

ANNUAL REPORT

KLICKITAT COUNTY PORT DISTRICT No. 1  
(Name of Port)

1741

MCAG No.

Submitted pursuant to RCW 43.09.200

to the

DIVISION OF MUNICIPAL CORPORATIONS

STATE AUDITOR'S OFFICE

FOR THE FISCAL YEAR ENDED December 31, 1988

Certified correct this 27th day of March, 1989

to the best of my knowledge and belief:

NAME Dixie Walker

TITLE Auditor/Admin. Assistant

PREPARED BY Dixie Walker

TELEPHONE NUMBER (509) 493-1655

**PORT OF KLICKITAT**  
**Comparative Balance Sheet**  
**For years Ending December 31, 1988 and 1987**

	<u>ASSETS</u>	<u>1987</u>	<u>1988</u>
1000.	<u>Capital Assets:</u>		
1001 - 1799	Land, Facilities and Equip	\$ 4,171,178	\$ 4,174,265
1800	Construction Work in Progress	18,032	66,500
	Sub-Total	4,189,210	4,240,765
2000.	Less: Reserve for Deprecation	(922,784)	(1,068,563)
2700	Non-Operating Property		
2750	Less: Reserve for Depreciation		
	Total Capital Assets	<u>3,266,426</u>	<u>3,172,202</u>
2800	<u>Sinking, Redemption &amp; Special</u>		
	<u>Fund Assets:</u>		
2810	Gen. Obligation Bonds Interest & Redemption Fund - Cash		
2820	Gen. Obligation Bonds Interest & Redemption Fund - Investments		
2830	Revenue Bond Interest & Redemption Fund - Cash		
2840	Revenue Bond Interest & Redemption Fund - Investments	37,503	46,879
2850	Special Funds - Cash		
2860	Special Funds - Investments		
	Total Sinking, Redemption and Special Fund Assets	<u>37,503</u>	<u>46,879</u>
3000	<u>Current and Accrued Assets:</u>		
3010	Cash	64,724	49,727
3020	Temporary Cash Investments	520,000	475,000
3105	Interest Special Deposits		
3106	Bond Redemption Special Deposits		
3107	Customer Deposits		
3108	Transportation & Special Deposits		
3109	Working Funds	465	361
3170	Accounts Receivable	84	10,207
3180	Real Estate Contracts	27,022	22,346
3190	Less: Reserve for Doubtful Accts		
3200	Interest Receivable	2,191	1,607
3220	Taxes Receivable	12,125	14,274
3232	Interfund Loans Receivable		
3240	Earned Revenues Unbilled		
3250	Materials & Supplies		
3251	Gasoline & Diesel Fuel Oil		
3260	Prepayments	4,387	7,036
3290	Misc. Current & Accrued Assets		
	Total Current & Accrued Assets	<u>630,998</u>	<u>580,558</u>
3600	<u>Deferred Debits:</u>		
3610	Work in Progress for Others		
3620	Miscellaneous Deferred Debits		
	Total Deferred Debits		
	<u>TOTAL ASSETS</u>	<u>\$3,934,927</u>	<u>\$3,799,639</u>

