

PORT OF KLICKITAT

Bingen, Washington
and
Dallesport, Washington

FINANCIAL STATEMENTS

December 31, 2010

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See accountant’s compilation report.

Annual Report Disclosure Form

MCAG No. 1741

Port of Klickitat

Please check if the statements/schedules are attached. If Schedule 22 is not applicable mark the spot NA (not applicable). An unmarked spot will indicate that a schedule is not attached due to lack of activities described in this schedule in reported year.

Certification	X
Financial Statements (including notes)	X
Schedule 04, <i>Revenues and Other Sources</i>	X
Schedule 05, <i>Expenses and Other Uses</i>	X
Schedule 09, <i>Long-Term Liabilities</i>	X
Schedule 10, <i>Limitation of Indebtedness</i>	X
Schedule 16, <i>Expenditures of Federal Awards and State/Local Assistance</i>	X
Schedule 19, <i>Labor Relations Consultants</i>	X
Schedule 21, <i>Risk Management</i>	X
Schedule 22, <i>Annual Questionnaire for Audit Assessment</i> ^{1/}	N/A

^{1/} Only port districts with annual revenue usually less than \$200,000 are required to prepare this schedule.

See accountant's compilation report.

ANNUAL REPORT

Port of Klickitat
(Official Name of Government)

1741
MCAG No.

Submitted pursuant to RCW 43.09.230 to the STATE AUDITOR'S OFFICE

FOR THE FISCAL YEAR ENDED December 31, 20 10

Certified correct this 25th day of May, 20 11 to the best of my knowledge and belief:

GOVERNMENT INFORMATION:

Official Mailing Address 154 E. Bingen Point Way, Suite A, Bingen, WA 98605

Official Web Site Address www.portofklickitat.com

PREPARER INFORMATION and CERTIFICATION:

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Signature 

See accountant's compilation report.

Jan T. Fancher, CPA, PLLC

CERTIFIED PUBLIC ACCOUNTANT

A Professional Limited Liability Company

ACCOUNTANT'S COMPILATION REPORT

To the Board of Commissioners
Port of Klickitat
Bingen, Washington

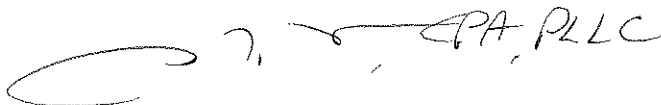
I have compiled the accompanying statement of net assets of the Port of Klickitat as of December 31, 2010, and the related statements of revenues and expenses and changes in fund net assets, and cash flows for the year then ended, which collectively comprise the Port's basic financial statements as listed in the table of contents. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

The management of the Port of Klickitat is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

My responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist the management of the Port of Klickitat in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

The management's discussion and analysis and prescribed forms, statements, supplemental information, schedules, supplementary schedules and statutory reporting requirements to the Washington State Auditor, on pages 1 through 2, 4 through 10, and 47 through 59, are not a required part of the basic financial statements but are supplementary information required by the Governmental Accounting Standards Board and the Washington State Auditor. I have compiled the supplementary information from information that is the representation of management, without audit or review. Accordingly, I do not express an opinion or provide any assurance on the supplementary information.

I am not independent with respect to the Port of Klickitat.



May 25, 2011

(3)

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PORT OF KLICKITAT
MANAGEMENT DISCUSSION AND ANALYSIS
December 31, 2010

Introduction

This discussion and analysis of the Port of Klickitat's financial performance provides an overview of the Port's financial activities for the year ended December 31, 2010. It is designed to assist the reader in focusing on the significant financial issues and activities of the Port and to identify any significant changes in financial position. Please read it in conjunction with the Port's financial statements.

Discussion of the Basic Financial Statements

Financial Highlights

- Total assets of the Port exceeded its liabilities by \$12.8 million as of December 31, 2010 (reported as *net assets*). This represented an increase of \$0.8 million from the Port's net assets of \$12.0 million as of December 31, 2009.
- Of the \$12.8 million and \$12.0 million in net assets as of December 31, 2010 and 2009, respectively, \$2.3 million in 2010 and \$2.7 million in 2009 are "unrestricted net assets". Unrestricted net assets represent the amount available to be used to meet the Port's ongoing obligations to citizens and creditors. Of these amounts, \$10.0 million and \$8.4 million in 2010 and 2009, respectively, was invested in capital assets, net of related debt and \$0.5 million and \$0.9 million in 2010 and 2009, respectively, was invested in restricted assets. Capital assets, net of related debt is calculated by taking the total net capital assets, less all capital related debt that is attributable to the acquisition, construction, or improvement of those assets, including the general obligation bonds and loans payable. Capital assets, net of related debt of \$10.0 million was made up of \$12.3 million of net capital assets less related debt of \$2.3 million in 2010 and \$11.8 million of net capital assets less related debt of \$3.4 million in 2009, respectively.

Overview of the Financial Statements

The Port's basic financial statements include two components: 1) financial statements, and 2) notes to the financial statements. The Port is not required to reflect both a government-wide perspective financial report and a fund perspective financial report since the Port maintains a single enterprise fund which uses the same measurement focus (economic resources) and accounting framework (accrual) as would be reflected in the government-wide financial statements.

The following is a brief discussion of the financial statements found on pages 11 - 14 of this report.

- The Statement of Net Assets reflects the Port's financial position at year-end. The financial position is represented by the difference between assets owned and liabilities owed at a specific point in time. The difference between the two is reflected as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Port is improving or deteriorating.

See accountant's compilation report.

PORT OF KLICKITAT
MANAGEMENT DISCUSSION AND ANALYSIS, CONTINUED
December 31, 2010

Discussion of the Basic Financial Statements, Continued

Overview of the Financial Statements, Continued

- The Statement of Revenues, Expenses and Changes in Fund Net Assets reflects the change in the Port's financial position (net assets) during the current year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods (e.g., uncollected taxes and unpaid liabilities owed to vendors). This statement presents net income or loss from operations as well as nonoperating revenues and expenses, capital contributions and extraordinary items.
- The Statement of Cash Flows reflects the net increases or decreases in cash from four activities: 1) *Operating activities*, with a reconciliation of cash flows from operating activities to net income or loss from operations; 2) *Non-capital financing activities*; 3) *Capital and related activities*; 4) *Investing activities*.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the financial statements can be found on pages 15 - 46 of this report.

Financial Analysis

The largest portion of the Port's net assets (78.1 percent as of December 31, 2010 as compared to 70.0 percent as of December 31, 2009) reflects its investment in capital assets (e.g. land, buildings, machinery, equipment, infrastructure and construction in progress) less any related debt used to acquire those assets. Although the Port's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

PORT OF KLICKITAT
MANAGEMENT DISCUSSION AND ANALYSIS, CONTINUED
December 31, 2010

Condensed Comparative Financial Data

Net Assets
(in thousands of dollars)

	<u>2010</u>	<u>2009</u>
ASSETS		
Current assets	\$ 2,722	\$ 2,625
Capital assets	12,266	11,790
Other noncurrent assets	249	328
Noncurrent assets	<u>3</u>	<u>774</u>
Total assets	<u>15,240</u>	<u>15,517</u>
LIABILITIES		
Long-term liabilities outstanding	2,135	3,239
Other liabilities	<u>262</u>	<u>286</u>
Total liabilities	<u>2,397</u>	<u>3,525</u>
NET ASSETS		
Invested in capital assets, net of related debt	2,259	8,392
Restricted for asset acquisition	558	--
Unrestricted	<u>10,026</u>	<u>3,600</u>
Total net assets	<u>\$ 12,843</u>	<u>\$ 11,992</u>

See accountant's compilation report.

PORT OF KLICKITAT
MANAGEMENT DISCUSSION AND ANALYSIS, CONTINUED
December 31, 2010

Condensed Comparative Financial Data, Continued

Change in Net Assets
(in thousands of dollars)

	<u>2010</u>	<u>2009</u>
OPERATING REVENUES		
Marine terminal operations	\$ 50	\$ 29
Water system operations	1	52
Property lease and rental operations	910	1,031
Other operating revenues	--	9
Total operating revenues	<u>961</u>	<u>1,121</u>
NONOPERATING REVENUES		
Investment income	9	19
Property taxes - general	218	212
Property taxes - IDD	467	453
Other nonoperating revenues	50	85
Total nonoperating revenues	<u>744</u>	<u>769</u>
Total revenues	<u>1,705</u>	<u>1,890</u>
OPERATING EXPENSES		
General operations	30	34
Maintenance	170	182
General and administrative	325	340
Depreciation	271	269
Total operating expenses	<u>796</u>	<u>825</u>
NONOPERATING EXPENSES		
Interest expense	124	126
Loss on early debt retirement	33	--
Other nonoperating expenses	--	44
Total nonoperating expenses	<u>157</u>	<u>170</u>
Total expenses	<u>953</u>	<u>995</u>
Income before contributions	752	895
Capital contributions	<u>99</u>	<u>28</u>
Change in net assets	851	923
Net assets as of January 1	<u>11,992</u>	<u>11,069</u>
Net assets as of December 31	\$ <u>12,843</u>	\$ <u>11,992</u>

See accountant's compilation report.

PORT OF KLICKITAT
MANAGEMENT DISCUSSION AND ANALYSIS, CONTINUED
December 31, 2010

Overall Analysis of Financial Position and Result of Operations

2010 activities resulted in a net increase in the Port's net assets of \$0.8 million. There were no significant changes in the Port's activities during the year ended December 31, 2010. The Port's overall financial position has improved in 2010.

Highlights of the 2010 year that impacted the Port's financial position and the results of operations included the following activities:

A long-term tenant lease was terminated and resulted in the receipt of \$66,000 additional royalties and a reduction of \$9,358 in lease revenues. This termination also resulted in the removal of all prior respective tenant easements on the Dallesport Industrial Properties (DIP). Such removal eliminates all restrictions for future Port development.

The Port purchased approximately one acre from BNSF at Bingen Point, which enhances the Ports overall site plan.

The Port's infrastructure improvements included the continuation of the Harbor Drive Road and Utility Project. The Port received additional funds from CERB and Klickitat County in 2010 for the project. The prior construction commitment to relocate and bury power lines at DIP with funds committed in 2007 was completed in 2010.

Port Commissioner Rodger Ford passed away April 24, 2010 and Bill Schmitt was appointed to his vacant position on June 2, 2010.

During 2010, the Port completed the Water Master Plan for the DIP Water System.

The Port changed their payroll dates starting October 20, 2010, and implemented ACH direct deposits and online payroll tax payments.

The Port paid in full the outstanding balance of the 2006 General Obligation (G.O.) bonds in advance of its maturity date of October 17, 2011. A portion of the Port's Industrial Development District (IDD) tax levy was expended to relinquish this debt. The Port recorded a loss of \$33,407 for the early retirement of the debt. See Note 10.

