	791.51	106.88%	20,028.13	19,000.00	1,028.13	105.41%
4-2500 · Credit/Refunds	0.00	-100.00	100.00	0.0%	0.00	-900.00	900.00	0.0%
Total 4-2000 · Service Dept Income	47,351.11	58,240.00	-10,888.89	81.3%	570,674.74	527,020.00	43,654.74	108.28%
Total Income	47,351.11	58,240.00	-10,888.89	81.3%	570,674.74	527,020.00	43,654.74	108.28%
Cost of Goods Sold								
5-2000 · Service Dept COGS								
5-2100 · Labor								
5-2110 · Billable Hourly Labor								
5-2111 · Electrical-Plumbing	1,447.33	2,024.00	-576.67	71.51%	16,986.36	12,644.00	4,342.36	134.34%
5-2112 · Fiberglass-Woodworking	3,310.57	3,542.00	-231.43	93.47%	22,240.91	31,737.00	-9,496.09	70.08%
5-2113 · Mechanical	1,875.41	2,193.00	-317.59	85.52%	27,255.42	20,217.00	7,038.42	134.81%
5-2114 · Rigging	80.50	337.00	-256.50	23.89%	5,301.76	3,697.00	1,604.76	143.41%
Total 5-2110 · Billable Hourly Labor	6,713.81	8,096.00	-1,382.19	82.93%	71,784.45	68,295.00	3,489.45	105.11%
5-2120 · Unit Billed Services								
5-2121 · Haul Out/Launch	28.28	0.00	28.28	100.0%	31,942.74	23,211.00	8,731.74	137.62%
5-2122 · Other	63.00	337.00	-274.00	18.69%	1,285.31	4,759.00	-3,473.69	27.01%
Total 5-2120 · Unit Billed Services	91.28	337.00	-245.72	27.09%	33,228.05	27,970.00	5,258.05	118.8%
Total 5-2100 · Labor	6,805.09	8,433.00	-1,627.91	80.7%	105,012.50	96,265.00	8,747.50	109.09%
5-2200 · Subcontract Services	0.00	0.00	0.00	0.0%	31,396.75	14,400.00	16,996.75	218.03%
5-2300 · Materials	2,942.00	10,500.00	-7,558.00	28.02%	52,796.56	46,200.00	6,596.56	114.28%
Total 5-2000 · Service Dept COGS	9,747.09	18,933.00	-9,185.91	51.48%	189,205.81	156,865.00	32,340.81	120.62%
Total COGS	9,747.09	18,933.00	-9,185.91	51.48%	189,205.81	156,865.00	32,340.81	120.62%
Gross Profit	37,604.02	39,307.00	-1,702.98	95.67%	381,468.93	370,155.00	11,313.93	103.06%
Expense								
6-2000 · Service Dept Expenses								
6-2100 · Non-Billable Wages & Taxes								
6-2110 · Non-Billable Salary & Wages								
6-2111 · Administrative	2,237.38	2,762.00	-524.62	81.01%	27,530.56	28,508.00	-977.44	96.57%

Washburn Marina
Service Department Budget vs. Actual
December 2022

ACTUAL V BUDGET								
	Dec 22	Budget	\$ Over Budget	% of Budget	Apr - Dec 22	Budget	\$ Over Budget	% of Budget
6-2112 · Warranty/Credit	98.56	395.00	-296.44	24.95%	4,304.58	4,074.00	230.58	105.66%
6-2113 · General Maintenance	553.47	789.00	-235.53	70.15%	4,249.87	8,145.00	-3,895.13	52.18%
Total 6-2110 · Non-Billable Salary & Wages	2,889.41	3,946.00	-1,056.59	73.22%	36,085.01	40,727.00	-4,641.99	88.6%
6-2120 · FICA/Medicare	907.55	1,098.00	-190.45	82.66%	11,612.59	11,367.00	245.59	102.16%
6-2130 · Unemployment Compensation	4.37	0.00	4.37	100.0%	678.69	910.00	-231.31	74.58%
6-2140 · Workers Compensation	464.98	734.00	-269.02	63.35%	4,169.09	6,606.00	-2,436.91	63.11%
Total 6-2100 · Non-Billable Wages & Taxes	4,266.31	5,778.00	-1,511.69	73.84%	52,545.38	59,610.00	-7,064.62	88.15%
6-2200 · Employee Benefits								
6-2210 · Holiday Pay	704.32	847.00	-142.68	83.16%	2,916.64	3,388.00	-471.36	86.09%
6-2220 · Personal Time Compensation	1,466.96	688.00	778.96	213.22%	8,898.65	7,092.00	1,806.65	125.47%
6-2230 · Health Insurance	444.01	1,050.00	-605.99	42.29%	6,172.64	11,025.00	-4,852.36	55.99%
6-2240 · Retirement Plan	220.41	431.00	-210.59	51.14%	2,499.56	4,460.00	-1,960.44	56.04%
Total 6-2200 · Employee Benefits	2,835.70	3,016.00	-180.30	94.02%	20,487.49	25,965.00	-5,477.51	78.9%
6-2310 · Education & Training	166.67	167.00	-0.33	99.8%	1,500.03	2,703.00	-1,202.97	55.5%
6-2320 · Equipment Maintenance	14.83	525.00	-510.17	2.83%	2,316.04	4,915.00	-2,598.96	47.12%
6-2330 · Freight & Shipping	187.57	250.00	-62.43	75.03%	2,914.14	2,250.00	664.14	129.52%
6-2340 · Hazardous Waste Removal	-393.00	0.00	-393.00	100.0%	192.00	850.00	-658.00	22.59%
6-2350 · Small Tools	6.49	400.00	-393.51	1.62%	3,666.06	3,600.00	66.06	101.84%
6-2360 · Supplies	-596.03	0.00	-596.03	100.0%	-7,706.66	0.00	-7,706.66	100.0%
6-2370 · Travel/Lodging/Meals	0.00	0.00	0.00	0.0%	80.01	750.00	-669.99	10.67%
6-2380 · Uniforms	0.00	0.00	0.00	0.0%	2,048.45	1,125.00	923.45	182.08%
6-2390 · Utilities	100.31	100.00	0.31	100.31%	802.09	900.00	-97.91	89.12%
6-2400 · Warranty Parts	-207.37	150.00	-357.37	-138.25%	3,453.67	1,350.00	2,103.67	255.83%
Total 6-2000 · Service Dept Expenses	6,381.48	10,386.00	-4,004.52	61.44%	82,298.70	104,018.00	-21,719.30	79.12%
Total Expense	6,381.48	10,386.00	-4,004.52	61.44%	82,298.70	104,018.00	-21,719.30	79.12%
Net Ordinary Income	31,222.54	28,921.00	2,301.54	107.96%	299,170.23	266,137.00	33,033.23	112.41%
Net Income	31,222.54	28,921.00	2,301.54	107.96%	299,170.23	266,137.00	33,033.23	112.41%