**\*\*See accompanying Notes to Financial Statements**

COMPARATIVE BALANCE SHEET

For Years Ending December 31, 1988 and 1987

	<u>1987</u>	<u>1988</u>
4000.	<u>Bonds Outstanding</u>	
4001	General Obligation Bonds	
4050	\$ 360,000	\$ 350,000
	<u>360,000</u>	<u>350,000</u>
	<u>Revenue Bonds:</u>	
	<u>360,000</u>	<u>350,000</u>
	<u>Total Bonds Outstanding</u>	
4100	<u>Current and Accrued Liabilities</u>	
4120	6,313	6,891
4130	5,518	15,718
4140	Interfund Loans Payable	
4150	Customers Deposits	
4160	5,643	7,716
4170	10,106	10,065
4180	650	1,385
4190	Employee Benefits Payable	
4300	Matured Interest	
4310	Matured Long-Term Debt	
4320	Miscellaneous Current & Accrued	
	<u>306,613</u>	<u>289,922</u>
	<u>Total Current &amp; Accrued</u>	
	<u>334,843</u>	<u>331,697</u>
	<u>Liabilities</u>	
4500	<u>Deferred Credits</u>	
4520	Amounts Retained on Contractors	
	Estimates	
4530	-0-	-0-
	<u>-0-</u>	<u>-0-</u>
	<u>Total Deferred Credits</u>	
4700	<u>Operating Revenues</u>	
4710	Property Insurance Reserve	
4720	Injuries and Damages Reserve	
4730	Miscellaneous Operating Reserve	
	<u>Total Operating Reserves</u>	
4800	<u>Contributions in Aid of Construction</u>	
4801-4824	2,095,153	2,095,153
4825	Less: Depreciation - Donated	
	476,655)	(552,303)
	<u>Total Contributions in Aid</u>	
	<u>1,618,498</u>	<u>1,542,850</u>
	<u>of Construction</u>	
5000	<u>Equity</u>	
5001	Paid-in Equity	
5010	Net Worth-Equity of Port District	
	130,164	130,614
	from Taxation	
5011	Net Worth-Equity of Port District	
	<u>1,491,422</u>	<u>1,474,547</u>
	from Operations	
	Current Period Credits/Debits	
		(30,068)
	<u>Total Equity</u>	
	<u>1,621,586</u>	<u>1,575,093</u>
	<u>TOTAL LIABILITIES &amp; EQUITY</u>	
	<u>\$3,934,927</u>	<u>\$3,799,639</u>

PORT OF KLICKITAT  
STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS  
For The Year Ended December 31, 19 88

REVENUES AND NONREVENUES:

Account Nos.		
6000	Operating Revenues	\$ 141,086.
6890	Taxes Levied for Port Operations	56,071.
9010	Interest	41,385.
9020	Taxes Levied for G.O. Bond Interest	-0-
9030	Proceeds from Disposition of Land, Facilities and Equipment	-0-
9040-		
9200	Other Nonoperating Revenues	61,440.
	Taxes Levied for Construction	-0-
	Taxes Levied for G.O. Bond Principal	-0-
	Proceeds of Long-term Debt	-0-
	Subtotal Revenues	299,983.
	Nonrevenue Receipts:	
	Sale of Investments	45,000.
	Transfers	-0-
	Other Nonrevenue Receipts	-0-
	Total Revenues and Nonrevenues	\$ 344,982.

EXPENDITURES AND NONEXPENDITURES

7000	Operating and Maintenance Expenses	\$ -0-
8000	Administrative and General Expenses	212,024.
9500	Interest and Debt Issue Costs	64,319
9600	Election Costs	-0-
9800	Other Nonoperating Expenses	-0-
	Retirement of Long-term Debt	-0-
	Purchase of Capital Assets	-0-
	Subtotal Expenditures	276,343.
	Nonexpenditures:	
	Purchase of Investments	-0-
	Transfers	-0-
	Other Nonexpenditure Disbursements	-0-
	Total Expenditures and Nonexpenditures	\$ 276,343.

SEE ACCOMPANYING NOTES TO FINANCIAL STATEMENTS

Port of Klickitat

Notes to Financial Statements

January 1, 1988 thru December 31, 1988

These notes are an integral part of the accompanying financial statements.

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The accounting policies of the Port conform to generally accepted accounting principles.

a. **Basis of Presentation and Accounting**

The accounting records of the Port are maintained in accordance with methods prescribed by the State Auditor under the authority of Chapter 43.09 RCW. The Port uses the Uniform System of Accounts for Port Districts in the State of Washington.

The Port uses the full-accrual basis of accounting where revenues are recognized when earned and expenses are recognized when incurred. Fixed asset purchases are capitalized and long-term liabilities are accounted for in the appropriate accounts.

