



Office of the Washington State Auditor
Pat McCarthy

Financial Statements Audit Report
Port of Camas-Washougal

For the period January 1, 2019 through December 31, 2019

Published April 13, 2020

Report No. 1026037





**Office of the Washington State Auditor
Pat McCarthy**

April 13, 2020

Board of Commissioners
Port of Camas-Washougal
Washougal, Washington

Report on Financial Statements

Please find attached our report on the Port of Camas-Washougal's financial statements.

We are issuing this report in order to provide information on the Port's financial condition.

Sincerely,

Pat McCarthy
State Auditor
Olympia, WA

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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

**Port of Camas-Washougal
January 1, 2019 through December 31, 2019**

Board of Commissioners
Port of Camas-Washougal
Washougal, Washington

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the Port of Camas-Washougal, as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Port's financial statements, and have issued our report thereon dated April 6, 2020.

As discussed in Note 10 to the financial statements, in February 2020, a state of emergency was declared that could have a negative financial effect on the Port. Our opinion is not modified with respect to this matter.

We issued an unmodified opinion on the fair presentation of the Port's financial statements in accordance with its regulatory basis of accounting. We issued an adverse opinion on the fair presentation with regard to accounting principles generally accepted in the United States of America (GAAP) because the financial statements are prepared by the Port using accounting practices prescribed by state law and the State Auditor's *Budgeting, Accounting and Reporting System* (BARS) manual described in Note 1, which is a basis of accounting other than GAAP. The effects on the financial statements of the variances between the basis of accounting described in Note 1 and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material.

INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit of the financial statements, we considered the Port's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial

statements, but not for the purpose of expressing an opinion on the effectiveness of the Port's internal control. Accordingly, we do not express an opinion on the effectiveness of the Port's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Port's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

COMPLIANCE AND OTHER MATTERS

As part of obtaining reasonable assurance about whether the Port's financial statements are free from material misstatement, we performed tests of the Port's compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

PURPOSE OF THIS REPORT

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Port's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Port's internal control and compliance. Accordingly, this communication is not suitable for any other purpose. However, this

report is a matter of public record and its distribution is not limited. It also serves to disseminate information to the public as a reporting tool to help citizens assess government operations.

A handwritten signature in black ink that reads "Pat McCarthy". The signature is written in a cursive style with a large, stylized initial "P".

Pat McCarthy
State Auditor
Olympia, WA

April 6, 2020

INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS

Port of Camas-Washougal January 1, 2019 through December 31, 2019

Board of Commissioners
Port of Camas-Washougal
Washougal, Washington

REPORT ON THE FINANCIAL STATEMENTS

We have audited the accompanying financial statements of the Port of Camas-Washougal, for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Port's financial statements, as listed on page 11.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the financial reporting provisions of state law and the *Budgeting, Accounting and Reporting System* (BARS) manual prescribed by the State Auditor described in Note 1. This includes determining that the basis of accounting is acceptable for the presentation of the financial statements in the circumstances. Management is also responsible for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Port's preparation and fair presentation of the financial statements in order to design

audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Port's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Unmodified Opinion on Regulatory Basis of Accounting (BARS Manual)

As described in Note 1, the Port of Camas-Washougal has prepared these financial statements to meet the financial reporting requirements of state law using accounting practices prescribed by the State Auditor's *Budgeting, Accounting and Reporting System* (BARS) manual. Those accounting practices differ from accounting principles generally accepted in the United States of America (GAAP). The differences in these accounting practices are also described in Note 1.

In our opinion, the financial statements referred to above present fairly, in all material respects, the cash and investments of the Port of Camas-Washougal, and its changes in cash and investments, for the year ended December 31, 2019, on the basis of accounting described in Note 1.

Basis for Adverse Opinion on U.S. GAAP

Auditing standards issued by the American Institute of Certified Public Accountants (AICPA) require auditors to formally acknowledge when governments do not prepare their financial statements, intended for general use, in accordance with GAAP. The effects on the financial statements of the variances between GAAP and the accounting practices the Port used, as described in Note 1, although not reasonably determinable, are presumed to be material. As a result, we are required to issue an adverse opinion on whether the financial statements are presented fairly, in all material respects, in accordance with GAAP.

