

Port of Skamania County
NOTES TO FINANCIAL STATEMENT
DECEMBER 31, 2021

NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Port of Skamania County was incorporated on November 3, 1964 and operates under the laws of the State of Washington applicable to a Port district.

a) Reporting Entity

The Port of Skamania County is a special purpose government and provides an industrial park and light industrial space for lease in two Skamania County communities: Stevenson and North Bonneville. In addition, the Port of Skamania County owns a tour boat dock in Stevenson, and a golf course in North Bonneville. The Port of Skamania County is supported primarily through user charges and ad valorem taxes. The Port is governed by an elected three-member board.

b) Basis of Accounting and Measurement Focus

The Port of Skamania County reports financial activity in accordance with the *Cash Basis Budgeting, Accounting and Reporting System* (BARS) Manual prescribed by the State Auditor's Office under the authority of Washington State law, Chapter 43.09 RCW. This manual prescribes a financial reporting framework that differs from generally accepted accounting principles (GAAP) in the following manner:

- Financial transactions are recognized on a cash basis of accounting as described below.
- Component units are required to be disclosed but are not included in the financial statements.
- Government-wide statements, as defined in GAAP, are not presented.
- All funds are presented, rather than a focus on major funds.
- The *Schedule of Liabilities* is required to be presented with the financial statements as supplementary information.
- Supplementary information required by GAAP is not presented.
- Ending balances are not presented using the classifications defined in GAAP.

The accounts of the Port of Skamania County are maintained on the basis of funds. For reporting purposes, the activities of all the Port of Skamania County's funds are combined.

The accounting records of the Port of Skamania County are maintained in accordance with methods prescribed by the State Auditor under the authority of Chapter 43.09 RCW. The Port's financial statement is prepared using the cash basis of accounting where revenues are recognized when cash is received, and expenses are recognized when warrants/checks are issued.

Fixed asset purchases are not capitalized, and depreciation expense is not recorded. Principal on debt retirement is recorded as an expenditure, and inventory is expensed when purchased rather than consumed. Interest is recognized when paid. The Port's cash and temporary investments are deposited at Umpqua Bank.

c) Budgets

Annual budgets are adopted on the same basis of accounting as used for financial reporting.

d) Cash

It is the Port of Skamania County's policy to invest all temporary cash surpluses. The amount is included on the statement of revenues and expenses arising from cash transactions as net cash and investments.

e) Deposits

The Port of Skamania County deposits (and certificates of deposit) are entirely covered by federal depository insurance (FDIC) or by collateral held in a multiple financial institution collateral pool administered by the Washington Public Deposit Protection Commission (PDPC). Management intends to hold the time deposits and securities until maturity.

f) Fixed Assets

Major expenses for fixed assets, including capital leases and major repairs that increase useful lives, are recorded as expenses when purchased. There is no capitalization of fixed assets, nor allocation of depreciation expense. Inventory is expensed when purchased. Maintenance, repairs, and minor renewals are accounted for as expenses when paid.

g) Investments

See Note 3.

h) Compensated Absences

Vacation pay may be accumulated up to 30 days (240 hours) and is payable upon separation or retirement. Sick leave may accumulate indefinitely. Upon separation or retirement employees will be paid out according to the respective Port policies governing such payouts and according to RCW 41.04.340.

The Port of Skamania County keeps records of accumulated unused vacation pay as well as unused sick leave. The Port of Skamania County recognizes vacation and sick leave benefits only when paid, since the Port is on a cash basis.

i) Long-Term Debt

See Note 5.

j) Risk Management

The Port maintains liability and standard insurance coverage for personal property, automobile, public officials, and equipment.

Port of Skamania County is a member of the Enduris Washington (Pool). Chapter 48.62 RCW provides the exclusive source of local government entity authority to individually or jointly self-insure risks, jointly purchase insurance or reinsurance, and to contract for risk management, claims, and administrative services. The Pool was formed July 10, 1987 pursuant to the provisions of Chapter 48.62 RCW, Chapter 200-100 WAC, and Chapter 39.34 RCW when two counties and two cities in the State of Washington joined together by signing an interlocal governmental agreement to fund their self-insured losses and jointly purchase insurance and administrative services. For the Pool's fiscal year ending August 31, 2021, there were 539 Enduris members representing a broad array of special purpose districts throughout the state.

The Enduris' program provides for various forms of joint self-insurance and reinsurance coverage for its members: Liability coverage, which includes: General Liability, Automobile Liability, Public Officials' Errors and Omissions liability, Terrorism liability and Employment Practices liability; Property coverage, which includes: Building and Contents, Mobile Equipment, Boiler and Machinery, and Business Interruption/Extra Expense; Automobile Physical Damage coverage; Cyber coverage; Crime blanket coverage; Named Position coverage; and an Identity Fraud reimbursement program. Pollution coverage is provided on a "claims made" coverage form. All other coverage is provided on an "occurrence" coverage form.

Members are responsible for a coverage deductible or co-pay on each covered loss. Each policy year members receive a Memorandum of Coverage (MOC) outlining the specific coverage, limits, and deductibles/co-pays that are applicable to them. In certain cases, the Pool may allow members to elect to participate in the programs at limits, coverage, deductibles, and co-pays that are specific to their needs. Enduris is responsible for payment of all covered losses above the member retention, up to the Pool self-insured retention (SIR). Enduris acquires excess/reinsurance from unrelated insurance companies to cover losses above the Pool's SIR up to the coverage maximum limit of liability. The tables below reflect the Pool's SIR, reinsurance limits and member deductibles/co-pays by coverage type.

