

ANNUAL REPORT

Port of Clarkston
(Name of Government)

0437
MCAG No.

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

FOR THE FISCAL YEAR ENDED December 31, 2010

Certified correct this 15 day of Feb., 2012. To the best of my
knowledge and belief:

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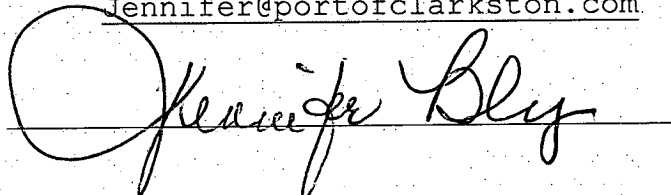


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Port of Clarkston
STATEMENT OF ACTIVITIES
ARISING FROM CASH TRANSACTIONS
For the Year Ending 12/31/2010

OPERATING REVENUES:

Marina operations	\$ -
Cruise boat dock operations	7,420
Property lease/rental operations	467,261
Total Operating Revenues	<u>\$ 474,681</u>

OPERATING EXPENSES

General operations	\$ 53,513
Maintenance	172,456
General and administrative	271,643
Total Operating Expenses	<u>\$ 497,612</u>

NET OPERATING INCOME \$ (22,931)

NONOPERATING REVENUES/ (EXPENSES) :

Interest income	\$ 3,178
Taxes levied for general purposes	314,292
Miscellaneous taxes	1,150
Capital contributions - Grants	351,674
Purchase of capital assets	-639,182
Disposal of capital assets	2,275
Other non-operating revenue - leasehold tax	50,103
Principal paid on long-term debt	-95,808
Interest paid on long-term debt	-9,811
Other non-operating expense - leasehold tax	-50,103
Bad Debts	-3,962
Election expense	0
Miscellaneous non-operating revenue	1,301
Miscellaneous non-operating expense	-5,284
Total Nonoperating Revenues/(Expenses)	<u>\$ (80,177)</u>

Increase (decrease) in cash and investments \$ (103,108)

Beginning balance of cash and investments \$ 1,557,230

ENDING BALANCE OF CASH AND INVESTMENTS \$ 1,454,122

See accompanying "Notes to the Financial Statements"

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

The Port of Clarkston was incorporated in 1958 and operates under the laws of the State of Washington applicable to a Port District.

Reporting Entity

The Port of Clarkston is a special purpose government and provides a shipping terminal, an industrial park, property leases, crane services, and recreational and tourism dockage. The Port of Clarkston is supported by property lease revenue, user charges, dockage revenue and revenue from crane loading and unloading. The Port District relies on a year-round navigable inland river system to generate revenues from its marine terminal facility and to retain and attract certain businesses to its industrial park. An elected three-member board governs the Port District.

The following is a summary of the significant policies, including identification of those policies which result in material departure from generally accepted accounting principles (GAAP).

Basis of Accounting and Presentation

The accounting records of the Port of Clarkston are maintained in accordance with methods prescribed by the State Auditor under the authority of Chapter 43.09 Revised Code of Washington. The Port uses the *Budgeting, Accounting and Reporting System for Cash Based Port Districts*.

The accounts of the Port of Clarkston are maintained on the basis of funds. For reporting purposes, the activities of the Port of Clarkston's funds are combined.

The Port of Clarkston uses the cash basis of accounting where revenues are recognized only when received and expenses are recognized when paid.

Cash

It is the Port's policy to invest all temporary cash surpluses. This amount is included on the Statement of Revenues and Expenses Arising from Cash Transactions as "Net Cash and Investments."

Deposits

The Port's deposits are covered by the *Federal Deposit Insurance Corporation* and/or the *Washington Public Deposit Protection Commission*.

PORT OF CLARKSTON
Notes to Financial Statements, Continued
December 31, 2010

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

Capital Assets - See Note 4

Investments - See Note 2

Compensated Absences - See Note 9

Long Term Debt and Capital Leases - See Note 4

Risk Management - See Note 8

The Port of Clarkston has insurance coverage through Enduris which provides general liability, property and casualty insurance. The Port has additional coverage with Wharfinger's and Terminal Operator's liability policies through Enduris.

All risk management activities are funded from the general fund and, in the opinion of the Port of Clarkston, the insurance coverage is adequate for all known claims. There are no pending claims at this time.