In 2010, the Port successfully completed a three year audit for 2007, 2008 and 2009 with the State Auditor's Office, which included the Port's conversion from cash basis to the accrual framework of accounting, effective January 1, 2008.

See accountant's compilation report.

PORT OF KLICKITAT
MANAGEMENT DISCUSSION AND ANALYSIS, CONTINUED
December 31, 2010

Capital Asset and Long-Term Debt Activity

Capital Assets

The Port's investment in capital assets as of December 31, 2010 and 2009 was \$12.3 and \$11.8 million, respectively, (net of accumulated depreciation of \$2.2 and \$2.0 million, respectively). This investment in capital assets includes land and land rights, infrastructure, buildings and other improvements, furnishings and equipment, and construction in progress.

The Port invested approximately \$810,000 and \$343,420 in capital assets, construction in progress and preliminary studies during the years ended December 31, 2010 and 2009, respectively. The Port's remaining capital commitments at year-end were approximately \$337,000 and \$0 as of December 31, 2010 and 2009, respectively.

Additional information on the Port's capital assets can be found in Note 4 to the financial statements.

Capital Assets
(in thousands of dollars)

	<u>2010</u>	<u>2009</u>
Land	\$ 2,351	\$ 2,308
Buildings	8,530	8,530
Other improvements	2,238	2,175
Docks and marina ramps	598	598
Trucks and vehicles	24	24
Machinery and equipment	55	45
Furniture and fixtures	3	3
Office equipment	10	11
Construction in progress	<u>694</u>	<u>62</u>
Total capital assets before accumulated depreciation	14,503	13,756
Less accumulated depreciation	<u>(2,237)</u>	<u>(1,966)</u>
 Total capital assets, net	 \$ <u>12,266</u>	 \$ <u>11,790</u>

See accountant's compilation report.

PORT OF KLICKITAT
MANAGEMENT DISCUSSION AND ANALYSIS, CONTINUED
December 31, 2010

Capital Asset and Long-Term Debt Activity, Continued

Long-Term Debt Activity

At December 31, 2010, the Port had outstanding general obligation bond debt of \$0.7 million. The Port had no revenue bonds outstanding at any time during the year ended December 31, 2010. The Port had other long-term debt outstanding of \$1.4 million at December 31, 2010. In 2010, the Port's long-term debt increased by \$7,888, from \$7,192 to \$15,080 due to an increase in the Port's Other Post Employment Benefits liability accrual in accordance with GASB 45.

On October 15, 2010, the Port paid off the 2006 General Obligation bonds that were due on October 17, 2011. The Port utilized an IDD tax levy to facilitate the bond payoff of \$1.0 million. The bond was used for buildings and structures utilized by a major tenant.

Additional information on the Port's long-term debt activity can be found in Note 10 to the financial statements.

Other Potentially Significant Matters

All known facts, decisions and conditions that are expected to have a significant effect on the Port's financial position have been addressed in these financial statements.

Requests for Information

This financial report is designed to provide citizens, taxpayers, customers, investors and creditors with a general overview of the Port's finances and to show the Port's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Port of Klickitat, Port Auditor, 154 E. Bingen Point Way, Suite A, Bingen, Washington 98605, or by phone at (509) 493-1655.

PORT OF KLICKITAT
STATEMENT OF NET ASSETS
December 31, 2010

ASSETS

CURRENT ASSETS

Cash and cash equivalents	\$ 280,723
Investments	1,750,019
Restricted assets	
Cash and cash equivalents	9,722
Investments	584,041
Interest receivable	93
Taxes receivable	54,753
Accounts receivable, net	21,998
Interest receivable	419
Other receivables	--
Prepaid expenses	<u>20,366</u>
 Total current assets	 <u>2,722,134</u>

NONCURRENT ASSETS

Restricted assets	
Investments	<u>2,500</u>
 Capital assets not being depreciated	
Land	2,350,852
Construction in progress	<u>693,871</u>
	3,044,723
 Capital assets being depreciated	
Property, plant and equipment	<u>11,458,482</u>
	14,503,205
Less accumulated depreciation	<u>(2,237,119)</u>
 Total net capital assets	 <u>12,266,086</u>

OTHER NONCURRENT ASSETS

Intangible assets, net	226,345
Deferred charges	<u>23,045</u>
 Total other noncurrent assets	 <u>249,390</u>
 Total assets	 <u>15,240,110</u>

LIABILITIES

CURRENT LIABILITIES

Accounts payable	8,531
Accrued employee benefits	15,064
Accrued wages	9,691
Accrued compensated absences	20,481
Leasehold taxes payable	18,756
Sales tax payable	2,832
Other payable	426
Accrued interest payable	9,519
Current portion of long-term obligations	138,280
Customer deposits	<u>38,653</u>
Total current liabilities	<u>262,233</u>

NONCURRENT LIABILITIES

General obligation bonds, net	713,997
Other post-employment benefits	15,080
Other noncurrent liabilities	<u>1,406,186</u>
Total noncurrent liabilities	<u>2,135,263</u>

Total liabilities 2,397,496

NET ASSETS

Invested in capital assets, net of related debt	10,007,623
Restricted for:	
Industrial Development District	380,697
Sales tax deferral	162,331
Water system reserve	12,082
Other	2,593
Unrestricted	<u>2,277,288</u>

TOTAL NET ASSETS \$ 12,842,614

See accountant's compilation report.
The accompanying notes are an integral part of these financial statements.

PORT OF KLICKITAT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET ASSETS
For the year ended December 31, 2010

OPERATING REVENUES	
Marine terminal operations	\$ 50,026
Water system operations	898
Property lease and rental operations	<u>909,956</u>
Total operating revenues	<u>960,880</u>
OPERATING EXPENSES	
General operations	29,736
Maintenance	169,992
General and administrative	325,039
Depreciation	<u>271,287</u>
Total operating expenses	<u>796,054</u>
Operating income	<u>164,826</u>
NONOPERATING REVENUES (EXPENSES)	
Investment income	9,084
Taxes levied for:	
General purposes	218,431
Industrial development district	466,868
Miscellaneous taxes	46,975
Interest expense	(124,108)
Loss on early debt retirement	(33,407)
Other nonoperating revenues (expenses)	<u>3,029</u>
Total nonoperating revenues (expenses)	<u>586,872</u>
Income before contributions	751,698
Capital contributions	<u>99,000</u>
Increase in net assets	850,698
Net assets as of January 1	<u>11,991,916</u>
Net assets as of December 31	<u>\$ 12,842,614</u>

See accountant's compilation report.
The accompanying notes are an integral part of these financial statements.

PORT OF KLICKITAT
STATEMENT OF CASH FLOWS
For the year ended December 31, 2010

CASH FLOWS FROM OPERATING ACTIVITIES	
Cash received from customers and others	\$ 947,931
Cash payments to suppliers for goods and services	(307,543)
Cash payments to employees and on their behalf	<u>(202,051)</u>
Net cash provided by operating activities	<u>438,337</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Property taxes received	674,660
Other tax receipts	<u>46,975</u>
Net cash provided by noncapital financing activities	<u>721,635</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Capital contributions	99,000
Purchase and construction of capital assets	(668,680)
Principal paid on capital debt	(1,132,504)
Interest paid on capital debt	(136,442)
Other payments	<u>(28,677)</u>
Net cash used by capital and related financing activities	<u>(1,867,303)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Proceeds from investments	856,022
Interest received	<u>9,431</u>
Net cash used by investing activities	<u>865,453</u>
Net increase in cash and cash equivalents	158,122
Cash and cash equivalents as of January 1	<u>132,323</u>
Cash and cash equivalents as of December 31	<u>\$ 290,445</u>

See accountant's compilation report.
The accompanying notes are an integral part of these financial statements.

PORT OF KLICKITAT
STATEMENT OF CASH FLOWS, CONTINUED
For the year ended December 31, 2010

**RECONCILIATION OF OPERATING INCOME TO
NET CASH PROVIDED BY OPERATING ACTIVITIES**

Income from operations	\$ <u>164,826</u>
Adjustments to reconcile loss from operations to net cash provided by operating activities:	
Depreciation	271,287
(Increase) decrease in:	
Accounts receivable	(15,749)
Other current assets	2,713
Increase in:	
Accounts payable	1,332
Other current liabilities	<u>13,928</u>
Total adjustments	<u>273,511</u>
Net cash provided by operating activities	\$ <u><u>438,337</u></u>

Supplemental disclosure of non-cash transactions:

The Port did not have any non-cash financing, capital or investing activities for the year ended December 31, 2010.

See accountant's compilation report.
The accompanying notes are an integral part of these financial statements.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS
December 31, 2010

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

The Port of Klickitat was created in 1945 and operates under the laws of the State of Washington applicable to Port districts. The financial statements of the Port have been prepared in conformity with Generally Accepted Accounting Principles (GAAP) in the United States of America, as they are applied to governments. The accounting policies of the Port conform to accounting principles generally accepted in the United States of America, as applicable to proprietary funds of governmental units, except as otherwise noted. The Port has chosen to apply Financial Accounting Standards Board (FASB) guidance issued after November 20, 1989 to the extent that it does not conflict with or contradict the guidance of the Governmental Accounting Standards Board (GASB). The GASB is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

In June 1999, GASB approved Statement 34, *Basic Financial Statements-and Management Discussion and Analysis - for State and Local Governments*. This and consecutive statements are reflected in the accompanying financial statements (including notes to financial statements).

Reporting Entity

The Port is located in Klickitat County, Washington and its territory covers less than the entire county. The Port is a special purpose government that provides marine terminal, marina and industrial park facilities and services to the general public and is supported by user charges, property lease revenues, ad valorem property taxes levied for operations and debt services and other miscellaneous taxes.

The Port is governed by an elected three member board. As required by generally accepted accounting principles, management has considered all potential component units in defining the reporting entity. The Port is a primary government and does not have any component units.

Basis of Accounting and Reporting

The accounting records of the Port are maintained in accordance with methods prescribed by the State Auditor under the authority of Chapter 43.09 of the Revised Code of Washington (RCW). Effective January 1, 2008, the Port uses the *Budgeting, Accounting and Reporting System for GAAP Port Districts* in the State of Washington. Prior to January 1, 2008, the Port used the *Budgeting, Accounting and Reporting System (BARS) for Cash Basis Port Districts* in the State of Washington.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED:

Effective January 1, 2008, the Port accounts for funds on a cost of services or an economic resources measurement basis. This means that all assets and all liabilities (whether current or noncurrent) associated with their activity are included on their Statement of Net Assets. The reported fund equity (total net assets) is segregated into invested in capital assets, net of related debt, restricted and unrestricted net assets. Operating statements present increases (revenues and gains) and decreases (expenses and losses) in net total assets. The Port discloses changes in cash flows by a separate statement that presents the operating, noncapital financing, capital and related financing and investing activities.

Effective January 1, 2008, the Port uses the accrual framework of accounting where revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenue in the year for which they are earned. Capital asset purchases are capitalized and long-term liabilities are accounted for in the appropriate fund.