Coverage	Coverage Type	Pool Self-Insured Retention	Excess/ Reinsurance Limits	Member Deductibles/ Co-Pays ⁽¹⁾
Liability:				
Comprehensive General Liability	Per Occurrence	\$1 million	\$20 million	\$1,000 - \$100,000
Automobile Liability	Per Occurrence	\$1 million	\$20 million	\$1,000 - \$100,000
Public Officials Errors and Omissions Liability	Each Wrongful Act Member Aggregate	\$1 million	\$20 million \$20 million	\$1,000 - \$100,000

Coverage	Coverage Type	Pool Self-Insured Retention	Excess/ Reinsurance Limits	Member Deductibles/ Co-Pays ⁽¹⁾
Terrorism Liability ⁽²⁾	Per Occurrence Pool Aggregate	\$500,000 \$1 million	\$0 Fully funded by Pool	\$1,000 - \$100,000
Employment Practices Liability	Per Occurrence Member Aggregate	\$1 million	\$20 million \$20 million	20% Copay ⁽³⁾

(1) Members may request or be required to pay a higher deductible than the minimum for certain coverage and certain types of losses require a specific co-pay or deductible

(2) Terrorism liability is fully funded by the Pool i.e. no excess/reinsurance is procured.

(3) Members pay a 20% co-pay of costs up to a maximum of \$100,000. By meeting established guidelines, the co-pay may be waived.

Property ⁽²⁾:

Buildings and Contents	Per Occurrence	\$250,000	\$800 million	\$1,000 - \$250,000
Mobile Equipment	Per Occurrence	\$250,000	\$800 million	\$1,000 - \$250,000
Boiler and Machinery ⁽³⁾	Per Occurrence	Varies	\$100 million	Varies
Business Interruption (BI)/ Extra Expense(EE) ⁽⁴⁾	Per Occurrence	\$250,000	\$100 million (BI)/ \$50 million (EE)	\$1,000 - \$250,000
Sublimit ⁽⁵⁾ :				
Flood	Per Occurrence	\$250,000	\$50 million (shared by Pool members)	\$1,000 - \$250,000
Earthquake	Per Occurrence	5%; \$500,000 maximum	\$10 million (shared by Pool members)	\$1,000 - \$250,000
Terrorism Primary	Per Occurrence Pool Aggregate	\$250,000	\$100 million/ Pool member \$200 million	\$1,000 - \$250,000
Terrorism Excess	Per Occurrence APIP Per Occurrence APIP Aggregate	\$500,000	\$600 million/Pool member \$1.2 billion/APIP \$1.4 billion/APIP	\$0
Automobile Physical Damage⁽⁶⁾	Per Occurrence	\$25,000; \$100,000 for Emergency Vehicles	\$800 million	\$250 - \$1,000
Crime Blanket⁽⁷⁾	Per Occurrence	\$50,000	\$1 million	\$1,000
Named Position⁽⁸⁾	Per Occurrence	\$50,000	\$1 million	\$1,000
Cyber⁽⁹⁾	Each Claim APIP Aggregate	\$100,000	\$2 million \$25 million	20% Copay
Identity Fraud Expense Reimbursement⁽¹⁰⁾	Member Aggregate	\$0	\$25,000	\$0

(1) Members may request or be required to pay a higher deductible than the minimum for certain coverage and certain types of losses require a specific co-pay or deductible.

(2) Property coverage for each member is based on detailed property schedule. Scheduled items are covered to the extent of the cost of repair or replacement pursuant to the excess/reinsurance policy terms. Under the Alliant Property Insurance Program (APIP) Reinsurance carriers cover insured losses over \$250,000 to the limit of \$800 million except for certain types of sub-limited property losses such as flood, earthquake, and terrorism.

(3) Boiler and Machinery self-insured retention for the Pool varies depending on motor horsepower.

(4) Business Interruption/ Extra expense coverage is based on scheduled revenue generating locations/operations. A limited number of members schedule and the rest are limited to \$500,000 of coverage with a \$2.5 million Pool maximum for undeclared exposure. The waiting period (deductible) is typically 24 hours but there are exceptions specific to the type of exposure covered.

Coverage	Coverage Type	Pool Self-Insured Retention	Excess/ Reinsurance Limits	Member Deductibles/ Co-Pays ⁽¹⁾
(5)	This sublimit list is simplified and is not all-inclusive. In addition, sub-limits are often shared or aggregated by all pool members and, in a few cases, are shared by all APIP members. Deductibles often vary by coverage sub-limit.			
(6)	Auto Physical Damage coverage includes comprehensive, named perils and collision. Coverage for each member is based on a detail vehicle schedule.			
(7)	Crime Blanket coverage (also referred to as "Employee Dishonesty Coverage with Faithful Performance" of \$2,500 is provided to each member. Member's may elect to "buy-up" the level of coverage from \$5,000 to \$1 million.			
(8)	Named Position coverage is optional. Members may elect to schedule various employees, directors, and commissioners, with individual limits of between \$5,000 and \$1 million.			
(9)	Cyber coverage is included under the Pool's Property program. Members are subject to a 20% co-pay per loss and the Pool's SIR is tiered between \$50,000 and \$100,000 depending on the insured/members property TIV with an 8 hour waiting period. By meeting established guidelines, the co-pay may be waived. The reinsurance maximum limit of liability is \$2 million, with various declared sub-limits.			
(10)	Identity Fraud Expense Reimbursement coverage is purchased by Enduris. Member claims do not have a deductible. There is a \$25,000 limit per member.			

Members make an annual contribution to fund the Pool. Since Enduris is a cooperative program, there is joint liability among the participating members. There were no claim settlements in excess of the insurance coverage in any of the last three policy years.

Upon joining the Pool, members are contractually obligated to remain in the Pool for a minimum of one year and must give notice 60 days before renewal in order to terminate participation. The Interlocal Governmental Agreement (formerly known as the Master Agreement) is automatically renewed each year unless provisions for withdrawal or termination are applied. Even after termination, a member is still responsible for contribution to Enduris for any unresolved, unreported and in process claims for the period they were a signatory to the Interlocal Governmental Agreement.

Enduris is fully funded by its member participants. Claims are filed by members with the Pool who determines coverage and administers the claims.

