PORT OF COLUMBIA COUNTY
COLUMBIA COUNTY, OREGON

FINANCIAL STATEMENTS

Year Ended June 30, 2019

KERN THOMPSON
CERTIFIED PUBLIC ACCOUNTANTS

PORT OF COLUMBIA COUNTY

COLUMBIA COUNTY, OREGON

FOR THE YEAR ENDED JUNE 30, 2019

BOARD OF COMMISSIONERS

Name	Position	Term Expires
Patrick Trapp PO Box 190 Columbia City, OR 97018	1	June 30, 2019
Mike Avent PO Box 1236 Rainier, OR 97048	2	June 30, 2019
Larry Ericksen 53070 NW Manor Dr Scappoose, OR 97056	3	June 30, 2023
Robert Keyser PO Box 1017 Clatskanie, OR 97016	4	June 30, 2021
Chris Iverson PO Box 1112 St. Helens, OR 97051	5	June 30, 2021

Registered Agent and Address:

Douglas Hayes, Executive Director
P.O. Box 190
Columbia City, OR 97018

PORT OF COLUMBIA COUNTY

FINANCIAL STATEMENTS

Year Ended June 30, 2019

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PORT OF COLUMBIA COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended June 30, 2019

This discussion and analysis of the Port of Columbia County (the Port) financial performance provides an overview of the Port's financial activities for the fiscal year ended June 30, 2019. Please read it in conjunction with the Port's financial statements, which follow this section.

Overview of the Financial Statements

This audit report consists of three parts – management's discussion and analysis (this section), the basic financial statements (including notes), and supplementary information. The report is guided by accounting and reporting principles established by the Governmental Accounting Standards Board (GASB). The basic financial statements are prepared on the accrual basis, similar to a private business, whereby revenues are recognized when earned and expenses are recognized when incurred, regardless of when cash is received or paid. The basic financial statements consist of a balance sheet which includes the Port's assets, liabilities, and net position (assets minus liabilities) at year end; statement of revenues, expenses, and changes in net position, which includes all revenues, expenses, and grants received for construction for the year; and statement of cash flows, which represents the sources and uses of cash for the year. The financial statements also includes notes that explain some of the information in the financial statements and provide more detailed data. Following the financial statements is a section of supplementary information, which further explains and supports the information in the financial statements.

Financial Results

The Port's total net position increased from the prior year from $43.8 million to $47.3 million. Additions to capital assets of $6.6 million includes airport runway improvements and building renovations at the Multnomah and McNulty industrial sites.

The Port ended the year with an increase in net position of $3,516,181. This result can be attributed largely to reductions in grants.

The analysis in Table 1 below focuses on the net position of the Port; Table 2 focuses on the revenues and expenses of the Port.

Table 1 – Net Position

	2019	2018
Assets and deferred outflows		
Current	$ 5,817,559	$ 6,757,116
Restricted	253,679	247,259
Capital assets, net	44,260,894	39,678,093
Other	9,396,456	9,851,305
Total assets and deferred outflows	**59,728,588**	**56,533,773**
Liabilities and deferred inflows		
Current	1,904,915	1,696,745
Other liabilities	10,461,234	10,990,770
Total liabilities and deferred inflows	**12,366,149**	**12,687,515**
Net position		
Invested in capital assets, net of related debt	33,763,369	28,629,007
Unrestricted	13,345,391	14,969,992
Restricted	253,679	247,259
Total net position	**$ 47,362,439**	**$ 43,846,258**

PORT OF COLUMBIA COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)
For the Year Ended June 30, 2019

Table 2 – Revenues and Expenses

	2019	2018
Operating revenues		
Tenant rents	$ 4,431,780	$ 4,450,557
Taxes and assessments	382,996	371,273
Intergovernmental income	374,641	392,846
Miscellaneous	16,567	142,443
Total operating revenues	**5,205,984**	**5,357,119**
Operating expenses		
Personnel services	1,591,977	1,463,159
Materials and services	1,444,402	1,508,369
Depreciation	2,052,726	1,769,254
Total operating expenses	**5,089,105**	**4,740,782**
Total operating income (loss)	**116,879**	**616,337**
Non-operating revenues (expenses)		
Grants	3,731,627	316,264
Interest income	246,381	111,209
Interest expense	(578,706)	(536,069)
Net non-operating revenues (expenses)	**3,399,302**	**(108,596)**
Change in net position	**3,516,181**	**507,741**
Net position, beginning of year	43,846,258	43,338,517
Net position, end of year	**$ 47,362,439**	**$ 43,846,258**

PORT OF COLUMBIA COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)
For the Year Ended June 30, 2019

Capital Assets

The following table lists the Port's capital assets and their value as of June 30, 2019:

	2019	2018
Capital assets		
Land	$ 10,675,438	$ 10,675,438
Construction in progress	754,100	1,175,110
Depreciable costs	58,255,884	51,199,347
Total capital assets	**69,685,422**	**63,049,895**
Accumulated depreciation	(25,424,528)	(23,371,802)
Total net capital assets	**$ 44,260,894**	**$ 39,678,093**

For further information on the Port's capital assets, see Note E of the financial statements.

Long-Term Obligations

At June 30, 2019, the Port had $1.3 million in notes payable outstanding. In addition, the Port has a special assessment debt with governmental commitments of $9.1 million. A corresponding receivable from other governments has also been recorded for this amount. Including the special assessment debt, the Port reported a net decrease in debt of $552,470 for the 2018-18 fiscal year, with no new additions. Additional information on the Port's long-term debt can be found in Note G of the financial statements.

Budgetary Highlights

The Port's budget for the fiscal year 2018-19 was adopted by the Port Commission in June 2018 and certified by the Columbia County Clerk in July 2018. There were no changes to the appropriations during the year.

Economic Factors and Next Year's Budgets and Rates

As part of the Port's strategic planning and business planning process, regional and national economic trends and forecasts are reviewed and forecasted to help produce the annual budget. In the Port's 2019-20 budget, operating expenditures and revenues are forecast to remain consistent with prior years. The capital improvement budget for 2019-20 assumes several capital projects estimated at $10 million.

Contacting the Port's Financial Management

This financial report is designed to provide users with a general overview of the Port's finances. If you have questions about this report or need additional information, contact the Port of Columbia County, P.O. Box 190, Columbia City, OR 97018.

INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners
Port of Columbia County
Columbia City, Oregon

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of the Port of Columbia County, Oregon (the Port), as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Port's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Port of Columbia County, Oregon as of June 30, 2019, and the changes in its financial position and cash flows, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages i through iii, and the pension information schedules on pages 29 to 30, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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KERN THOMPSON
CERTIFIED PUBLIC ACCOUNTANTS

To the Board of Commissioners
Port of Columbia County

Other Information

Our audit was conducted for the purpose of forming an opinion on the Port of Columbia County's basic financial statements. The budgetary comparison schedule and the schedule of tax collections and unpaid balances, (collectively, the other supplementary information), are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements.

The other supplementary information and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, such information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Requirement by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 9, 2019, on our consideration of Port of Columbia County's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Port of Columbia County's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Port of Columbia County's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

In accordance with *Minimum Standards for Audits of Oregon Municipal Corporations*, we have also issued our report dated October 9, 2019, on our consideration of the Port's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance.