The Port distinguishes between operating revenues and expenses from nonoperating revenues and expenses. Operating revenues and expenses result from providing services and producing and delivering goods in connection with the Port's principal ongoing operations. The principal operating revenues of the Port are charges to customers for the use of Port facilities, including the marina, utilities and industrial property and facility rental. Operating expenses for the Port include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. Nonoperating revenues include ad valorem tax levy revenues, interest income, grant reimbursements and other revenues. Nonoperating expenses include interest expense, election expense and other expenses.

Assets, Liabilities and Equities

Cash and Cash Equivalents - See Note 2 and the Statement of Cash Flows.

It is the Port's policy to invest all temporary cash surpluses. At December 31, 2010, the Port was holding \$280,623 in short-term residual investments of surplus cash invested with the Klickitat County Treasurer and \$100 of cash on hand for total cash and equivalents of \$280,723. This amount is classified on the Statement of Net Assets as cash and cash equivalents.

For purposes of the Statement of Cash Flows, the Port considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

Cash and Cash Equivalents - Restricted - See Note 2 and the Statement of Cash Flows.

At December 31, 2010, the Port was holding \$9,722 in short-term residual investments of surplus cash invested with financial institutions at the Klickitat County Treasurer. This amount is classified in the Statement of Net Assets as cash and cash equivalents - restricted.

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED:

Investments - See Notes 2 and 10.

Receivables

Taxes receivable consists of property taxes and related interest and penalties. Because such taxes are considered liens on property and all property taxes are ultimately collected with interest at the statutory rate, the Port has not established a reserve for doubtful taxes receivable. See Note 3.

Accrued interest receivable consists of amounts earned on investments at the end of the year.

Accounts receivable consists of amounts owed from private individuals or organizations for goods and services, including amounts owed for which billings have not been prepared. Receivables are recorded when either the asset or revenue recognition criteria have been met as discussed in Note 1, Basis of Accounting and Reporting. Accounts receivable are reported net of an allowance for amounts estimated to be uncollectible. Any amounts written off are adjusted to the allowance for doubtful accounts. The Port uses the reserve method of accounting for doubtful accounts, which is maintained based on historical analysis, as a percentage of outstanding receivables. Accounts receivable are written off according to criteria established by the Port. Any amounts written off are adjusted to the allowance for doubtful accounts.

Allowance for doubtful accounts consists of the estimated amounts of customer accounts that will never be collected. The allowance is estimated from an annual review of historical and current customer activities. As of December 31, 2010, the allowance for doubtful accounts was \$500.

Interest receivable consists of interest earned on investments, not yet received, and is net of an allowance of zero.

Concentrations

For the year ended December 31, 2010, four customers accounted for 71.44 percent of operating revenue. No other customers individually exceeded 10.00 percent of operating revenue.

Significant Risks and Uncertainties

The Port is subject to certain business risks that could have a material impact on future operations and financial performance. These risks include economic conditions, federal, state and local government regulations and changes in law.

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED:

Fair Value of Financial Instruments

The Port's financial instruments consist of cash and cash equivalents, investments, taxes receivable, accounts receivable, interest receivable, deferred rent receivable, accounts payable, general obligation bonds payable and loans payable for which their current carrying amounts approximate fair market value.

Inventories

The Port expenses office supplies, maintenance parts, inventory and supplies in the period they are acquired. If these items were inventoried, no material change in net income would result.

Restricted Assets

In accordance with contractual agreements, restricted asset accounts are established, which are restricted for specific uses, including construction and debt service.

The restricted assets at December 31, 2010 consist of the following:

Current restricted assets	
Cash - Industrial Development District (IDD)	\$ <u>9,722</u>
Investments - State Pool	
Building 1D sales tax	40,290
Building 1E sales tax	122,041
Customer deposits	38,653
Water system reserve	12,082
IDD	<u>370,975</u>
Total Investments - State Pool	<u>584,041</u>
Interest receivable - IDD	<u>93</u>
Total current restricted assets	<u>593,856</u>
Noncurrent restricted assets	
Investments - State Pool	
Executive retention program	<u>2,500</u>
Total noncurrent restricted assets	<u>2,500</u>
Total restricted assets	\$ <u><u>596,356</u></u>

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED:

Deferred Compensation Plan

In 2010, the Port activated an executive incentive plan. \$2,500 was reclassified to restricted assets for 2010 in accordance with the agreement terms. The funds are being held within the Port's investments account at the Washington State Investment Pool. The employee vesting at December 31, 2010 was zero.

Capital Assets and Depreciation - See Note 4.

Intangible Assets, Net

Intangible assets, net represents the cost of long-lived organizational master plans, net of accumulated amortization. If construction results, the related costs become part of the cost of the asset. If the project is abandoned, related costs are charged to expense. Total intangible assets was \$235,298 at December 31, 2010. The total accumulated amortization was \$8,953 at December 31, 2010. See Note 5.

Deferred Charges

Deferred charges represent preliminary surveys and investigations and bond issuance costs, net of amortization. See Notes 5 and 10.

Compensated Absences

Compensated absences are absences for which employees will be paid, such as vacation and sick leave. The Port records unpaid vacation and sick leave for compensated absences as an expense and liability when incurred.

Compensatory leave time may accumulate up to a maximum of eighty hours per hourly employee, unless approved by both the employee and the Executive Director. The employee may elect to receive compensatory time off instead of cash payment for overtime pay (both are computed at 1.5 times the hours worked).

Vacation leave, which may be accumulated up to an employee's amount of vacation hours accrued during a twenty four month period, is payable upon separation, retirement or death. Sick leave may accumulate up to 1,056 hours and upon separation or retirement, employees receive payment of unused sick leave up to a maximum of 120 hours. The accrued compensated absences balance at December 31, 2010 was \$20,481.

Advertising

The Port expenses its advertising costs as they are incurred. Advertising expense for the year ended December 31, 2010 totaled \$625.

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED:

Customer Deposits

The Port is required by law to hold a performance or security deposit on all leases and is in compliance with the law. Tenant's failure to pay or abandonment of the property and lease can be covered by the funds held and accessible to the Port.

Long-Term Debt - See Note 10.

Original Issue Discount - See Note 10.

Net Assets

Net assets are reported under one of three classifications as required by GASB Statement #34.

Invested in Capital Assets, Net of Related Debt - Represents the historical cost of capital assets reduced for accumulated depreciation less outstanding debt attributable to the acquisition, construction or improvement of those assets.

Restricted - Represents net assets that have been externally restricted by creditors, grantors, contributors, or laws or regulations of other governments, or imposed by law through constitutional provisions or enabling legislation. The Port maintains a variety of internal use restrictions on various funds; however, none of these funds is restricted as defined here. There are no restricted net assets for the year ended December 31, 2010.

Unrestricted - Represents net assets not included in either of the other two categories of net assets.

Operating and Nonoperating Revenues and Expenses

Charges for services provided by the Port, including utility operations and marine terminal, marina and industrial property and facility use, are reported as operating revenues. Costs associated with these operating segments are reported as operating costs. Ad Valorem and other tax revenues, as well as grants, settlements and other miscellaneous revenues are reported as nonoperating revenues. Interest on debt, costs of elections and other miscellaneous costs are reported as nonoperating expenses.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED:

Accounting and Reporting Changes

Effective for fiscal year December 31, 2009 reporting, the Port implemented the following new standard issued by the Governmental Accounting Standards Board (GASB):

Statement No. 45, *Accounting and Financial Reporting by Employers for Post-Employment Benefits Other Than Pensions*. This statement establishes standards for the measurement and recognition of "other post-employment benefits." The Port has applied the alternative measurement method for employers with fewer than one hundred plan members for purposes of this statement. See Note 15.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 2 - DEPOSITS AND INVESTMENTS:

Deposits

As of December 31, 2010, the carrying amount of the Port of Klickitat's unrestricted and restricted cash deposits with financial institutions was \$280,723 and \$9,722, respectively.

The Port's deposits at year-end were entirely covered by Federal Depository Insurance Corporation (FDIC) or by collateral held in a multiple financial institution collateral pool administered by the Washington Public Deposit Protection Commission (PDPC). The FDIC covers the Port's insured deposits. The PDPC provides collateral protection. The PDPC (established under RCW Chapter 39.58) constitutes a multiple financial institution collateral pool. Pledged securities under the PDPC collateral pool are held by the PDPC's agent in the name of the collateral pool.

Investments

Investments are stated at fair value. Interest on debt securities held as investments is recognized in nonoperating revenues when earned. Changes in the fair value of investments are included in nonoperating revenues (for unrealized gains) or nonoperating expense (for unrealized losses).

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 2 - DEPOSITS AND INVESTMENTS, CONTINUED:

Investments, Continued

As of December 31, 2010, the Port had the following investments:

<u>Investment Type</u>	<u>Weighted Average Maturity</u>	<u>Fair Value</u>
State Investment Pool	55 Days	\$ <u>2,336,560</u>
Total		\$ <u>2,336,560</u>

The Port invests its cash reserves in and utilizes short-term cash management through the Washington State Local Government Investment Pool (LGIP). The LGIP is similar to a money market fund recognized by the Securities and Exchange Commission. The LGIP investments are limited to high quality obligations with limited maximum and average maturities and are valued at cost.

As required by state law, all investments of Port funds are obligations of the U.S. Government, U.S. agency issues, obligations of the State of Washington, general obligations of Washington State municipalities, or certificates of deposit with Washington State banks or savings and loan institutions.

The Port held no derivatives or similar transactions.

NOTE 3 - PROPERTY TAX:

The Klickitat County Treasurer acts as an agent to collect property taxes levied in the county for all taxing authorities. Collections are distributed to the Port of Klickitat's account daily as they are received by the Klickitat County Treasurer. A revaluation of all property is performed every year.

Property Tax Calendar

January 1	Taxes are levied and become an enforceable lien against properties.
February 14	Tax bills are mailed.
April 30	First of two equal installment payments is due.
May 31	Assessed value of property established for next year's levy at 100 percent of market value.
October 31	Second installment is due.

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 3 - PROPERTY TAX, CONTINUED:

Property taxes are recorded as revenues in January of the year for which the tax is levied. Current and past-due taxes are shown as a receivable. No allowance for uncollectible taxes is established because delinquent taxes are considered fully collectible. State law allows for the sale of property for failure to pay taxes.

The Port may levy up to \$0.45 per \$1,000 of assessed valuation for general Port purposes. This amount may be reduced for any of the following reasons:

- a. Washington State law, in RCW Chapter 84.55.010, as amended by initiative 747, limits the growth of regular property taxes to one percent per year, after adjustments for new construction. If the assessed valuation increases by more than one percent due to revaluation, the levy rate will be decreased.
- b. The Port may voluntarily levy taxes below the legal limit.
- c. The State Constitution limits total regular property taxes to one percent of assessed valuation. If the combined taxes of all districts within the county exceed this amount, each is proportionately reduced until the total is at or below the one percent limit.