NOTE 2 - CASH, CASH EQUIVALENTS, RESTRICTED CASH AND INVESTMENTS:

Investments

As required by state law, all deposits and investments of the Port of Clarkston's funds are obligations of the U.S. Government, (the State Treasurer's Investment Pool) or deposits with Washington State banks and savings and loan institutions.

The Port's investments are held by the Asotin County Treasurer in the Local Government Investment Pool.

As of December 31, 2010 the Port's Investments are as follows:

L.G.I.P.	\$1,315,000
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Unrestricted Cash

The Port's unrestricted cash as of December 31, 2010 is follows:

PORT OF CLARKSTON
Notes to Financial Statements, Continued
December 31, 2010

**NOTE 2 - CASH, CASH EQUIVALENTS, RESTRICTED CASH AND INVESTMENTS:
(CONTINUED)**

	<u>2010</u>
General Fund - Maintenance Fund	\$ 134,071
General Fund - Incidental Expense	5,000
Petty Cash	<u>50</u>
Total Unrestricted Cash	\$ 139,121

The Port of Clarkston's deposits and investments are entirely covered by federal depository insurance (FDIC) or by collateral held in a multiple financial institution collateral pool administered by the Washington Public Deposit Protection Commission (PDPC). The Port's maintenance fund is held by the Asotin County Treasurer and the expenditures are processed by Twin River National Bank.

The Port's incidental fund is held by Twin River National Bank, and the Port's petty cash is held at the Port.

The Port's deposits and investments are insured, registered or held by the Port or its agent in the Port's name.

Designated Cash

There is no designated cash in 2010.

Restricted Cash

Debt service and debt reserve funds were a condition of financing the building that was occupied by HD Supply which was completed in 2006. That debt was paid in full in January 2010; debt service and debt reserve funds were relinquished at that time. There was no restricted cash or investments on December 31, 2010.

NOTE 3 - PROPERTY TAXES:

The County Treasurer acts as an agent to collect property taxes levied in Asotin County for all taxing authorities. Collections are distributed after the end of each month to the Port of Clarkston by the County Treasurer. A re-valuation of all property was required every four years, but has subsequently changed to an annual re-valuation.

Property taxes are levied and become an enforceable lien on property as of January 1st. Tax bills are mailed in February and are payable in two installments, April 30th, and October 31st, following the levy.

PORT OF CLARKSTON
Notes to Financial Statements, Continued
December 31, 2010

NOTE 3 - PROPERTY TAXES: (CONTINUED)

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

The Port may levy up to \$.45 per \$1,000 of assessed value for general governmental services. The Washington State Constitution and RCW 84.55.010 limits the rate Ports may levy. The Port of Clarkston's regular levy for 2010 was .2309198 per \$1,000 on an assessed valuation of \$1,370,068,642. If all assessed levies had been collected in 2010, the Port of Clarkston's revenue stream would have been \$316,376. Proceeds from taxes are recorded as non-operating revenues.

NOTE 4 - LONG TERM DEBT AND CAPITAL ASSETS:

Capital Assets

Major expenditures for capital assets, including capital leases and major repairs that increase useful lives, are recorded as expenses when purchased. There is no capitalization of capital assets, nor allocation of depreciation expense. Inventory is expensed when purchased. Maintenance, repairs and minor renewals are accounted for as expenses when paid.

In accordance with the cash basis of accounting, fixed assets are not capitalized and depreciation expense is not recorded, which is a departure from generally accepted accounting principles (GAAP).

Construction of capital assets utilizing grant awards was a significant component of revenue for 2010. These capital assets became part of the Port's inventory over time, instead of through a single purchase that captured the total value of the asset. The nonoperating expense section of these financial statements reflect the value of constructing these assets, professional services that were incurred to achieve and oversee construction, and staff time in project management and grant administration.

Offer to Purchase Land

On December 23, 2009, the Port of Clarkston tendered an offer to purchase 120 acres of ground owned by Asotin County for the amount of \$540,000. The Port and the County entered into a Real Estate Purchase and Sale Agreement with \$500 Earnest Money on October 5,

PORT OF CLARKSTON
Notes to Financial Statements, Continued
December 31, 2010

NOTE 4 - LONG TERM DEBT AND CAPITAL ASSETS: (CONTINUED)

2009. The Purchase and Sale Agreement expired on July 5, 2010; an amendment approved October 2010 has a new expiration date of 12-31-2011. Several of the contingencies in the original agreement have been addressed including physical inspections and completion of a traffic study. A condition, early release from the farm lease agreement, is still pending. Also, the Port and Asotin County are in negotiations relating to the County retaining a mortgage on the portion of land to be owner-financed.