KERN & THOMPSON, LLC
Certified Public Accountants

Richard V. Proulx, CPA
Partner

Portland, Oregon
October 9, 2019

PORT OF COLUMBIA COUNTY

STATEMENT OF NET POSITION

June 30, 2019

ASSETS

Current assets	
Cash and investments	$ 5,556,034
Cash restricted for debt payments	253,679
Receivables, net of allowances	234,547
Prepaid expenses	26,978
Total current assets	**6,071,238**
Noncurrent assets	
Capital assets	
Depreciable capital assets	58,255,884
Non-depreciable capital assets	11,429,538
Accumulated depreciation	(25,424,528)
Capital assets, net	44,260,894
Receivables from other organizations	9,213,441
Total noncurrent assets	**53,474,335**
Deferred outflows of resources	**183,015**
Total assets and deferred outflows	**$ 59,728,588**

LIABILITIES AND NET POSITION

Current liabilities	
Accounts payable	$ 382,746
Accrued interest payable	127,057
Compensated absences	91,686
Deferred revenue	232,643
Deposits	494,087
Notes payable and assessment debt - current	576,696
Total current liabilities	**1,904,915**
Noncurrent liabilities	
Notes payable	1,248,417
Special assessment debt with government commitment	8,672,412
Net pension liability	449,811
Total noncurrent liabilities	**10,370,640**
Deferred inflows of resources	**90,594**
Net position	
Investment in capital assets, net of related debt	33,763,369
Unrestricted	13,345,391
Restricted for debt payments	253,679
Total net position	**47,362,439**
Total liabilities, deferred inflows and net position	**$ 59,728,588**

See notes to financial statements.

PORT OF COLUMBIA COUNTY

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

Year Ended June 30, 2019

Operating revenues	
Tenant rents	$ 4,431,780
Taxes and assessments	382,996
Intergovernmental income	374,641
Miscellaneous	16,567
Total operating revenues	**5,205,984**
Operating expenses	
Personnel services	1,591,977
Materials and services	1,444,402
Depreciation	2,052,726
Total operating expenses	**5,089,105**
Operating income (loss)	**116,879**
Non-operating revenues (expenses)	
Grants and reimbursements	3,731,627
Interest income	246,381
Interest expense	(578,706)
Total non-operating revenues (expenses)	**3,399,302**
Change in net position	**3,516,181**
Net position, beginning of year	43,846,258
Net position, end of year	**$ 47,362,439**

See notes to financial statements.

PORT OF COLUMBIA COUNTY

STATEMENT OF CASH FLOWS

Year Ended June 30, 2019

Cash flows from operating activities:	
Cash received from tenants	$ 4,716,277
Cash received from property taxes	382,996
Other cash received	16,567
Payments to vendors	(1,344,925)
Payments to employees	(1,579,265)
Net cash provided by (used in) operating activities	**2,191,650**
Cash flows from investing activities:	
Interest income	**246,381**
Cash flows from noncapital financing activities:	
Grant proceeds	**3,731,627**
Cash flows from capital and related financing activities:	
Acquisitions of capital assets	(6,635,527)
Receipts from other organizations	487,860
Payments on notes and bonds payable	(551,561)
Interest paid	(178,254)
Net cash provided by (used in) capital and related financing activities	**(6,877,482)**
Change in cash and cash equivalents	**(707,824)**
Cash and cash equivalents	
Beginning of year	6,517,537
End of year	$ **5,809,713**
Reported in the Balance Sheet as:	
Unrestricted	$ 5,556,034
Restricted	253,679
Total	$ **5,809,713**
Reconciliation of operating income (loss) to cash provided by (used in) operating activities:	
Operating income (loss)	$ 116,879
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities	
Intergovernmental revenue pass-through	(374,641)
Depreciation and amortization	2,052,726
Net pension obligation	7,221
(Increase) decrease in current assets:	
Operating receivables	216,750
Prepaid expenses	8,563
Increase (decrease) in current liabilities:	
Accounts payable and compensated absences	96,405
Deferred revenue and deposits	67,747
Net cash provided by (used in) operating activities	$ **2,191,650**
Supplemental disclosure of non-cash investing and financing activities:	
Interest income passed through from other government	$ 374,641
Interest expense passed through from other government	$ 374,641

See notes to financial statements.

NOTE A – DESCRIPTION OF ORGANIZATION

The Port of Columbia County, Columbia County, Oregon (the Port) was established in 1940 under ORS Chapter 777 for the purpose of encouraging a healthy diversified economic climate in Columbia County, Oregon. The Port has acquired industrial and commercial property throughout Columbia County and offers it for lease or sale. Port staff markets these properties and provides interested businesses with development and financial assistance.

Control of the Port is vested in its five-member commission. Commissioners are elected to office by voters within the Port District, which encompasses the majority of Columbia County. Administrative functions are delegated to individuals who report to and are responsible to the commission. The chief administrative officer is the executive director.

The accompanying basic financial statements present all funds, for which the Port is considered to be financially accountable. The criteria used in making this determination includes the appointment of a voting majority, imposition of will, financial benefit or burden on the primary government, and fiscal dependence on the primary government. Based upon the evaluation of these criteria, the Port is a primary government with no includable component units.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

These statements have been prepared in conformity with generally accepted accounting principles (GAAP) as prescribed by the Governmental Accounting Standards Board (GASB) and the American Institute of Certified Public Accountants (AICPA).

The accounts of the Port are organized on the basis of proprietary fund types, specifically enterprise funds. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that costs of providing goods and services be financed or recovered primarily through user charges. The activities of these funds are accounted for with a separate set of self- balancing accounts that comprise the Port's assets, liabilities, net position, revenues and expenses. The Port uses several individual funds for state legal compliance that are combined and reported as a unitary enterprise similar to a commercial entity organized for profit for financial reporting. Enterprise funds account for activities (i) that are financed with debt that is secured solely by a pledge of the net revenues from fees and charges of an activity; or (ii) that are required by laws and regulations that the activity's costs of providing services, including capital costs (such as depreciation or debt service), be recovered with fees and charges, rather than with taxes or similar revenues; or (iii) that the pricing policies of the activity establish fees and charges designed to recover its costs, including capital costs (such as depreciation or debt service).

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All proprietary funds are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and liabilities associated with the operation of these fund types are included on the Balance Sheet. Net position (i.e. total assets net of total liabilities) is segregated into invested in capital assets, net of related debt; restricted for debt service; and unrestricted components. Proprietary fund type operating statements present increases (e.g., revenues) and decreases (e.g., expenses) in net position. Proprietary funds utilize the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with proprietary funds' principal ongoing operations. The principal operating revenues are charges to tenants for rents. Operating expenses for proprietary funds include the costs of services, administrative expenses, and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the Port's policy to use restricted resources first, then unrestricted resources as they are needed.

All of the enterprise activities of the Port are accounted for in a single fund.

Budget Policies and Budgetary Control

Generally, Oregon Local Budget Law requires annual budgets be adopted for all funds except for agency funds. A budget is prepared for each fund in accordance with the modified accrual basis of accounting with certain modifications and legal requirements set forth in the Oregon Local Budget Law (ORS 294.305 to 294.565). The resolution authorizing appropriations for each fund sets the level at which expenditures cannot legally exceed appropriations. The Port established the levels of budgetary control at the object (personnel services, material and services, capital outlay, operating contingencies, debt service, and all other requirements) levels for all funds. Appropriations lapse at the end of each fiscal year.

The Port begins its budgeting process by appointing Budget Committee members each year. Budget recommendations are developed by management through early spring, with the budget committee meeting and approving the budget document in late spring. Public notices of the budget hearing are generally published in May or June and the hearing is held in June. The Board of Commissioners adopts the budget, makes appropriations, and declares the tax levy no later than June 30. Expenditure appropriations may not be legally over-expended, except in the case of grant receipts and bond sale proceeds which could not be reasonably estimated at the time the budget was adopted.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Pooled Cash and Investments

The Port maintains common cash and investment pools for all Port funds. All short-term, highly liquid investments, including investments in the State Treasurer's Local Government Investment Pool (LGIP) where the remaining maturity at the time of purchase is one year or less are stated at amortized cost, which approximates fair value. The LGIP's policies provide minimum weighted average credit ratings for the LGIP's holdings: AA and As2 for Standard and Poor's and Moody's, respectively. On June 30, 2019, the LGIP's weighted average rating was between AA+/Aa1 and AA/Aa2 ratings. Earnings on pooled cash investments are allocated to each fund based on the balance of each participating fund.