The Pool is governed by a Board of Directors which is comprised of seven board members. The Pool's members elect the Board, and the positions are filled on a rotating basis. The Board meets quarterly and is responsible for overseeing the business affairs of Enduris and providing policy direction to the Pool's Executive Director.

NOTE 2—BUDGET COMPLIANCE

The Port of Skamania County adopts annual appropriated budgets for assigned funds. These budgets are appropriated at the fund level. The budget constitutes the legal authority for expenditures at that level. Annual appropriations for these funds lapse at the fiscal year end.

Annual appropriated budgets are adopted on the same basis of accounting as used for financial reporting.

The appropriated and actual expenditures for the legally adopted budgets were as follow:

Fund/Department	Final Appropriated Amounts	Actual Expenditures	Variance
Marine Terminal:	\$ 29,767	\$ 23,599	\$ 6,168
Capital Contributions/Expenditures:	\$ 442,667	\$ 183,633	\$ 259,034
Property Lease/Rental:	\$ 595,369	\$ 611,199	\$ (15,830)
General and Administrative:	\$ 348,540	\$ 307,958	\$ 40,852
Nonexpenses:	\$ 155,204	\$ 155,182	\$ 22
Nonoperating:	\$ 29,746	\$ 21,796	\$ 7,950
	\$ 1,604,293	\$ 1,310,354	\$ 293,939

Revisions that significantly alter the total expenditures or that affect the number of authorized employee positions, salary ranges, hours, or other conditions of employment must be approved by the Port of Skamania County's legislative body.

NOTE 3—INVESTMENTS

Investments

As required by law, all deposits and investments of the Port of Skamania County's funds are obligations of the U.S. Government, (the State Treasurer's Investment Pool), or deposits with Washington State banks and savings and loan institutions. The Port of Skamania County's deposits and certificates of deposits are insured, registered or held by the Port or its agent in the Port's name.

Assigned Cash and Investments

Investments are reported at fair value.

The Port's assigned cash and investments at December 31, 2021 are as follows:

General Fund – Maintenance Fund	\$ 334,552
General Fund – Money Market	\$ 1,652,557
General Fund – CD's	_____
Total assigned cash and investments:	\$ 1,987,109

The Tenant Deposit assets at December 31, 2021 are composed of the following:

General Fund – Tenant Deposits \$ 147,446

2021 Summary:

Total assigned cash and investments \$ 1,987,109

Total assigned cash and investments (Tenant Dep) \$ 147,446

Total cash and investments \$ 2,134,555

NOTE 4 – PROPERTY TAXES

The Skamania County Treasurer acts as an agent to collect property taxes levied in the county for all taxing authorities. Collections are distributed at the end of each month to the Port by the county treasurer. A revaluation of all property is required every four years.

Property tax revenues are recognized when cash is received. Delinquent taxes are considered fully collectible because a lien affixes to the property when taxes are levied.

The Port may levy up to \$0.45 per \$1,000 of assessed valuation for general governmental services. Washington State Constitution and Washington State Law RCW 84.55.010, limit the rate. The Port may also levy taxes at a lower rate.

The Port's regular levy for 2021 was .302105 per \$1,000 on an assessed valuation of \$1,093,629,335 for a total regular levy of \$330,391.

NOTE 5 – LONG-TERM DEBT

The accompanying Schedule of Long-Term Debt (09) provides a listing of the outstanding debt of the Port of Skamania County. The annual requirements to amortize outstanding debt, including interest payments, are as follows:

	<u>Outstanding Principal at 12/31/2021</u>
<u>2001, CERB Loan, \$342,000</u>	\$ zero
Discovery Building Construction, 2.0%	
Interest payment in year 6 of \$41,040	
\$28,250 annual principal/interest to 2021	
<u>2004, CTED Loan, \$191,500</u>	\$ 45,357
Purchase of Property 126 SW Cascade Ave, 2.0%	
\$11,909 annual principal/interest to 2025	

<u>2009, WIB Skamania County EDC Loan, \$350,000</u>	\$ 158,289
Discovery II (Teitzel) Building, 2.0%	
\$10,765 bi-annual principal/interest 2011 to 2029	
<u>2009, CERB Loan, \$1,015,000</u>	\$ 541,329
Discovery II (Teitzel) Building, 1.0%	
Annual principal paid is \$67,667	
<u>2013, WIB Skamania County EDC Loan, \$170,000</u>	\$ 18,406
Coyote Ridge Road, 2.5%	
\$10,765 bi-annual principal/interest 2012 to 2022	
<u>2018, WIB-Line of Credit, \$205,000</u>	\$ 188,563
Line of Credit for Port projects.	
Monthly payments of principal and interest until 2037	
<u>2019, Capital Auto Lease \$16,940</u>	\$ 3,121
Auto Lease with Toyota	
Monthly lease payments until 2022	

Principal and Interest

	G.O.		
	<u>OTHER DEBT</u>	<u>INTEREST</u>	<u>TOTAL</u>
2022	127,219	15,243	142,462
2023	106,113	13,372	119,485
2024	106,972	11,837	118,808
2025	107,857	10,281	118,138
2026	96,782	8,765	105,546
2027-2031	315,519	24,459	339,979
2032-2036	58,123	10,093	68,216
<u>2037-2040</u>	<u>37,013</u>	<u>1,643</u>	<u>38,659</u>
	\$ 955,598	\$ 95,693	\$ 1,051,293

NOTE 6 – CONSTRUCTION IN PROGRESS

The Port has active construction projects as of December 31, 2021.

Project	Spent to Date	Remaining Commitment
		\$0
		\$0

The Port of Skamania does not currently have any active construction projects. They are in the process of Market, Feasibility and Integrative Planning for their 42-acre business park, located in North Bonneville, WA.