The Port's regular levy for 2010 and 2009 was \$0.13196 and \$0.13952 per \$1,000 on a total assessed valuation of \$1,676,513,500 and \$1,548,044,469 for total regular levies of \$221,225 and \$215,979, respectively.

The Port has assessed an Industrial Development District (IDD) levy for repayment of debt and new infrastructure improvements under RCW Chapters 53.35.110 and 53.36.100. The Port's IDD levy for 2010 and 2009 was \$0.28205 and \$0.29821 per \$1,000 on a total assessed valuation of \$1,676,513,500 and \$1,548,044,469 for a total IDD levy of \$472,864 and \$461,649, respectively. The IDD levy runs for a period of six years, with tax revenues received from 2007 through 2012.

NOTE 4 - CAPITAL ASSETS AND DEPRECIATION:

Major expenses for capital assets, including major repairs that increase the useful life of an asset, are capitalized. Maintenance, repairs and minor renewals are accounted for as expenses when incurred.

All capital assets are valued at historical cost, or where historical cost is not known, at estimated historical costs. Donations of capital assets from developers and customers are recorded at estimated fair market values at the date of donation. Certain capital assets were acquired from other governmental entities in prior years and these assets are also recorded at their estimated fair market value at the time of the donation. The Port of Klickitat's capitalization threshold is \$500. The Port maintains detailed depreciable infrastructure records.

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 4 - CAPITAL ASSETS AND DEPRECIATION, CONTINUED:

The Port acquired certain assets with funding provided by federal and state financial assistance programs. Depending upon the terms of the agreements involved, the funding governmental unit could retain an equity interest in these assets resulting in the assets reverting back to the agency if the assets are not used for their intended purposes. However, the Port has sufficient legal interest to accomplish the purposes for which the assets were acquired and has included such assets within the applicable account.

An allowance for funds used during construction is capitalized, when material, as part of the cost of the asset. The procedure is intended to remove the cost of financing construction activity from the operating statements and to treat such costs in the same manner as construction labor and material costs. During 2010, the Port had no capitalized net interest costs and did not offset any interest costs by any interest income.

Depreciation expense is charged to operations to allocate the cost of capital assets over their estimated useful lives using the straight-line method, full month convention, with useful lives of 3 to 70 years. The major categories are:

Buildings and structures	30 - 70 years
Other improvements	10 - 60 years
Docks and marina ramps	20 - 40 years
Trucks and vehicles	5 - 10 years
Machinery and equipment	5 - 10 years
Furniture and fixtures	5 - 10 years
Office equipment	3 - 5 years

Impaired Capital Assets

The Port does not have any impaired capital assets. However, the Port has identified Bingen Lake, the surrounding wetlands and buffer, which totals 37.08 acres as an identified wetland and as such, is subject to various governmental agency restrictions as to its future development. The subject lake and wetland is being carried on the Port's books at its allocated historical cost of \$7,820 from when it was first purchased in 1959. In 1987, the Port had an engineering firm delineate the lake and associated wetland. The lake and buffer are subject to the Klickitat County Critical Areas Ordinance adopted January 27, 2004, Washington Administrative Code (WAC) 173-22, Water Pollution Control Act (RCW 90.48), Shoreline Management Act (RCW 90.58) and Growth Management Act (RCW 36.70A). Developable lands that are adjacent to the identified lake and wetlands could potentially be enhanced by such adjacent habitat. As there is no determination if the value of the identified lake and wetlands is less than the carrying value of \$7,820, the Port has not made any reductions to the carrying value of the lake and wetlands on its books at this time.

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 4 - CAPITAL ASSETS AND DEPRECIATION, CONTINUED:

Capital assets activity for the year ended December 31, 2010 was as follows:

<u>Asset Category</u>	<u>Ending Balance 12/31/09</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance 12/31/10</u>
Capital assets not being depreciated				
Land	\$ 2,307,869	\$ 42,983	\$ --	\$ 2,350,852
Construction in progress	<u>62,477</u>	<u>693,871</u>	<u>62,477</u>	<u>693,871</u>
Total capital assets not being depreciated	<u>2,370,346</u>	<u>736,854</u>	<u>62,477</u>	<u>3,044,723</u>
Capital assets being depreciated				
Buildings and structures	8,530,182	--	--	8,530,182
Other improvements	2,175,223	62,999	--	2,238,222
Docks and marina ramps	597,913	--	--	597,913
Trucks and vehicles	23,741	--	--	23,741
Machinery and equipment	44,933	10,293	--	55,226
Furniture and fixtures	2,760	--	--	2,760
Office equipment	<u>10,813</u>	<u>--</u>	<u>375</u>	<u>10,438</u>
Total capital assets being depreciated	<u>11,385,565</u>	<u>73,292</u>	<u>375</u>	<u>11,458,482</u>
Less accumulated depreciation for				
Buildings and structures	826,796	153,419	--	980,215
Other improvements	832,941	93,888	--	926,829
Docks and marina ramps	279,498	14,948	--	294,446
Trucks and vehicles	9,607	2,374	--	11,981
Machinery and equipment	12,631	4,220	--	16,851
Furniture and fixtures	607	340	--	947
Office equipment	<u>3,897</u>	<u>2,098</u>	<u>145</u>	<u>5,850</u>
Total accumulated depreciation	<u>1,965,977</u>	<u>271,287</u>	<u>145</u>	<u>2,237,119</u>
Total capital assets being depreciated, net	<u>9,419,588</u>	<u>(197,995)</u>	<u>230</u>	<u>9,221,363</u>
Total capital assets, net	<u>\$ 11,789,934</u>	<u>\$ 538,859</u>	<u>\$ 62,707</u>	<u>\$ 12,266,086</u>

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 4 - CAPITAL ASSETS AND DEPRECIATION, CONTINUED:

Interlocal Agreement - Equipment

During 2010, the Port entered into an interlocal cost sharing agreement with the City of Bingen and the City of White Salmon to share equally in the cost of a piece of pavement marking equipment. The Port's share was \$3,651, which is one-third of the cost of the equipment.

Construction Commitments

The Port has an active construction project as of December 31, 2010. At year-end the Port's commitments with contractors are as follows:

<u>Project</u>	<u>Spent To-Date</u>	<u>Remaining Commitment</u>
Harbor Drive Project	\$ 558,736	\$ 337,169
Infrastructure improvements	<u>135,135</u>	<u>--</u>
	\$ <u>693,871</u>	\$ <u>337,169</u>

NOTE 5 - OTHER NONCURRENT ASSETS:

Intangible assets, net of amortization	
Plans	\$ <u>212,867</u>
Bond issuance costs	
2003 G.O. bonds	22,431
Less accumulated amortization	<u>(8,953)</u>
Bond issuance costs, net of amortization, See Notes 1 and 10	<u>13,478</u>
Total intangible assets, net of amortization	<u>226,345</u>
Deferred charges	
Preliminary study and investigation	<u>23,045</u>
Total deferred charges	<u>23,045</u>
Total other noncurrent assets	\$ <u>249,390</u>

NOTE 6 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY:

There have been no material violations of finance-related legal or contractual provisions.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 7 - PENSION PLAN:

Substantially all Port of Klickitat full-time and qualifying part-time employees participate in one of the following statewide retirement systems administered by the Washington State Department of Retirement Systems, under cost-sharing multiple-employer public employee defined benefit and defined contribution retirement plans. The Department of Retirement Systems (DRS), 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, P.O. Box 48380, Olympia, WA 98504-8380; or it may be downloaded from the DRS website at www.drs.wa.gov. The following disclosures are made pursuant to GASB Statements No. 27, *Accounting for Pensions by State and Local Government Employers* and No. 50, *Pension Disclosures, an Amendment of GASB Statements No. 25 and No. 27*.

Public Employees' Retirement System (PERS) Plans 1, 2, and 3

Plan Description

PERS is a cost-sharing multiple-employer retirement system comprised of three separate plans for membership purposes: Plans 1 and 2 are defined benefit plans and Plan 3 is a defined benefit plan with a defined contribution component.

Membership in the system includes: elected officials; state employees; employees of the Supreme, Appeals, and Superior courts (other than judges currently in a judicial retirement system); employees of legislative committees; community and technical colleges, college and university employees not participating in national higher education retirement programs; judges of district and municipal courts; and employees of local governments.

PERS members who joined the system by September 30, 1977 are Plan 1 members. Those who joined on or after October 1, 1977 and by either, February 28, 2002 for state and higher education employees, or August 31, 2002 for local government employees, are Plan 2 members unless they exercise an option to transfer their membership to Plan 3. PERS members joining the system on or after March 1, 2002 for state and higher education employees, or September 1, 2002 for local government employees have the irrevocable option of choosing membership in either PERS Plan 2 or PERS Plan 3. The option must be exercised within 90 days of employment. An employee is reported in Plan 2 until a choice is made. Employees who fail to choose within 90 days default to PERS Plan 3.

Notwithstanding, PERS Plan 2 and Plan 3 members may opt out of plan membership if terminally ill, with less than five years to live.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 7 - PENSION PLAN, CONTINUED:

Public Employees' Retirement System (PERS) Plans 1, 2, and 3

Plan Description, Continued

PERS Plan 1 and Plan 2 defined benefit retirement benefits are financed from a combination of investment earnings and employer and employee contributions. PERS retirement benefit provisions are established in chapters 41.34 and 41.40 RCW and may be amended only by the State Legislature.

PERS Plan 1 members are vested after the completion of five years of eligible service. Plan 1 members are eligible for retirement after 30 years of service, or at the age of 60 with five years of service, or at the age of 55 with 25 years of service. The monthly benefit is 2% of the average final compensation (AFC) per year of service. (AFC is the monthly average of the 24 consecutive highest-paid service credit months.) The retirement benefit may not exceed 60% of AFC. The monthly benefit is subject to a minimum for PERS Plan 1 retirees who have 25 years of service and have been retired 20 years, or who have 20 years of service and have been retired 25 years. Plan 1 members retiring from inactive status prior to the age of 65 may receive actuarially reduced benefits. If a survivor option is chosen, the benefit is further reduced. A cost-of living allowance (COLA) is granted at age 66 based upon years of service times the COLA amount, which is increased 3% annually. Plan 1 members may also elect to receive an optional COLA that provides an automatic annual adjustment based on the Consumer Price Index. The adjustment is capped at 3% annually. To offset the cost of this annual adjustment, the benefit is reduced.