All other investments are stated at fair value. Fair value is determined as the quoted market price if available, otherwise the fair value is estimated based on the amount at which the investment could be exchanged in a current transaction between willing parties. Pooled cash and investments have the general characteristics of a demand deposit account in that any participating fund may deposit additional cash at any time and may also withdraw cash at any time without prior notice or penalty.

Cash and Cash Equivalents

For financial statement purposes, the Port considers cash and cash equivalents to include cash on hand, demand deposits, and deposits in the Oregon State Treasurer's Local Government Investment Pool.

Tenant Rent Receivables

Tenant rent receivables are stated at the amount management expects to collect from outstanding balances. Management provides for probable uncollectible amounts through a charge to earnings and a credit to a valuation allowance based on its assessment of the current status of individual accounts. Balances that are still outstanding after management has used reasonable collection efforts are written off through a charge to the valuation allowance and a credit to tenant rent receivable.

Capital Assets and Depreciation

Capital assets include land and improvements, buildings, and equipment. In addition, certain capital assets purchased may be capitalized regardless of the thresholds established.

Such assets are reported at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are reported at estimated fair value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital assets are depreciated using the straight-line method according to the following criteria:

Asset Classification	Capitalization Threshold	Useful Life in Years
Buildings	$ 100,000	50
Improvements	100,000	20
Equipment and fixtures	10,000	5
Vehicles	20,000	5
Infrastructure	50,000	50 - 80

Long-Term Obligations

Long-term obligations are reported at face value, net of applicable discounts. Costs related to the issuance of debt are deferred and amortized over the lives of the various debt issues.

Estimates

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

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that apply to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that apply to a future period and so will not be recognized as an inflow of resources (revenue) until then.

Pension Retirement Plan

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Oregon Public Employees Retirement System (OPERS) and additions to/deductions from OPERS's fiduciary net position have been determined on the same basis as they are reported by OPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE C – CASH AND INVESTMENTS

The Port’s cash and investments are held in bank financial institutions and the Oregon State Local Government Investment Pool (LGIP).

The Port uses the LGIP for its temporary investments. The Port's share of the pool assets is always equal to its deposits plus accrued interest. As such, the Port is not subject to risk of valuation fluctuations in the value of the underlying assets within the pool. The fair value of the Port's position in the LGIP is the same as the value of the pool shares. Amounts on deposit with the Local Government Investment Pool are treated as cash, as the account can be accessed as needed. Cash and investments are comprised of the following at June 30, 2019:

Deposits with financial institutions:	
Demand deposits	$ 212,039
State Treasurer's Investment Pool	5,597,674
Total	$ 5,809,713
Reported in:	
Balance Sheet	
Cash and investments	$ 5,556,034
Cash restricted for debt payments	253,679
Total	$ 5,809,713

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Port does not have a formal policy that limits investment maturities as a means of managing its exposure to fair-value losses arising from increases in interest rates. All investments are held in the LGIP.

Credit Risk

Credit risk is the risk that the issuer of an investment fails to fulfill its obligations. Average quality rates are not available for fixed income investments. Oregon statutes authorize the Port to invest in obligations of the U.S. Treasury and U.S. agencies, bankers' acceptances, repurchase agreements, commercial paper rated A-I by Standard & Poor's Corporation or P-I by Moody's Commercial Paper Record, and the State Treasurer's investment pool.

Concentration of Credit Risk

The Port does not have a formal policy that places a limit on the amount that may be invested with any one issuer. The Port's investments are 100% invested in the LGIP.

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Custodial Credit Risk – Deposits

This is the risk that, in the event of a bank failure, the Port's deposits may not be returned. Deposits with financial institutions are comprised of bank demand deposits. The combined total bank balance is $212,039. As required by Oregon Revised Statutes, deposits in excess of federal depository insurance were held at qualified depositories for public funds. All qualified depositories for public funds are included in the multiple financial institution collateral pool that is maintained by and in the name of the Office of the State Treasurer. As a result, the Port has no exposure to custodial credit risk for deposits with financial institutions.

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of failure of the counterparty, the Port will not be able to recover the value of its investments that are in the possession of an outside party. As of June 30, 2019, all the Port's investments were held in the LGIP.

The LGIP is not registered with the U.S. Securities and Exchange Commission as an investment company. The State's investment policies are governed by the ORS and the Oregon Investment Council (Council). The State Treasurer is the investment officer for the Council and is responsible for all funds in the State Treasury. These funds are invested exercising reasonable care, skill and caution. Investments in the LGIP are further governed by portfolio guidelines issued by the Oregon Short-Term Fund Board, which establishes diversification percentages and specifies the types and maturities of investments. That portion of the external investment pool, which belongs to local government participants, is reported in an Investment Trust Fund in the State's Comprehensive Annual Financial Report. A copy of the State's Comprehensive Annual Financial Report may be obtained at the Oregon State Treasury, 350 Winter St. NE, Salem, OR 97310-0840.

The Port's position in the LGIP at June 30, 2019 is stated at cost, which approximates fair value.

NOTE D – RECEIVABLES

Summary

Property taxes receivable	$ 21,735
Tenant receivables	140,318
Allowance for uncollectible tenant rents	(89,502)
Tenant notes receivable	161,996
	$ 234,547

NOTE D – RECEIVABLES (CONTINUED)

Property Taxes (Collection Procedures)

Taxes are levied on July 1st and are payable in three installments due November 15, February 15, and May 15. Columbia County bills and collects property taxes for the Port.

Ensuing Year's Levy

The permanent tax rate is $.0886 per $1,000 of assessed value as limited by the Constitution of the State of Oregon.

The tax rate limit of $10.00 per thousand of assessed value imposed by the Oregon Constitution is not expected to materially affect this levy.

Receivables From Other Organizations

The Port has entered into an intergovernmental agreement with the Columbia County Development Agency (CCDA). Under this agreement, the Port is responsible for design and construction of an industrial water system at the Port Westward Industrial Park. The CCDA has agreed to make payments for the Port on Oregon Business Development Department (OBDD) Loan #659-14-01 with tax incremental revenues collected from the Port Westward Urban Renewal Agency. As of June 30, 2019, the receivable from CCDA was $7,110,507, including accrued interest. This amount is included as a receivable from other organizations on the Balance Sheet.

Additionally, the Port entered into an agreement with the CCDA to pledge tax increment funds from the Port Westward Urban Renewal District to pay the debt service on the OBDD Loan #659-15-01 if the amount of the payments received from users is insufficient to pay the debt service of the Loan. At present, Columbia Pacific Bio-Refinery is the only user of the rail. Additional users may be added with costs shared proportionately. As of June 30, 2019, the receivable from Columbia Pacific Bio-Refinery was $2,073,306, including accrued interest. This amount is included as a receivable from other organizations on the Balance Sheet.

NOTE E – CAPITAL ASSETS

The following table is a summary of capital assets:

	Balances June 30, 2018	Additions	Transfers/ Deletions	Balances June 30, 2019
Capital assets not depreciated:				
Land	$ 10,675,438	$ -	$ -	$ 10,675,438
Capital assets being depreciated:				
Construction in process	1,175,110	514,584	(935,594)	754,100
Building and land improvements	50,850,402	6,104,751	935,594	57,890,747
Equipment	348,945	16,192	-	365,137
Total capital assets being depreciated	52,374,457	6,635,527	-	59,009,984
Less accumulated depreciation	(23,371,802)	(2,052,726)	-	(25,424,528)
Net capital assets being depreciated	29,002,655	4,582,801	-	33,585,456
Total capital assets, net	$ 39,678,093	$ 4,582,801	$ -	$ 44,260,894

NOTE F – LIABILITY FOR COMPENSATED ABSENCES

The Port has a sick leave policy, which permits full-time employees to accumulate unused sick leave at the rate of one day per month over their working careers. The Port does not compensate the employees for unused accumulations upon termination of employment. Accumulation is limited to 90 days.

Port employees can earn vacation at rates determined by their length of employment. Vacation leave is limited to a maximum accrual of 360 hours (9 weeks).