NOTE 7 – OTHER POST-EMPLOYMENT BENEFITS

The Port of Skamania is a participating employer in the state’s Public Employees Benefits Board (PEBB) program, a defined benefit plan administered by the Washington State Health Care Authority. The plan provides medical, dental, and life insurance benefits for public employees and retirees and their dependents on a pay-as-you-go basis. The plan provides OPEB benefits through both explicit and implicit subsidies. The explicit subsidy is a set dollar amount that lowers the monthly premium paid by members over the age of 65 enrolled in Medicare Parts A and B. PEBB determines the amount of the explicit subsidy annually. The implicit subsidy results from the inclusion of active and non-Medicare eligible retirees in the same pool when determining premiums. There is an implicit subsidy from active employees since the premiums paid by retirees are lower than they would have been if the retirees were insured separately. The Port of Skamania had 3 active plan members and zero retired plan members as of December 31, 2021. The Port of Skamania contributed \$59,377 to the plan for the year ended December 31, 2021.

NOTE 8 – PENSION PLANS

Substantially all Port of Skamania County’s full-time and qualifying part-time employees participate in the PERS Plan 2 plan administered by the Washington State Department of Retirement Systems, under cost-sharing, multiple-employer public employee defined benefit and defined contribution retirement plans. Contributions to the systems by both employee and employer are based upon gross wages covered by plan benefits.

The Department of Retirement Systems, a department within the primary government of the State of Washington, issues a publicly available comprehensive annual financial report (CAFR) that includes financial statements and required supplementary information for each plan. The DRS CAFR may be obtained by writing to:

Department of Retirement Systems
Communications Unit
PO Box 48380
Olympia, WA 98504-8380

Also, the DRS CAFR may be downloaded from the DRS website at www.drs.wa.gov.

At June 30, 2021, the Port of Skamania County's proportionate share of the collective net pension liabilities, as reported on the Schedule 09, was as follows:

<u>Plan</u>	<u>Allocation %</u>	<u>Liability</u>
PERS 1	0.001506%	\$ 18,392
PERS 2	0.001932%	\$ zero

NOTE 9 – CONTINGENCIES AND LITIGATIONS

No contingencies and litigations.

NOTE 10 – OTHER DISCLOSURES

Grants

The Port participates in a number of state and local-assisted programs. These grants are subject to audit by the grantors or their representatives. Such audits could result in requests for reimbursement to grantor agencies for expenditures disallowed under the terms of the grants. The management of the Port believes that such disallowances, if any, will be immaterial.

NOTE 11 – COVID 19 PANDEMIC

In February 2020, the Governor of the state of Washington declared a state of emergency in response to the spread of COVID-19. Precautionary measures to slow the spread of the virus continued throughout 2021. These measures included limitations on business operations, public events, gatherings, travel, and in-person interactions.

The Port District proactively implemented safety measures, and operations have continued with some staff occasionally working remotely. Management continues to monitor the situation for any operational or financial effects and is ready to respond appropriately as needed. To date, the Port District has not experienced any direct financial impacts due to the pandemic in 2021.

PRIOR PERIOD ADJUSTMENT

No adjustments in 2021.

**Comparative Statement of Activities Arising from Cash Transactions
For the Years Ending December 31, 2020 and 2021**

	<u>2021</u>	<u>2020</u>
<u>OPERATING REVENUES</u>		
Marine Terminal Operations		
Stevenson Landing Revenues	34,069.19	5,782.31
Total Marine Terminal Operations	34,069.19	5,782.31
Property Lease/Rental Operations		
Lease/Rental User Charges	86,850.22	93,623.77
Property Lease Revenue	602,223.98	582,668.00
Tichenor Building Lease Revenue	186,035.64	191,273.02
Total Property Lease/Rental Operations	875,109.84	867,564.79
Total Operating Revenues	909,179.03	873,347.10
<u>OPERATING EXPENDITURES</u>		
General Operations		
Stevenson Landing Expenses	23,599.29	6,307.45
Property Lease Operating Expenses	-	-
Salaries - Projects (General Projects Expenses Line Item)	-	-
FICA - Projects (General Projects Expenses Line Item)	-	-
W/C - Projects (General Projects Expenses Line Item)	-	-
Umemploy - Projects (General Projects Expenses Line Item)	-	-
PERS - Projects (General Projects Expenses Line Item)	-	-
Health Ins - Projects (General Projects Expenses Line Item)	-	-
VEBA - Projects (General Projects Expenses Line Item)	-	-
Total General Operations	23,599.29	6,307.45
Maintenance		
Property Lease Maintenance Salaries & Taxes Expenses	177,087.96	156,636.96
Property Lease Maintenance Benefits Expenses	64,030.03	64,891.57
Property Lease Maintenance Expenses	89,200.63	99,304.33
Property Utility Expenses	76,924.47	78,219.37
Maintenance Equipment Purchase	6,460.92	15,514.29
Leasing Commissions	-	-
Total Maintenance	413,704.01	414,566.52
General and Administration		
Returned Tenant Deposit (Other Property Exp & Other Nonexpense Line Item)	3,025.00	1,670.00
Employee PERS W/H Paid (Other Nonexpense Line Item)	-	-
Office Equipment Purchase (Equipment Purchase Line Item)	525.58	3,916.78
Salaries & Taxes - Administration	111,762.92	106,111.97
Benefits - Administration	24,125.22	24,325.50
Outside Services - General & Administration	94,053.15	86,238.50
General & Administration Expenses	146,315.53	146,283.20
Maintenance General & Administration	-	-
Election Expense (Non-operating Expense Line Item)	-	-
Salaries & Taxes - Commissioners	18,251.95	18,940.89
Salaries & Taxes - Benefits - Commissioners	5,602.32	5,248.24
General & Administration Expenses - Commissioners	-	-
Total General & Administration	403,661.67	392,735.08
Total Operating Expenditures	840,964.97	813,609.05
Income (loss) from Operations	68,214.06	59,738.05
<u>NON-OPERATING REVENUES (EXPENSES)</u>		
Investment Income		