Adverse Opinion on U.S. GAAP

The financial statements referred to above were not intended to, and in our opinion they do not, present fairly, in accordance with accounting principles generally accepted in the United States of America, the financial position of the Port of Camas-Washougal, as of December 31, 2019, or the changes in financial position or cash flows thereof for the year then ended, due to the significance of the matter discussed in the above "Basis for Adverse Opinion on U.S. GAAP" paragraph.

Matters of Emphasis

As discussed in Note 10 to the financial statements, in February 2020, a state of emergency was declared that could have a negative financial effect on the Port. Our opinion is not modified with respect to this matter.

Other Matters

Supplementary and Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The Schedule of Liabilities is presented for purposes of additional analysis, as required by the prescribed BARS manual. This schedule is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements taken as a whole.

OTHER REPORTING REQUIRED BY GOVERNMENT AUDITING STANDARDS

In accordance with *Government Auditing Standards*, we have also issued our report dated April 6, 2020 on our consideration of the Port's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral

part of an audit performed in accordance with *Government Auditing Standards* in considering the Port's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Pat McCarthy". The signature is written in a cursive, flowing style.

Pat McCarthy
State Auditor
Olympia, WA

April 6, 2020

FINANCIAL SECTION

Port of Camas-Washougal January 1, 2019 through December 31, 2019

FINANCIAL STATEMENTS

Fund Resources and Uses Arising from Cash Transactions – 2019
Notes to Financial Statements – 2019

SUPPLEMENTARY AND OTHER INFORMATION

Schedule of Liabilities – 2019

**Port of Camas-Washougal
Fund Resources and Uses Arising from Cash Transactions
For the Year Ended December 31, 2019**

Beginning Cash and Investments

30810	Reserved	771,030
30880	Unreserved	6,045,664
388 / 588	Net Adjustments	-

Revenues

310	Taxes	2,570,275
320	Licenses and Permits	-
330	Intergovernmental Revenues	141,098
340	Charges for Goods and Services	3,964,079
350	Fines and Penalties	-
360	Miscellaneous Revenues	216,144
Total Revenues:		6,891,596

Expenditures

540	Transportation	3,522,221
Total Expenditures:		3,522,221
Excess (Deficiency) Revenues over Expenditures:		3,369,375

Other Increases in Fund Resources

391-393, 596	Debt Proceeds	-
385	Special or Extraordinary Items	-
386 / 389	Custodial Activities	-
381, 382, 395, 398	Other Resources	410,986
Total Other Increases in Fund Resources:		410,986

Other Decreases in Fund Resources

594-595	Capital Expenditures	3,348,023
591-593, 599	Debt Service	1,585,378
585	Special or Extraordinary Items	-
586 / 589	Custodial Activities	-
581, 582	Other Uses	-
Total Other Decreases in Fund Resources:		4,933,401

Increase (Decrease) in Cash and Investments: **(1,153,040)**

Ending Cash and Investments

5081000	Reserved	100,000
5088000	Unreserved	5,563,656
Total Ending Cash and Investments		5,663,656

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Port of Camas-Washougal was incorporated in 1935 and operates under the laws of the state of Washington applicable to a port district.

A. Reporting Entity

The Port of Camas-Washougal is a special purpose government and provides airport hangar rentals, moorage, land and industrial development, and public recreation facilities to the general public and is supported primarily through user charges and property tax levy. The Port may acquire and improve land for sale or lease for industrial or commercial purposes. The Port is governed by an elected three-member board.

B. Basis of Accounting

The Port of Camas-Washougal 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 Camas-Washougal are maintained on the basis of funds. For reporting purposes, the financial activities of all the Port of Camas-Washougal funds are combined.

The Port of Camas-Washougal uses the cash basis of accounting where revenues are recognized only when cash is received and expenditures are recognized when paid.

The Port's annual budget is adopted on the same basis of accounting as used for financial reporting.

NOTES TO FINANCIAL STATEMENTS

C. Cash and Investments

It is the Port of Camas-Washougal's policy to invest all temporary cash surpluses. The amount is included on the statement of Fund Resources and Uses Arising from Cash Transactions as Unreserved Cash and Investments. See Note 2.

D. Deposits

The Port of Camas-Washougal deposits are covered by the Federal Deposit Insurance Corporation and the Washington Public Deposit Protection Commission. See Note 2.

E. Capital Assets

Capital assets are assets with an initial individual cost of more than \$10,000 and an estimated useful life in excess of one year. Capital assets and inventory are recorded as capital expenditures when purchased.