Long Term Debt

The Port of Clarkston's outstanding debt, consisting of a five-year revenue bond used to construct the building at 1397 Port Drive was paid off on January 12, 2010 in the amount of \$78,259.

On December 31, 2008, the Port purchased a 12,880 square foot building at 1390 Fair Street for \$425,000. The Port paid half down and the seller, Donald Tuntland, is holding the paper on the remaining balance. The Port is paying 5% interest and making monthly payments of \$2,253.89 for 10 years. Payments began February 2009.

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

<u>Obligation</u>	<u>Original Amount</u>	<u>Balance 12/31/2010</u>	<u>Rate of Interest</u>	<u>Interest Pd 2010</u>	<u>Current Portion</u>
Tuntland	\$212,500	\$179,539	5.0 %	\$ 9,457	\$27,047
	<u>Revenue Bond</u>	<u>Other Debt</u>		<u>Total Debt</u>	
2011	-0-	27,047		27,047	
2012	-0-	27,047		27,047	
2013	-0-	27,047		27,047	
2014	-0-	27,047		27,047	
2015	-0-	27,047		27,047	
2016	-0-	27,047		27,047	
2017	-0-	27,047		27,047	
2018	-0-	27,047		27,047	
2019	-0-	<u>2,254</u>		<u>2,254</u>	
TOTALS	-0-	218,630		218,630	

NOTE 5 - CONSTRUCTION IN PROGRESS:

As of December 31, 2010, the Port of Clarkston is holding cash and investments of \$139,121 and \$1,315,000, respectively, which could fully fund the debt if needed.

Granite Lake Park Pathway and Recreational Dock: In January 2010, the Port's recreational boat dock and amenities project got underway in Granite Lake Park (a public park maintained by the Port of Clarkston). This project is being funded through a \$347,000 grant from the Washington State Recreation and Conservation Office (RCO), Boating Facilities Program. The dock was in place by March of 2010, at which time construction began on the amenities, which included a barrier-free pathway, stairs, parking lot and lighting. The Port expanded the project beyond the RCO funded portion by creating a series of retaining walls that resulted in an amphitheater-style gathering place which begins at the dock level and provides seating for approximately 200 people. The RCO portion of the project is expected to be completed by April 2011. Landscaping and interpretive panels will continue into 2012.

Sustainable Business Park: The Port of Clarkston tapped a direct Congressional appropriation administered through the Small Business Administration (SBA award) to bring amenities to the sustainable business park site. Included in the scope of work under the SBA agreement--signed October 2010 but retroactive back to February 2010--were engineering services, water, sewer and natural connections to the business park, a plan for telecommunications connectivity, and if sufficient funding is available, master planning within the park itself.

Construction work accomplished in 2010 was progress toward water connections. Also, design was completed for the sewer connection and bid documents were prepared. The SBA award is processed under a reimbursement basis. The total amount expended of the SBA award in 2010 was 31,035. The 2010 amount reimbursed was 15,015.

NOTE 6 - PENSION PLANS:

The Port of Clarkston's full time and qualifying part-time employees participate in PERS plan administered by the Washington State Department of Retirement Systems (DRS), under cost-sharing multiple-employer public employee defined benefit and defined contribution retirement plans. Actuarial information is calculated on a system-wide basis and is not considered pertinent to the Port of Clarkston's financial statements. Contributions to the systems by both employee and employer are based upon gross wages covered by plan benefits.

NOTE 6 - PENSION PLANS: (CONTINUED)

Historical trends and other information regarding each plan are presented in the Washington State Department of Retirements Systems annual financial report. A copy of the reports may be obtained by writing to: Department of Retirement Systems, Communications Unit, PO Box 48380, Olympia, WA 98504-8380, or it may be downloaded from the DRS website at www.drs.wa.gov.

NOTE 7 - CONTINGENCIES AND LITIGATION:

The Port has actively participated in grant programs in the past. These grants are subject to audit by the grantors or their representatives. Such audits could result in requests for reimbursement to grantor agencies for expenditures disallowed under the terms of the grants. The management of the Port believes that there would be no such disallowances relating to grant funds received.

Litigation

The Port is not a defendant in any legal action nor is it aware of any legal claims which could arise during the normal course of business.