Interest - MMA	3,076.91	3,722.85
Interest - CD's	-	-
Total Investment Income	<u>3,076.91</u>	<u>3,722.85</u>
Taxes Levied for Port		
Property Tax Revenues	<u>335,075.22</u>	<u>320,435.48</u>
Total Property Taxes	335,075.22	320,435.48
Miscellaneous Taxes		
PIIT Fish & Wildlife Taxes	-	568.42
DNR PILT NAP/NRCA Taxes	-	3,938.68
State Forest Timber Taxes	-	-
Private Timber Harvest Taxes	6,993.39	15,588.25
Leasehold Taxes from State	-	<u>1,737.08</u>
Total Miscellaneous Taxes	<u>6,993.39</u>	<u>21,832.43</u>
Capital Contributions		
Project Grant Revenues	-	76,673.91
Project Grant Revenues - CERB	50,000.00	
Project Grant Revenues - RCO-ALEA	35,400.00	318,600.00
Project Grant Revenues - WA DOC, WRBP Water-Wastewater		
Project Grant Revenues - Local .09	-	-
Project Grant Revenues - SAO - State Archives Grant	-	3,038.01
Project Grant Revenues - CARES-COVID	-	20,000.00
Project Grant Revenues - Community Foundation Grant	14,900.00	19,900.00
Project Grant Revenues - WRBP		
Project Grant Revenues - Local-CityHotelMotel-Shoreline	-	110,088.51
Project Grant Revenues - Local-CityHotelMotel - Stev Land		
Project Grant Revenues - Local-CityHotelMotel - PropAcp	-	-
Project Grant Revenues - Local-CityHotelMotel - WaterSign	-	-
Project Grant Revenues - USEDA, Riverpoint Retrofit	-	-
Total Capital Contributions	<u>100,300.00</u>	<u>548,300.43</u>
Proceeds from Sale of Asset		
	<u>273,367.24</u>	<u>19,000.00</u>
Total Proceeds from Sales of Assets	273,367.24	19,000.00
Debt Proceeds		
Loan Proceeds	-	-
Intergovernment Loan Proceeds	-	-
Total Debt Proceeds	-	-
Miscellaneous Revenues		
Lease Late Fees	-	-
Misc Operating Revenue	5,911.96	20,507.51
Security Deposit from Tenant	6,642.00	4,430.00
Other Non-operating Revenues	21,260.42	6,025.67
WA Sales Taxes	-	<u>1,463.00</u>
Total Miscellaneous Revenues	<u>33,814.38</u>	<u>32,426.18</u>
Miscellaneous Revenues-Leasehold		
Leasehold Taxes from Tenants	<u>106,057.72</u>	<u>96,044.26</u>
Total Leasehold Tax Revenues	106,057.72	96,044.26
Total Non-Operating Revenues	858,684.86	1,041,761.63
Interest Expense		
WIB - Tich Expansion #70	-	-
WIB - Discovery II (Teitzel Bldg)	3,414.04	3,800.05
WIB - Coyote Ridge	818.43	1,359.34
1st Indy - Discovery Bldg		
1st Indy - 212 Cascade Avenue	-	-
IQUU - 2015 Ford F250	-	-
WIB - Line of Credit	6,305.87	5,993.47
CTED - 126 Cascade Avenue	584.06	1,278.44
CERB - Discovery Bldg	553.92	1,096.98

CERB - Discovery II (Teitzel) Bldg	6,090.00	6,766.67
Total Interest Expense	17,766.32	20,294.95
Other Tax Expense-Leasehold		
Leasehold Taxes from Tenants	108,777.54	98,340.64
Total Leasehold Tax Expense	108,777.54	98,340.64
Election Expense		
Election Expense	4,029.66	-
Total Election Expense	4,029.66	-
Purchase of Capital Assets		
Industrial Land Acquisitions	-	-
212 Cascade Avenue	-	-
21 Cascade Ave - Beverly Park	-	-
Discovery III (Skye) Bldg	-	-
Discovery II	-	-
Discovery I	-	-
IAC Boat Launch	-	-
Waterfront Development - General	-	-
Waterfront Development - Stevenson Shoreline Restoration	-	4,834.00
Waterfront Development - Stevenson Landing Impr	-	-
Waterfront Development - Leavens Point Access	-	-
Waterfront Development - Cascade Ave Impr	-	-
Waterfront Development - Sign Project	-	-
Waterfront Development - Park 21	-	-
Waterfront Development - Shoreline Enhancement	45,053.27	213,373.51
Beacon Rock Golf Course	-	-
Cascades Business Park	102,506.13	83,034.32
Landing Improvements	12,742.50	-
Capital Repairs	18,011.39	-
Wind River Business Park	-	-
Wind River Business Park-Waterline Prj	5,320.00	22,334.63
Total Capital Expenditures	183,633.29	323,576.46
Principal Paid on Long-Term Debt		
WIB - Tich Expansion #70	-	-
WIB - Discovery II (Teitzel Bldg)	18,115.96	17,729.95
WIB - Coyote Ridge	18,361.31	17,820.40
WIB - Line of Credit	7,826.59	7,649.69
Capital Auto Lease	4,680.36	4,680.36
Oliva Shoreline Loan	-	-
IQCU - 2015 Ford F250	-	-
1st Indy - 212 Cascade Avenue	-	-
CTED - 126 Cascade Avenue	10,835.14	10,630.06
CERB - Discovery II (Teitzel Bldg)	67,666.66	67,666.67
CERB - Discovery Bldg	27,696.00	27,152.89
Total Principal Paid on Long-Term Debt	155,182.02	153,330.02
Total Non-Operating Expenses	469,388.83	595,542.07
Income (loss) from Non-Operating	389,296.03	446,219.56
Net increase (decrease) in Net Cash and Investments	457,510.09	505,957.61
Beginning Balance of Net Cash and Investments	-	-
Prior Year Adjustment	-	-
Ending Balance of Net Cash and Investments	457,510.09	505,957.61
Total Revenue	1,767,863.89	1,915,108.73
Total Expense	1,310,353.80	1,409,151.12
Net Income (loss)	457,510.09	505,957.61