In 2019, the Port Commission surplused 1.22 acres of land no longer needed for Port business, amounting to \$305,664. The Port purchased two parcels of land in 2019. One was a 4 acre parcel of land, mobile home, and hangar structure located at Grove Field; amounting to \$550,000. The second was a 1.98 acre parcel of land and 27,832 sq. ft industrial building in the Port Industrial park; amounting to \$1,815,376.

F. Compensated Absences

On August 8, 2019 the port modified its vacation leave policy, increasing the accumulated leave amount from 30 days to 40 days; and this is payable upon separation, retirement, or death. Sick leave may accumulate up to 120 days. Upon retirement or death all unused sick leave may be exchanged for compensation at the rate of 2 sick days per 1 day of compensation. Payments are recognized as expenditures when paid.

The total compensated absences balance was \$99,185.81 at December 31, 2019. See Schedule 09, Schedule of Liabilities.

G. Long-Term Debt See Note 4.

H. Reserved Portion of Ending Cash and Investments

Beginning and Ending Cash and Investments is reported as reserved when it is subject to restrictions on use imposed by external parties or due to internal commitments established by resolution of the Port Commission. When expenditures that meet restrictions are incurred, the port intends to use reserved resources first before using unreserved amounts.

NOTES TO FINANCIAL STATEMENTS

Reservations of Beginning Cash and Investments consist of \$771,030. The port reservations of \$771,030 were imposed by 2017 revenue bond covenants for the construction of various capital projects approved by the Commission. These projects have all been completed in 2019; therefore, the ending balance for this reservation is zero. Reservations of Ending Cash and Investments consist of \$100,000. The port reservations of \$100,000 were imposed by 2017 revenue bond covenants for the implementation of a bond sinking fund for the purpose of accumulating available net revenue to pay the 2017A bonds when due or prior to their scheduled maturity.

I. Risk Management

Port of Camas-Washougal is a member of Enduris. 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. As of August 31, 2019, there are 547 Enduris members representing a broad array of special purpose districts throughout the state. Enduris provides property and liability coverage as well as risk management services and other related administrative services.

Members make an annual contribution to fund the Pool and share in the self-insured retention. The self-insured retention is:

- \$1,000,000 self-insured retention on liability loss - the member is responsible for the first \$1,000 of the amount of each claim, while Enduris is responsible for the remaining \$999,000 on a liability loss.
- \$250,000 self-insured retention on property loss - the member is responsible for the first \$1,000 of the amount of each claim, while Enduris is responsible for the remaining \$249,000 on a property loss. For property losses related to boiler and machinery Enduris is responsible for the first \$4,000 of the claim.

Enduris acquires reinsurance from unrelated insurance companies on a “per occurrence” basis to cover all losses over the self-insured retentions as shown on the policy maximum limits. Liability coverage is for all lines of liability coverage including Public Official’s Liability. The Property coverage is written on an “all risk”, blanket basis using current Statement of Values. The Property coverage includes but is not limited to mobile equipment, boiler and machinery, electronic data processing equipment, business interruption, course of construction and additions, property in transit, fine arts, cyber and automobile physical damage to insured vehicles. Liability coverage limit is \$20 million per occurrence and property coverage limit is \$1 billion per occurrence. Enduris offers crime coverage up to a limit of \$1 million per occurrence.

Since Enduris is a cooperative program, there is joint liability among the participating members.

NOTES TO FINANCIAL STATEMENTS

The contract requires members to remain in the Pool for a minimum of one year and must give notice 60 days before terminating participation. The Master Agreement (Intergovernmental Contract) is automatically renewed after the initial one (1) full fiscal year commitment. 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 Master Agreement.

Enduris is fully funded by its member participants. Claims are filed by members with the Pool and are administered in house.

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 conducting the business affairs of Enduris.

NOTE 2 – CASH, DEPOSITS AND INVESTMENTS

The Port of Camas-Washougal's investments 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 (WPDPC). Under State law, public depositories under the WPDPC may be assessed on a prorated basis if the pool’s collateral is insufficient to cover a loss. As a result, deposits covered by collateral held in the multiple financial institution collateral pool are considered to be insured. State law requires that deposits may only be made with institutions that are approved by the WPDPC.