PERS Plan 1 provides duty and non-duty disability benefits. Duty disability retirement benefits for disablement prior to the age of 60 consist of a temporary life annuity payable to the age of 60. The allowance amount is \$350 a month, or two-thirds of the monthly AFC, whichever is less. The benefit is reduced by any workers' compensation benefit and is payable as long as the member remains disabled or until the member attains the age of 60. A member with five years of covered employment is eligible for non-duty disability retirement. Prior to the age of 55, the allowance amount is 2% of the AFC for each year of service reduced by 2% for each year that the member's age is less than 55. The total benefit is limited to 60% of the AFC and is actuarially reduced to reflect the choice of a survivor option. A cost-of living allowance is granted at age 66 based upon years of service times the COLA amount (based on the consumer Price Index), capped at 3% annually. To offset the cost of this annual adjustment, the benefit is reduced.

PERS Plan 1 members can receive credit for military service while actively serving in the military, if such credit makes them eligible to retire. Members can also purchase up to 24 months of service credit lost because of an on-the-job injury.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 7 - PENSION PLAN, CONTINUED:

Public Employees' Retirement System (PERS) Plans 1, 2, and 3

Plan Description, Continued

PERS Plan 2 members are vested after the completion of five years of eligible service. Plan 2 members are eligible for normal retirement at the age of 65 with five years of service. The monthly benefit is 2% of the AFC per year of service. (AFC is the monthly average of the 60 consecutive highest-paid service months.)

PERS Plan 2 members who have at least 20 years of service credit and are 55 years of age or older are eligible for early retirement with a reduced benefit. The benefit is reduced by an early retirement factor (ERF) that varies according to age, for each year before age 65.

PERS Plan 2 members who have 30 or more years of service credit and are at least 55 years old can retire under one of two provisions:

- With a benefit that is reduced by 3% for each year before age 65.
- With a benefit that has a smaller (or no) reduction (depending on age) that imposes stricter return-to-work rules.

PERS Plan 2 retirement benefits are also actuarially reduced to reflect the choice, if made, of a survivor option. There is no cap on years of service credit; and a cost-of-living allowance is granted (based on the Consumer Price Index), capped at 3% annually.

The surviving spouse or eligible child or children of a PERS Plan 2 member who dies after leaving eligible employment having earned ten years of service credit may request a refund of the member's accumulated contributions. Effective July 22, 2007, said refund (adjusted as needed for specified legal reductions) is increased from 100% to 200% of the accumulated contributions if the member's death occurs in the uniformed service to the United States while participating in *Operation Enduring Freedom* or *Persian Gulf*, *Operation Iraqi Freedom*.

PERS Plan 3 has a dual benefit structure. Employer contributions finance a defined benefit component and member contributions finance a defined contribution component. The defined benefit portion provides a monthly benefit that is 1% of the AFC per year of service. (AFC is the monthly average of the 60 consecutive highest-paid service months.)

Effective June 7, 2006, PERS Plan 3 members are vested in the defined benefit portion of their plan after ten years of service; or after five years of service, if twelve months of that service are earned after age 44; or after five service credit years earned in PERS Plan 2 prior to June 1, 2003. Plan 3 members are immediately vested in the defined contribution portion of their plan.

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 7 - PENSION PLAN, CONTINUED:

Public Employees' Retirement System (PERS) Plans 1, 2, and 3

Plan Description, Continued

Vested Plan 3 members are eligible for normal retirement at age 65, or they may retire early with the following conditions and benefits:

- If they have at least ten service credit years and are 55 years old, the benefit is reduced by an ERF that varies with age, for each year before age 65.
- If they have 30 service credit years and are at least 55 years old, they have the choice of a benefit that is reduced by 3% for each year before age 65; or a benefit with a smaller (or no) reduction factor (depending on age) that imposes stricter return-to-work rules.

PERS Plan 3 defined benefit retirement benefits are also actuarially reduced to reflect the choice, if made, of a survivor option. There is no cap on years of service credit and Plan 3 provides the same cost-of-living allowance as Plan 2.

PERS Plan 3 defined contribution retirement benefits are solely dependent upon the results of investment activities.

The defined contribution portion can be distributed in accordance with an option selected by the member, either as a lump sum or pursuant to other options authorized by the Director of the Department of Retirement Systems.

PERS Plan 2 and Plan 3 provide disability benefits. There is no minimum amount of service credit required for eligibility. The Plan 2 monthly benefit amount is 2% of the AFC per year of service. For Plan 3, the monthly benefit amount is 1% of the AFC per year of service.

These disability benefit amounts are actuarially reduced for each year that the member's age is less than 65, and to reflect the choice of a survivor option. There is no cap on years of service credit, and a cost-of-living allowance is granted (based on the Consumer Price Index) capped at 3% annually.

PERS Plan 2 and Plan 3 members may have up to ten years of interruptive military service credit; five years at no cost and five years that may be purchased by paying the required contributions. Effective July 24, 2005, a member who becomes totally incapacitated for continued employment while serving the uniformed services, or a surviving spouse or eligible children, may apply for interruptive military service credit. Additionally, PERS Plan 2 and Plan 3 members can also purchase up to 24 months of service credit lost because of an on-the-job injury.

PERS members may also purchase up to five years of additional service credit once eligible for retirement. This credit can only be purchased at the time of retirement and can be used only to provide the member with a monthly annuity that is paid in addition to the member's retirement benefit.

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 7 - PENSION PLAN, CONTINUED:

Public Employees' Retirement System (PERS) Plans 1, 2, and 3

Plan Description, Continued

Beneficiaries of a PERS Plan 2 or Plan 3 member with ten years of service who is killed in the course of employment receive retirement benefits without actuarial reduction, if the member was not at normal retirement age at death. This provision applies to any member killed in the course of employment, on or after June 10, 2004, if found eligible by the Department of Labor and Industries.

A one-time duty-related death benefit is provided to the estate (or duly designated nominee) of a PERS member who dies in the line of service as a result of injuries sustained in the course of employment, or if the death resulted from an occupational disease or infection that arose naturally and proximately out of said member's covered employment, if found eligible by the Department of Labor and Industries.

There are 1,189 participating employers in PERS. Membership in PERS consisted of the following as of the latest actuarial valuation date for the plans of June 30, 2009:

Retirees and Beneficiaries Receiving Benefits	\$ 74,857
Terminated Plan Members Entitled to But Not Yet Receiving Benefits	28,074
Active Plan Members Vested	105,339
Active Plan Members Non-Vested	53,896
Total	\$ 262,166

Funding Policy

Each biennium, the state Pension Funding Council adopts Plan 1 employer contribution rates, Plan 2 employer and employee contribution rates, and Plan 3 employer contribution rates. Employee contribution rates for Plan 1 are established by statute at 6% for state agencies and local government unit employees, and at 7.5 % for state government elected officials. The employer and employee contribution rates for Plan 2 and the employer contribution rate for Plan 3 are developed by the Office of the State Actuary to fully fund Plan 2 and the defined benefit portion of Plan 3. All employers are required to contribute at the level established by the Legislature. Under PERS Plan 3, employer contributions finance the defined benefit portion of the plan and member contributions finance the defined contribution portion. The Director of the Department of Retirement Systems sets Plan 3 employee contribution rates. Six rate options are available ranging from 5% to 15%; two of the options are graduated rates dependent on the employee's age. As a result of the implementation of the Judicial Benefit Multiplier Program in January 2007, a second tier of employer and employee rates was developed to fund, along with investment earnings, the increased retirement benefits of those justices and judges that participate in the program. The methods used to determine the contribution requirements are established under state statute in accordance with chapters 41.40 and 41.45 RCW.

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 7 - PENSION PLAN, CONTINUED:

Public Employees' Retirement System (PERS) Plans 1, 2, and 3

Funding Policy, Continued

The required contribution rates expressed as a percentage of current-year covered payroll, as of December 31, 2010, are as follows:

Members Not Participating in JBM:

	PERS Plan 1	PERS Plan 2	PERS Plan 3
Employer *	5.31%**	5.31%**	5.31% ***
Employee	6.00%****	3.90%****	*****

- * The employer rates include the employer administrative expense fee currently set at 0.16%.
- ** The employer rate for state elected officials is 7.89% for Plan 1 and 5.31% for Plan 2 and Plan 3.
- *** Plan 3 defined benefit portion only.
- **** The employee rate for state elected officials is 7.50% for Plan 1 and 3.90% for Plan 2.
- ***** Variable from 5.0% minimum to 15.0% maximum based on rate selected by the PERS 3 member.

Members Participating in JBM:

	PERS Plan 1	PERS Plan 2	PERS Plan 3
Employer - State Agency*	7.81%	7.81%	7.81%**
Employer - Local Gov't Units*	5.31%	5.31%	5.31%**
Employee - State Agency	9.76%	7.25%	7.50%***
Employee - Local Gov't Units	12.26%	9.75%	7.50%***

- * The employer rates include the employer administrative expense fee currently set at 0.16%.
- ** Plan 3 defined benefit portion only.
- *** Minimum rate.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 7 - PENSION PLAN, CONTINUED:

Public Employees' Retirement System (PERS) Plans 1, 2, and 3

Funding Policy, Continued

Both the Port and the employees made the required contributions. The Port's required contributions for the years ending December 31 were as follows:

	PERS Plan 1	PERS Plan 2	PERS Plan 3
2010	\$ 0	\$ 9,932	\$ 0
2009	\$ 0	\$ 14,103	\$ 0
2008	\$ 0	\$ 14,215	\$ 0

NOTE 8 - RISK MANAGEMENT:

The Port of Klickitat maintains insurance against most normal hazards for commercial automobile, property loss and general liability.

The Port is a member of Enduris. Chapter 48.62 RCW authorizes the governing body of any one or more governmental entity to form together into or join a pool or organization for the joint purchasing of insurance, and/or joint self-insuring, and/or joint hiring or contracting for risk management services to the same extent that they may individually purchase insurance, self-insure, or hire or contract for risk management services. An agreement to form a pooling arrangement was made pursuant to the provisions of Chapter 39.34 RCW, the Interlocal Cooperation Act. Enduris was formed July 10, 1987, when two (2) counties and two (2) cities in the State of Washington joined together by signing an Interlocal Governmental Agreement to pool their self-insured losses and jointly purchase insurance and administrative services. As of August 31, 2010, there are 451 Enduris members representing a broad range of special purpose districts.

Enduris allows members to jointly purchase excess insurance coverage, share in the self-insured retention, establish a plan for total self-insurance, and provide excellent risk management services and other related services. Enduris provides "occurrence" policies for all lines of liability coverage including Public Official's Liability. The Property coverage is written on an "all risk" basis blanket form using current Statement of Values. The Property coverage includes mobile equipment, electronic data processing equipment, valuable papers, building ordinance coverage, property in transit, extra expense, consequential loss, accounts receivable, fine arts, inventory or appraisal cost, automobile physical damage to insured vehicles. Boiler and machinery coverage is included on a blanket limit of \$100 million for all members. Enduris offers employee dishonesty coverage up to a liability limit of \$1,000,000.