However, as a member of the Inland Ports and Navigation Group, the Port of Clarkston is an intervener on the Biological Opinion released by NOAA Fisheries May 5, 2009. This revised Biological Opinion is under review by U.S. District Court Judge James A. Redden. In 2010, the Port of Clarkston contributed \$9,000 toward defending the position of the federal government relating to the Endangered Species Act.

In addition, the Port paid to former employee William Smith \$6,700 on December 30, 2010, to settle any and all disputes that might arise in association with termination of his employment in December 2010. Reorganization had occurred and there was no longer a need for a crane operator on staff.

NOTE 8 - RISK MANAGEMENT:

Washington Governmental Entity Pool

The Port of Clarkston is a member of Enduris. Chapter 48.62 RCW authorizes the governing body of any one or more governmental entity to form together into or join a pool or organization for the joint purchasing of insurance, and/or joint self-insuring, and/or joint hiring or contracting for risk management services to the same extent that they may individually purchase insurance, self-insure, or hire or contract for risk management services.

NOTE 8 - RISK MANAGEMENT (CONTINUED) :

An agreement to form a pooling arrangement was made pursuant to the provisions of Chapter 39.34 RCW, the Interlocal Cooperation Act. Enduris was formed July 10, 1987, when two (2) counties and two (2) cities in the State of Washington joined together by signing an Interlocal Governmental Agreement to pool their self-insured losses and jointly purchase insurance and administrative services. As of August 31, 2010, there are 451 Enduris members representing a broad range of special purpose districts.

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

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

- \$750,000 deductible on liability loss (9/1/09-12/31/09) - the member is responsible for the first \$1,000 of the deductible amount of each claim, while Enduris is responsible for the remaining \$749,000 on liability loss;
- \$1,000,000 deductible on liability loss (1/1/10-8/31/10) - the member is responsible for the first \$1,000 of the deductible amount of each claim, while Enduris is responsible for the remaining \$999,000 on liability loss;
- \$250,000 deductible on property loss - the member is responsible for the first \$1,000 of the deductible amount of each claim, while Enduris is responsible for the remaining \$249,000 on property loss. Enduris is responsible for the \$4,000 deductible on boiler and machinery loss.

NOTE 8 - RISK MANAGEMENT (CONTINUED) :

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

The contract requires members to continue membership for a period of not less than one (1) year and must give notice 60 days before terminating participation. The Master Agreement (Intergovernmental Contract) is automatically renewed after the initial one (1) full fiscal year commitment. Even after termination, a member is still responsible for contribution to Enduris for any unresolved, unreported and in-process claims for the period they were a signatory to the Master Agreement.

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

A Board of Directors consisting of seven (7) board members governs Enduris. Its members elect the Board and the positions are filled on a rotating basis. The Board meets quarterly and is responsible for conducting the business affairs of Enduris.

NOTE 9 - COMPENSATED ABSENCES :

Vacation pay may be accumulated up to thirty days and is payable upon separation or retirement. Sick leave is earned one day per month and may accumulate up to 720 hours or ninety days.

Upon separation or retirement, employees do not receive payment for unused sick leave. There were no employees who retired in 2010, but employee William Smith did separate from the Port after 6 years when his position was eliminated due to reorganization (see further discussion in Note 7). He cashed out 140 vacation hours at \$20.81 per hour for a total of \$2,913.40.

NOTE 10 - MAJOR CUSTOMERS :

The Port's lease revenue stream in 2010 was spread among many lessees. Because the economic downturn impacted them as a whole, the Port saw a decrease in the number of calls from cruise boat companies in 2010. This resulted in a decrease in revenue from dockage fees. This revenue has typically been a small portion of the Port's overall revenue stream.

NOTE 10 - MAJOR CUSTOMERS (CONTINUED) :

In 2009, the Port released the tenant at 1397 Port Drive, HD Supply, from its lease obligations for \$250,000. A timing issue occurred when the Port received that payment in December 2009, but was not able to supply adequate notice to the bond company to pay off the debt on the obligation until 2010. Therefore, the cash basis financial statements record the receipt of cash in 2009 and the payment of debt in 2010.

Grant revenues (addressed in Note 11) were one-time occurrences, and those sources of funding are not considered "Major Customers."