Investments are presented at original cost. Investments by type at December 31, 2019 are as follows:

<u>Type of Investment</u>	<u>Port’s Own Investments</u>	<u>Investments held by Port as Agent for other local governments or private organizations</u>	<u>Total</u>
Wells Fargo Checking Accts	\$319,122	\$0	\$319,122
Wells Fargo Interest Bearing Acct	\$136,528	\$0	\$136,528
US Bank Safekeeping Account	\$30,182	\$0	\$30,182
Federal National Mortgage Assoc.	\$1,005,880	\$0	\$1,005,880
Clark County Investment Pool	\$4,119,506	\$0	\$4,119,506
Local Govt Investment Pool	\$52,438	\$0	\$52,438
	<u>\$5,663,656</u>	<u>\$0</u>	<u>\$5,663,656</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 3 – PROPERTY TAXES

The county treasurer acts as an agent to collect property taxes levied in the county for all taxing authorities. Collections are distributed throughout the month to the Port's Wells Fargo bank account by Clark County Treasurer.

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

The Port's regular levy for 2019 was \$0.1383 per \$1,000 on an assessed valuation of \$8,049,689,871 for a total regular levy of \$1,112,757.87. In addition, the Port's bond fund levy was \$0.1813 per \$1,000 for a total of \$1,460,000. The total levy for 2019 was \$.3196 per \$1,000 resulting in a total tax levy of \$2,572,757.87. Actual tax levy revenue received in 2019 was \$2,570,275 or .999%.

NOTE 4 – DEBT SERVICE REQUIREMENTS

The Port of Camas-Washougal issues general obligation bonds to finance the acquisition and construction of capital assets.

The Port is also liable for revenue bonds, and two subordinate obligation loans to Washington State Community Economic Revitalization Board. The bonds and loans are payable from the revenues of the Port.

The accompanying Schedule of Long-Term Liabilities (09) provides more details of the outstanding debt and liabilities of the port and summarizes the port's debt transactions for year ended December 31, 2019.

The 2010, 2013 and 2015 general obligation bonds were incurred for land, buildings and infrastructure. The annual debt service requirements to maturity for general obligation bonds at December 31, 2019 are as follows:

G.O. Bonds	Principal	Interest	Total
2020	720,000	346,278	1,066,278
2021	745,000	325,053	1,070,053
2022	770,000	303,678	1,073,678
2023	785,000	282,525	1,067,525
2024	810,000	259,881	1,069,881
2025 - 2029	4,490,000	881,332	5,371,332
2030 - 2032	1,960,000	158,600	2,118,600
Total	\$10,280,000	\$2,557,347	\$12,837,347

The Port of Camas-Washougal issued Revenue Bonds on June 28, 2017. These bonds are revenue obligations of the Port and are secured by a pledge of Net Revenues. As long as any Revenue Bonds

NOTES TO FINANCIAL STATEMENTS

remain outstanding, the Port has obligated and bound itself irrevocably to set aside and pay from Net Revenue or money in the General Fund into the Bond Fund the amounts necessary to pay the principal of and interest on the bonds when they become due (June 1 and December 1 of each year, for 20 years).

Below is the Operating Income by Business Line* at December 31, 2019:

	Industrial Park	Airport	Marina	Total
Operating Revenue	\$2,400,168	\$540,742	\$1,001,439	\$3,942,349
Operating Expenses	\$682,173	\$393,527	\$542,394	\$1,618,094
Net Operating Income	\$1,717,995	\$147,215	\$459,045	\$2,324,255

* before administrative and park expenses

The bond proceeds consist of \$4,575,000 along with \$251,651 in original issuance premium. Beginning in 2019, there is a required \$100,000 extra principal payment for 10 years (through 2028). There are both taxable and non-taxable portions to this bond issue. The 2017A Bonds are taxable and in the amount of \$2,825,000 along with a \$65,382 premium. The 2017B Bonds are tax-exempt and in the amount of \$1,750,000 along with a \$186,269 premium.

The 2017 revenue bonds were incurred for land, buildings and infrastructure. The annual debt service requirements to maturity for revenue bonds at December 31, 2019 are as follows:

Revenue Bonds	Principal	Interest	Total
2020	200,000	182,600	382,600
2021	205,000	176,000	381,000
2022	210,000	169,200	379,200
2023	215,000	160,800	375,800
2024	225,000	152,200	377,200
2025 - 2029	1,230,000	619,900	1,849,900
2030 - 2034	1,510,000	340,360	1,850,360
2035 - 2037	585,000	45,990	630,990
Total	\$4,380,000	\$1,847,050	\$6,227,050

The Port is also liable for two interagency Washington State Community Revitalization Board (CERB) loans. These loans are payable from the revenues of the Port.