At June 30, 2019, the liability for vacation leave earned by all Port employees totaled $91,686, including the employer's share of social security taxes and other payroll related costs.

NOTE G – LONG-TERM OBLIGATIONS

IFA L12003, Issued 06/06/2014 – Original Note: $1,300,000

The purpose of the issuance was to finance the construction of a commercial building at the Scappoose Industrial Airpark. Note principal and interest payments are due annually on December 1 and the note matures on December 1, 2032. The issuance is secured by the related capital asset acquisitions and other Port capital assets.

OBDD Loan #659-14-01, Issued 01/13/95 – Original Note: $8,668,500

The purpose of the issuance was to finance construction of an industrial water system for the Port Westward property. Under an intergovernmental agreement, the note payments will be made by the Columbia County Development Agency with tax increment revenues. The final amortization of this loan was approved December 2014. Note principal and interest payments are due annually on June 1, and the note matures in 2032.

NOTE G – LONG-TERM OBLIGATIONS (CONTINUED)

OBDD Loan #659-15-01, Issued 12/01/08 – Original Note: $3,000,000

The purpose of the issuance was to finance construction and rehabilitation of rail track at the Port Westward site forming the Port Westward Railroad System. Note principal and interest payments are due annually on December 1st and the note matures on December 1, 2032. The issuance is secured by the related capital asset acquisitions and other Port capital assets. The Port has entered into an agreement with users of the Rail to make the annual debt service payments. Currently Columbia Pacific Bio-Refinery is the only user. An intergovernmental agreement with Columbia County Development Agency (CCDA) provides that if there is insufficient revenue to make a debt service payment on the loan, CCDA has conditionally agreed to pay the deficiency. The major condition is the availability of tax increment revenue in any given year. If tax increment revenue is insufficient, the Port is obligated to pay the Rail Loan annual payment.

The Port entered into an agreement with Cascade Grain Products LLC (CGP) which requires users of the Port Lead Rail to make payments to the Port equal to the Port's scheduled payment of debt service on its OBDD Loan #659-15-01 (Rail Construction Loan) (principal amount $3.0 million). CGP filed bankruptcy in 2009 and was purchased by Cascade Kelly LLC, who assumed all agreements and leases. Subsequently Global Partners, doing business as Columbia Pacific Bio-Refinery, has acquired the plant and assumed all agreements and leases.

IFA L16008 #659-36, Issued 8/18/16 – Original Note: $150,000

The purpose of the issuance was to finance improvements at the Multnomah Industrial Site. Note principal and interest payments are due annually on December 1, and the note matures on December 1, 2037. The issuance is secured by the related capital asset acquisitions and other Port capital assets.

IFA L16011 Loan #659-37, Issued 9/1/16 – Original Note: $200,000

The purpose of the issuance was to finance a development project at the Rainshadow warehouse. Note principal and interest payments are due semi-annually on July 1 and October 1 and the note matures on January 1, 2026. The issuance is secured by the related capital asset acquisitions and other Port capital assets.

NOTE G – LONG-TERM OBLIGATIONS (CONTINUED)

Transactions for notes payable for the year ended June 30, 2019 were as follows:

Notes Payable	Balance June 30, 2018	Additions	Reductions	Balance June 30, 2019	Due Within One Year
#L12003, interest 3.92% Principal	$ 1,029,003	$ -	$ 54,642	$ 974,361	$ 55,205
#L16008 659-36, interest 3.3% Principal	150,000	-	6,747	143,253	5,637
#L16011 659-37, interest 3.37% Principal	200,000	-	3,903	196,097	4,451
Total notes payable	**$ 1,379,003**	**$ -**	**$ 65,292**	**$ 1,313,711**	**$ 65,293**

Transactions for assessment debt for the year ended June 30, 2019 were as follows:

Assessment Debt	Balance June 30, 2018	Additions	Reductions	Balance June 30, 2019	Due Within One Year
OBDD #659-14-01, interest at 5%, principal	$ 7,492,821	$ -	$ 382,314	$ 7,110,507	$ 401,429
OBDD #659-15-01, interest at 5.79%, principal	2,177,262	-	103,955	2,073,307	109,974
Total assessment debt	**$ 9,670,083**	**$ -**	**$ 486,269**	**$ 9,183,814**	**$ 511,403**

Total long-term obligations for the year ended June 30, 2019 were as follows:

Long-Term Obligations	Balance June 30, 2018	Additions	Reductions	Balance June 30, 2019	Due Within One Year
Total notes payable	$ 1,379,003	$ -	$ 65,292	$ 1,313,711	65,293
Total assessment debt	9,670,083	-	486,269	9,183,814	511,403
Total long-term obligations	**$ 11,049,086**	**$ -**	**$ 551,561**	**$ 10,497,525**	**$ 576,696**

NOTE G – LONG-TERM OBLIGATIONS (CONTINUED)

Future maturities of notes payable as of June 30, 2019 were as follows:

Year Ended	IFA L16008 #659-36		IFA L16011 #659-37		OBDD #659-14-01	
June 30,	Principal	Interest	Principal	Interest	Principal	Interest
2020	$ 5,637	$ 4,727	$ 4,451	$ 6,510	$ 401,429	$ 355,525
2021	5,824	4,541	5,542	6,327	421,501	335,454
2022	6,015	4,349	5,731	6,139	442,576	314,379
2023	6,213	4,151	5,927	5,943	464,704	292,250
2024	6,418	3,946	6,128	5,740	487,940	269,015
2025-29	35,413	16,408	33,928	25,420	2,830,983	953,789
2030-34	41,654	10,166	40,125	19,222	2,061,374	209,488
2035-39	36,079	2,906	47,456	11,891	-	-
2040-44	-	-	46,809	3,343	-	-
	$ 143,253	**$ 51,194**	**$ 196,097**	**$ 90,535**	**$ 7,110,507**	**$ 2,729,900**

Year Ended	OBDD #659-15-01		IFA #L12003		Total	
June 30,	Principal	Interest	Principal	Interest	Principal	Interest
2020	$ 109,974	$ 120,044	$ 55,205	$ 38,195	$ 576,696	$ 525,001
2021	116,341	113,677	59,011	35,969	608,219	495,968
2022	123,077	106,941	61,324	33,656	638,723	465,464
2023	130,203	99,815	63,728	31,252	670,775	433,411
2024	137,742	92,276	66,226	28,754	704,454	399,731
2025-29	817,984	332,106	372,168	84,140	4,090,476	1,411,863
2030-34	637,986	78,055	296,699	26,139	3,077,838	343,070
2035-39	-	-	-	-	83,535	14,797
2040-44	-	-	-	-	46,809	3,343
	$ 2,073,307	**$ 942,914**	**$ 974,361**	**$ 278,105**	**$ 10,497,525**	**$ 4,092,648**

NOTE H – CONDUIT DEBT OBLIGATIONS

From time to time, the Port has issued Industrial Revenue Bonds to provide financial assistance to private sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the Port nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of June 30, 2019, there was one series of Industrial Revenues Bonds outstanding totaling $7,750,000. No scheduled principal payments are due until the maturity date of December 1, 2027.

NOTE I – PENSION RETIREMENT PLAN

Defined Benefit Pension Plan

General Information about the Pension Plan:

Name of the pension plan: The Oregon Public Employees Retirement System (OPERS) is a cost-sharing multiple-employer defined benefit plan.

Plan description. Employees of the Port are provided with pensions through OPERS. All the benefits of OPERS are established by the Oregon legislature pursuant to Oregon Revised Statute (ORS) Chapters 238 and 238A. The ORS Chapter 238 Defined Benefit Pension Plan is closed to new members hired on or after August 29, 2003. OPERS issues a publicly available financial report that can be obtained at:

http://www.oregon.gov/pers/Pages/section/financial_reports/financials.aspx

Benefits provided under Chapter 238-Tier One / Tier Two:

1. *Pension Benefits.* The ORS 238 Defined Benefit Pension Plan provides benefits to members hired *before* August 29, 2003.

