

**Port of Skamania County**  
**NOTES TO FINANCIAL STATEMENT**  
**DECEMBER 31, 2022**

**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 paid.

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**

On November 15, 2022 the Port of Skamania County changed its vacation and sick policy to a Paid Time Off (PTO) policy. The Port rolled previously accrued vacation into the new PTO calculation. The new PTO accrual calculation includes the previous graduated vacation schedule and six hours of sick time. The Port included 6 hours of sick time to account for the minimum state requirement of 1 hour of sick for every 40 hours worked. Employees that had a previous sick time balance will retain the balance and will be allowed to utilize the balance until it is gone. No additional sick time will be accrued. New employee will only accrue PTO. The sick balance will NOT be payable upon termination.

The new PTO graduated schedule is as follows:

Years 0-5	23 days per year
Years 6-10	26 days per year
Years 11-15	31 days per year
Years 16-20	36 days per year
Years 21 and beyond	41 days per year

The Port of Skamania County keeps records of accumulated unused PTO pay as well as unused sick leave. The Port of Skamania County recognizes PTO 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 <sup>(1)</sup>
<b>Liability:</b>				
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
Terrorism Liability <sup>(2)</sup>	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 <sup>(3)</sup>
<b>Property <sup>(2)</sup>:</b>				
Buildings and Contents	Per Occurrence	\$250,000	\$1 billion	\$1,000 - \$250,000
Mobile Equipment	Per Occurrence	\$250,000	\$1 billion	\$1,000 - \$250,000
Boiler and Machinery <sup>(3)</sup>	Per Occurrence	Varies	\$100 million	Varies
Business Interruption (BI)/ Extra Expense(EE) <sup>(4)</sup>	Per Occurrence	\$250,000	\$100 million (BI)/ \$50 million (EE)	\$1,000 - \$250,000
<b>Sublimit <sup>(5)</sup>:</b>				
Flood	Per Occurrence	\$250,000	\$50 million (shared by Pool members)	\$1,000 - \$250,000
Earthquake	Per Occurrence	5% of indemnity, subject to \$250,000 minimum	\$10 million (shared by Pool members)	\$1,000 - \$250,000
Terrorism Primary	Per Occurrence Pool Aggregate	\$250,000	\$100 million per occurrence \$200 million aggregate	\$1,000 - \$250,000
Terrorism Excess	Per Occurrence APIP Per Occurrence APIP Aggregate	\$500,000	\$600 million/ Pool aggregate \$1.1 billion/ per occurrence APIP program \$1.4 billion/ APIP program aggregate	\$0
<b>Automobile Physical Damage<sup>(6)</sup></b>	Per Occurrence	\$25,000; \$100,000 for Emergency Vehicles; \$250,000 for Emergency	\$1 billion	\$250 - \$1,000

(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. By meeting established guidelines, the co-pay may be waived.

Coverage	Coverage Type	Pool Self-Insured Retention	Excess/ Reinsurance Limits	Member Deductibles/ Co-Pays <sup>(1)</sup>
		Vehicles valued >\$750,000		
<b>Crime Blanket</b> <sup>(7)</sup>	Per Occurrence	\$50,000	\$1 million	\$1,000
<b>Named Position</b> <sup>(8)</sup>	Per Occurrence	\$50,000	\$1 million	\$1,000
<b>Cyber</b> <sup>(9)</sup>	Each Claim APIP Aggregate	\$100,000	\$2 million \$40 million	20% Copay
<b>Identity Fraud Expense Reimbursement</b> <sup>(10)</sup>	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 \$1 billion 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.
- (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 \$2 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 budgets for assigned funds. These budgets are at the fund level. The budget constitutes the legal authority for expenditures at that level. Annual for these funds lapse at the fiscal year end.

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

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

Fund/Department	Final Appropriated  Amounts	Actual Expenditures	Variance
Marine Terminal:	\$ 57,749	\$ 41,993	\$ 15,756
Capital Contributions/Expenditures:	\$ 506,350	\$ 281,566	\$ 224,784
Property Lease/Rental:	\$ 633,392	\$ 612,524	\$ 20,868
General and Administrative:	\$ 367,294	\$ 342,835	\$ 24,459
Nonexpenses:	\$ 127,230	\$ 150,170	\$ ( 22,940)
Nonoperating:	\$ 15,231	\$ 14,203	\$ 1,028
	\$ 1,707,246	\$ 1,443,291	\$ 263,955

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**

It is the Port of Skamania’s policy to invest all temporary cash surpluses. The interest on these investments is reinvested.