	<u>2021</u>	<u>2020</u>
<u>OPERATING REVENUES</u>		
Marine Terminal Operations	\$ 34,069	\$ 5,782
Property Lease/Rental Operations	<u>875,110</u>	<u>867,565</u>
Total Operating Revenues	909,179	873,347
<u>OPERATING EXPENDITURES</u>		
General Operations	(23,599)	(6,307)
Maintenance	(413,704)	(414,567)
General and Administrative	<u>(403,662)</u>	<u>(392,735)</u>
Total Operating Expenditures	<u>(840,965)</u>	<u>(813,609)</u>
Income (loss) from Operations	<u>68,214</u>	<u>59,738</u>
<u>NON-OPERATING REVENUES (EXPENSES)</u>		
Investment Income	3,077	3,723
Taxes Levied for Port	335,075	320,435
Miscellaneous Taxes	6,993	21,832
Capital Contributions	100,300	548,300
Proceeds from Sale of Asset	273,367	19,000
Debt Proceeds	-	-
Miscellaneous Revenues	33,814	32,426
Miscellaneous Revenues-Leasehold	106,058	96,044
Interest Expense	(17,766)	(20,295)
Election Expense	(4,030)	-
Other Tax Expense-Leasehold	(108,778)	(98,341)
Purchase of Capital Assets	(183,633)	(323,576)
Principal Paid on Long-Term Debt	(155,182)	(153,330)
Miscellaneous Expense	<u>-</u>	<u>-</u>
Total Non-Operating Revenues (Expenses)	<u>389,296</u>	<u>446,220</u>
Net increase (decrease) in Net Cash and Investments	<u>457,510</u>	<u>505,958</u>
Beginning Balance of Net Cash and Investments	1,677,045	1,171,087
Prior Year Adjustment	<u>-</u>	<u>-</u>
<u>ENDING BALANCE OF NET CASH AND INVESTMENTS</u>	<u>\$ 2,134,555</u>	<u>\$ 1,677,045</u>

MCAG	Fund Number	Fund Name	BARS Account	Description	Amount
	401	Operations	3083100	Restricted Cash and Investments - Beginning	
	401	Operations	3084100	Committed Cash and Investments - Beginning	
	401	Operations	3085100	Assigned Cash and Investments - Beginning	1,677,045
	402	Operations	3089100	Unassigned Cash and Investments - Beginning	
	401	Operations	3111000	Property Tax	335,075
	401	Operations	3218000	Concessions	
	401	Operations	3311000	Federal Direct Grant from Department of Agriculture	
	401	Operations	3311100	Federal Direct Grant from Department of Commerce	
	401	Operations	3311200	Federal Direct Grant from Department of Defense	
	401	Operations	3311500	Federal Direct Grant from Department of Interior	
	401	Operations	3311600	Federal Direct Grant from Department of Justice	
	401	Operations	3312000	Federal Direct Grant from Department of Transportation	
	401	Operations	3316600	Federal Direct Grant from Environmental Protection Agency	
	401	Operations	3319700	Federal Direct Grant from Department of Homeland Security	
	401	Operations	3321560	Payment In-Lieu of Tax	0
	401	Operations	3331000	Federal Indirect Grant from Department of Agriculture	
	401	Operations	3331100	Federal Indirect Grant from Department of Commerce	0
	401	Operations	3331200	Federal Indirect Grant from Department of Defense	
	401	Operations	3331500	Federal Indirect Grant from Department of Interior	
	401	Operations	3331600	Federal Indirect Grant from Department of Justice	
	401	Operations	3332000	Federal Indirect Grant from Department of Transportation	0
	401	Operations	3336600	Federal Indirect Grant from Environmental Protection Agency	
	401	Operations	3339700	Federal Indirect Grant from Department of Homeland Security	
	401	Operations	3340010	State Grant from Legislature and its Committees	
	401	Operations	3340210	State Grant from Department of Agriculture	
	401	Operations	3340230	State Grant from Department Natural Resources	
	401	Operations	3340240	State Grant from Parks and Recreation Commission	
	401	Operations	3340250	State Grant from Department of Fish and Wildlife	
	401	Operations	3340270	State Grant from Recreation and Conservation Office	
	401	Operations	3340310	State Grant from Department of Ecology	
	401	Operations	3340360	State Grant from Department of Transportation	
	401	Operations	3340420	State Grant from Department of Commerce	35,400
	401	Operations	3340690	State Grant from Other State Agencies	
	401	Operations	3370000	Local Grants, Entitlements and Other Payments	14,900
	401	Operations	3445000	Sales of Fuel	
	401	Operations	3446000	Airports and Ports Services	34,069
	401	Operations	3590000	Non-Court Fines and Penalties	
	401	Operations	3611000	Investment Earnings	3,077
	401	Operations	3613000	Gains (Losses) on Sale of Investments	
	401	Operations	3614000	Other Interest	
	401	Operations	3620000	Rents and Leases	875,110
	401	Operations	3670000	Contributions and Donations from Nongovernmental Sources	0
	401	Operations	3691000	Sale of Surplus	273,367
	401	Operations	3694000	Judgments and Settlements	
	401	Operations	3699100	Miscellaneous Other	34,166
	401	Operations	3850000	Special or Extraordinary Items	
	401	Operations	3821000	Refundable Deposits	6,642
	401	Operations	3822000	Retainage Deposits	
	401	Operations	3823000	Non-Fiduciary Collections for Others	
	401	Operations	3829000	Immaterial Fiduciary Collections	106,058
	401	Operations	3881000	Prior Period Adjustment(s)	
	402	Operations	3893000	Custodial Type Collections	
	401	Operations	3911000	General Obligation Bonds Issued	
	401	Operations	3912000	Revenue Bonds Issued	
	401	Operations	3915000	Capital Leases and Installment Sales	