PREVIOUS YEAR COMPARISON								
	Dec 22	Dec 21	\$ Change	% Change	Apr - Dec 22	Apr - Dec 21	\$ Change	% Change
Ordinary Income/Expense								
Income								
4-2000 · Service Dept Income	47,351.11	57,998.50	-10,647.39	-18.36%	570,674.74	591,994.38	-21,319.64	-3.6%
Total Income	47,351.11	57,998.50	-10,647.39	-18.36%	570,674.74	591,994.38	-21,319.64	-3.6%
Cost of Goods Sold								
5-2000 · Service Dept COGS	9,747.09	18,099.97	-8,352.88	-46.15%	189,205.81	217,991.28	-28,785.47	-13.21%
Total COGS	9,747.09	18,099.97	-8,352.88	-46.15%	189,205.81	217,991.28	-28,785.47	-13.21%
Gross Profit	37,604.02	39,898.53	-2,294.51	-5.75%	381,468.93	374,003.10	7,465.83	2.0%
Expense								
6-2000 · Service Dept Expenses	6,381.48	10,462.43	-4,080.95	-39.01%	82,298.70	77,340.49	4,958.21	6.41%
Total Expense	6,381.48	10,462.43	-4,080.95	-39.01%	82,298.70	77,340.49	4,958.21	6.41%
Net Ordinary Income	31,222.54	29,436.10	1,786.44	6.07%	299,170.23	296,662.61	2,507.62	0.85%
Net Income	31,222.54	29,436.10	1,786.44	6.07%	299,170.23	296,662.61	2,507.62	0.85%

Washburn Marina
Prev Yr Comp-Store
December 2022

ACTUAL V BUDGET								
	Dec 22	Budget	\$ Over Budget	% of Budget	Apr - Dec 22	Apr - Dec 21	\$ Change	% Change
Ordinary Income/Expense								
Income								
4-3000 · Ship Store Income								
4-3100 · Store Sales								
4-3110 · Clothing	0.00	0.00	0.00	0.0%	3,276.21	2,663.57	612.64	23.0%
4-3120 · Consumables	0.00	0.00	0.00	0.0%	1,391.75	1,637.94	-246.19	-15.03%
4-3130 · Marine Supplies	1,797.13	2,000.00	-202.87	89.86%	73,313.03	77,317.25	-4,004.22	-5.18%
4-3140 · Personal Items	13.34	0.00	13.34	100.0%	5,916.18	3,191.70	2,724.48	85.36%
4-3150 · Special Orders	405.12	1,000.00	-594.88	40.51%	21,206.08	50,909.09	-29,703.01	-58.35%
Total 4-3100 · Store Sales	2,215.59	3,000.00	-784.41	73.85%	105,103.25	135,719.55	-30,616.30	-22.56%
4-3200 · Fuel Dock Sales								
4-3210 · Diesel	0.00	0.00	0.00	0.0%	17,899.54	11,718.09	6,181.45	52.75%
4-3220 · Gasoline	0.00	0.00	0.00	0.0%	53,144.68	47,627.01	5,517.67	11.59%
4-3230 · Pump Out	0.00	0.00	0.00	0.0%	2,028.76	1,203.97	824.79	68.51%
Total 4-3200 · Fuel Dock Sales	0.00	0.00	0.00	0.0%	73,072.98	60,549.07	12,523.91	20.68%
Total 4-3000 · Ship Store Income	2,215.59	3,000.00	-784.41	73.85%	178,176.23	196,268.62	-18,092.39	-9.22%
Total Income	2,215.59	3,000.00	-784.41	73.85%	178,176.23	196,268.62	-18,092.39	-9.22%
Cost of Goods Sold								
5-3000 · Ship Store COGS								
5-3100 · Store Sales								
5-3110 · Clothing	0.00	0.00	0.00	0.0%	1,905.36	1,742.20	163.16	9.37%
5-3120 · Consumables	0.00	0.00	0.00	0.0%	952.76	1,428.20	-475.44	-33.29%
5-3130 · Marine Supplies	1,609.13	1,300.00	309.13	123.78%	37,218.57	55,268.40	-18,049.83	-32.66%
5-3140 · Personal Items	13.34	0.00	13.34	100.0%	4,390.63	1,503.62	2,887.01	192.0%
5-3150 · Special Orders	376.14	700.00	-323.86	53.73%	17,505.80	40,100.55	-22,594.75	-56.35%
Total 5-3100 · Store Sales	1,998.61	2,000.00	-1.39	99.93%	61,973.12	100,042.97	-38,069.85	-38.05%
5-3200 · Fuel Dock Sales								
5-3210 · Diesel	0.00	0.00	0.00	0.0%	15,625.29	8,794.48	6,830.81	77.67%
5-3220 · Gasoline	0.00	0.00	0.00	0.0%	41,554.57	36,371.15	5,183.42	14.25%
Total 5-3200 · Fuel Dock Sales	0.00	0.00	0.00	0.0%	57,179.86	45,165.63	12,014.23	26.6%
Total 5-3000 · Ship Store COGS	1,998.61	2,000.00	-1.39	99.93%	119,152.98	145,208.60	-26,055.62	-17.94%
Total COGS	1,998.61	2,000.00	-1.39	99.93%	119,152.98	145,208.60	-26,055.62	-17.94%
Gross Profit	216.98	1,000.00	-783.02	21.7%	59,023.25	51,060.02	7,963.23	15.6%
Expense								
6-3000 · Ship Store Expenses								
6-3100 · Wages & Taxes								
6-3110 · Regular & OT Wages	1,087.58	2,360.00	-1,272.42	46.08%	33,371.71	30,198.33	3,173.38	10.51%
6-3120 · FICA/Medicare	100.66	181.00	-80.34	55.61%	2,614.02	2,484.47	129.55	5.21%
6-3130 · Unemployment Compensation	0.48	0.00	0.48	100.0%	109.38	147.80	-38.42	-26.0%
6-3140 · Workers Compensation	51.57	264.00	-212.43	19.53%	826.55	1,277.44	-450.89	-35.3%
Total 6-3100 · Wages & Taxes	1,240.29	2,805.00	-1,564.71	44.22%	36,921.66	34,108.04	2,813.62	8.25%
6-3200 · Employee Benefits								
6-3210 · Holiday Pay	228.00	216.00	12.00	105.56%	1,336.00	917.40	418.60	45.63%