#### Investments in the State Local Government Investment Pool (LGIP)

The Port of Skamania is a voluntary participant in the Local Government Investment Pool, an external investment pool operated by the Washington State Treasurer. The pool is not rated and not registered with the SEC. Rather, oversight is provided by the State Finance Committee in accordance with [Chapter 43.250 RCW](#). Investments in the LGIP are reported at amortized cost, which is the same as the value of the pool per share. The LGIP does not impose any restrictions on participant withdrawals.

The Office of the State Treasurer prepares a stand-alone financial report for the pool. A copy of the report is available from the Office of the State Treasurer, PO Box 40200, Olympia, Washington 98504-0200, online at [www.tre.wa.gov](http://www.tre.wa.gov).

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, 2022 are as follows:

General Fund – Maintenance Fund	\$ 445,183
General Fund – Money Market	\$ 177,738
Local Government Investment Pool	\$ 1,781,020
General Fund – CD’s	<u>                    -</u>
Total assigned cash and investments:	\$ 2,403,941

The Tenant Deposit assets at December 31, 2022 are composed of the following:

General Fund – Tenant Deposits	\$ 150,144
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#### **2022 Summary:**

Total assigned cash and investments	\$ 2,403,941
Total assigned cash and investments (Tenant Dep)	<u>\$ 150,144</u>
Total cash and investments	<u>\$ 2,554,085</u>

#### **NOTE 4 – LEASES (LESSEES)**

During the year ended 2022, the Port of Skamania County adopted guidance for the presentation and disclosure of leases, as required by the BARS manual. This requirement resulted in the addition of a lease liability reported on the Schedule of Liabilities.

Currently the Port of Skamania does not have any reportable lease liabilities.

**2019, Capital Auto Lease \$16,940** \$ zero

Auto Lease with Toyota

Monthly lease payments until 2022

Vehicle was purchased for the residual balance in August/2022

#### **NOTE 5 – 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 by the county treasurer, via check the following month to the Port. 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 2022 was 0.28204243 per \$1,000 on an assessed valuation of 1,212,588,909 for a total regular levy of \$342,002.

#### **NOTE 6 – 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 12/31/2022</u>
<b><u>2004, CTED Loan, \$191,500</u></b>	\$ 34,287
Purchase of Property 126 SW Cascade Ave, 2.0% \$11,909 annual principal/interest to 2025	
<b><u>2009, WIB Skamania County EDC Loan, \$350,000</u></b>	\$ 138,101
Discovery II (Teitzel) Building, 2.0% \$10,765 bi-annual principal/interest 2011 to 2029	



**2009, CERB Loan, \$1,015,000**

\$ 473,662

Discovery II (Teitzel) Building, 1.0%  
Annual principal paid is \$67,667

**2013, WIB Skamania County EDC Loan, \$170,000**

\$ zero

Coyote Ridge Road, 2.5%  
\$10,765 bi-annual principal/interest 2012 to 2022

**2018, WIB-Line of Credit, \$205,000**

\$ 180,275

Line of Credit for Port projects.  
Monthly payments of principal and interest until 2037

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 7 – CONSTRUCTION IN PROGRESS**

The Port does not have any active construction projects as of December 31, 2022.

<b>Project</b>	<b>Spent to Date</b>	<b>Remaining Commitment</b>
		\$0
		\$0

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

**NOTE 8 – 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, 2022. The Port of Skamania contributed \$29,631 to the plan for the year ended December 32, 2022.

### **NOTE 9 – 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](http://www.drs.wa.gov).

At June 30, 2022, 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	0.001469%	\$ 40,902
PERS 2	0.001917%	\$ zero

### **NOTE 10 – CONTINGENCIES AND LITIGATIONS**

No contingencies and litigations.

## **NOTE 11 – 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.

### **PRIOR PERIOD ADJUSTMENT**

No adjustments in 2022.