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 8 - RISK MANAGEMENT, CONTINUED:

Members make an annual contribution to fund Enduris. Enduris acquires insurance from unrelated insurance companies that is subject to a "per occurrence":

\$750,000 deductible on liability loss (9/1/09-12/31/09) - the member is responsible for the first \$1,000 of the deductible amount of each claim, while Enduris is responsible for the remaining \$749,000 on liability loss;

\$1,000,000 deductible on liability loss (1/1/10-8/31/10) - the member is responsible for the first \$1,000 of the deductible amount of each claim, while Enduris is responsible for the remaining \$999,000 on liability loss;

\$250,000 deductible on property loss - the member is responsible for the first \$1,000 of the deductible amount of each claim, while Enduris is responsible for the remaining \$249,000 on property loss. Enduris is responsible for the \$4,000 deductible on boiler and machinery loss.

Insurance carriers cover all losses over the deductibles as shown to the policy maximum limits. Since Enduris is a cooperative program, there is a joint liability among the participating members.

The contract requires members to continue membership for a period of not less than one (1) 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 Enduris and are administered in house.

A Board of Directors consisting of seven (7) board members governs Enduris. Its 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 9 - SHORT-TERM DEBT:

The Port has no short-term debt other than current portion of long-term debt. See Note 10.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 10 -LONG-TERM DEBT:

Long-Term Debt

The Port of Klickitat issues general obligation bonds to finance the acquisition and construction of capital assets. Unamortized debt issuance costs are recorded as deferred charges and the bonds are displayed net of premium or discount. Annual interest expense is decreased by amortization of debt premium and increased by amortization of debt issuance costs and discount. The Port is also liable for subordinated interagency Washington State Community Economic Revitalization Board (CERB) loans. These loans are payable from the revenues of the Port.

In 2010, the Port paid in full the outstanding balance of the 2006 General Obligation (G.O.) bonds of \$1,008,966, in advance of its maturity date of October 17, 2011. A portion of the Port's Industrial Development District (IDD) tax levy was expended to relinquish this debt. The Port recorded a loss of \$33,407 for the early retirement of the debt, consisting of \$30,625 of prepayment fees and \$2,782 for the write-off of the remaining associated unamortized bond issuance costs.

General obligation bonds outstanding at December 31, 2010 are as follows:

<u>Description / Purpose</u>	<u>Original Amount</u>	<u>Maturity</u>	<u>Interest Rate</u>	<u>Amount</u>
2003 General Obligation Bonds/ Bldg. 1D	\$1,100,000	12/01/2022	1.50 - 5.50%	\$ 775,000
Total general obligation bonds outstanding				775,000
Less current portion				<u>(50,000)</u>
				725,000
Less unamortized bond discount, net of amortization				<u>(11,003)</u>
Total long-term general obligation bonds, net of current portion and amortized bond discount, net				<u>\$ 713,997</u>

The annual debt service requirements to maturity for general obligation bonds are as follows:

Year ending December 31	<u>Total</u>	<u>Principal</u>	<u>Interest</u>
2011	\$ 91,213	\$ 50,000	\$ 41,213
2012	88,838	50,000	38,838
2013	91,388	55,000	36,388
2014	88,500	55,000	33,500
2015	90,613	60,000	30,613
2016 - 2020	442,925	340,000	102,925
2021 - 2025	<u>178,750</u>	<u>165,000</u>	<u>13,750</u>
	<u>\$ 1,072,227</u>	<u>\$ 775,000</u>	<u>\$ 297,227</u>

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 10 -LONG-TERM DEBT, CONTINUED:

During 2009, due to current national housing market conditions, the Port's 2003 general obligation bond insurer's rating was downgraded by two reporting agencies.

Subordinated interagency loans outstanding at December 31, 2010 are as follows:

<u>Description / Purpose</u>	<u>Original Amount</u>	<u>Maturity</u>	<u>Interest Rate</u>	<u>Amount</u>
CERB Loan/B. Pt. Infrastructure	\$108,000	7/01/2015	4.00%	\$ 37,980
CERB Loan/B. Pt. SBDC Bldg.	\$262,500	7/01/2014	3.00%	81,734
CERB Loan/B. Pt. Ph 1, Bldg. 1B	\$353,606	1/27/2020	3.00%	240,133
CERB Loan/B. Pt. Ph 1, Bldg. 1D	\$650,000	7/01/2024	1.00%	609,619
CERB Loan/B. Pt. Ph 1, Bldg. 1E	\$525,000	1/01/2027	1.60%	<u>525,000</u>
Total subordinated interagency loans				1,494,466
Less current portion				<u>(88,280)</u>
Total long-term portion of subordinated interagency loans outstanding				<u>\$ 1,406,186</u>

The annual debt service requirements to maturity for subordinated interagency loans are as follows:

Year ending December 31:	<u>Total</u>	<u>Principal</u>	<u>Interest</u>
2011	\$ 106,120	\$ 88,280	\$ 17,840
2012	143,589	119,235	24,355
2013	143,607	121,654	21,953
2014	143,625	124,134	19,491
2015	121,015	104,688	16,326
2016 - 2020	562,416	507,390	55,026
2021 - 2025	374,781	355,941	18,840
2026 - 2030	<u>74,904</u>	<u>73,144</u>	<u>1,760</u>
	<u>\$ 1,670,057</u>	<u>\$ 1,494,466</u>	<u>\$ 175,591</u>

See accountant's compilation report.

PORT OF KLUCKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 10 -LONG-TERM DEBT, CONTINUED:

The accompanying Schedule of Long-Term Liabilities (Schedule 09) provides a listing of the outstanding debt of the Port and summarizes the Port's debt transactions for the year ended December 31, 2010. The debt service requirements, including interest, are as follows:

Year ending December 31:	General Obligation Bonds	Other Debt	Total Debt
2011	\$ 91,213	\$ 106,120	\$ 197,333
2012	88,838	143,589	232,427
2013	91,388	143,607	234,995
2014	88,500	143,625	232,125
2015	90,613	121,015	211,628
2016 - 2020	442,925	562,416	1,005,341
2021 - 2025	178,750	374,781	553,531
2026 - 2030	—	74,904	74,904
	<u>\$ 1,072,227</u>	<u>\$ 1,670,057</u>	<u>\$ 2,742,284</u>

Bond Issuance Costs and Bond Issuance Discount

Unamortized bond issuance costs are recorded as deferred charges in other noncurrent assets. The Port's unamortized bond issuance costs, net of accumulated amortization at December 31, 2010 was \$13,478. Current bond issuance amortization expense for 2010 was \$3,550; \$1,131 for the 2003 G.O. bond and \$2,419 for the 2006 G.O. bond. The remaining unamortized bond issuance costs for the 2006 G.O. bond of \$2,782 was expensed on October 15, 2010 when the bond was paid off one year in advance. See Notes 1 and 5.

Bonds are displayed net of discount. Annual interest expense is increased by the amortization of bond issuance discount. Unamortized bond discount, net of accumulated amortization at December 31, 2010 was \$11,003. Current bond discount amortization for 2010 is \$923 per year.

Conduit Debt

The Port has issued no conduit debt.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 10 -LONG-TERM DEBT, CONTINUED:

Changes in Long-Term Liabilities

During the year ended December 31, 2010, the following changes occurred in long-term liabilities:

	Beginning Balance <u>1/1/10</u>	<u>Additions</u>	<u>Reductions</u>	Ending Balance <u>12/31/10</u>	Due Within <u>One Year</u>
G.O. bonds payable	\$ 1,828,966	\$ --	\$ 1,053,966	\$ 775,000	\$ 50,000
Less issuance discounts	<u>(11,927)</u>	<u>--</u>	<u>(924)</u>	<u>(11,003)</u>	<u>--</u>
Total G.O. bonds payable	1,817,039	--	1,053,042	763,997	50,000
Other post-employment benefits	7,192	7,888	--	15,080	--
Loans payable	<u>1,580,893</u>	<u>--</u>	<u>86,427</u>	<u>1,494,466</u>	<u>88,280</u>
Total long-term liabilities	\$ <u>3,405,124</u>	\$ <u>7,888</u>	\$ <u>1,139,469</u>	\$ <u>2,273,543</u>	\$ <u>138,280</u>

NOTE 11 -LEASE COMMITMENTS:

Operating Lease

The Port leases a piece of equipment under a non-cancelable operating lease. The total cost for the lease, including maintenance and usage charges was \$3,127 for the year ended December 31, 2010. The future minimum lease payments for these leases are as follows:

<u>Year</u>	<u>Total</u>
2011	\$ 1,720
2012	1,720
2013	430
2014	<u>--</u>
Total	\$ <u>3,870</u>

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 11 -LEASE COMMITMENTS, CONTINUED:

Capital Leases

The Port has no capital leases.

Property Leases

As part of its normal operations, the Port of Klickitat leases land and buildings under non-cancelable operating leases to tenants who intend to utilize the facilities to generate direct benefits within the community.

The Port's objective is that lease terms be for a length of time that will assist in insuring economic stability and a fair return on the value of the facilities being leased. Lease terms, not including one to five year renewal options, run for one to ten years. In addition, there are properties that are rented on a month-to-month basis. All leases are accounted for as operating leases.

Minimum annual rental payments for all operating leases for the next five years and thereafter having non-cancelable terms exceeding one year are as follows:

<u>Year</u>	<u>Total</u>
2011	\$ 587,267
2012	332,989
2013	243,519
2014	114,479
2015	38,481
2016 - 2020	210,430
2021 - 2025	243,945
2026 - 2030	282,800
2031 - 2035	302,340
2036 - 2040	<u>140,075</u>
 Total	 \$ <u>2,496,325</u>

Property lease revenue for the year ended December 31, 2010 was \$909,956. The total cost of leased property for December 31, 2010 was \$8,436,244. Accumulated depreciation on the leased property as of December 31, 2010 was \$949,055.

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 12 -RESTRICTED NET ASSETS:

The Port's Statement of Net Assets reports \$557,703 of restricted net assets, all of which is restricted by government law or regulation, constitutional provision or contractual agreement.

NOTE 13 -CONTINGENCIES AND LITIGATION:

The Port of Klickitat has recorded in its financial statements all material liabilities. For 2010, there are no other claims, matters of litigation or assessments. In the opinion of management, the Port's insurance policies are adequate to pay all known or pending claims.

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

Under RCW Chapter 82.60, a project located in an area defined by the State of Washington as a depressed rural area is eligible for a deferral of sales tax due on the building components and construction. If certain requirements are met, the deferred tax due is never paid and becomes an exemption from sales tax. See RCW Chapter 82.60.

The Port constructed Building 1D, a qualified tax-deferred building, for a tenant in 2004 and 2005, and entered into a five year lease for the premises. The sales tax deferred and potentially exempt on this project is \$40,290 as of December 31, 2010. If the tenant does not maintain an eligible use and/or number of employees through December 31, 2011, then the Port will have to pay part or all of the sales tax due based on a sliding scale depending on the time when the conditions are no longer met. RCW Chapter 82.60.060 sets forth the repayment schedule which also corresponds to the forgiveness schedule under RCW Chapter 82.60.065 as follows:

<u>December 31,</u>	<u>Amount</u>
2004 - 2006	\$ 134,299
2007	\$ 120,869
2008	\$ 100,724
2009	\$ 73,864
2010	\$ 40,290
Thereafter	\$ --

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 13 - CONTINGENCIES AND LITIGATION, CONTINUED:

The Port has established a restricted reserve fund to retire this contingent liability in the event it is required to be paid.