Washburn Marina
Prev Yr Comp-Store
December 2022

ACTUAL V BUDGET								
	Dec 22	Budget	\$ Over Budget	% of Budget	Apr - Dec 22	Apr - Dec 21	\$ Change	% Change
6-3220 · Personal Time Compensation	0.00	133.00	-133.00	0.0%	136.00	1,620.00	-1,484.00	-91.61%
6-3230 · Health Insurance	0.00	1,050.00	-1,050.00	0.0%	2,147.23	42.30	2,104.93	4,976.19%
6-3240 · Retirement Plan	0.00	149.00	-149.00	0.0%	0.00	828.79	-828.79	-100.0%
Total 6-3200 · Employee Benefits	228.00	1,548.00	-1,320.00	14.73%	3,619.23	3,408.49	210.74	6.18%
6-3300 · Education & Training	0.00	250.00	-250.00	0.0%	195.00	66.95	128.05	191.26%
6-3310 · Equipment/Maintenance	0.00	25.00	-25.00	0.0%	309.00	1,786.32	-1,477.32	-82.7%
6-3320 · Freight/Shipping	44.37	100.00	-55.63	44.37%	1,326.30	1,657.06	-330.76	-19.96%
6-3330 · Supplies	0.00	0.00	0.00	0.0%	1,174.33	657.93	516.40	78.49%
6-3340 · Travel/Lodging/Meals	0.00	0.00	0.00	0.0%	146.28	0.00	146.28	100.0%
6-3350 · Uniforms	0.00	0.00	0.00	0.0%	637.53	239.25	398.28	166.47%
6-3360 · Utilities	100.31	100.00	0.31	100.31%	803.41	894.52	-91.11	-10.19%
6-3370 · Over/Under	0.00	0.00	0.00	0.0%	-10.55	87.42	-97.97	-112.07%
Total 6-3000 · Ship Store Expenses	1,612.97	4,828.00	-3,215.03	33.41%	45,122.19	42,905.98	2,216.21	5.17%
Total Expense	1,612.97	4,828.00	-3,215.03	33.41%	45,122.19	42,905.98	2,216.21	5.17%
Net Ordinary Income	-1,395.99	-3,828.00	2,432.01	36.47%	13,901.06	8,154.04	5,747.02	70.48%
Net Income	-1,395.99	-3,828.00	2,432.01	36.47%	13,901.06	8,154.04	5,747.02	70.48%

PREVIOUS YEAR COMPARISON								
	Dec 22	Dec 21	\$ Change	% Change	Apr - Dec 22	Apr - Dec 21	\$ Change	% Change
Ordinary Income/Expense								
Income								
4-3000 · Ship Store Income	2,215.59	6,349.07	-4,133.48	-65.1%	178,176.23	196,268.62	-18,092.39	-9.22%
Total Income	2,215.59	6,349.07	-4,133.48	-65.1%	178,176.23	196,268.62	-18,092.39	-9.22%
Cost of Goods Sold								
5-3000 · Ship Store COGS	1,998.61	5,953.42	-3,954.81	-66.43%	119,152.98	145,208.60	-26,055.62	-17.94%
Total COGS	1,998.61	5,953.42	-3,954.81	-66.43%	119,152.98	145,208.60	-26,055.62	-17.94%
Gross Profit	216.98	395.65	-178.67	-45.16%	59,023.25	51,060.02	7,963.23	15.6%
Expense								
6-3000 · Ship Store Expenses	1,612.97	671.65	941.32	140.15%	45,122.19	42,905.98	2,216.21	5.17%
Total Expense	1,612.97	671.65	941.32	140.15%	45,122.19	42,905.98	2,216.21	5.17%
Net Ordinary Income	-1,395.99	-276.00	-1,119.99	-405.79%	13,901.06	8,154.04	5,747.02	70.48%
Net Income	-1,395.99	-276.00	-1,119.99	-405.79%	13,901.06	8,154.04	5,747.02	70.48%