   The OPERS retirement benefit is payable monthly for life to covered members upon reaching the minimum retirement age. It may be selected from 13 retirement benefit options. These options include survivorship benefits and lump-sum refunds. The basic benefit is based on years of service and final average salary. A percentage (1.67 percent for general service employees) is multiplied by the number of years of service and the final average salary. Benefits may also be calculated under either a formula plus annuity (for members who were contributing before August 21, 1981) or a money match computation if a greater benefit results.

NOTE I – PENSION RETIREMENT PLAN (CONTINUED)

A member is considered vested and will be eligible at minimum retirement age for a service retirement allowance if he or she has had a contribution in each of five calendar years or has reached at least 50 years of age before ceasing employment with a participating employer. General service employees may retire after reaching age 55. Tier One general service employee benefits are reduced if retirement occurs prior to age 58 with fewer than 30 years of service. Tier Two members are eligible for full benefits at age 60.

2. *Death Benefits.* Upon the death of a non-retired member, the beneficiary receives a lump-sum refund of the member's account balance (accumulated contributions and interest). In addition, the beneficiary will receive a lump-sum payment from employer funds equal to the account balance, provided one or more of the following conditions are met:

    - Member was employed by a OPERS employer at the time of death,
    - Member died within 120 days after termination of OPERS-covered employment,
    - Member died as a result of injury sustained while employed in a OPERS-covered job, or
    - Member was on an official leave of absence from a OPERS-covered job at the time of death.

3. *Disability Benefits.* A member with 10 or more years of creditable service who becomes disabled from other than duty-connected causes may receive a non-duty disability benefit. A disability resulting from a job-incurred injury or illness qualifies a member for disability benefits regardless of the length of OPERS-covered service. Upon qualifying for either a non-duty or duty disability, service time is computed to age 58 when determining the monthly benefit.

4. *Benefit Changes after Retirement.* Members may choose to continue participation in a variable equities investment account after retiring and may experience annual benefit fluctuations due to changes in the market value of equity investments.

    Under ORS 238.360 monthly benefits are adjusted annually through cost-of-living changes.

    Benefits provided under Chapter 238A-OPSRP Pension Program (OPSRP DB):

1. *Pension Benefits.* The ORS 238A Defined Benefit Pension Program provides benefits to members hired *on or after* August 29, 2003.

    This portion of the OPSRP provides a life pension funded by employer contributions. Benefits are calculated with the following formula for members who attain normal retirement age:

    General Service: 1.5 percent is multiplied by the number of years of service and the final average salary. Normal retirement age for general service members is age 65, or age 58 with 30 years of retirement credit.

    A member of the OPSRP pension program becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, and, if the pension program is terminated, the date on which termination becomes effective.

NOTE I – PENSION RETIREMENT PLAN (CONTINUED)

2. *Death Benefits.* Upon the death of a non-retired member, the spouse or other person who is constitutionally required to be treated in the same manner as the spouse, receives for life 50 percent of the pension that would otherwise have been paid to the deceased member.

3. *Disability Benefits.* A member who has accrued 10 or more years of retirement credits before the member becomes disabled or a member who becomes disabled due to job-related injury shall receive a disability benefit of 45 percent of the member's salary determined as of the last full month of employment before the disability occurred.

4. *Benefit Changes after Retirement.* Under ORS 238A.210 monthly benefits are adjusted annually through cost-of-living changes.

Contributions:

OPERS funding policy provides for monthly employer contributions at actuarially determined rates. These contributions, expressed as a percentage of covered payroll, are intended to accumulate sufficient assets to pay benefits when due. This funding policy applies to the PERS Defined Benefit Plan and the Other Postemployment Benefit Plans.

Employer contribution rates during the period were based on the December 31, 2016 actuarial valuation, as subsequently modified by 2013 legislated changes in benefit provisions. The rates based on a percentage of payroll, first became effective July 1, 2015. The state of Oregon and certain schools, community colleges, and political subdivisions have made lump sum payments to establish side accounts, and their rates have been reduced. The Port has not established any such side accounts.

Employer contributions for the year ended June 30, 2019 were $789,073, excluding amounts to fund employer specific liabilities. The rates in effect for the fiscal year ended June 30, 2019 were: (1) Tier1/Tier 2 – 13.54%, and (2) OPSRP general service – 4.61%.

Actuarial Valuations:

The employer contribution rates effective July 1, 2016, through June 30, 2018, were set using the projected unit credit actuarial cost method. For the Tier One/Tier Two component of the PERS Defined Benefit Plan, this method produced an employer contribution rate consisting of (1) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), (2) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 20 years. For the OPSRP Pension Program component of the PERS Defined Benefit Plan, this method produced an employer contribution rate consisting of (a) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), (b) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 16 years.

NOTE I – PENSION RETIREMENT PLAN (CONTINUED)

Actuarial Methods and Assumptions:

Valuation Date	December 31, 2016 rolled forward to June 30, 2018
Experience Study Report	2016, published July 26, 2017
Actuarial Cost Method	Entry Age Normal
Amortization Method	Amortized as a level percentage of payroll as layered amortization bases over a closed period; Tier One/Tier Two UAL is amortized over 20 years and OPSRP pension UAL is amortized over 16 years.
Asset Valuation Method	Market value of assets
Actuarial Assumptions:	
Inflation Rate	2.50 percent
Investment Rate of Return	7.20 percent
Projected Salary Increases	3.50 percent
Cost of living adjustments (COLA)	Blend of 2.00% COLA and graded COLA (1.25%/0.15%) in accordance with *Moro* decision; blend based on service.
Mortality	**Healthy retirees and beneficiaries:** RP-2014 Healthy annuitant, sex-distinct, generational with Unisex, Social Security Data Scale, with collar adjustments and set-backs as described in the valuation. **Active members:** RP-2014 Employees, sex-distinct, generational with Unisex, Social Security Data Scale, with collar adjustments and set-backs as described in the valuation. **Disabled retirees:** RP-2014 Disabled retirees, sex-distinct, generational with Unisex, Social Security Data Scale.

Actuarial valuations of an ongoing plan involve estimates of the value of projected benefits and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. Experience studies are performed as of December 31 of even numbered years. The methods and assumptions shown above are based on the 2016 Experience Study which reviewed experience for the four-year period ending on December 31, 2016.

Discount Rate:

The discount rate used to measure the total pension liability was 7.20 percent for the Defined Benefit Pension Plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments for the Defined Benefit Pension Plan was applied to all periods of projected benefit payments to determine the total pension liability.

NOTE I – PENSION RETIREMENT PLAN (CONTINUED)

Assumed Asset Allocation:

Asset Class/Strategy	Low Range		High Range		OIC Target	
Cash	0.0	%	3.0	%	0.0	%
Debt Securities	15.0		25.0		20.0	
Public Equity	32.5		42.5		37.5	
Private Equity	13.5		21.5		17.5	
Real Estate	9.5		15.5		12.5	
Alternative Equity	0.0		12.5		12.5	
Opportunity Portfolio	0.0		3.0		0.0	
Total					100.0	%

Long-Term Expected Rate of Return:

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in July 2015 the PERS Board reviewed long-term assumptions developed by both the actuary's capital market assumptions team and the Oregon Investment Council's (OIC) investment advisors. The table below shows the actuary's assumptions for each of the asset classes in which the plan was invested at that time based on the OIC long-term target asset allocation. The OIC's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

NOTE I – PENSION RETIREMENT PLAN (CONTINUED)

Asset Class	Target		Compound Annual Return (Geometric)	
Core Fixed Income	8.00	%	3.49	%
Short-Term Bonds	8.00		3.38	
Bank / Leveraged Loans	3.00		5.09	
High Yield Bonds	1.00		6.45	
Large / Mid Cap US Equities	15.75		6.30	
Small / Micro Cap US Equities	2.62		13.49	
Developed Foreign Equities	13.13		6.71	
Emerging Foreign Equities	4.12		7.45	
Non-US Small Cap Equities	1.88		7.01	
Private Equity	17.50		7.82	
Real Estate (Property)	10.00		5.51	
Real Estate (REITS)	2.50		6.37	
Hedge Funds	3.13		9.95	
Timber & Farmland	3.76		11.77	
Infrastructure	3.75		6.60	
Commodities	1.88		3.84	
Assumed Inflation – Mean			2.50	

Sensitivity of the Port's proportionate share of the net pension liability to changes in the discount rate:

The following presents the Port's proportionate share of the net pension (liability) asset calculated using the current discount rate as well as the Port's net pension liability as if it were calculated using a discount rate 1 percentage point lower or higher than the current rate:

	1% Decrease (6.20%)	Current Rate (7.20%)	1% Increase (8.20%)
Proportionate share of the net pension (liability)/asset	$ 751,720	$ 449,811	$ 200,611

Pension plan fiduciary net position:

Detailed information about the pension plan's fiduciary net position is available in the separately issued OPERS financial report.