The Port's financial statements include the financial position and result of operations of all enterprise operations which the Port manages. The financial statements include, as well, all assets and liabilities for which the Port has a custodial or trust responsibility.

b. **Vacation and Sick Leave Benefits**

Full-time employees generally earn vacation and sick leave at the rate of one day per month for each. Vacation and sick leave accumulate on a monthly basis and are fully vested when earned. An employee who is separated from the Port for any cause shall be paid for any unused annual vacation leave up to a maximum of fifteen (15) days. Upon retirement or voluntary termination of employment by an employee, the employee shall be paid for any unused accumulated sick leave up to a maximum of fifteen (15) days. In the event of death of any full-time employee, the Port will pay 100% of accumulated vacation and/or sick leave to the employee's estate. At December 31, 1988, accumulated vacation and sick leave approximated \$7,862. This amount would have been withdrawn from the Port's cash reserves, if needed.

**Note 2 - Investments:**

All investments of the Port are in the form of TCD/s or passbook accounts with banks and savings and loan associations, or direct obligations of the U.S. Government, pursuant to the requirements of Chapter 39.58 RCW. Investments are stated at cost. Market

value of these investments on December 31, 1988 and 1987 were \$475,000. and \$520,000, respectively.

**Note 3 - Long-Term Debt:**

Exhibit "A", which accompanies this report, contains a list of the outstanding revenue bond debt of the Port on December 31, 1987.

The Port, by agreement, has irrevocably appropriated and pledged monies received from all sources of revenue in an amount sufficient to pay principal and interest on the outstanding bonds. There is \$46,879.15 in restricted assets at December 31, 1988. These represent reserve requirements as contained in the 1983 Revenue Bond Issue indenture.

As part of a negotiated agreement with the Dow Chemical Company for settlement of a 1970 Revenue Bond Issue and 1970 Facilities Use Agreement, the Port received (after defeasance of the 1970 Revenue Bond Issue) the use of \$110,998 (from surplus funds generated by Dow debt service contributions), interest free, for five (5) years from June 23, 1980 to June 23, 1985. The Port has exercised its option to continue utilizing these funds (up to an additional five years from June 23, 1985) at 7.6% interest per annum. Interest accrued at December 31, 1988 was \$10,154.

Exhibit "B" which accompanies this report, contains the debt service schedule and the defeasance schedule for the 1970 Revenue Bond Issue.

The Port is in compliance with all significant limitations and restrictions regarding its bond issues.

**Note 4 - Pension Plans:**

The Port makes available to its employees a Deferred Compensation Plan with an IRA tax status through the ICMA Retirement Corporation of Washington, D.C. Contribution rates for 1987 were as follows:

**Employer**

7.41% of gross monthly wages

**Employee**

Any amount desired to bring the total annual contribution to the maximum amount allowable by law.

Employer's cost for the participating employees for 1988 was \$1141. Employer has no unfunded prior service liabilities.

**Note 5 - Property Taxes:**

The County Treasurer acts as an agent to collect property taxes levied in the county for all taxing authorities. Taxes are

levied annually on January 1, on property value listed as of the prior May 31. Assessed values are established by the County Assessor at 100% of fair market value. A revaluation of all property is required every four years.

Taxes are due in two equal installments on April 30 and October 31. Collections are distributed monthly to the appropriate district by the County Treasurer.

The Port is permitted by law to levy up to \$0.45 per \$1,000 of assessed valuation for general governmental services. This amount may be reduced for any of the following three reasons.

a. The Washington State Constitution limits the total regular property taxes on one percent of assessed valuation or \$10 per \$1,000. of value. If the taxes of all districts exceed this amount, each is proportionately reduced until the total is at or below the one percent limit.

b. Washington State Law in RCW 84.55.010 limits the growth of regular property taxes to six percent per year, after adjustments for new construction. If the assessed valuation increases by more than six percent due to revaluation, the levy rate will be decreased.

c. The Port may voluntarily levy taxes below the legal limit.