NOTE 11 - GRANTS:

In 2010, the Port expensed funds to be reimbursed from private, state, and federal grants, in the amount of \$431,583. Since the state and federal awards were on a reimbursement basis, the amount of reimbursement in 2010 was a different amount: \$351,674.

Private grant from Walmart -- Granite Lake Park improvements: This private grant was received in 2010 from Walmart in the amount of \$1,000 for the park project and was expended as part of the match required under the RCO construction award (see below).

Recreation and Conservation Office (RCO) Boating Planning award (07-1391N): This state planning grant from the RCO (formerly Interagency for Outdoor Recreation) Boating Facilities Program in the amount of \$15,750 for the planning, design and permitting of a recreational boat dock and amenities was completed in 2009. (The Port had obligated \$6,750 in cash match.) The Port expended the full \$22,500 for the project in previous years. The retainage in the amount of \$3,150 was held, however, until early 2010, after revised construction documents (the final deliverables) had been provided to RCO.

RCO Dock and Amenities Construction (08-1794D): This state grant was awarded by RCO under the Boating Facilities Program in 2008 for the construction of the dock and amenities in the amount of \$347,000 with a match of \$122,354 from the Port and local partners (Walmart, Clarkston Rotary, City of Clarkston and U.S. Army Corps of Engineers). In 2009, preliminary work was submitted for reimbursement. Construction of the dock was completed in March 2010. Progress was made in 2010 on the pathway construction (which required construction of a retaining wall with steel piles with gravel fill and concrete overlay), lighting, and stairs and landings in 2010. The parking lot, handrails, guardrails and landscaping were primary project elements that carried over into

NOTE 11 - GRANTS (CONTINUED) :

2011. The scope of work under this grant is expected to be completed in April 2011. At the end of 2010, the retainage of 10% or \$34,700 was the only amount remaining to be collected from the RCO.

Note: The Port expanded improvements to the park beyond the scope defined by the RCO construction award. With rock donated by Hells Canyon Rock, an "outdoor classroom" with amphitheater-style seating was constructed.

CERB Boat Builders Export Grant (S11-97103-002): This state grant was awarded in September 2010 by the Washington Department of Commerce's Community Economic Revitalization Board (CERB) in the amount of \$100,000 with a match from the Port in the amount of \$50,000. Funds expended for match on this award were the primary expenditures in 2010. The primary source of match was from U.S.D.A. Rural Development RBEG when they authorized an award to create the Snake River Boat Builders consortium and provide training. The CERB award was to continue the collaborative work of the Snake River Boat Builders' consortium in marketing their aluminum-hull welded boats. The RBEG was administered by the Clearwater Economic Development Association.

CERB Industrial Park Feasibility Study (T2007-094): This state grant was awarded in 2007 to assist in the determination whether the Port's planned industrial park was feasible. Because there were questions relating to siting this industrial park (including an advisory vote in November 2008), the feasibility study was not finalized until September 2009. The final grant reimbursement of \$3,459 was received in 2010.

Small Business Administration construction/development award (SBAHQ-10-I-0202) - Construct infrastructure connections to the Port's Sustainable Business Park: This was a direct Congressional appropriation in the amount of \$350,000 through the U.S. Small Business Administration. The amount of \$15,015 was reimbursed in 2010, and the bulk of the award is anticipated to be received in 2011.

FEMA - Homeland Security Grant (PSG 2010 PUT05052-POC-1): The Port received notice in 2010 that it would be awarded a federal grant for a security system in the amount of \$99,450 with no match required in 2010. The contract and other paperwork were not received until 2011; thus, no funds were expended in 2010. Project is expected to be completed in 2011.

NOTE 11 - GRANTS (CONTINUED) :

U.S. Department of Commerce, Economic Development Administration Marketing /Development Study (07-06-06500): This federal award of \$53,099 provided technical assistance for developing was a Technical Assistant Grant awarded through the EDA to the Port of Clarkston in the amount of \$53,051 to pay for a marketing study/development strategy for the planned industrial park, which as a result of this study evolved into a sustainable business park. The Port's obligation in match was \$21,949. A consultant was hired to perform the study. All of the funds were expended in 2010.

NOTE 12 -- BAD DEBTS:

The amount of \$3,962 was recognized in 2010 as a bad debt. It relates to revenues we are unlikely to collect from Construction Services and West Travel (\$2,548 and \$1,414 respectively).