401	Operations	3918000	Intergovernmental Loans	
401	Operations	3919000	Other Long-Term Debt Issued	
401	Operations	3920000	Premiums on Bonds Issued	
401	Operations	3951000	Proceeds from Sales of Capital Assets	
401	Operations	3952000	Compensation for Loss/Impairment of Capital Assets	
401	Operations	3981000	Insurance Recoveries	
401	Operations	5460010	Airports and Ports - Salaries	307,103
401	Operations	5460020	Airports and Ports - Benefits	93,758
401	Operations	5460030	Airports and Ports - Supplies	119,786
401	Operations	5460040	Airports and Ports - Services	321,323
401	Operations	5850000	Special or Extraordinary Items	
401	Operations	5821000	Refund of Deposits	3,025
401	Operations	5822000	Refund of Retainage	
401	Operations	5823000	Non-Fiduciary Remittance for Others	
401	Operations	5829000	Immaterial Fiduciary Remittance	108,778
401	Operations	5881000	Prior Period Adjustment(s)	
402	Operations	5893000	Custodial Type Remittances	
401	Operations	5914670	Debt Repayment - Airports and Ports	155,182
401	Operations	5924680	Interest and Other Debt Service Cost - Airports and Ports	17,766
401	Operations	5944660	Capital Expenditures/Expenses - Airports and Ports	183,633
401	Operations	5083100	Restricted Cash and Investments - Ending	
401	Operations	5084100	Committed Cash and Investments - Ending	
401	Operations	5085100	Assigned Cash and Investments - Ending	2,134,555
402	Operations	5099100	Unassigned Cash and Investments - Ending	

Description	Actual Revenues
Ad Valorem Taxes	\$ 335,075
Miscellaneous Taxes - Leasehold Taxes	\$ 106,058
Capital Contributions - Federal/State/Local	\$ 100,300
Dockage Revenue	\$ 34,069
Property Lease/Rental - User Charges	\$ 86,850
Real Property Rentals - Golf Course	\$ 32,582
Real Property Rentals - Facilities	\$ 755,678
Miscellaneous Taxes - Other	\$ 6,993
Interest Income	\$ 3,077
Other Revenues	\$ 307,182
Debt Proceeds	\$ -
<i>Rounding</i>	\$ -
TOTAL REVENUES	\$ 1,767,864

MCAG NO. 1758		PORT OF SKAMANIA COUNTY		Schedule 05	
BARS Expense				Actual	
Account No.	Description			Expenses	
540.00	Marine Terminal	\$		23,599	
540.00	Property Lease/Rental - Maintenance			413,704	
540.00	Other Tax Expense - Leasehold			108,778	
540.00	General and Administrative Operating Expenses			403,662	
540.00	Election Expense			4,030	
591-593	Debt Redemption - Principal			155,182	
591-593	Interest Expense			17,766	
594-595	Fixed Assets Purchased/Grants			183,633	
	<i>Rounding</i>			-	
	TOTAL EXPENDITURES			\$ 1,310,354	

PORT OF SKAMANIA COUNTY
SCHEDULE OF LIABILITIES
 For the Year Ended December 31, 2021

ID No.	Description	Date of Original Issuance	Date of Maturity	Interest Rate	Amount Originally Issued	Beginning Outstanding Debt 1/1/21 (PY Ending Balance)	Amount Issued in Current Year	Amount Redeemed in Current Year	Ending Outstanding Debt 12/31/21
259.12	Employee Compensation Vacation - Sick Pay	n/a	n/a	n/a	n/a	\$ 23,597	\$ 34,301	\$ 20,734	\$ 37,165
264.30	Pension Liability	n/a	n/a	n/a	n/a	\$ 86,965	\$ -	\$ 68,573	\$ 18,392
263.91	CERB Loan Industrial Bldg.	2001	2021	2.00%	\$ 342,000	\$ 27,153	\$ 543	\$ 27,696	\$ -
263.91	WIB/CTED Loan Waterfront Bldg	2004	2025	2.00%	\$ 191,500	\$ 56,192	\$ -	\$ 10,835	\$ 45,357
263.91	WIB/Ska. Co. EDC Loan Industrial Bldg	2009	2029	2.00%	\$ 350,000	\$ 176,405	\$ -	\$ 18,116	\$ 158,289
263.91	CERB Loan Teitzel Industrial Bldg	2009	2029	1.00%	\$1,015,000	\$ 608,996	\$ -	\$ 67,667	\$ 541,329
263.91	WIB/Ska. Co. EDC Loan Coyote Ridge Paving	2012	2022	2.50%	\$ 170,000	\$ 36,767	\$ -	\$ 18,361	\$ 18,406
263.91	WIB/Ska. Co. EDC Loan Line of Credit	2019	2039	3.00%	\$ 205,000	\$ 196,390		\$ 7,827	\$ 188,563
						\$ 1,212,465	\$ 34,844	\$ 239,808	\$ 1,007,501

Year end adjustment were made to bring totals inline with Amortizations schedules from debtors.

for CTED Debt Survey:

4.Revenue Debt

2.(a) Other non-voted (lease p

ties to Note 4

\$ 951,944

\$ -

ID. No.	Description	Maturity/Payment Due Date __/__/20__	Beginning Balance 01/01/2021	Additions	Reductions	BARS Code for Redemption (Optional)	Ending Balance 12/31/2021
259.12	Employee Compensation Vacation - Sick Pay		\$ 23,597	\$ 34,301	\$ 20,734		\$ 37,165
264.30	Pension Liability		\$ 86,965	\$ -	\$ 68,573		\$ 18,392
263.91	CERB Loan Industrial Bldg.	1/31/2021	\$ 27,153	\$ 543	\$ 27,696		\$ -
263.91	WIB/CTED Loan Waterfront Bldg	7/31/2025	\$ 56,192		\$ 10,835		\$ 45,357
263.91	WIB/Ska. Co. EDC Loan Industrial Bldg	12/1/2029	\$ 176,405		\$ 18,116		\$ 158,289
263.91	CERB Loan Teitzel Industrial Bldg	1/31/2029	\$ 608,996		\$ 67,667		\$ 541,329
263.91	WIB/Ska. Co. EDC Loan Coyote Ridge Paving	7/15/2022	\$ 36,767		\$ 18,361		\$ 18,406
263.91	WIB/Ska. Co. EDC Loan Line of Credit	11/20/2039	\$ 196,390		\$ 7,827		\$ 188,563