Additionally, the Port constructed Building 1E, a qualified tax-deferred building, for a tenant in 2006 and 2007 and entered into a five-year lease for the premises. The sales tax deferred and potentially exempt on this project is \$122,040 as of December 31, 2010. If the tenant does not maintain an eligible use and/or number of employees through December 31, 2015, then the Port will have to pay part or all of the sales tax due based on a sliding scale depending on the time when the conditions are no longer met. RCW Chapter 82.60.060 sets forth the repayment schedule which also corresponds to the forgiveness schedule under RCW Chapter 82.60.065 as follows:

<u>December 31,</u>	<u>Amount</u>
2007 - 2010	\$ 122,040
2011	\$ 109,836
2012	\$ 91,530
2013	\$ 67,122
2014	\$ 36,612
Thereafter	\$ --

The Port has established a restricted reserve fund to retire this contingent liability in the event it is required to be paid.

NOTE 14 - CAPITAL CONTRIBUTIONS - GRANTS:

During 2010, the Port utilized a \$99,000 USDA grant for use in the Harbor Drive realignment project. The project started in 2010 and is scheduled to be completed in 2011. See Note 16.

During 2010, the Port was awarded a Washington State Community Economic Revitalization Board (CERB) grant of \$40,000 and loan of \$310,000, and a Klickitat County grant of \$50,000 for use in the Harbor Drive realignment project. The grants and loan will be expended in 2011. See Note 16.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
 December 31, 2010

NOTE 15 - OTHER POST-EMPLOYMENT BENEFITS:

Plan Description and Funding Policy

In addition to pension benefits as described in Note 7, the Port, through the Health Care Authority (HCA), administers an agent multiple-employer other post-employment benefit plan (OPEB). Per RCW 41.05.065, the Public Employees Benefits Board (PEBB) created within the Health Care Authority, is authorized to design benefits and determine the terms and conditions of employee and retired employee participation and coverage, including establishment of eligibility criteria for both active and retired employees. PEBB programs include medical, dental, life and long-term disability.

Employers participating in the PEBB plan include the state (which includes general government agencies and higher education institutions), 57 of the state's K-12 schools and educational service districts (ESDs) and 206 political subdivisions, including the Port. Additionally, the PEBB plan is available to the retirees of the remaining 244 K-12 schools and ESDs. As of June 2010, membership in the PEBB plan consisted of the following:

	Active <u>Employees</u>	<u>Retirees¹</u>	<u>Total</u>
State	\$ 111,374	\$ 26,181	\$ 137,555
K-12 schools and ESDs ²	2,198	27,378	29,576
Political subdivisions	<u>11,554</u>	<u>1,116</u>	<u>12,670</u>
Total	\$ <u>125,126</u>	\$ <u>54,675</u>	\$ <u>179,801</u>

¹ Retirees include retired employees, surviving spouses, and terminated members entitled to a benefit.

² In Fiscal Year 2010, there were 99,239 full-time equivalent active employees in the 244 K-12 schools and ESDs that elected to limit participation in PEBB only to their retirees.

	Active <u>Employees</u>	<u>Retirees</u>	<u>Total</u>
Port of Klickitat	<u>4</u>	<u>--</u>	<u>4</u>

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 15 - OTHER POST-EMPLOYMENT BENEFITS, CONTINUED:

For Washington State Fiscal Year 2010, the estimated monthly cost for PEBB benefits for active employees (average across all plans and tiers) is as follows:

<u>Required Premium</u> ³		<u>Contributions</u>	
Medical	\$ 758	Employer contribution	\$ 755
Dental	76	Employee contribution	<u>86</u>
Life	5		
Long-term disability	<u>2</u>	Total	<u>\$ 841</u>
Total	<u>\$ 841</u>		

³ Per 2010 Index Rate Model 3.3.

The relationship between the PEBB OPEB plan and its member employers and their employees and retirees is not formalized in a contract or plan document. Rather, the benefits are provided in accordance with a substantive plan. A substantive plan is one in which the plan terms are understood by the employers and plan members. This understanding is based on communications between the HCA, employers and plan members and the historical pattern of practice with regard to the sharing of benefit costs.

The PEBB retiree OPEB plan is available to employees who elect to continue coverage and pay the administratively established premiums at the time they retire under the provisions of the retirement system to which they belong. Retirees' access to PEBB plans depends on the retirement eligibility of their respective retirement system. PEBB members are covered in the following retirement systems: PERS, PSERS, TRS, SERS, WSPRS, and Higher Education.

Per RCW 41.05.022, retirees who are not yet eligible for Medicare benefits may continue participation in the state's Non-Medicare community-rated health insurance risk pool on a self-pay basis. Retirees in the Non-Medicare risk pool receive an implicit subsidy. The implicit subsidy exists because retired members pay a premium based on a claims experience for active employees and other Non-Medicare retirees. The subsidy is valued using the difference between the age-based claims costs and the premium. In Calendar Year 2009, the average weighted implicit subsidy was valued at \$272 per member per month, and in Calendar Year 2010, the average weighted implicit subsidy was projected to be \$273 per member per month.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 15 - OTHER POST-EMPLOYMENT BENEFITS, CONTINUED:

Retirees who are enrolled in both Parts A and B of Medicare may participate in the state's Medicare community-rated health insurance risk pool. Medicare retirees receive an explicit subsidy in the form of reduced premiums. Annually, the Health Care Authority administrator recommends an amount for the next calendar year's explicit subsidy for inclusion in the Governor's budget. In Calendar Year 2009, the explicit subsidy was \$183 per member per month, and in Calendar Year 2010, the explicit subsidy was \$183 per member per month.

Retirees participating in the PEBB life insurance program received an explicit subsidy of \$5 per member per month in Calendar Year 2009. The explicit subsidy was also \$5 per member per month in Calendar Year 2010.

Administrative costs as well as implicit and explicit subsidies are funded by required contributions from participating employers. The subsidies provide monetary assistance for medical and life insurance benefits.

Contributions are set each biennium as part of the state's budget process. In Fiscal Year 2010, the cost of the subsidies was approximately 6.7 percent of the cost of benefits for active employees. The benefits are funded on a pay-as-you-go basis.

Each participating employer in the plan is required to disclose additional information with regard to funding policy, the employer's annual OPEB costs and contributions made, the funded status and funding progress of the employer's individual plan and actuarial methods and assumptions used.

The PEBB OPEB plan is accounted for as an agency fund on an accrual basis. The plan has no investments or other assets. The PEBB OPEB plan does not issue a publicly available financial report.

For information on the results of an actuarial valuation of the employer provided subsidies associated with the PEBB plan, refer to:
http://osa.leg.wa.gov/Actuarial_services/OPEB/OPEB.htm.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 15 - OTHER POST-EMPLOYMENT BENEFITS, CONTINUED:

Annual OPEB Cost and Net OPEB Obligation

The Port's annual other post-employment benefit (OPEB) cost (expense) is calculated based on the annual required contribution (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed 30 years. The following tables show the components of the Port's annual OPEB cost for Fiscal Year 2010, the amount actually contributed to the plan, and changes in the net OPEB obligation (NOO):

<u>Annual OPEB Cost</u>		<u>Net OPEB Obligation</u>	
Annual required contribution	\$	7,888	NOO beginning of year
Interest on NOO		--	Annual OPEB cost
Amortization on NOO		--	Contributions made
Annual OPEB cost	\$	<u>7,888</u>	NOO end of year*
			\$ <u>15,080</u>

* Estimated

The Port's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for Fiscal Years 2010 and 2009 was as follows:

	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
2010	\$ 7,888	0%	\$ 15,080
2009	\$ 7,192	0%	\$ 7,192

Funded Status and Funding Progress

The funded status of the plan as of June 30, 2010, was as follows:

<u>Unfunded Actuarial Accrued Liability (UAAL)</u>	
Actuarial accrued liability (AAL)	\$ 22,675
Actuarial value of plan assets	<u> --</u>
Unfunded actuarial accrued liability (UAAL)	\$ <u>22,675</u>
<u>UAAL/Covered Payroll</u>	
Funded ratio (actuarial value of plan assets/AAL)	0%
Covered payroll (active plan members)	\$ 184,577
UAAL as a percentage of covered payroll	12.3%

See accountant's compilation report.

PORT OF KLICKITAT
NOTES TO FINANCIAL STATEMENTS, CONTINUED
December 31, 2010

NOTE 15 -OTHER POST-EMPLOYMENT BENEFITS, CONTINUED:

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trends. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

Actuarial Methods and Assumptions

We have used the alternative measurement method permitted under GASB Statement No. 45. A single retirement age of 62.20 was assumed for all active members to determine the AAL and normal cost. Retirement, disablement termination and mortality rates were assumed to follow the PERS 2 termination and mortality rates used in the June 30, 2007, actuarial valuation report issued by the Office of the State Actuary (OSA). Healthcare costs and trends were determined by Mercer and used by OSA in the statewide PEBB study performed in 2008. The results were based on grouped data with four active groupings and four inactive groupings. The actuarial cost method used to determine the actuarial accrued liability (AAL) was Projected Unit Credit. The AAL and NOO are amortized on an open basis as a level dollar over 30 years. These assumptions are individually and collectively reasonable for the purposes of this valuation.

NOTE 16 -SUBSEQUENT EVENTS:

The Port is in the process of completing the Harbor Drive Realignment Project in 2011. The Port intends to expend a CERB loan and grant and a Klickitat County grant in 2011 on this project. See Note 14.

The Port is in the process of various land and building improvements as a part of their ongoing commitment to capital infrastructure to enhance tenant leasing opportunities. The Port has entered into various contracts with engineers and architects as a part of this capital improvement plan.

SUPPLEMENTARY SCHEDULES

PORT OF KLICKITAT
SUPPLEMENTARY SCHEDULE OF OPERATING EXPENSES
For the year ended December 31, 2010

OPERATING EXPENSES - GENERAL OPERATIONS

Marina utilities	\$ <u>3,332</u>
Water system outside services	543
Water system utilities	<u>890</u>
	<u>1,433</u>
Property lease and rental utilities	<u>24,971</u>
 Total operating expenses - general operations	 \$ <u><u>29,736</u></u>

OPERATING EXPENSES - MAINTENANCE

Marina supplies and maintenance	\$ <u>566</u>
Water system supplies and maintenance	<u>702</u>
Property lease and rental	
Salaries	73,715
Payroll taxes and benefits	44,358
Supplies and maintenance	40,386
Fuel and lubricants	4,548
Repairs	<u>5,717</u>
	<u>168,724</u>
 Total operating expenses - maintenance	 \$ <u><u>169,992</u></u>

OPERATING EXPENSES - GENERAL AND ADMINISTRATIVE

Salaries	\$ 137,049
Payroll taxes and benefits	70,678
Advertising	625
Conferences	1,830
Dues	4,433
Insurance	31,483
Legal notices	391
Legal services	4,801
Marketing	103
Office expenses and supplies	6,071
Other expenses	3,034
Outside services	
Accounting services	32,236
State Auditor	10,368
Survey	443
Administrative and office	6,100
Architecture and engineering	1,028
Publications	25
Taxes	2,914
Telecommunications	3,565
Travel	6,069
Utilities	<u>1,793</u>
 Total operating expenses - general and administrative	 \$ <u><u>325,039</u></u>

See accountant's compilation report.