**Comparative Statement of Activities Arising from Cash Transactions  
For the Years Ending December 31, 2021 and 2022**

		<u>2022</u>	<u>2021</u>
<b><u>OPERATING REVENUES</u></b>			
Marine Terminal Operations			
	Stevenson Landing Revenues	145,040.49	34,069.19
	Total Marine Terminal Operations	145,040.49	34,069.19
Property Lease/Rental Operations			
	Lease/Rental User Charges	97,177.71	86,850.22
	Property Lease Revenue	663,002.84	602,223.98
	Tichenor Building Lease Revenue	208,946.70	186,035.64
	Total Property Lease/Rental Operations	969,127.25	875,109.84
<b>Total Operating Revenues</b>		<b>1,114,167.74</b>	<b>909,179.03</b>
<b><u>OPERATING EXPENDITURES</u></b>			
General Operations			
	Stevenson Landing Expenses	41,992.59	23,599.29
	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	41,992.59	23,599.29
Maintenance			
	Property Lease Maintenance Salaries & Taxes Expenses	167,086.72	177,087.96
	Property Lease Maintenance Benefits Expenses	64,664.23	64,030.03
	Property Lease Maintenance Expenses	76,493.79	89,200.63
	Property Utility Expenses	85,285.94	76,924.47
	Maintenance Equipment Purchase	65,735.00	6,460.92
	Other Property Lease Ops	2,829.88	-
	Total Maintenance	462,095.56	413,704.01
General and Administration			
	Returned Tenant Deposit (Other Property Exp & Other Nonexpense Line Item)	4,934.50	3,025.00
	Employee PERS W/H Paid (Other Nonexpense Line Item)	-	-
	Office Equipment Purchase (Equipment Purchase Line Item)	656.95	525.58
	Salaries & Taxes - Administration	115,192.17	111,762.92
	Benefits - Administration	23,724.55	24,125.22
	Outside Services - General & Administration	110,305.83	94,053.15
	General & Administration Expenses	177,178.38	146,315.53
	Maintenance General & Administration	-	-
	Election Expense ( Non-operating Expense Line Item)	-	-
	Salaries & Taxes - Commissioners	16,736.19	18,251.95
	Salaries & Taxes - Benefits - Commissioners	5,729.76	5,602.32
	General & Administration Expenses - Commissioners	-	-
	Total General & Administration	454,458.33	403,661.67
<b>Total Operating Expenditures</b>		<b>958,546.48</b>	<b>840,964.97</b>
<b>Income (loss) from Operations</b>		<b>155,621.26</b>	<b>68,214.06</b>
<b><u>NON-OPERATING REVENUES (EXPENSES)</u></b>			
Investment Income			
	Interest - MMA	6,183.00	3,076.91
	Interest - CD's	-	-
	Total Investment Income	6,183.00	3,076.91
Taxes Levied for Port			
	Property Tax Revenues	344,022.05	335,075.22
	Total Property Taxes	344,022.05	335,075.22
Miscellaneous Taxes			
	PIIT Fish & Wildlife Taxes	558.49	-
	DNR PILT NAP/NRCA Taxes	4,486.07	-
	State Forest Timber Taxes	-	-