NOTE I – PENSION RETIREMENT PLAN (CONTINUED)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions:

At June 30, 2019, the Port reported a liability of $449,811 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2018, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of December 31, 2015 and rolled forward to June 30, 2018. The Port's proportion of the net pension asset was based on the Port's projected long-term contribution effort as compared to the total projected long-term contribution effort of all employers.

Rates of every employer have at least two major components:

1. Normal Cost Rate: The economic value, stated as a percent of payroll, for the portion of each active member's total projected retirement benefit that is allocated to the upcoming year of service. The rate is in effect for as long as each member continues in OPERS-covered employment. The current value of all projected future Normal Cost Rate contributions is the Present Value of Future Normal Costs (PVFNC). The PVFNC represents the portion of the projected long-term contribution effort related to future service.
2. UAL Rate: If system assets are less than the actuarial liability, an Unfunded Actuarial Liability (UAL) exists. UAL can arise in a biennium when an event such as experience differing from the assumptions used in the actuarial valuation occurs. An amortization schedule is established to eliminate the UAL that arises in a given biennium over a fixed period of time if future experience follows assumption. The UAL Rate is the upcoming year's component of the cumulative amortization schedules, stated as a percent of payroll. The present value of all projected UAL Rate contributions is simply the Unfunded Actuarial Liability (UAL) itself. The UAL represents the portion of the projected long-term contribution effort related to past service.

An employer's PVFNC depends on both the normal cost rates charged on the employer's payrolls, and on the underlying demographics of the respective payrolls. For OPERS funding, employers have up to three different payrolls, each with a different normal cost rate: (1) Tier 1/Tier 2 payroll, (2) OPSRP general service payroll, and (3) OPSRP police and fire payroll.

Analyzing both rate components, the projected long-term contribution effort is simply the sum of the PVFNC and UAL. The PVFNC part of the contribution effort pays for the value of future service while the UAL part of the contribution effort pays for the value of past service not already funded by accumulated contributions and investment earnings. Each of the two contribution effort components are calculated at the employer-specific level. The sum of these components across all employers is the total projected long-term contribution effort.

At June 30, 2018, the Port's proportion was 0.00296931 percent, which changed from its proportion measured as of June 30, 2017 of 0.00324460 percent.

NOTE I – PENSION RETIREMENT PLAN (CONTINUED)

For the year ended June 30, 2019, the Port recognized pension expense of $86,704. At June 30, 2019, the Port reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflow of Resources	Deferred Inflow of Resources
Differences between expected and actual experience	$ 15,301	$ -
Changes of assumptions	104,580	-
Net difference between projected and actual earnings on investments	-	(19,974)
Changes in proportionate share	7,174	(70,620)
Differences between employer contributions and proportionate share of contributions	55,960	-
Total (prior to post-measurement date contributions)	183,015	(90,594)
Contributions made subsequent to measurement date	TBD	N/A
Net Deferred Outflow/(Inflow) of Resources	$ 183,015	$ (90,594)

Deferred outflows of resources related to pensions resulting from Port contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year subsequent to June 30, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Employer subsequent fiscal years	Deferred Outflow/(Inflow) of Resources (prior to post-measurement date contributions)
2020	$ 55,497
2021	38,830
2022	(9,685)
2023	4,752
2024	3,027
Thereafter	-
Total	$ 92,421

NOTE I – PENSION RETIREMENT PLAN (CONTINUED)

Changes in Plan Provisions Subsequent to Measurement Date:

There were no changes in Plan provisions subsequent to the June 30, 2018 measurement date.

Changes in Assumptions:

There were no key changes implemented since the December 31, 2016 valuation. Additional detail and a comprehensive list of methods and assumptions can be found in the 2016 Experience Study for the System, which was published July 26, 2017.

<u>Defined Contribution Plan</u>

OPSRP Individual Account Program (OPSRP IAP)

Pension Benefits

Participants in OPERS defined benefit pension plans also participate in the OPSRP Individual Account Program (IAP), a defined contribution pension plan. An IAP member becomes vested on the date the employee account is established or on the date the rollover account was established. If the employer makes optional employer contributions for a member, the member becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, the date the IAP is terminated, the date the active member becomes disabled, or the date the active member dies.

Upon retirement, a member of the OPSRP Individual Account Program (IAP) may receive the amounts in his or her employee account, rollover account, and vested employer account as a lump-sum payment or in equal installments over a 5-, 10-, 15-, 20-year period or an anticipated life span option. Each distribution option has a $200 minimum distribution limit.

Death Benefits

Upon the death of a non-retired member, the beneficiary receives in a lump sum the member's account balance, rollover account balance, and vested employer optional contribution account balance. If a retired member dies before the installment payments are completed, the beneficiary may receive the remaining installment payments or choose a lump-sum payment.

Contributions

The Port has chosen to pay the employees' contributions to the plan. Six percent of covered payroll is paid for general service employees. For fiscal year 2019 the Port paid $62,305. OPERS contracts with VOYA Financial to maintain IAP participant records.

NOTE J – RISK MANAGEMENT

The Port is exposed to various risks of loss related to: theft, damage or destruction of assets, errors and omissions, injuries to employees, and natural disasters. The Port purchases commercial insurance to minimize its exposure to these risks. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any part of the past three fiscal years.

NOTE K – COMMITMENTS AND CONTINGENCIES

Sick Leave

Portions of amounts accumulated at any point in time can be expected to be redeemed before termination of employment; however, such redemptions cannot be reasonably estimated. As of June 30, 2019, employees of the Port had accumulated 565 days of sick leave. It is the Port's policy to not pay unused sick leave upon departure.

Environmental

Property owned by the Port located in St. Helens, Oregon was added to the Confirmed Release List, by the Oregon Department of Environmental Quality (DEQ) in 1994. The property is contaminated with chemicals used in treating wood products (primarily creosote). There are no owners or tenants that originally occupied the property still in existence. In 2007 a draft Feasibility Study was presented to the DEQ; this study reported that remediation for the property is estimated to be $5.1 million. In 2008 after additional remedies were required by DEQ, the estimated amount to remediate the site has been increased to $8.5 million. Under Oregon Clean-up Law former tenant Pope & Talbot was primarily responsible for the remediation. In October of 2007, Pope & Talbot filed for bankruptcy protection in Canada. In November of 2007, Pope & Talbot filed for Chapter 11 protection in the United States. On May 9, 2008 a motion was filed converting Pope & Talbot bankruptcy to Chapter 7 liquidation. As current property owner and cosigner of the Consent Order, DEQ is now looking to the Port for the cleanup obligation. A draft supplemental remedial investigation report focused on mapping the extent of creosote impact in Scappoose Bay and Milton Creek was submitted to DEQ in May 2014.