Washburn Marina

General Expenses Budget vs. Actual

December 2022

ACTUAL V BUDGET								
	Dec 22	Budget	\$ Over Budget	% of Budget	Apr - Dec 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense								
Expense								
6-4000 · General Expenses								
6-4100 · Wages & Taxes								
6-4110 · Administration Wages	9,711.90	10,321.00	-609.10	94.1%	101,038.71	99,599.00	1,439.71	101.45%
6-4120 · Repair/Maintenance Wages	1,753.14	2,201.00	-447.86	79.65%	29,907.23	27,754.00	2,153.23	107.76%
6-4130 · FICA/Medicare	903.75	1,037.00	-133.25	87.15%	10,311.84	10,259.00	52.84	100.52%
6-4140 · Unemployment Compensation	4.35	0.00	4.35	100.0%	303.14	600.00	-296.86	50.52%
6-4150 · Workers Compensation	463.03	384.00	79.03	120.58%	3,820.58	3,522.00	298.58	108.48%
Total 6-4100 · Wages & Taxes	12,836.17	13,943.00	-1,106.83	92.06%	145,381.50	141,734.00	3,647.50	102.57%
6-4200 · Employee Benefits								
6-4210 · Holiday Pay	266.00	258.00	8.00	103.1%	1,628.00	1,032.00	596.00	157.75%
6-4220 · Personal Time Compensation	237.50	261.00	-23.50	91.0%	1,377.50	2,349.00	-971.50	58.64%
6-4230 · Health Insurance	1,373.58	1,400.00	-26.42	98.11%	12,333.32	12,600.00	-266.68	97.88%
6-4240 · Retirement Plan	323.99	407.00	-83.01	79.6%	3,635.31	3,640.00	-4.69	99.87%
Total 6-4200 · Employee Benefits	2,201.07	2,326.00	-124.93	94.63%	18,974.13	19,621.00	-646.87	96.7%
6-4300 · Advertising & Marketing	136.59	715.00	-578.41	19.1%	9,612.68	9,690.00	-77.32	99.2%
6-4310 · Contract Services	39.53	38.00	1.53	104.03%	374.97	342.00	32.97	109.64%
6-4320 · Donations	750.00	1,250.00	-500.00	60.0%	1,428.75	1,400.00	28.75	102.05%
6-4330 · Education & Training	166.66	767.00	-600.34	21.73%	1,918.94	2,303.00	-384.06	83.32%
6-4340 · Equipmt/Furnish/Sm Tools/Maint	8.90	25.00	-16.10	35.6%	182.20	200.00	-17.80	91.1%
6-4350 · Insurance	1,865.00	1,805.00	60.00	103.32%	16,531.00	16,245.00	286.00	101.76%
6-4370 · License/Permit/Fee/Dues/Subscr	366.49	350.00	16.49	104.71%	2,082.77	2,375.00	-292.23	87.7%
6-4380 · Office Supplies/Postage	44.36	175.00	-130.64	25.35%	1,457.45	1,575.00	-117.55	92.54%
6-4390 · Professional Services	191.45	250.00	-58.55	76.58%	4,346.40	4,050.00	296.40	107.32%
6-4400 · Service Charges	1,395.76	2,000.00	-604.24	69.79%	19,321.42	16,700.00	2,621.42	115.7%
6-4410 · Supplies	88.17	100.00	-11.83	88.17%	521.08	900.00	-378.92	57.9%
6-4420 · Travel/Lodging/Miles	98.20	250.00	-151.80	39.28%	946.08	500.00	446.08	189.22%
6-4430 · Uniforms	0.00	0.00	0.00	0.0%	336.06	350.00	-13.94	96.02%
6-4440 · Utilities	423.29	277.00	146.29	152.81%	2,647.52	2,493.00	154.52	106.2%
6-4450 · Misc Expenses	117.49	100.00	17.49	117.49%	1,272.66	900.00	372.66	141.41%
6-4460 · Purchases Discount	-61.58	-50.00	-11.58	123.16%	-394.20	-450.00	55.80	87.6%
Total 6-4000 · General Expenses	20,667.55	24,321.00	-3,653.45	84.98%	226,941.41	220,928.00	6,013.41	102.72%
Total Expense	20,667.55	24,321.00	-3,653.45	84.98%	226,941.41	220,928.00	6,013.41	102.72%
Net Ordinary Income	-20,667.55	-24,321.00	3,653.45	84.98%	-226,941.41	-220,928.00	-6,013.41	102.72%
Net Income	-20,667.55	-24,321.00	3,653.45	84.98%	-226,941.41	-220,928.00	-6,013.41	102.72%

PREVIOUS YEAR COMPARISON								
	Dec 22	Dec 21	\$ Change	% Change	Apr - Dec 22	Apr - Dec 21	\$ Change	% Change
Ordinary Income/Expense								
Expense								
6-4000 · General Expenses	20,667.55	19,692.70	974.85	4.95%	226,941.41	215,377.53	11,563.88	5.37%
Total Expense	20,667.55	19,692.70	974.85	4.95%	226,941.41	215,377.53	11,563.88	5.37%
Net Ordinary Income	-20,667.55	-19,692.70	-974.85	-4.95%	-226,941.41	-215,377.53	-11,563.88	-5.37%
Net Income	-20,667.55	-19,692.70	-974.85	-4.95%	-226,941.41	-215,377.53	-11,563.88	-5.37%

Washburn Marina
Revenue - Draw Report
December 2022

	Dec 22	Apr - Dec 22
9-1100 · Draws from City	-106,825.34	-883,117.37
9-2100 · Revenues Paid to City	117,661.88	1,223,607.12
	10,836.54	340,489.75
Revenues Paid to City Detail		
Operating Revenue		1,077,221.72
Maintenance Fees-2022		146,385.40
Total		1,223,607.12

Maintenance Fees Paid in Full

CITY OF WASHBURN
119 Washington Avenue
P.O. Box 638
Washburn, WI 54891



715-373-6160
715-373-6161
FAX 715-373-6148

To: Harbor Commission Members
From: Scott J. Kluver, ^{SK}Administrator
Re: Harbor Matters for January 18, 2023 Meeting
Date: January 9, 2023

Please see the comments below on several agenda items:

- H. Enclosed you will find a resolution that would need to be approved for the Sport Fish Restoration Boating Access and the Recreational Boating Fund grants related to the Pier 4 improvements. The applications are being drafted and need to be submitted by February 1. This resolution would be part of the application.
- I. The City and the Harbor Commission have been paying on a loan that was taken out for the Marina Boat Ramp Project. The City, through a Tax Increment District, has been paying just under 62 percent of the loan, and the Harbor Commission just over 38.36 percent. Next year (2024), will be the last year of the loan; however, this year will be the last regular year of the TID before it expires. The TID has adequate funds to pay its portion in advance, and I am asking the Harbor Commission to approve paying its portion in advance as well which will come to an additional \$18,381.44. If you approve, the Council will need to approve the enclosed formal budget amendment.
- J. Enclosed you will find an agreement with Nelson Construction of LaPointe, Inc. to renew their Coal Dock Agreement. Nothing has changed from last year's agreement except the dates. This past year they did not transload any materials, but they did have rock stored. They have paid the \$840 in storage fees and would be set to renew. At this point, I have not yet heard back from Pearl Beach Construction on their intent to renew.