	Private Timber Harvest Taxes	16,715.54	6,993.39
	Leasehold Taxes from State	<u>3,749.59</u>	<u>-</u>
	Total Miscellaneous Taxes	25,509.69	6,993.39
Capital Contributions			
	Project Grant Revenues	17,330.00	-
	Project Grant Revenues - CERB	-	50,000.00
	Project Grant Revenues - RCO-ALEA	-	35,400.00
	Project Grant Revenues - WA DOC, WRBP Water-Wastewater		
	Project Grant Revenues - RTC-TAP	11,911.05	
	Project Grant Revenues - Local .09	-	-
	Project Grant Revenues - Ecology - Integrative Planning Grant	186,348.89	
	Project Grant Revenues - SAO - State Archives Grant	-	-
	Project Grant Revenues - CARES-COVID	-	-
	Project Grant Revenues - Community Foundation Grant	-	14,900.00
	Project Grant Revenues - WRBP		
	Project Grant Revenues - Local-CityHotelMotel-Shoreline	-	-
	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	<u>-</u>	<u>-</u>
	Total Capital Contributions	215,589.94	100,300.00
Proceeds from Sale of Asset			
		<u>-</u>	<u>273,367.24</u>
	Total Proceeds from Sales of Assets	-	273,367.24
Debt Proceeds			
	Loan Proceeds	-	-
	Intergovernment Loan Proceeds	<u>-</u>	<u>-</u>
	Total Debt Proceeds	-	-
Miscellaneous Revenues			
	Lease Late Fees	-	-
	Misc Operating Revenue	7,122.30	5,911.96
	Security Deposit from Tenant	6,843.72	6,642.00
	Other Non-operating Revenues	30,922.87	21,260.42
	WA Sales Taxes	<u>-</u>	<u>-</u>
	Total Miscellaneous Revenues	44,888.89	33,814.38
Miscellaneous Revenues-Leasehold			
	Leasehold Taxes from Tenants	<u>112,459.69</u>	<u>106,057.72</u>
	Total Leasehold Tax Revenues	112,459.69	106,057.72
<b>Total Non-Operating Revenues</b>		<b>748,653.26</b>	<b>858,684.86</b>
Interest Expense			
	WIB - Tich Expansion #70	-	-
	WIB - Discovery II (Teitzel Bldg)	2,185.31	3,414.04
	WIB - Coyote Ridge	253.56	818.43
	1st Indy - Discovery Bldg		
	1st Indy - 212 Cascade Avenue	-	-
	IQUU - 2015 Ford F250	-	-
	WIB - Line of Credit	5,497.55	6,305.87
	CTED - 126 Cascade Avenue	853.34	584.06
	CERB - Discovery Bldg	-	553.92
	CERB - Discovery II (Teitzel) Bldg	<u>5,413.33</u>	<u>6,090.00</u>
	Total Interest Expense	14,203.09	17,766.32
Other Tax Expense-Leasehold			
	Leasehold Taxes from Tenants	<u>105,197.73</u>	<u>108,777.54</u>
	Total Leasehold Tax Expense	105,197.73	108,777.54
Election Expense			
	Election Expense	<u>-</u>	<u>4,029.66</u>
	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	13,742.50	-
	Rigging Loft - Capital Repair	1,891.67	
	Riverpoint - Capital Repair	5,729.16	

IAC Boat Launch	-	-
Waterfront Development - General	-	-
Waterfront Development - Stevenson Shoreline Restoration	-	-
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	596.54	45,053.27
Beacon Rock Golf Course	-	-
Cascades Business Park	188,626.21	102,506.13
Landing Improvements	4,587.50	12,742.50
Capital Repairs	-	18,011.39
Wind River Business Park	-	-
Wind River Business Park-Waterline Prj	-	5,320.00
Total Capital Expenditures	<u>215,173.58</u>	<u>183,633.29</u>
Principal Paid on Long-Term Debt		
WIB - Tich Expansion #70	-	-
WIB - Discovery II (Teitzel Bldg)	19,344.69	18,115.96
WIB - Coyote Ridge	18,947.00	18,361.31
WIB - Line of Credit	8,145.61	7,826.59
Capital Auto Lease	25,010.64	4,680.36
Oliva Shoreline Loan	-	-
IQCUI - 2015 Ford F250	-	-
1st Indy - 212 Cascade Avenue	-	-
CTED - 126 Cascade Avenue	11,055.16	10,835.14
CERB - Discovery II (Teitzel Bldg)	67,666.66	67,666.66
CERB - Discovery Bldg	-	27,696.00
Total Principal Paid on Long-Term Debt	<u>150,169.76</u>	<u>155,182.02</u>
<b>Total Non-Operating Expenses</b>	<b>484,744.16</b>	<b>469,388.83</b>
Income (loss) from Non-Operating	263,909.10	389,296.03
Net increase (decrease) in Net Cash and Investments	<u>419,530.36</u>	<u>457,510.09</u>
Beginning Balance of Net Cash and Investments	-	-
Prior Year Adjustment	-	-
Ending Balance of Net Cash and Investments	<u>419,530.36</u>	<u>457,510.09</u>
Total Revenue	1,862,821.00	1,767,863.89
Total Expense	1,443,290.64	1,310,353.80
Net Income (loss)	<u>419,530.36</u>	<u>457,510.09</u>