The 2013 and 2017 subordinate interagency loans outstanding at December 31, 2019 are as follows:

CERB Loans	Principal	Interest	Total
2020	103,606.63	28,256.32	131,862.95
2021	104,480.62	26,725.76	131,206.38
2022	105,364.47	25,185.33	130,549.80
2023	106,258.32	23,634.90	129,893.22
2024	107,162.26	22,074.38	129,236.64
2025 - 2029	549,732.05	86,602.43	636,334.48

NOTES TO FINANCIAL STATEMENTS

2030 - 2034	573,912.92	46,007.10	619,920.02
2035 - 2038	372,424.37	10,580.10	383,004.47
Total	\$2,022,941.64	\$269,066.32	\$2,292,007.96

NOTE 5 – PENSION PLANS

Substantially all port full-time and qualifying part-time employees participate in the PERS Plan 2 and PERS Plan 3 administered by the Washington State Department of Retirement Systems, under cost-sharing multiple-employer public employee defined benefit and defined contribution retirement plans.

The State Legislature establishes, and amends, laws pertaining to the creation and administration of all public retirement systems.

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, 2019, the Port of Camas-Washougal’s proportionate share of the collective net pension liabilities, as reported on the Schedule 09, was as follows:

	Allocation %	Liability
PERS 1	.008703%	\$334,661
PERS 2/3	.011229%	\$109,072

NOTE 6 – CONSTRUCTION IN PROGRESS

The Port has active construction projects as of December 31, 2019. The projects include:

Project	Spent to Date	Remaining Commitment
Breakwater Access Design Project	\$6,168	\$16,182
J Dock Rehabilitation	\$39,215	\$1,896

NOTES TO FINANCIAL STATEMENTS

Gas Dock Design Project	\$16,315	\$50,085
Fishing Dock Piling Repair	\$188	\$12,932
Waterfront Revitalization	\$182,694	\$96,691
Grant St. Electrical Phase I	\$41,784	\$2,020
Bldg 10 Electrical Upgrade	\$16,802	\$20,759
Steigerwald Lake Levee Project	\$17,657	\$0

The Port has the cash reserves available to pay all Port commitments listed.

NOTE 7 – POLLUTION REMEDIATION

The port's Hambleton property has ground contaminated with oil and fuels from lumber yard business activities.

The port worked with the Washington State Department of Ecology (DOE) to clean up the site. DOE awarded a 90% grant coverage to the port for the cleanup cost of \$861,222.

Total cost to the port for the cleanup would be 10% of the \$861,222 or \$86,122. The port has also received an insurance settlement for the land contamination in the amount of \$256,142.

Actual amount spent on cleanup is \$580,406.04. Of this amount, \$516,523.15 was reimbursed by DOE with the remaining owing of \$63,882.89 covered by our insurance settlement.

The port received a Status of Agreed Order No. 9935 from the Department of Ecology on August 6, 2015 stating no further remedial action is necessary to clean up contamination at the site. However, monitoring and periodic reviewing of the conditions at the site will remain in effect until groundwater cleanup levels have been achieved. The cost for this monitoring will be roughly \$3,000-\$5,000 every 18 months.

NOTE 8 – OPEB

The Port of Camas-Washougal 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 Camas-Washougal had 20 active plan members and 1 retired plan member as of December 31, 2019. As of December 31, 2019, the Port of Camas-Washougal's total OPEB liability was \$652,786.00 as calculated using the

NOTES TO FINANCIAL STATEMENTS

alternative measurement method. The Port of Camas-Washougal contributed \$393,169.79 to the plan for the year ended December 31, 2019.

NOTE 9 – FORMATION OF PUBLIC CORPORATION

The Port of Camas-Washougal's Public Industrial Corporation was formed in 1982 by the Port Commissioners pursuant to the provisions of 1981 Washington laws Chapter 300 to promote local economic development. Commissioners of the Port of Camas-Washougal also serve as directors of the Port of Camas-Washougal's Public Industrial Corporation.