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the Year Ended December 31, 2021

Grantor /Pass-Through Grantor/ Program Title	CFDA Number	Other Identification Number	Current Year Expenditures
Regional Transportation Council	20.205	14-1125DR	\$0
Transportation Alternatives Program			
Total Expenditures of Federal Awards			\$0

CFDA #	COVID-19								
20.205	Expenditures	Federal Agency Name (Optional)	Federal Program Name (Optional)	Pass-Through Agency Name	Other Award I.D. Number	R&D	Total	Passed Through	
				WA Department of Transporta	14.1125DR		\$0	to Subrecipients	

LABOR RELATIONS CONSULTANT(S)

Ended December 31, 2021

Has your government engaged labor relations consultants? _____ Ye X No

If yes, please provide the following information for each consultant(s):

Name Of Firm
Name Of Consultant
Business Address
Amount Paid To Consultant During Fiscal Year
Terms And Conditions, As Applicable, Including: Rates (E.g., Hourly, Etc) _____ Maximum Compensations Allowed _____ Duration Of Service _____ Services Provided _____

Certified Correct this _____ day of _____, _____ to the best of my knowledge and belief:
Signature
Name
Title

From Treasurer's Report - December 2021

<u>Month</u>	<u>Collections</u>	<u>Cancellations</u>	<u>Additions</u>	<u>Balance</u>	
<u>Original Levy Amount</u>				330,390.91	<u>(Levied)</u>
Taxes Due @ 1/1/21				<u>16,646.82</u>	
				347,037.73	
January	1,595.72	-	35.39	345,477.40	
February	2,382.40	512.40	394.39	342,976.99	
March	40,430.72	371.92	161.77	302,336.12	
April	111,243.13	316.68	781.48	191,557.79	
May	43,172.14	129.79	151.45	148,407.31	
June	5,327.18	8.67	90.77	143,162.23	
July	2,518.10	88.93	310.79	140,865.99	
August	3,245.75	16.90	150.69	137,754.03	
September	21,179.06	47.60	323.18	116,850.55	
October	75,088.32	20.97	319.75	42,061.01	
November	28,892.70	99.08	209.80	13,279.03	
December	-	-	4.48	13,283.51	December
	335,075.22	1,612.94	2,933.94	13,283.51	

These totals are directly input from the 2019 report. This must balance to the 2019 Schedule 9 Balance				Calculated on the 2021 pay rate	Calculated on the 2022 pay rate	Calculated on the 2022 pay rate	Calculated on the 2022 pay rate	Calculated on the 2022 pay rate	If less than zero, the balance is zero	If less than zero, the balance is zero							
12/31/2020 Ending Balance				Earned during 2021				Redeemed during 2021				Ending Liability Balance as of 12/31/2021				12/31/2021 Schedule 9 Balance with rounding	
Vacation	Sick	Comp	Total	Payroll	Vacation	Sick	Comp	Total	Vacation	Sick	Comp	Total	Vacation and Payroll	Sick	Comp		Total
\$ 10,918.53	\$ -	\$ -	\$ 10,918.53	\$ 4,604.16	\$ 8,057.60	\$ -	\$ -	\$ 12,661.76	\$ 5,841.76	\$ -	\$ -	\$ 5,841.76	\$ 17,738.53	\$ -	\$ -		\$ 17,738.53
\$ 5,691.72	\$ -	\$ -	\$ 5,691.72	\$ 3,668.16	\$ 5,790.40	\$ -	\$ 710.00	\$ 10,168.56	\$ 6,890.40	\$ 492.50	\$ 710.00	\$ 8,092.90	\$ 8,259.88	\$ -	\$ -		\$ 8,259.88
\$ 2,946.27	\$ -	\$ 6.90	\$ 2,953.17	\$ 2,649.60	\$ 3,417.90	\$ -	\$ 195.62	\$ 6,263.12	\$ 3,448.62	\$ -	\$ 202.52	\$ 3,651.14	\$ 5,565.15	\$ -	\$ (0.00)		\$ 5,565.15
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
			\$ 10,921.92					\$ 29,093.44				\$ 17,585.80					\$ 31,563.56
Vacation, Sick & Comp Pay Redeemed			\$ 19,563.42	Vacation, Sick & Comp Pay Liability					Vacation, Sick & Comp Pay Redeemed			\$ 17,585.80	Vacation, Sick & Comp Pay Redeemed			\$ 31,563.56	\$ 31,071.06
Social Security Tax (6.20%)			\$ 1,212.93	Social Security Tax Liability (6.20%)			\$ 1,803.79		Social Security Tax (6.20%)			\$ 1,090.32	Social Security Tax (6.20%)			\$ 1,956.94	\$ 1,926.41
Medicare Tax (1.45%)			\$ 283.67	Medicare Tax Liability (1.45%)			\$ 421.85		Medicare Tax (1.45%)			\$ 254.99	Medicare Tax (1.45%)			\$ 457.67	\$ 450.53
PERS (12.97%)			\$ 2,537.38	PERS Liability (10.25%)			\$ 2,982.08		PERS (10.25%)			\$ 1,802.54	PERS (10.25%)			\$ 3,235.26	\$ 3,716.91
Total Beginning Balance			\$ 23,597.40	Total Earned/Issued			\$ 34,301.16		Total Used/Redeemed			\$ 20,733.66	Total Ending Balance			\$ 37,213.43	\$ 37,164.90