	<b>2022</b>	<b>2021</b>
<b><u>OPERATING REVENUES</u></b>		
Marine Terminal Operations	\$ 145,040	\$ 34,069
Property Lease/Rental Operations	969,127	875,110
Total Operating Revenues	1,114,168	909,179
<b><u>OPERATING EXPENDITURES</u></b>		
General Operations	(41,993)	(23,599)
Maintenance	(462,096)	(413,704)
General and Administrative	(454,458)	(403,662)
Total Operating Expenditures	(958,546)	(840,965)
Income (loss) from Operations	155,621	68,214
<b><u>NON-OPERATING REVENUES (EXPENSES)</u></b>		
Investment Income	6,183	3,077
Taxes Levied for Port	344,022	335,075
Miscellaneous Taxes	25,510	6,993
Capital Contributions	215,590	100,300
Proceeds from Sale of Asset	-	273,367
Debt Proceeds	-	-
Miscellaneous Revenues	44,889	33,814
Miscellaneous Revenues-Leasehold	112,460	106,058
Interest Expense	(14,203)	(17,766)
Election Expense	-	(4,030)
Other Tax Expense-Leasehold	(105,198)	(108,778)
Purchase of Capital Assets	(215,174)	(183,633)
Principal Paid on Long-Term Debt	(150,170)	(155,182)
Miscellaneous Expense	-	-
Total Non-Operating Revenues (Expenses)	263,909	389,296
Net increase (decrease) in Net Cash and Investments	419,530	457,510
Beginning Balance of Net Cash and Investments	2,134,555	1,677,045
Prior Year Adjustment	-	-
<b><u>ENDING BALANCE OF NET CASH AND INVESTMENTS</u></b>	<b>\$ 2,554,085</b>	<b>\$ 2,134,555</b>

MCAG	Fund Number	Fund Name	BARS Account	Description	Amount
	401	Operations	3085100	Assigned Cash and Investments - Beginning	2,134,555
	401	Operations	3111000	Property Tax	344,022
	401	Operations	3321560	Payment In-Lieu of Tax	5,045
	401	Operations	3331100	Federal Indirect Grant from Department of Commerce	17,330
	401	Operations	3332000	Federal Indirect Grant from Department of Transportation	11,911
	401	Operations	3336600	Federal Indirect Grant from Environmental Protection Agency	0
	401	Operations	3340310	State Grant from Department of Ecology	186,349
	401	Operations	3370000	Local Grants, Entitlements and Other Payments	25,510
	401	Operations	3446000	Airports and Ports Services	1,114,168
	401	Operations	3611000	Investment Earnings	6,183
	401	Operations	3699100	Miscellaneous Other	33,001
	401	Operations	3821000	Refundable Deposits	6,844
	401	Operations	3829000	Immaterial Fiduciary Collections	112,460
	401	Operations	5460010	Airports and Ports - Salaries	299,015
	401	Operations	5460020	Airports and Ports - Benefits	94,119
	401	Operations	5460030	Airports and Ports - Supplies	187,708
	401	Operations	5460040	Airports and Ports - Services	372,770
	401	Operations	5821000	Refund of Deposits	4,935
	401	Operations	5829000	Immaterial Fiduciary Remittance	105,198
	401	Operations	5914670	Debt Repayment - Airports and Ports	150,170
	401	Operations	5924680	Interest and Other Debt Service Cost - Airports and Ports	14,203
	401	Operations	5944660	Capital Expenditures/Expenses - Airports and Ports	215,174
	401	Operations	5085100	Assigned Cash and Investments - Ending	2,554,085



BARS Revenue Account No.	Description	Actual Revenues
310.00	Ad Valorem Taxes	\$ 344,022
310.00	Miscellaneous Taxes - Leasehold Taxes	\$ 112,460
330	Capital Contributions - Federal/State/Local	\$ 215,590
340	Dockage Revenue	\$ 145,040
360.00	Property Lease/Rental - User Charges	\$ 97,178
360.00	Real Property Rentals - Golf Course	\$ 32,582
360.00	Real Property Rentals - Facilities	\$ 839,368
360.00	Miscellaneous Taxes - Other	\$ 25,510
360.00	Interest Income	\$ 6,183
360.00	Other Revenues	\$ 44,889
391-393	Debt Proceeds	\$ -
	<i>Rounding</i>	\$ -
	TOTAL REVENUES	\$ 1,862,822