If you have any questions, please let me know in advance.

Grant Project Resolution

Form 8700-388 (08/21)

Instructions: Each applicant must submit to the Wisconsin Department of Natural Resources (DNR) an *Authorizing Resolution* that is approved by the governing body of the organization and indicates which officers or employees of the organization are authorized to do the following:

1. Sign and submit the grant application
2. Sign the Agreement/Contract between applicant and the DNR
3. Submit required reports to the DNR to satisfy the Agreement/Contract (See Agreement/Contract for Requirement, if any)
4. Submit reimbursement request(s) to the DNR
5. Sign and submit other required documentation that maybe required for your specific project.

We strongly recommend that the applicant indicates the authorized person(s) by the title of position in the Authorizing Resolution, rather than by the name of the employee or officer. Employees have been known to retire or change jobs in the middle of a project, and, were this to happen, your resolution would be ineffective if it only lists the employee by name. If your organization requires that a person be named in an Authorizing Resolution, then the resolution should also include the title of position and contact information for the named individual.

Note: If applicant is required to submit a draft "intergovernmental agreement (IGA)" along with your agreement, an Authorizing Resolution is not a substitute for an IGA.

STANDARD AUTHORIZING RESOLUTION

WHEREAS, (applicant) the City of Washburn Harbor Commission is interested in obtaining a cost-share grant from the Wisconsin Department of Natural Resources (DNR) for the purpose of expanding and making improvements to Pier 4 at the Washburn Marina (as described in the application);

WHEREAS, the respondent attests to the validity and veracity of the statements and representations contained in the application;

WHEREAS, an Agreement/Contract is required to carry out the project; and

NOW, THEREFORE, BE IT RESOLVED, that (applicant) _____

will meet the financial obligations necessary to fully and satisfactorily complete the project and hereby authorizes and empowers the following officials or employees to submit the following documents to the DNR for financial assistance that may be available:

Task	Title of Authorized Representative	Email address and phone number if alternative is used
Sign and submit application	City Administrator	washburnadmin@cityofwashbur / n.org
Enter into an Agreement/Contract with the DNR	City Administrator	/ 7153736160
Submit required reports to the DNR to satisfy the Agreement/Contract, as appropriate	City Administrator	/
Submit reimbursement request(s) to the DNR per the Agreement/Contract	City Administrator	/
Sign and submit other documentation as necessary to complete the project per the Agreement/Contract	City Administrator	/

BE IT FURTHER RESOLVED that respondent will comply with all local, state, and federal rules, regulations, and ordinances relating to this project and the cost-share Agreement/Contract.

I hereby certify that the foregoing resolution was duly adopted by Washburn Harbor Commission at a legal meeting held on this 18th ☐ day of January ☐, 2003 ☐.

Authorized Signature _____ Date _____

Title _____

NOTE: The Authorized Signature and the Representative should not be the same person, unless minutes of the meeting where the resolution was adopted are attached.

City of Washburn
Resolution No. 2023-003

2023 Harbor Commission Budget Amendment No. 1

WHEREAS, the 2023 Harbor Commission budget was approved prior to determining it was in the best interests of the City to pay-off BCPL Loan Issue 02020011.01; and

WHEREAS, the Harbor Commission has adequate funds in reserve to make its share of the loan payment;

NOW THEREFORE, The Common Council for the City of Washburn, Wisconsin, acting at its regular monthly meeting of February 13, 2023, resolves to amend the 2023 Harbor Commission Budget as follows:

<u>Account Number</u>	<u>Description</u>	<u>Amount Approved With Adoption of the 2023 Budget</u>	<u>Amount Approved With Adoption of 2023 Budget Amendment No. 1</u>	<u>Difference</u>
210-00-49300-000	Fund Cash Balance	\$0	\$18,381	\$18,381
210-00-58100-000	Principal	(\$52,790)	(\$70,548)	(\$17,758)
210-00-58200-000	Interest	(\$8,704)	(\$9,327)	(\$623)
	TOTAL	(\$61,494)	(\$61,494)	(\$0)

Mary D. Motiff, Mayor

STATE OF WISCONSIN)
)
COUNTY OF BAYFIELD)

I hereby certify that the foregoing resolution is a true, correct and complete copy of Resolution 2023-003 duly and regularly passed by the Common Council for the City of Washburn on the 13th day of February 13, 2023 and that said resolution has not been repealed or amended, and is now in full force and effect.

Scott J. Kluver, Clerk

Dated this 13th day of February, 2023

2024

DEBT SERVICE

1/1/24 -12/31/24

CITY OF WASHBURN

SUBJECT

TO TAX

LEVY

Issue Date Maturity Date

Payment Date

Issue Amount Interest

Principal Bal Due 1/1/24

Principal Payment

Interest Payment Total Payment

Object

GO 2020B
ID# 336609

2020

2028

3/15

417,000.00

2.68%

270,000.00

51,000.00

7,236.00

58,236.00

Harbor -73.6% \$42,861.70
DSF - 26.4% \$15,374.30

GO 2020A

2020

2030

5/1

1,059,000.00

1.78%

593,000.00

215,000.00

10,555.40

225,555.40

Water -P-38,000.00 I-4,912.80
Debt Service - P-177,000.00 I-5,642.60BCPL Issue
02015059.01