Special levies approved by the voters are not subject to the above limitations.

For 1988, the Port's regular tax levy was \$.24375 per \$1,000. on a total assessed valuation of \$229,737,969 for a total regular levy of \$55,998.63. In 1987, the regular levy was \$55,600. Property taxes are recorded as receivables when levied. Since State law allows for sale of property for failure to pay taxes, no estimate of uncollectible taxes is made.

#### **Note 6: Facility Improvements**

The Port's east Bingen marina development projects under construction or completed included dike reconstruction, waterfront access improvements, 700x100ft. grass area, irrigation system and 300+ car parking lot. Total expenditures through December 31, 1988 were \$43,824.

#### **Note 7: Prior Period Adjustments:**

The following prior period adjustments were made in 1988. Robertson Industries signed a one year lease for a 8,000 square foot warehouse located in the Port's Industrial Park November 1, 1987. Lease rent, including the 12.84% leasehold tax was \$24,373. October 1987 debit entry into the General Journal was

made to Cash (3010) and credit to rent (6312) and leasehold tax (4164). This reflected an excess of 10 months cash inflow in 1987 which should have reflected two months in 1987 and 10 months in 1988. Adjustment entries were made during year end closing, December 31, 1988.



MCAG No. 1741

Port of Klickitat  
Entity Name

Schedule 05P

	<u>Payroll Expenditures</u>	
	<u>Gross Salaries and Wages</u>	<u>Employer-Paid Benefits</u>
Amounts Expended	\$ <u>78,325.</u>	\$ <u>15,647.</u>
Amounts Offset by Reimbursement	<u>                    </u>	<u>                    </u>
Amounts Capitalized or Deferred	<u>                    </u>	<u>                    </u>
Totals	\$ <u><u>78,325.</u></u>	\$ <u><u>15,647.</u></u>







PORT STATISTICAL DATA

Schedule T-1

PORT OF KLICKITAT

AIRPORT FACILITIES

Airfreight (tons) (imported \_\_\_\_\_ (exported) \_\_\_\_\_  
 Landings and takeoffs (total) \_\_\_\_\_  
 Passenger Service (yes) \_\_\_\_\_ (no) \_\_\_\_\_  
 Passenger total (incoming and outgoing) \_\_\_\_\_

INDUSTRIAL FACILITIES

Industrial acreage (total) 800  
 Industrial acreage leased to users 87  
 Industrial buildings (square feet) 98,000  
 Industrial buildings leased to users (square feet) 90,000

MARINE FACILITIES

Number of ship berths -0-  
 Number of ship calls -0-  
 Number of barge berths 1  
 Number of barge calls 30

RAIL FACILITIES

Miles of Railroad track 1  
 Number of cars moved over road 80

SMALL BOAT FACILITIES

Commercial fishing boat slips (#) 1  
 Recreational boat slips (#) 15

TAXES

Assessed valuation of port district (\$) 229,737,969.  
 Port tax rate (¢ per/\$1,000) .24375

TRADE VALUE

Total Import value (\$) \_\_\_\_\_  
 Total Export value (\$) \_\_\_\_\_

TRADE VOLUME

	Imports	Exports
All grain (short tons)	_____	_____
Automobiles (number of chassis)	_____	_____
Containerized cargo (40' equivalent)	_____	_____
Fruit and vegetables (short tons)	_____	_____
Logs (Scribner board feet)	_____	_____
Lumber (board feet)	_____	_____
Paper products (short tons)	_____	_____
Petroleum (barrels)	_____	_____