The DEQ issued a series of comments in March and September 2015 which significantly expanded the offshore area to be considered in the feasibility study. In an effort to resolve data interpretation differences, to determine the need for remediation in the “Disputed Offshore Areas”, and to better define the in-water remedial action objectives, the Port is currently conducting additional sediment assessment tasks - which are expected to be completed by October 1, 2019. Following completion and DEQ approval of the data gap investigation report and updated risk assessment, the Port will prepare and submit the feasibility study to DEQ. The FS will identify remediation alternatives from which the Port and DEQ will select the remedy for the site. The Port and the DEQ are in discussions to determine the extent of the Port's obligation and ability to pay for the investigation, cleanup and monitoring costs. The costs and ultimate liability of the Port, if any, cannot be determined until the remedial investigation and feasibility study are completed. The Port has identified insurance coverage, which has been covering the costs associated with the remedial investigation phases.

NOTE L – OPERATING LEASE

The Port leases submerged and submersible land under five separate agreements with the Oregon State Land Board and Department of State Lands, the last expiring May 31, 2030. The lease terms require an annual rental payment due on the lease anniversary date each year, subject to adjustment in accordance with the provisions of OAR 141-082-011. The agreements may also be renewed for unlimited successive 15-year terms. The amount of lease expense recognized for the year ended June 30, 2019 was $12,660.

Future minimum lease payments required under the agreement are as follows:

Year Ending June 30,		
2020	$	14,095
2021		14,095
2022		14,095
2023		14,095
2024		14,095
2025-2030		30,365
	$	100,840

NOTE M – FUTURE NON-CANCELABLE LEASES

The Port leases real property, buildings and equipment to tenants under non-cancelable operating leases. The cost and carrying amount of the leased assets at June 30, 2019 are as follows:

	Cost	Accumulated Depreciation	Carrying Amount
Land	$ 10,675,438	$ -	$ 10,675,438
Building and land improvements	57,890,747	(25,082,535)	32,808,212
Equipment	365,137	(341,993)	23,144
	$ 68,931,322	$ (25,424,528)	$ 43,506,794

NOTE M – FUTURE NON-CANCELABLE LEASES (CONTINUED)

Future amounts due under non-cancelable operating leases are as follows:

Year ending June 30,		
2020	$	2,648,468
2021		2,198,148
2022		2,035,128
2023		1,554,672
2024		1,493,184
2025-2028		50,225,700
	$	60,155,300

NOTE N – OTHER POST EMPLOYMENT BENEFITS

The Port provides other postemployment benefits ("OPEB") for the benefit of its employees via a contribution to the State of Oregon's PERS cost-sharing multiple-employer defined health insurance benefit plan (RHIA). The total OPEB liability is based on a valuation provided by an independent actuarial firm based on assumptions including inflation rate, projected salary increases, discount rate, medical, dental and vision increases, and mortality rates and other inputs.

The OPEB liability was measured as of June 30, 2018, and was determined by an actuarial valuation as of December 31, 2016 rolled forward to June 30, 2018. The Port's proportionate share of the OPEB liability was based on the Port's projected long-term contribution effort as compared to the total projected long-term contribution effort of all employers. Based on the Port's small impact on the state-wide pool, the Port's proportionate share of the OPEB liability as of June 30, 2019 was $8,546, which was insignificant to the Port's financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

PORT OF COLUMBIA COUNTY

SCHEDULES OF REQUIRED SUPPLEMENTARY INFORMATION – PENSION INFORMATION

SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM

Last 10 Fiscal Years*

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Proportion of the net pension liability (asset)	0.00296931%	0.00324460%	0.00414551%	0.00389632%	0.00408633%	0.00408633%	N/A	N/A	N/A	N/A
Proportionate share of the net pension liability (asset)	$ 449,811	437,373	622,337	$ 223,706	$ (92,625)	$ 208,531	$ N/A	$ N/A	$ N/A	$ N/A
Covered-employee payroll	789,073	869,839	781,936	740,374	737,966	703,056	N/A	N/A	N/A	N/A
Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	57.0%	50.3%	79.6%	30.2%	-12.6%	29.7%	N/A	N/A	N/A	N/A
Plan fiduciary net position as a percentage of the total pension liability	82.1%	83.0%	80.5%	91.9%	103.6%	92.0%	N/A	N/A	N/A	N/A

SCHEDULE OF CONTRIBUTIONS
OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM

Last 10 Fiscal Years*

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Contractually required contribution	$ 41,277	$ 33,166	$ 40,515	$ 43,766	$ 37,716	$ 88,670	$ 102,858	$ 91,691	$ 81,586	$ 33,329
Contributions in relation to the contractually required contribution	79,484	60,197	58,511	43,901	41,680	88,670	102,858	91,691	81,586	33,329
Contribution deficiency (excess)	$ (38,207)	$ (27,031)	$ (17,996)	$ (135)	$ (3,964)	$ -	$ -	$ -	$ -	$ -
Covered-employee payroll	$ 789,073	$ 869,839	$ 781,936	$ 740,374	$ 737,966	$ 703,056	$ N/A	$ N/A	$ N/A	$ N/A
Contributions as a percentage of covered-employee payroll	10.1%	6.9%	7.5%	5.9%	5.6%	12.6%	N/A	N/A	N/A	N/A

* GASB # 68 requires ten-year trend information. However, until a full ten-year trend is established, only the information for the years available is presented.

The accompanying notes and independent auditors' report should be read with the supplemental schedules.

PORT OF COLUMBIA COUNTY

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

For the Year Ended June 30, 2019

Changes in Benefit Terms:

There were no significant changes in benefit terms.

Changes in Assumptions:

Actuarial assumptions and other changes are described in the notes to the accompanying financial statements.

SUPPLEMENTAL INFORMATION

PORT OF COLUMBIA COUNTY

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE - BUDGET TO ACTUAL - ENTERPRISE FUND

Year Ended June 30, 2019

	Budgeted Amounts			Variance Favorable (Unfavorable)
	Original	**Final**	**Actual**	**Final to Actual**
Revenues				
Property taxes	$ 379,781	$ 379,781	$ 382,996	$ 3,215
Licenses and permits	449,835	449,835	471,793	21,958
Rents and reimbursements	3,223,504	3,223,504	3,217,969	(5,535)
Terminal services	354,172	354,172	487,898	133,726
RV park	90,199	90,199	108,618	18,419
Launch fees	75,073	75,073	71,708	(3,365)
Other marina fees	-	-	19,541	19,541
Grants	3,802,000	3,802,000	3,731,627	(70,373)
Loan proceeds	1,344,000	1,344,000	-	(1,344,000)
Interest income	70,058	70,058	6,691	(63,367)
Contributions	170,000	170,000	-	(170,000)
Miscellaneous	57,133	57,133	-	(57,133)
Total revenues	**10,015,755**	**10,015,755**	**8,498,841**	**(1,516,914)**
Expenditures				
Personnel services	1,715,068	1,715,068	1,585,181	129,887
Material and services	1,953,879	1,953,879	1,514,187	439,692
Capital outlay	7,409,000	7,409,000	6,635,528	773,472
Debt service	466,383	466,383	347,502	118,881
Contingency	4,111,964	4,111,964	-	4,111,964
Total expenditures	**15,656,294**	**15,656,294**	**10,082,398**	**5,573,896**
Excess (deficiency) of revenues over expenditures	**(5,640,539)**	**(5,640,539)**	**(1,583,557)**	**4,056,982**
Other financing sources (uses)				
Collections of tenant notes receivable and capital reimbursements	-	-	630,770	630,770
Total other financing sources (uses)	**-**	**-**	**630,770**	**630,770**
Net changes in fund balances	(5,640,539)	(5,640,539)	(952,787)	4,687,752
Fund balance, beginning of year	5,640,539	5,640,539	6,170,632	530,093
Fund balance, end of year	**$ -**	**$ -**	**5,217,845**	**$ 5,217,845**
Reconciliation to GAAP				
Capital assets, net of depreciation			44,260,894	
Notes receivable from other organization			9,375,437	
Deferred outflows of resources			183,015	
Net pension asset (liability)			(449,811)	
Deferred inflows of resources			(90,594)	
Notes, bonds and special assessment debt			(10,497,525)	
Accrued interest payable			(127,057)	
Compensated absences			(86,195)	
Deposits			(423,570)	
Net position, end of year			**$ 47,362,439**	

The accompanying notes and independent auditors' report should be read with the supplemental schedules.