2015

2024

3/15

365,000

3.5%

46,293.53

46,293.53

1,624.71

47,918.24

Marina Boat Ramp Project
Harbor 38.36% TID 61.64%BCPL Issue
02020011.01

2019

2039

3/15

169,000

4.0%

142,386.68

6,511.52

5,711.07

12,222.59

Treatment Plant Solar Project
Sewer U 100%GO Promissory Note
#77005857

2014

2024

11/10

500,000.00

3.25%

57,605.59

57,605.59

1,903.37

59,508.96

Treatment Plant, Equipment, Buildings/Grounds, Land
DSF - 100%

Total Issues

403,441.19

Lease

Santander Bank

2016

2025

05/15

141,179.50

3.4%

31,157.54

15,321.64

1059.36

16,381.00

Dump Truck Lease 100% DSF

John Deere
Financial

2015

2025

12/10

353,731.00

2.9%

40,007.90

40,007.90

1,175.78

41,183.68

Grader & Loader/Backhoe Lease 100% DSF

Total Leases

2,235.14

57,564.68

Total DS Tax Levy

315,090.54

MARINA

#273001 Short Term
Marina Operations on
File

Total Marina

0

WWSU

REVENUE ISSUES

2018A Bond
(Refinanced #92-01
Chippewa Valley)

10/2018

5/2036

5/1

1,820,000.00

3.69%

1,430,000.00

90,000.00

26,383.50

116,383.50

WWTP

TISDA Bond Demand

10/2018

5/11/1

11/1

51,106.50

24,723.00

141,106.50

51,106.50

24,723.00

141,106.50



Managing Wisconsin's trust assets for public education.

Annual Trust Fund Loan Payment

Invoice No: 0000020436

Customer No: 7609361

CITY OF WASHBURN
MR. SCOTT J KLUVER
CLERK
P O BOX 638
WASHBURN, WI 54891

Pay Invoice To:

Board of Commissioners of Public Lands
Trust Fund Loan Program
PO Box 78569
Milwaukee, WI 53293-0569

Loan #	Principal Amount	Interest Amount	Amount Due	Balance Remaining *
02015058.01 Refinance 2010 taxable promissory note	23,558.33	824.54	24,382.87	0.00
02015059.01 Finance marina boat ramp project	44,732.38	3,185.91	47,918.29	46,293.53
02015060.01 Purchase land	22,706.83	794.74	23,501.57	0.00
02020011.01 Improve wastewater treatment plant	6,276.08	5,946.51	12,222.59	142,386.68
Subtotal:	97,273.62	10,751.70	108,025.32	188,680.21

Total Amount Due March 15, 2023

\$108,025.32

* This is the balance remaining after the March 15th payment.

A copy of the invoice is being sent via US Mail and to the following email address(es):

Scott Kluver washburnadmin@cityofwashburn.org

Main Contact

Scott Kluver

From: Scott Kluver <washburnadmin@cityofwashburn.org>
Sent: Tuesday, January 3, 2023 2:32 PM
To: Tammy Demars
Subject: FW: City Of Washburn - 2023 Annual BCPL Trust Fund Loan Payment
Attachments: WASHBURN CITY OF (7609361).pdf; 2023 AnnualBillingLetter.pdf

Tammy,

I will take to the Harbor Commission this January to see if they would be willing to pre-pay BCPL issue 02020011.01. That is split between TID #2 and Harbor. TID 2 is closing, so it would be cleaner, and next year would be the last year of the loan anyway.

Scott J. Kluver
City of Washburn

-----Original Message-----

From: Nechvatal, Denise - BCPL <Denise.Nechvatal@wisconsin.gov>
Sent: Tuesday, January 3, 2023 12:16 PM
To: washburnadmin@cityofwashburn.org
Subject: City Of Washburn - 2023 Annual BCPL Trust Fund Loan Payment

Dear: Mr. Scott J Kluver

Attached is your 2023 State Trust Fund Loan Invoice.

Copies are being sent via US Mail (on Jan 6) and to the emails above.

All payments must be received on or before March 15, 2023. See attached letter regarding options to pay.

If you have any questions please email me at denise.nechvatal@wisconsin.gov.

If your municipality wants to make a prepayment then provide BCPL a 30-day written notice. Include the following information on notice:

- * Date the prepayment will be made.
- * Amount of the prepayment. Prepayments after March 15 will incur additional interest.
- * The loan number(s) the prepayment should be applied to. You will find the loan number on your enclosed statement.

Regards,

Denise Nechvatal, Controller
Board of Commissioners of Public Lands
101 E. Wilson Street, 2nd Floor
PO Box 8943
Madison, WI 53708-8943
(608) 266-3788 (608) 267-2787 - Fax

**AGREEMENT BY AND BETWEEN THE
HARBOR COMMISSION
OF THE
CITY OF WASHBURN
AND NELSON CONSTRUCTION COMPANY OF LA POINTE, INC.**

THIS NONEXCLUSIVE AGREEMENT (hereinafter referred to as the “Agreement”) by and between the Harbor Commission of the City of Washburn, Bayfield County, Wisconsin (hereafter referred to as the “Commission”) and Nelson Construction Company of La Pointe, Inc. of La Pointe, Wisconsin (hereafter referred to as the “User”) is hereby made effective on June 1, 2023.

W I T N E S S E T H:

WHEREAS, the Commission has available a Dock at the Port of Washburn for the transloading and storage of bulk materials; and,

WHEREAS, this Agreement is intended to provide for certain duties and responsibilities of the Commission and User for use of the Dock.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereby agree as follows:

**ARTICLE 1
COMMISSION COVENANTS**

The Commission hereby covenants and agrees that it will:

Section 1.1 Use. Give the User free and unrestricted use of all /part of the Dock as described in the Addendum, by User, within the conditions, covenants, requirements, and responsibilities of this Agreement. City allows use of the Dock to the User “as is” and makes no representations as to its suitability or fitness to bear the weight of vehicle traffic and rock storage and movement.

Section 1.2 Access. Give the User vehicle access to the Dock, contingent upon applicable local street, road and highway load limits, however, the Commission and City will have the authority to determine the local roads the User shall be permitted to utilize to access the Dock.

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ARTICLE II USER COVENANTS

The User hereby covenants and agrees that it will:

Section 2.1 Responsibilities. Abide by the restrictions and responsibilities established by this Agreement.

Section 2.2 Insurance. Shall provide the Commission with a certificate of liability insurance indicating public liability insurance with limits of liability no less than the amount set forth in the Addendum, and naming both the Washburn Harbor Commission and the City of Washburn as additional insureds, and maintain such insurance coverage for the term of the agreement. User agrees that at no time will materials be stored on the Dock prior to the Commission's receipt of the required certificate of insurance.