1988  
 VALUE FOR KLICKITAT COUNTY  
 AFTER SENIOR CITIZENS AND NOVEMBER BOARD

GOLDENDALE	54,740,006
WHITE SALMON	36,668,250
BINGEN	28,867,143
ROAD 1	<u>327,535,693</u>
TOTAL CITIES & ROAD	447,811,092
SCHOOLS	
94	7,172,134
203	22,566,323
215	13,962,601
116/219	8,896,513
400	18,186,975
401	12,485,928
402	15,481,484
403	12,058,282
404	153,262,653
405	130,790,655
406	<u>52,947,544</u>
TOTAL SCHOOLS	447,811,092
HOSPITAL DISTRICTS	
1	190,243,321
2	214,147,604
PORT DISTRICT 1	229,771,053
FIRE DISTRICTS	
1	13,536,964
2	16,904,498
3	55,665,223
4	15,779,691
5	14,141,000
6	20,251,548
7	85,388,159
8	9,209,489
9	16,062,263
10	12,751,637
11	6,516,475
12	14,436,763
13	4,920,670

PORT OF KLUCKITAT  
 PORT REVENUE BONDS, 1983  
 DATED OCTOBER 1, 1983  
 DEBT SERVICE SCHEDULE

YR ENDING 12/31	PAYMENT DATES	PRINCIPAL	INTEREST RATES	INTEREST COST	SEMI-ANNUAL DEBT SERVICE	TOTAL DEBT SERVICE
1984	4/ 1/1984 10/ 1/1984	\$5000	7.250	\$19612.500 19612.500	\$19612.500 24612.500	\$44225.000
1985	4/ 1/1985 10/ 1/1985	5000	7.750	19431.250 19431.250	19431.250 24431.250	43862.500
1986	4/ 1/1986 10/ 1/1986	5000	8.250	19237.500 19237.500	19237.500 24237.500	43475.000
1987	4/ 1/1987 10/ 1/1987	10000	8.750	19031.250 19031.250	19031.250 29031.250	48062.500
1988	4/ 1/1988 10/ 1/1988	10000	9.250	18593.750 18593.750	18593.750 28593.750	47187.500
1989	4/ 1/1989 10/ 1/1989	10000	9.500	18131.250 18131.250	18131.250 28131.250	46262.500
1990	4/ 1/1990 10/ 1/1990	10000	9.750	17656.250 17656.250	17656.250 27656.250	45312.500
1991	4/ 1/1991 10/ 1/1991	15000	10.000	17168.750 17168.750	17168.750 32168.750	49337.500
1992	4/ 1/1992 10/ 1/1992	15000	10.100	16418.750 16418.750	16418.750 31418.750	47837.500
1993	4/ 1/1993 10/ 1/1993	15000	10.200	15661.250 15661.250	15661.250 30661.250	46322.500
1994	4/ 1/1994 10/ 1/1994	15000	10.300	14896.250 14896.250	14896.250 29896.250	44792.500
1995	4/ 1/1995 10/ 1/1995	20000	10.350	14123.750 14123.750	14123.750 34123.750	48247.500
1996	4/ 1/1996 10/ 1/1996	20000	10.400	13088.750 13088.750	13088.750 33088.750	46177.500
1997	4/ 1/1997 10/ 1/1997	25000	10.400	12048.750 12048.750	12048.750 37048.750	49097.500
1998	4/ 1/1998 10/ 1/1998	25000	10.450	10748.750 10748.750	10748.750 35748.750	46497.500
1999	4/ 1/1999 10/ 1/1999	30000	10.450	9442.500 9442.500	9442.500 39442.500	48885.000
2000	4/ 1/2000 10/ 1/2000	30000	10.500	7875.000 7875.000	7875.000 37875.000	45750.000
2001	4/ 1/2001 10/ 1/2001	35000	10.500	6300.000 6300.000	6300.000 41300.000	47600.000
2002	4/ 1/2002 10/ 1/2002	40000	10.500	4462.500 4462.500	4462.500 44462.500	48925.000
2003	4/ 1/2003 10/ 1/2003	45000	10.500	2362.500 2362.500	2362.500 47362.500	49725.000
<b>TOTALS</b>		<b>\$385000</b>		<b>\$552582.500</b>	<b>\$937582.500</b>	<b>\$937582.500</b>