NOTE 13 - SUBSEQUENT EVENTS:

In November of 2010, West Travel, dba Cruise West, filed for relief under Chapter 7 of the bankruptcy rules. While this is expected to have a further impact to cruise boat revenue in 2011, cruise boat revenue is not significant with regard to overall Port revenues. The debt outstanding relating to services provided to West Travel was written off in the amount of \$1,414.40. In 2011, the Port filed a claim in the Western District of Washington Bankruptcy court in the amount of \$1,414.40 under Case No. 10-24618-SJS.

SUPPLEMENTARY SCHEDULES

PORT OF CLARKSTON
SCHEDULE OF GENERAL OPERATIONS
AND MAINTENANCE EXPENSES
For the Year Ended December 31, 2010

GENERAL OPERATIONS**2010**

Marine Terminal Operations	\$9,218
Cruise Boat Operations	\$16,978
Granite Park Operations	\$7,122
Property Lease/Rental Operations	<u>\$14,115</u>
	\$47,433

MAINTENANCE

Marine Terminal Maintenance	\$4,187
Cruise Boat Maintenance	\$13,980
Granite Park Maintenance	\$28,976
Property Lease/Rental Maintenance	\$116,341
General Maintenance	<u>\$15,053</u>
	\$178,537

PORT OF CLARKSTON
SCHEDULE OF GENERAL AND
ADMINISTRATIVE EXPENSES
For the Year Ended December 31, 2010

Advertising	\$ 1,761
Advertising Legal	1,100
Attorney and Legal Fees (Biop)	18,073
Bank Service Fees	15
Employee Benefits and Payroll	
Benefits - All Staff	56,592
Benefits - Commissioners	19,027
Engineering Services	854
Consultant Services	500
Insurance	7,939
Internet & Web Services	952
Meeting Expenses	1,944
Membership Dues and Fees	11,642
Newsletter Publication	3,246
Office Machines	3,834
Office Supplies	4,611
Postage	993
Promotional Hosting	1,008
Registration and Training	6,323
Salaries - Administrative	96,253
Salaries - Commissioners	12,792
Surveying Fees	485
Telephone & Cell	4,702
Travel - Staff	10,197
Travel - Commissioners	3,975
Travel Other	0
Utilities	<u>2,824</u>
	\$ 271,643

PORT OF CLARKSTON
DETAIL OF REVENUES AND OTHER SOURCES
For Year Ended December 31, 2010

BARS Revenue Account No.	Description	Actual Revenues
631.00	Marine Terminal User Charges	\$ -
641.00	Cruise Ship Charges	\$ 7,420
640.00	<i>Total Cruise Ship Revenues</i>	<i>\$ 7,420</i>
661.00	Property Lease Utilities	\$ 1,834
662.00	Property Lease Late Fees	869
664.00	Real Property Rentals	463,525
669.00	Property Lease/Rentals Other	1,033
660.00	<i>Total Property Lease/Rental Revenues</i>	<i>\$ 467,261</i>
	Total Operating Revenues	\$ 474,681
651.00	Capital Contributions	\$ 351,674
699.10	Interest Income	3,178
699.20	Ad Valorem & Excise Taxes	314,292
699.30	Leasehold & Other Miscellaneous Taxes	51,253
699.80	Proceeds of Capital Asset Disposal	2,275
699.90	Other Nonoperating Revenues	1,301
650/690	Total Nonoperating Revenues	\$ 723,973
600.00	Total Revenues	\$ 1,198,654

PORT OF CLARKSTON
 DETAIL OF EXPENSES AND OTHER USES
 For Year Ended December 31, 2010

BARS Revenue Account No.	Description	Actual Expenditures
731.00	Marine Terminal Operations	\$ 9,218
733.00	Marine Terminal Maintenance	4,187
730.00	<i>Total Marine Terminal Expenses</i>	\$ 13,405
741.00	Cruise Boat Dock Operations	\$ 16,978
743.00	Cruise Boat Dock Maintenance	13,980
740.00	<i>Total Cruise Boat Dock Expenses</i>	\$ 30,958
751.00	Granite Park Operations	\$ 7,122
753.00	Granite Park Maintenance	28,976
750.00	<i>Total Granite Park Expenses</i>	\$ 36,098
761.00	Property Lease/Rental Operations	\$ 16,854
763.00	Property Lease/Rental Maintenance	113,601
760.00	<i>Total Property Lease/Rental Expenses</i>	\$ 130,455
771.00	Debt Redemption (Principal)	\$ 95,808
773.00	Capital Assets Disbursements	639,182
770.00	<i>Total Other Expenses</i>	\$ 734,990
781.00	General & Administrative Operating Expenses	\$ 271,643
783.00	General & Administrative Maintenance Expenses	15,053
780.00	<i>Total General & Administrative Expenses</i>	\$ 286,696
799.90	Leasehold Tax & Other Nonoperating Expenses	\$ 59,349
799.91	Interest Expense	9,811
799.92	Election Expense	-
790.00	<i>Total Nonoperating Expenses</i>	\$ 69,160
700.00	Total Expenses	\$ 1,301,762