Section 2.3 Material Removal. It will remove all materials from the Dock at the conclusion of the agreement term. If material remains on the Dock charges will apply as provided in the Addendum. In the event that weight restrictions remain on local and county streets, roads and highways at the conclusion of the agreement term, User shall remove said materials not less than two weeks after the removal of weight restrictions by the Bayfield County Highway Commissioner.

Section 2.4 Lawful Storage. It will not place materials on the Dock in any unlawful, or disreputable manner or in a condition which would be considered hazardous by the Commission. In the event materials are stored in a hazardous manner, the User agrees that it shall take immediate steps, upon notification of the Commission, to eliminate any unlawful, disreputable or hazardous condition.

Section 2.5 Hazardous Materials. It will not store any hazardous or toxic materials on the Dock.. It will not allow any debris or other material to enter the waters of Lake Superior, and will immediately report any such incident to the Commission and the Wisconsin Department of Natural Resources (DNR), will remove any such material, will comply with any orders of the DNR or of any other state or federal agency, and will defend, indemnify, and hold the Commission and the City of Washburn harmless for any fines, forfeitures, damages, costs, and fees associated with any such release.

Section 2.6 Permits. It will comply with all local, state and federal regulations related to the storage, transportation, sale and distribution of said storage materials referred to herein and shall

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be responsible to obtain all licenses and permits necessary for the storage and transportation of said materials. Any violation by User of any permit or license or violation for failure to obtain said permit or license shall be grounds for termination of this Agreement in accordance with Article III. The User agrees that it alone has responsibility to acquire the necessary licenses and permits to carry on its activities on the agreed upon premises of the Commission and that it shall hold the Commission and City harmless in the event said licenses and permits are not obtained by the User.

Section 2.7 Post Agreement Condition. It will, upon removal of stored materials on the Dock, leave the Dock surface and structure in as good or better condition than before the storage took place on said Dock. Further, if the Dock or the storage area is damaged by the User, the User agrees to be responsible for the costs of any repairs incurred by the City to the Dock caused by the User.

Section 2.8 Dock Access. It will follow the local roads designated by the Commission and City for access to the Dock and abide by local load and weight restrictions imposed by the Commission and City for local roads and city streets. The User agrees to be responsible for the costs of any repairs to any street or alley damaged by hauling to or from the dock.

Section 2.9 Nuisance Creation. It will not conduct any operation within the agreed upon area of use or in the course of transporting materials to or from the agreed upon area of use area that will create excessive noise, odors, smoke, dust, vibration, industrial waste, toxic matter or other excessive measurable external nuisances in violation of any municipal ordinance or applicable Wisconsin law or regulation. It will transport materials to and from the dock only during the hours specified by the Commission. It will conduct operations on the Dock only during the hours specified by the Commission. The User shall not allow any materials of any sort to fall onto any street or alley of the City or any property adjacent thereto from any truck on its way to or from the Dock, and if any material does so fall, shall remove it immediately, and if it does not remove it immediately shall be liable for the cost to the City for its removal.

Section 2.10 Reports. It will provide reports on the quantities of materials stored on the agreed upon area of use within 15 calendar days of a request submitted to it by the Commission.

Section 2.11. Third-party hauling. The User shall be responsible for compliance with the provisions of this Article II, whether or not any activities undertaken pursuant to this Agreement are undertaken by the User, or by a subcontractor, vendor, purchaser or other.

ARTICLE III

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PUBLIC INFRASTRUCTURE PROTECTION

Section 3.1. Prevention of spills; cleanup and repair. The User shall take reasonable precautions to prevent rocks, debris, soil or dust from being dropped or spilled from trucks onto roadways within the City limits and to assure that project-related trucking activities are conducted in such a manner that roadways are maintained in good condition for public use, all by and at the expense of the User. If rocks, debris, soil or dust originating from trucks hauling to and from the Dock fall into the roadway within City limits, the User shall remove such material immediately and at its expense. If the material is not removed immediately, the City's Director of Public Works shall contact the User and require that the necessary cleanup work occur. If the User fails to respond to said request by 4:00 p.m. of the day the request is made, the City may perform the work at the User's expense. However, if in the opinion of the City's Director of Public Works or its Police Chief, the material presents a public safety hazard, the City may immediately remove the material at the User's expense. The City's Director of Public Works may also require that any damage to a roadway caused by such materials be either temporarily or permanently repaired, or both, and upon User's failure to do so satisfactorily within the time allowed by the City, the City may undertake the repair at the User's expense. The User shall not be obligated to reimburse the City for routine street sweeping expenses or expenses of cleaning dust, debris or mud not originating from trucks hauling to and from the Dock. The City may enforce all applicable provisions of state and local law, including the provisions of Chapter 348 and Sec. 86.01, Wis. Stats., and any ordinances adopted in conformity therewith.

ARTICLE IV TERM, RENEWAL & TERMINATION

Section 4.1 Term. The term of this Agreement shall be as set forth in the Addendum.

Section 4.2 Renewal. All outstanding fees due the Commission shall be paid prior to the Renewal of this Agreement.

Section 4.3 Termination for Non Payment. Should the User fail to remit payments as required in this Agreement, or should the User fail to comply with any other term of this Agreement, the Commission may at its option, immediately terminate this Agreement and order any materials stored on the Dock at the time of termination immediately removed at the sole expense of the User.

Section 4.4 Notice to Terminate. It is understood by both parties that termination of this Agreement for any reason other than Non-Payment requires a written "Notice to Terminate" issued by the terminating party a minimum of thirty days in advance of the effective date of termination.

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A. If such “Notice of Termination” should be issued by the Commission, a prorated refund of the Agreement payment shall be returned to the User after taking into account any amounts due the Commission.

B. If such “Notice of Termination” should be issued by the User, the Commission shall not be obligated to return any portion of the Agreement fee paid by the User to the Commission.

ARTICLE V AGREEMENT PAYMENT

Section 5.1 Fee. The Fee for use of the dock shall be as set forth in the Addendum.

ARTICLE VI TRANSFER RIGHTS

Section 6.1. Transfer Rights. The User may not assign or transfer this agreement, or any of the rights conveyed herein, without written consent of the Commission.