The corporation had authorized and issued bonds totaling \$10,900,000 in 1982. In 1993, the corporation refunded the entire 1982 bond for \$10,300,000 with a maturity date of April 1, 2023. On February 8, 2012, Georgia Pacific called for redemption of all the outstanding \$10,300,000 refunding revenue bonds. With this action, there were no further annual \$3,000 deposits required from Georgia Pacific to Public Industrial Corporation, resulting in an ending account balance of \$0, and the bank account being closed. There was no activity with PIC in 2019.

NOTE 10 – SUBSEQUENT EVENTS

Bond Refunding

The Port of Camas-Washougal underwent a bond refunding on March 3, 2020 for its 2015A (Tax-Exempt), 2013B and 2015B (Taxable) bonds in the amount of \$9,275,000. This refunding resulted in an overall present value savings to the Port of \$810,958 over the upcoming years of 2020 through 2032.

COVID-19 Epidemic

In February 2020, the Governor of the state of Washington declared a state of emergency in response to the spread of a deadly new virus. In the weeks following the declaration, precautionary measures to slow the spread of the virus have been ordered. These measures include closing schools, colleges and universities, cancelling public events, and limiting gathering sizes.

The length of time these measures will be in place, and the full extent of the financial impact on the Port is unknown at this time.

**Port of Camas-Washougal
Schedule of Liabilities
For the Year Ended December 31, 2019**

ID. No.	Description	Due Date	Beginning Balance	Additions	Reductions	Ending Balance
General Obligation Debt/Liabilities						
251.11	Refunded 1999C and 2001B Bonds - 2010 Series A	12/1/2021	600,000	-	195,000	405,000
251.11	Refunded 1999B and 2001 A Bonds - 2010 Series B	12/1/2019	85,000	-	85,000	-
251.11	Refunded portion of 2004B Bonds - 2013 Series A	12/1/2023	545,000	-	105,000	440,000
251.11	Acquire land and Refunded portion of 2004B Bonds - 2013 Series B	12/1/2032	6,515,000	-	70,000	6,445,000
251.11	Construct Waterfront Park & Trail - 2015 Series A	12/1/2029	965,000	-	-	965,000
251.11	Construct Bldg 17 and other capital projects - 2015 Series B	12/1/2027	2,275,000	-	250,000	2,025,000
263.85	CERB Loan - 2013	1/31/2034	420,211	-	26,263	393,948
263.85	CERB Loan - 2017	1/31/2038	1,700,000	-	71,006	1,628,994
Total General Obligation Debt/Liabilities:			13,105,211	-	802,269	12,302,942
Revenue and Other (non G.O.) Debt/Liabilities						
252.11	Construct Bldg 18 and Waterfront Land purchase - 2017 Series A	12/1/2035	2,825,000	-	125,000	2,700,000
252.11	Other capital projects - 2017 Series B	12/1/2037	1,750,000	-	70,000	1,680,000
259.12	Compensated Absences		87,144	12,042	-	99,186
264.30	Pension Liability PERS 1		388,902	-	54,241	334,661
264.30	Pension Liability PERS 2/3		191,793	-	82,721	109,072
264.40	OPEB Liabilities		501,809	150,977	-	652,786
Total Revenue and Other (non G.O.) Debt/Liabilities:			5,744,648	163,019	331,962	5,575,705
Total Liabilities:			18,849,859	163,019	1,134,231	17,878,647

ABOUT THE STATE AUDITOR'S OFFICE

The State Auditor's Office is established in the state's Constitution and is part of the executive branch of state government. The State Auditor is elected by the citizens of Washington and serves four-year terms.

We work with our audit clients and citizens to achieve our vision of government that works for citizens, by helping governments work better, cost less, deliver higher value, and earn greater public trust.

In fulfilling our mission to hold state and local governments accountable for the use of public resources, we also hold ourselves accountable by continually improving our audit quality and operational efficiency and developing highly engaged and committed employees.

As an elected agency, the State Auditor's Office has the independence necessary to objectively perform audits and investigations. Our audits are designed to comply with professional standards as well as to satisfy the requirements of federal, state, and local laws.

Our audits look at financial information and compliance with state, federal and local laws on the part of all local governments, including schools, and all state agencies, including institutions of higher education. In addition, we conduct performance audits of state agencies and local governments as well as [fraud](#), state [whistleblower](#) and [citizen hotline](#) investigations.

The results of our work are widely distributed through a variety of reports, which are available on our [website](#) and through our free, electronic [subscription](#) service.

We take our role as partners in accountability seriously, and provide training and technical assistance to governments, and have an extensive quality assurance program.

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