PORT OF KLICKITAT
SUPPLEMENTARY SCHEDULE OF NONOPERATING REVENUES -
MISCELLANEOUS TAXES
For the year ended December 31, 2010

NONOPERATING REVENUES - MISCELLANEOUS TAXES

Timber excise taxes	\$ 26,902
Leasehold excise taxes	2,762
State forest - DNR	12,126
PILT - DNR	<u>5,185</u>
 Total nonoperating revenues - miscellaneous taxes	 \$ <u><u>46,975</u></u>

See accountant's compilation report.

DETAIL OF REVENUES AND OTHER SOURCES

For the Year Ended December 31, 2010

BARS Revenue Account No.	Description	Actual Revenues
631.00	Marine Terminal User Charges	\$ 50,026
641.00	Water System User Charges	898
651.1076	Capital Contributions - Federal	99,000
661.00	Property Lease and Rental - User Charges	10,296
664.00	Property Lease and Rental - Land	368,801
665.00	Real Property Rentals - Facilities	518,430
669.00	Property Lease and Rental - Other	12,429
699.10	Interest Income	9,084
699.20	Ad Valorem Taxes	685,299
699.30	Miscellaneous Taxes	46,975
699.90	Other Nonoperating Revenues	7,201
600.00	TOTAL REVENUES	\$ 1,808,439

See accountant's compilation report.

DETAIL OF EXPENSES AND OTHER USES

For the Year Ended December 31, 2010

BARS Expense Account No.	Description	Actual Expenses
721.00	Marina Operations	\$ 3,332
723.00	Marina Maintenance	566
741.00	Water System Operations	1,433
743.00	Water System Maintenance	702
761.00	Property Lease and Rental Operations	24,971
763.00	Property Lease and Rental Maintenance	168,724
781.00	General and Administrative Operating Expenses	325,039
787.00	Depreciation Expense	271,287
799.90	Other Nonoperating Expenses	37,579
799.91	Interest Expense	124,108
700.00	TOTAL EXPENSES	\$ 957,741

See accountant's compilation report.

Port of Klickitat

SCHEDULE OF LONG-TERM LIABILITIES

For the Year Ended December 31, 2010

	(1)	(2)	(3)	(4)		
I.D. NO.	DESCRIPTION	BEGINNING BALANCE 01/01/2010	ADDITIONS	REDUCTIONS	BARS CODE FOR REDEMPTION OF DEBT ONLY	ENDING BALANCE 12/31/2010 (1)+(2)-(3)
251.11	03 LTGO BONDS Bldg. 1D, ISSUED 2003	\$ 820,000	\$ --	\$ 45,000		\$ 775,000
251.11	06 LTGO BONDS Bldg. 1E, ISSUED 2006	1,008,966	--	1,008,966	251.10.20	--
263.81	CTED-CERB LOAN - B.Pt. Infra, ISSUED 1992, DRAWN 1995	44,722	--	6,742		37,980
263.81	CTED-CERB LOAN - B.Pt. SBDC Bldg., ISSUED 1993	100,702	--	18,968		81,734
263.81	CTED-CERB LOAN - B.Pt. Phase 1, Bldg. 1B, ISSUED 2000	260,469	--	20,336		240,133
263.81	CTED-CERB LOAN - B.Pt. Phase 1, Bldg. 1D, ISSUED 2004	650,000	--	40,381		609,619
263.81	CTED-CERB LOAN - B.Pt. Phase 1, Bldg. 1E, ISSUED 2006	525,000	--	--		525,000
263.93	OPEB	7,192	7,888	--		15,080
	Total Long-Term Liabilities	\$3,417,051	\$7,888	\$1,140,393		\$2,284,546

See accountant's compilation report.
(51)

Schedule Of Limitation Of Indebtedness
As Of December 31, 2010Total Taxable Property Value \$1,548,044,469

I. Indebtedness <u>Without A Vote</u> (Legal Limit .25% or .375% if I.B. applicable)			<u>\$ 5,805,167</u>
A. General Purpose Indebtedness <u>Without A</u> Vote (Legal Limit .25%)			<u>\$ 3,870,111</u>
Indebtedness (Liabilities):			
GO Bonds	\$	<u>775,000</u>	
Others	\$	<u>114,434</u>	
Less Assets Available	\$	<u>(889,434)</u>	
Indebtedness Incurred - Section A			\$ <u> --</u>
Margin Of Indebtedness Available - Section A			<u>\$ 3,870,111</u>
B. Indebtedness For Acquisition Or Construction Of A Facility <u>Without A Vote</u> (Legal Limit .375%)			<u>\$ 5,805,167</u>
Indebtedness (Liabilities):			
GO Bonds	\$	<u>1,828,966</u>	
Others	\$	<u>114,434</u>	
Less Assets Available	\$	<u>(1,943,400)</u>	
Indebtedness Incurred - Section B			\$ <u> --</u>
Margin Of Indebtedness Available - Section B			<u>\$ 5,805,167</u>
Less: Indebtedness Incurred (Section A + B)			\$ <u> --</u>
Margin Of Indebtedness Available <u>Without A</u> Vote (Section A + B)			<u>\$ 5,805,167</u>

See accountant's compilation report.

II. Indebtedness <u>With</u> A 3/5 Vote (Legal Limit .75%)		\$ <u>11,610,334</u>
Indebtedness (Liabilities):		
GO Bonds	\$ 775,000	
Others	\$ 114,434	
Less Assets Available	\$ (889,434)	
Indebtedness Incurred - Section II		\$ _____
Margin Of Indebtedness Available <u>With</u> 3/5 Vote		\$ <u>11,610,334</u>
Total Indebtedness Allowable - Section I and II (Legal Limit .75%)		\$ <u>11,610,334</u>
Less: Indebtedness Incurred - Section I and II		\$ _____
MARGIN OF INDEBTEDNESS AVAILABLE		\$ <u>11,610,334</u>
III. Additional Indebtedness For Airport Capital Improvement Purposes <u>Without</u> A Vote (Legal Limit .125%)		\$ _____
Indebtedness (Liabilities):		
GO Bonds	\$ _____	
Others	\$ _____	
Less Assets Available	\$ _____	
Indebtedness Incurred - Section III		\$ _____
Margin Of Indebtedness Available - Section III		\$ _____
IV. Additional Indebtedness For Airport Capital Improvement Purposes <u>With</u> A 3/5 Vote (Legal Limit .375%)		\$ _____
Indebtedness (Liabilities):		
GO Bonds	\$ _____	
Others	\$ _____	
Less Assets Available	\$ _____	
Indebtedness Incurred - Section IV		\$ _____
Margin Of Indebtedness Available - Section IV		\$ _____
Total Indebtedness Allowable - Section I - IV (Legal Limit 1.25%)		\$ _____
Less: Indebtedness Incurred (Section I-IV)		\$ _____
MARGIN OF INDEBTEDNESS AVAILABLE		\$ <u>11,610,334</u>

V. Additional Indebtedness For Foreign Trade Zone <u>With a 3/5 Vote (Legal Limit 1.0%)</u>		\$ _____	
Indebtedness (Liabilities):			
GO Bonds	\$ _____	--	
Others	\$ _____	--	
Less Assets Available	\$ _____	--	
Indebtedness Incurred - Section V		\$ _____	--
Margin Of Indebtedness Available - Section V		\$ _____	--
MARGINS OF INDEBTEDNESS AVAILABLE			\$ <u>11,610,334</u>

Port of Klickitat

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the Year Ended December 31, 2010

1	2	3	4	5			6
Federal Agency Name/ Pass-Through Agency Name	Federal Program Name	CFDA Number	Other I.D. Number	Expenditures			Foot-Note Ref.
				From Pass-Through Awards	From Direct Awards	Total	
U.S. Department of Agriculture	Rural Development/ Rural Business Enterprise Grant (RBEG)	10.769			\$ 99,000	\$ 99,000	

The Accompanying Notes To The Schedule Of Expenditures of Federal Awards Are An Integral Part Of This Schedule.

Port of Klickitat

SCHEDULE OF STATE AND LOCAL FINANCIAL ASSISTANCE

For the Year Ended December 31, 2010

1	2	3
Grantor/ Program Title	Identification Number	Current Year Expenses
NONE		

The Accompanying Notes To The Schedule Of State and Local Financial Assistance Are An Integral Part Of This Schedule.

Port of Klickitat

NOTES TO THE
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
AND
SCHEDULE OF STATE AND LOCAL FINANCIAL ASSISTANCE

For the Year Ended December 31, 2010

Note 1 - Basis of Accounting

The Schedule of Expenditures of Federal Awards and the Schedule of State and Local Financial Assistance are prepared on the same basis of accounting as the Port of Klickitat's financial statements. The Port uses the accrual framework 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 funds.

Note 2 - Program Costs

The amounts shown as current year expenses represent only the federal or state grant portions of the program costs. Entire program costs, including the Port's portion, may be more than shown.

SCHEDULE OF LABOR RELATIONS CONSULTANT(S)

For the Year Ended December 31, 2010

Has your government engaged labor relations consultants? ___ Yes X No

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

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 Compensation Allowed _____
Duration of Services _____
Services Provided _____ _____

Certified Correct this <u>25th</u> day of <u>May</u> , 2011 to the best of my knowledge and belief.
Signature <i>Margie Ziegler</i>
Name Margie Ziegler
Title Port Auditor

Port of Klickitat

SCHEDULE OF RISK MANAGEMENT
 LOCAL GOVERNMENT RISK-ASSUMPTION
 WITHOUT FORMAL RISK FINANCING PLAN

Port of Klickitat

Program

Manager: Mr. Marc Thornsby, Executive Director

Date: May 25, 2011

Address: 154 E. Bingen Point Way, Suite A
Bingen, Washington 98605

Fiscal Period: FYE 12/31/10

Phone: (509) 493-1655

Property/Liability Risk Assumed:

Effective Date	Description of Risk	Amount (i.e., attachment point, etc.)	Change from prior year?
NONE			

Health/Welfare Risk Assumed:

Effective Date	Description of Risk	Number of Participants	Change from prior year?
NONE			