Average Annual Debt Service: \$46,879.13  
 Annual Transfer to Reserve: 9,375.83

PUBLIC ACCOUNT  
SCHEDULE OF DEBT SERVICE  
FOR ESCROW AGENT  
DALLESPORT PROJECT REVENUE BONDS, 1970

7/1/1970 ISSUE

YR ENDING 12/31	PAYMENT DATES	PRINCIPAL	INTEREST RATES	INTEREST COST	SEMI-ANNUAL DEBT SERVICE	BOND NUMBERS
1980	1/ 1/1980 7/ 1/1980		\$	38000.000	\$ 38000.000	
				38000.000	38000.000	
1981	1/ 1/1981 7/ 1/1981			38000.000	38000.000	
				38000.000	38000.000	
1982	1/ 1/1982 7/ 1/1982			38000.000	38000.000	
				38000.000	38000.000	
1983	1/ 1/1983 7/ 1/1983			38000.000	38000.000	
				38000.000	38000.000	
1984	1/ 1/1984 7/ 1/1984			38000.000	38000.000	
				38000.000	38000.000	
1985	1/ 1/1985 7/ 1/1985			38000.000	38000.000	
				38000.000	38000.000	
1986	1/ 1/1986 7/ 1/1986			38000.000	38000.000	
				38000.000	38000.000	
1987	1/ 1/1987 7/ 1/1987			38000.000	38000.000	
				38000.000	38000.000	
1988	1/ 1/1988 7/ 1/1988			38000.000	38000.000	
				38000.000	38000.000	
1989	1/ 1/1989 7/ 1/1989			38000.000	38000.000	
				38000.000	38000.000	
1990	1/ 1/1990 7/ 1/1990			38000.000	38000.000	
				38000.000	38000.000	
1991	1/ 1/1991 7/ 1/1991			38000.000	38000.000	
				38000.000	38000.000	
1992	1/ 1/1992 7/ 1/1992			38000.000	38000.000	
				38000.000	38000.000	
1993	1/ 1/1993 7/ 1/1993			38000.000	38000.000	
				38000.000	38000.000	
1994	1/ 1/1994 7/ 1/1994			38000.000	38000.000	
				38000.000	38000.000	
1995	1/ 1/1995 7/ 1/1995			38000.000	38000.000	
				38000.000	38000.000	
1996	1/ 1/1996 7/ 1/1996			38000.000	38000.000	
				38000.000	38000.000	
1997	1/ 1/1997 7/ 1/1997			38000.000	38000.000	
				38000.000	38000.000	
1998	1/ 1/1998 7/ 1/1998			38000.000	38000.000	
				38000.000	38000.000	
1999	1/ 1/1999 7/ 1/1999			38000.000	38000.000	
				38000.000	38000.000	
2000	1/ 1/2000 7/ 1/2000			38000.000	38000.000	
				38000.000	38000.000	
2001	1/ 1/2001 7/ 1/2001			38000.000	38000.000	
				38000.000	38000.000	
2002	1/ 1/2002 7/ 1/2002			38000.000	38000.000	
				38000.000	38000.000	
2003	1/ 1/2003 7/ 1/2003			38000.000	38000.000	
				38000.000	38000.000	
2004	1/ 1/2004 7/ 1/2004	\$ 100000	7.600	38000.000	38000.000	1-20
				34200.000	34200.000	
2005	1/ 1/2005 7/ 1/2005	255000	7.600	34200.000	289200.000	21-71
				24510.000	24510.000	
2006	1/ 1/2006 7/ 1/2006	310000	7.600	24510.000	334510.000	72-133
				12730.000	12730.000	
2007	1/ 1/2007	335000	7.600	12730.000	347730.000	134-200
<b>TOTALS</b>						
		\$1000000		\$2004880.000	\$3004880.000	

Bonds Numbered 1-200 will be called 1-1-95 at par.