PORT OF COLUMBIA COUNTY

SCHEDULE OF TAX COLLECTIONS AND UNPAID BALANCES

June 30, 2019

	Imposed Levy or Balance Uncollected July 1, 2018	Discounts	Adjustments	Interest	Cash Collection by County Treasurer	Balance Uncollected or Unsegregated June 30, 2019
Current						
2018-2019	$ -	$ 382,637	$ (8,031)	$ 136	$ (363,740)	$ 11,002
Prior years						
2017-2018	11,826	-	(39)	354	(6,764)	5,377
2016-2017	5,860	-	(133)	309	(2,900)	3,136
2015-2016	3,468	-	(82)	429	(2,671)	1,144
2014-2015	1,961	-	(82)	214	(1,684)	409
2013-2014	1,085	-	(103)	64	(892)	154
2012-2013	999	-	(98)	54	(829)	126
2011-2012	847	-	(31)	55	(760)	111
2010-2011	673	-	(30)	30	(600)	73
2009-2010	611	-	(87)	18	(509)	33
Prior years	361	-	(106)	88	(173)	170
Total prior years	27,691	-	(791)	1,615	(17,782)	10,733
Total years	**$ 27,691**	**$ 382,637**	**$ (8,822)**	**$ 1,751**	**$ (381,522)**	**$ 21,735**

The accompanying notes and independent auditors' report should be read with the supplemental schedules.

REPORT REQUIRED BY OREGON MINIMUM AUDIT STANDARDS

INDEPENDENT AUDITORS' REPORT
REQUIRED BY OREGON STATE REGULATIONS

Board of Commissioners
Port of Columbia County
Columbia City, Oregon

We have audited the basic financial statements of the Port of Columbia County (the Port) as of and for the year ended June 30, 2019, and have issued our report thereon dated October 9, 2019. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance

As part of obtaining reasonable assurance about whether the Port's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the *Minimum Standards for Audits of Oregon Municipal Corporations*, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

We performed procedures to the extent we considered necessary to address the required comments and disclosures which included, but were not limited to the following:

Deposit of public funds with financial institutions (ORS Chapter 295).
Indebtedness limitations, restrictions and repayment.
Budgets legally required (ORS Chapter 294).
Insurance and fidelity bonds in force or required by law.
Programs funded from outside sources.
Authorized investment of surplus funds (ORS Chapter 294).
Public contracts and purchasing (ORS Chapters 279A, 279B, 279C).

In connection with our testing nothing came to our attention that caused us to believe the Port was not in substantial compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the *Minimum Standards for Audits of Oregon Municipal Corporations*.

OAR 162-10-0230 Internal Control

In planning and performing our audit of the basic financial statements of the Port as of and for the year ended June 30, 2019, in accordance with auditing standards generally accepted in the United States of America, we considered the Port's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Port's internal control. Accordingly, we do not express an opinion on the effectiveness of the Port's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the Port's financial statements will not be prevented, or detected and corrected on a timely basis.

KERN THOMPSON
CERTIFIED PUBLIC ACCOUNTANTS

Board of Commissioners
Port of Columbia County
Columbia City, Oregon

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses and, therefore, there can be no assurance that all such deficiencies have been identified. We did not identify any deficiencies in internal control that we consider to be material weaknesses.

This report is intended solely for the information and use of the Commissioners and management of the Port of Columbia County and the Oregon Secretary of State and is not intended to be and should not be used by anyone other than these specified parties.

KERN & THOMPSON, LLC
Certified Public Accountants

Richard V. Proulx, CPA
Partner

Portland, Oregon
October 9, 2019

REPORTS REQUIRED BY GOVERNMENT AUDITING STANDARDS AND THE UNIFORM GUIDANCE

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

To the Board of Commissioners
Port of Columbia County
Columbia City, Oregon

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Port of Columbia County, Oregon (the Port), as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Port's basic financial statements, and have issued our report thereon dated October 9, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Port's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Port's internal control. Accordingly, we do not express an opinion on the effectiveness of the Port's internal control.

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

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Port's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

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KERN THOMPSON
CERTIFIED PUBLIC ACCOUNTANTS

To the Board of Commissioners
Port of Columbia County

Purpose of this Report

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

Kern & Thompson, LLC

Portland, Oregon
October 9, 2019

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE
FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL
OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

To the Board of Commissioners
Port of Columbia County
Columbia City, Oregon

Report on Compliance for Each Major Federal Program

We have audited the Port of Columbia County (the Port)'s compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Port's major federal programs for the year ended June 30, 2019. The Port's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of the Port's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 Code of *Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Port's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Port's compliance.

Opinion on Each Major Federal Program

In our opinion, the Port of Columbia County complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2019.

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KERN THOMPSON
CERTIFIED PUBLIC ACCOUNTANTS

To the Board of Commissioners
Port of Columbia County

Report on Internal Control Over Compliance

Management of the Port of Columbia County is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Port's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Port's internal control over compliance.

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

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Kern & Thompson, LLC

Portland, Oregon
October 9, 2019

PORT OF COLUMBIA COUNTY

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year Ended June 30, 2019

FEDERAL GRANTOR/*Passed through* Grantor/Program Title	**Federal CFDA Number**	**Contract Agreement Number**		**Expenditures of Federal Awards**
U.S. DEPARTMENT OF TRANSPORTATION				
Direct:				
Airport Improvement Program	20.106	FAA-3-41-0056-024-2018	$	3,706,830
Total Expenditures of Federal Awards			**$**	**3,706,830**

See accompanying notes to schedule of expenditures of federal awards.

PORT OF COLUMBIA COUNTY

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year Ended June 30, 2019

1. Basis of Accounting

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the Port of Columbia County and is presented on the accrual basis of accounting.

The information is presented in accordance with requirements of Title 2 *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

2. Catalog of Federal Domestic Assistance Programs

The program titles and CFDA numbers were obtained from the federal or pass-through grantor or the catalog of federal domestic assistance.

3. Major and Nonmajor Federal Financial Assistance Programs

Federal financial assistance programs with identical assistance (CFDA) numbers are combined in determining whether the programs are major or nonmajor. Type A major federal financial assistance programs are those with combined expenditures of $750,000 or more during a fiscal year. Type B nonmajor federal financial assistance programs are those with combined expenditures of less than $750,000 during a fiscal year.

4. Indirect Cost Rate

The Port has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

PORT OF COLUMBIA COUNTY

SUMMARY OF FINDINGS AND QUESTIONED COSTS

Year Ended June 30, 2019

Section 1 – Summary of Auditors' Results

Financial Statements

1. Type of auditors' report issued – **Unmodified**
2. Significant deficiencies identified during the audit of the financial statements – **None reported**
3. Material weaknesses identified during the audit of the financial statements – **None**
4. Noncompliance that is material to the financial statements noted – **None**

Federal Awards

5. Significant deficiencies in internal control over major programs – **None reported**
6. Material weaknesses in internal control over major programs – **None**
7. The type of auditors' report issued on compliance for major programs – **Unmodified**
8. Audit findings disclosed that are required to be reported in accordance with 2 CFR Part 200.516(a) – **None**

Identification of Major Programs

- **CFDA #20.106 – Airport Improvement Program**

9. Dollar threshold used to distinguish between Type A and Type B programs – **$750,000.**
10. Is the auditee qualified as a low-risk auditee under the Uniform Guidance – **No**

Section 2 – Financial Statement Findings

11. Findings relating to the financial statements reported in accordance with *Government Auditing Standards* – **None**

Section 3 – Federal Award Findings and Questioned Costs

12. Findings and questioned costs relating to federal awards – **None**

PORT OF COLUMBIA COUNTY

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

Year Ended June 30, 2019

There were no prior audit findings.