<b>MCAG NO. 1758</b>		<b>PORT OF SKAMANIA COUNTY</b>		<b>Schedule 05</b>	
BARS Expense Account No.		Description	Actual Expenses		
540.00		Marine Terminal	\$	41,993	
540.00		Property Lease/Rental - Maintenance		462,096	
540.00		Other Tax Expense - Leasehold		105,198	
540.00		General and Administrative Operating Expenses		454,458	
540.00		Election Expense		-	
591-593		Debt Redemption - Principal		150,170	
591-593		Interest Expense		14,203	
594-595		Fixed Assets Purchased/Grants		215,174	
		<i>Rounding</i>		-	
		<b>TOTAL EXPENDITURES</b>		<b>\$ 1,443,291</b>	

MCAG NO. 1758	PORT OF SKAMANIA COUNTY							Schedule 08
SCHEDULE OF REAL AND PERSONAL PROPERTY TAXES (ALL TAX SUPPORTED FUNDS)								
For the Year Ended December 31, 2022								
1	2	3	4	5	6	7	8	9
FUND NO.	FUND NAME	TAXES RECEIVABLE 01/01/2021	TAX RATE \$/1,000	TAXES LEVIED REPORT YEAR	TAXES COLLECTED	TAX ADJUST. INCREASES	TAX ADJUST. DECREASES	TAXES RECEIVABLE 12/31/2021 (3+5-6+7-8)
699.20	General Fund - Ad Valorem	\$ 13,279	0.282042	\$ 342,002	\$ 344,022	\$ 2,694	\$ 2,042	\$ 11,911

**PORT OF SKAMANIA COUNTY**  
**SCHEDULE OF LIABILITIES**  
 For the Year Ended December 31, 2022

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 12/31/22
259.12	Employee Compensation Vacation - Sick Pay	n/a	n/a	n/a	n/a	\$ 37,213	\$ 38,096	\$ 16,858	\$ 58,451
264.30	Pension Liability	n/a	n/a	n/a	n/a	\$ 18,392	\$ 22,510	\$ -	\$ 40,902
263.91	WIB/CTED Loan Waterfront Bldg	2004	2025	2.00%	\$ 191,500	\$ 45,342	\$ -	\$ 11,055	\$ 34,287
263.91	WIB/Ska. Co. EDC Loan Industrial Bldg	2009	2029	2.00%	\$ 350,000	\$ 157,446	\$ -	\$ 19,345	\$ 138,101
263.91	CERB Loan Teitzel Industrial Bldg	2009	2029	1.00%	\$1,015,000	\$ 541,329	\$ -	\$ 67,667	\$ 473,662
263.91	WIB/Ska. Co. EDC Loan Coyote Ridge Paving	2012	2022	2.50%	\$ 170,000	\$ 18,361	\$ 586	\$ 18,947	\$ -
263.91	WIB/Ska. Co. EDC Loan Line of Credit	2019	2039	3.00%	\$ 205,000	\$ 188,421		\$ 8,146	\$ 180,275
						\$ 1,006,504	\$ 61,192	\$ 142,018	\$ 925,679

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

		<i>ties to Note 4</i>
for CTED Debt Survey:	4.Revenue Debt	\$ 826,326
	2.(a) Other non-voted (lease )	\$ -

SCHEDULE OF STATE AND LOCAL FINANCIAL ASSISTANCE

For the Year Ended December 31, 2022

<b>Grantor/Program Title</b>	<b>Identification Number</b>	<b>Current Year Expenditures</b>
Washington Department of Ecology-Integrated Planning	TCPIPG-1912-SKAPor-00002	186,348.89
<b>Total State and Local Financial Assistance</b>		<b>\$186,349</b>

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the Year Ended December 31, 2022

Grantor /Pass-Through Grantor/ Program Title	CFDA Number	Other Identification Number	Current Year Expenditures
Regional Transportation Council	20.205	14-1125DR	\$11,911
Transportation Alternatives Program			
CARES - US Economic Development Administration	11.307		\$17,330
MCEDD Landing Grant			
<b>Total Expenditures of Federal Awards</b>			<b>\$29,241</b>

LABOR RELATIONS CONSULTANT(S)

Ended December 31, 2022

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