SCHEDULE OF REAL AND PERSONAL PROPERTY TAXES
For The Year Ended December 31, 2010

Taxes Outstanding 2009	Tax Rate \$/1,000	Taxes Levied Report Year	Taxes Collected	Tax Adjustment Increases	Tax Adjustment Decreases	Taxes Receivable 12/31/2010
\$10,747	0.2309198	\$314,837	\$314,292	\$3,040	\$3,596	\$10,736

PORT OF CLARKSTON
Schedule of Long-Term Debt
For the Year Ended December 31, 2010

						(1)	(2)	(3)	(4)
ID No.	Purpose	Date of Original Issuance	Date of Maturity	Interest Rate	Beginning Outstanding Debt 01/01/10 (Ending Outstanding Debt Balance from Prior Year) *	Amount Issued in Current Year	Amount Redeemed in Current Year*	Ending Outstanding Debt 12/31/10 (1) + (2) - (3)	
252.11	Building	2006	2011	7.4%	\$78,259	-\$40	\$78,219	\$0	
263.54	Building	2008	2018	5.0%	\$197,129	\$0	\$17,590	\$179,539	
	Total Revenue Debt				\$275,388	-\$40	\$95,809	\$179,539	
Note: Lender revised principal amount downward at time of payoff of loan, saving Port \$40.									
* Adjusted beginning balance and amount redeemed current year to reconcile with Banner Bank pay-off balances.									

PORT OF CLARKSTON
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 For the year Ended December 31, 2010

Federal Agency Name/Pass Through Agency Name	Federal Program Name	CFDA Number	Other ID Number	Expenditures			Foot-note Ref.
				From Pass-Through Awards	From Direct Awards	Total	
SBA	Direct Appropriation	59.000	SBAHQ-10-I-0202		\$59,831	\$59,831	Water/Sewer Lines
EDA	Technical Assistance	11.303	07 06 06500		\$53,051	\$53,051	Marketing Study
Total Federal Awards Expended				\$0	\$112,882	\$112,882	

PORT OF CLARKSTON
SCHEDULE OF STATE AND LOCAL ASSISTANCE
For the Year Ended December 31, 2010

	A	B	C
1	Grantor/Program Title	Identification Number	Current Year Expenses
2	CERB (Feasibility Study)	T-2007-94	\$2,306
3	RCO (Boat Dock Construction)	08-1794 D	\$315,395
4	Walmart	N/A	\$1,000
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18	Total State and Local Financial Assistance		\$318,701

**PORT OF CLARKSTON
SCHEDULE OF LABOR RELATIONS CONSULTANT(S)**

For the Year Ended December 31, 2010

Has your government engaged labor relations consultants? _____ Yes No

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

Name Of Firm
Name Of Consultant
Business Address
Amount Paid To Consultant During Fiscal Year
Terms And Conditions, As Applicable, Including:
Rates (E.g., Hourly, Etc) _____
Maximum Compensations Allowed _____
Duration Of Service _____
Services Provided: _____

Certified Correct this <u>15th</u> day of <u>February</u> , 2012 to the best of my knowledge and belief:	
Signature	<u>Wanda Keefer</u>
Name	<u>Wanda Keefer</u>
Title	<u>Port Manager</u>

LOCAL GOVERNMENT RISK-ASSUMPTION
WITHOUT FORMAL RISK FINANCING PLAN

Port of Clarkston

Program Manager: N/A
 Address: 849 Port Way
 Clarkston, WA 99403
 Phone: 509-758-5272

Date: 15-Feb-12
 Fiscal Period:
 1/1/2010 - 12/31/2010

Property/Liability Risk Assumed

Effective Date	Description of Risk	Amount (i.e. attachment point, etc.)	Change from Prior Year?
N/A	N/A	N/A	N/A