ARTICLE VII INDEMNITY

Section 7.1 Indemnification. The User hereby agrees to indemnify and hold the City, its Commissions, Authorities, Boards, Committees, officers agents, and employees harmless from and against any and all liabilities, obligations, claims damages, injuries, penalties, causes of action, judgments, costs and expenses (including, but not limited to, reasonable attorney’s fees) imposed upon, incurred by or asserted against the Commission or City during or with respect to the term hereof, arising from the User’s use of the Dock or any failure of the User to duly and fully perform or comply with each and all of the terms of this Agreement.

ARTICLE VIII NOTICES

Section 8.1 For the City: All notices and issues involving the terms of this Agreement and payments required of this Agreement shall be directed, on behalf of the City, to:

Scott J. Kluver
City Administrator

Draft 1/3/23

City of Washburn
P.O. Box 638
Washburn, Wisconsin 54891
715-373-6160 Extension 4
Fax: 715-373-6148

The City's contact person for issues involving the use of the commercial (coal) dock shall be the office of Public Works Director:

Public Works Director
City of Washburn
P.O. Box 638
Washburn, Wisconsin 54891
715-373-6171
Fax: 715-373-6148

Section 8.2 For User: All notices to the User shall be directed to:

Arnold Nelson
Nelson Construction Company of La Pointe, Inc.
P.O. Box 5
La Pointe, Wisconsin 54850
715-747-3300
Fax: 715-747-5000
E-mail: nelsonco@cheqnet.net

ARTICLE IX MISCELLANEOUS

Section 9.1. Addendum. The Addendum to this Agreement is made a part hereof and its terms are fully incorporated in this Agreement as if set out in full.

Section 9.2 Amendments. Neither this Agreement nor any of the terms, covenants, or conditions herein may be modified or amended except by an agreement in writing approved and executed by the Commission and User.

Section 9.3 Severability. If any term, covenant or condition of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable under applicable law, then the remainder of the Agreement shall not be affected.

Section 9.4 Construction. The headings of the paragraphs and subparagraphs of this Agreement

are for convenience only and shall in no way affect the construction or effect of any of the terms, covenants, or conditions hereof.

Section 9.5 Interpretation. This Agreement shall be interpreted and applied in accordance with the laws of the State of Wisconsin.

Section 9.6 Binding Effect. This Agreement shall inure to the benefit of, and shall be binding upon the Commission and User and their respective successors and assigns.

Section 9.7. Forum for Resolution of Disputes. Any dispute between the parties that cannot be amicably resolved shall be resolved in the Circuit Court for Bayfield County, Wisconsin.

IN WITNESS WHEREOF, THE HARBOR COMMISSION OF THE CITY OF WASHBURN has caused this Agreement to be signed by Carl Broberg, its President and countersigned by Scott J. Kluver, Clerk of the City of Washburn, Wisconsin this 18th day of January, 2023.

Carl R. Broberg, Commission President

Scott J. Kluver, Clerk

USER:

By:

Arnold Nelson, President
Nelson Construction Company of La Pointe, Inc.

Date

**ADDENDUM TO AGREEMENT BY AND BETWEEN THE
HARBOR COMMISSION OF THE CITY OF WASHBURN
AND NELSON CONSTRUCTION COMPANY OF LA POINTE, INC.**

1. Insurance.

a. General liability. Limits of liability shall be:

Commercial General Liability \$1,000,000 for each occurrence/\$3,000,000 general aggregate

Automobile \$1,000,000

Umbrella \$1,000,000

Workman Compensation – As required by State.

2. Term.

Start date: June 1, 2023

End date: May 31, 2024

Special provisions: Term may be extended by mutual agreement. No activities may be conducted on Sundays. No activities may be conducted outside the hours of 6:00 a.m. to 8:00 p.m. Monday through Friday, and 6:00 a.m. to 6:00 p.m. on Saturday.

3. Fees.

- a. Loading/Unloading Fee for term: \$2.50/ton of material over dock including up to thirty (30) days free laytime storage.
- b. Bulk Storage in Excess of Free Laytime : Of the actual dock area used, \$25 per 1,000 square feet or portion thereof for each month material is stored. *
- c. Equipment Storage/Marine Related Construction: Of the actual dock area used, \$25 per 1000 square feet or portion thereof for each month. *
- d. Commercial Vessel Mooring: \$.25/ foot LOA per each 24 hour period. *
- e. Special provisions: Documentation of tonnage trans-loaded/stored material shall be provided on a monthly basis.

4. Portion of dock for use:

☐ All.

☒ Part. Describe: Approximate 70' x 40' area on west side of dock as indicated on Map Exhibit A.

Set forth any load limits: Shall follow established road limits.

5. Dust control: Efforts shall be taken to minimize any dust. Should dust be an issue, watering shall occur.
6. Other special provisions: (1) Barricades and/or fencing will be used if necessary. (2) The intent of use is for staging of materials for various projects, not throughout the term of the Agreement. (3) Storage of materials, equipment and activities shall not impede traffic ingress or egress to other sections of the dock not covered by this agreement



Scott Kluver

From: Michelle Shrider <michelle@washburnmarina.com>
Sent: Friday, January 6, 2023 10:29 AM
To: Scott Kluver; 'Carl Broberg'
Subject: February HC Meeting Date

Greetings:

I am looking at the calendar for February already and noticed that the 3rd Wednesday of the month is the 15th. I am wondering if you would be amenable to moving that meeting back one week. February is typically the month that I like to get HC the draft budget. I have a few things that conflict with the 15th and would make getting that done difficult. Additionally, there is a workshop in Green Bay on the 15th that I was planning to attend with a few other staff members. I thought I should bring it up now so that it can be presented at the January meeting. Thanks for your consideration.

Sincerely,
Michelle Shrider, CMM
Washburn Marina, Gen'l Mgr.
Marina Management, Inc. Pres.
1 Marina Drive
Washburn, WI 54891
715-373-5050
www.washburnmarina.com

Live Webcam at the Marina – [Click Here](#)

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