



# Washington State Auditor's Office

Government that works for citizens

## Financial Statements Audit Report

# Port of Edmonds

Snohomish County

For the period January 1, 2014 through December 31, 2015

Published September 26, 2016

Report No. 1017457





## Washington State Auditor's Office

September 26, 2016

Board of Commissioners  
Port of Edmonds  
Edmonds, Washington

### Report on Financial Statements

Please find attached our report on the Port of Edmonds' financial statements.

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

Sincerely,

TROY KELLEY  
STATE AUDITOR  
OLYMPIA, WA

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

**Port of Edmonds  
Snohomish County  
January 1, 2014 through December 31, 2015**

Board of Commissioners  
Port of Edmonds  
Edmonds, Washington

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the Port of Edmonds, Snohomish County, Washington, as of and for the years ended December 31, 2015 and 2014, and the related notes to the financial statements, which collectively comprise the Port's basic financial statements, and have issued our report thereon dated August 31, 2016. As discussed in Note 1 to the financial statements, during the year ended December 31, 2015, the Port implemented Governmental Accounting Standards Board Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27*.

**INTERNAL CONTROL OVER FINANCIAL REPORTING**

In planning and performing our audits of the financial statements, we considered the Port's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our 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 Port's financial statements will not be prevented, or detected and

corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

## **COMPLIANCE AND OTHER MATTERS**

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

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

## **PURPOSE OF THIS REPORT**

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

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

A handwritten signature in black ink that reads "Troy X. Kelley". The signature is written in a cursive style with a large, stylized 'T' and 'K'.

TROY KELLEY  
STATE AUDITOR  
OLYMPIA, WA

August 31, 2016

# INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS

## **Port of Edmonds Snohomish County January 1, 2014 through December 31, 2015**

Board of Commissioners  
Port of Edmonds  
Edmonds, Washington

### **REPORT ON THE FINANCIAL STATEMENTS**

We have audited the accompanying financial statements of the Port of Edmonds, Snohomish County, Washington, as of and for the years ended December 31, 2015 and 2014, and the related notes to the financial statements, which collectively comprise the Port's basic financial statements as listed on page 10.

#### **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.

#### **Auditor's Responsibility**

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

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

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

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

## **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Port of Edmonds, as of December 31, 2015 and 2014, and the changes in financial position and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

## **Matters of Emphasis**

As discussed in Note 1 to the financial statements, in 2015, the Port adopted new accounting guidance, Governmental Accounting Standards Board Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27*. Our opinion is not modified with respect to this matter.

## **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 11 through 25, information on postemployment benefits other than pensions on pages 89 through 90 and pension plan information on pages 91 through 94 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.

## **OTHER REPORTING REQUIRED BY GOVERNMENT AUDITING STANDARDS**

In accordance with *Government Auditing Standards*, we have also issued our report dated August 31, 2016 on our consideration of the Port's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Port's internal control over financial reporting and compliance.



TROY KELLEY  
STATE AUDITOR  
OLYMPIA, WA

August 31, 2016

## FINANCIAL SECTION

**Port of Edmonds  
Snohomish County  
January 1, 2014 through December 31, 2015**

### REQUIRED SUPPLEMENTARY INFORMATION

Management's Discussion and Analysis – 2015  
Management's Discussion and Analysis – 2014

### BASIC FINANCIAL STATEMENTS

Statement of Net Position – 2015  
Statement of Net Position – 2014  
Statement of Revenues, Expenses and Changes in Net Position – 2015  
Statement of Revenues, Expenses and Changes in Net Position – 2014  
Statement of Cash Flows – 2015  
Statement of Cash Flows – 2014  
Notes to Financial Statements – 2015  
Notes to Financial Statements – 2014

### REQUIRED SUPPLEMENTARY INFORMATION

Other Postemployment Benefits Schedule of Funding Progress – 2015  
Other Postemployment Benefits Schedule of Funding Progress – 2014  
Schedule of Proportionate Share of the Net Pension Liability – PERS 1 – 2015  
Schedule of Proportionate Share of the Net Pension Liability – PERS 2/3 – 2015  
Schedule of Employer Contributions – PERS 1 – 2015  
Schedule of Employer Contributions – PERS 2/3 – 2015

PORT OF EDMONDS  
MANAGEMENT'S DISCUSSION AND ANALYSIS

The discussion and analysis of the Port of Edmonds' (the Port's) financial performance provides an overview of the Port's financial activities for the fiscal year ended December 31, 2015. This discussion and analysis is designed to assist the reader in focusing on the significant financial issues and activities of the Port and to identify any significant changes in financial position. Please read it in conjunction with the Port's financial statements.

The Port of Edmonds is a Special Purpose Municipal Government. The Port was created in 1948 by a vote of the citizens of the Port district. The district encompasses portions of the City of Edmonds and all of the Town of Woodway. Ports exist to build infrastructure and promote economic development within their districts. Ports are often, though not always, involved in transportation activities.

The Port of Edmonds operates a marina for recreational boating on Puget Sound and rents its land to commercial users who then build suitable facilities on the land. The facility consists of the marina with approximately 660 slips, a dry stack storage facility with approximately 230 spaces, two public boat launches, a boatyard, a fuel dock, guest moorage, offices, and parking facilities. In addition to the Port's marina operations, the Port owns and manages eight buildings, and rents portions of those buildings to approximately 62 tenants. Major tenants include a hotel, an athletic club, and three restaurants.

Five elected Port Commissioners administer the Port. In accordance with the laws of Washington, the Commissioners have appointed an Executive Director to manage Port operations.

USING THE ANNUAL REPORT

Government accounting falls under the control of the Government Accounting Standards Board (GASB). All of the functions of the Port are considered in the numbers shown on the following pages, including the cost of general government of the Port District. Since the Port is a Special Purpose government, all of its assets and liabilities are shown in its Proprietary Fund. The Port incurs a substantial amount of governmental activity expense, such as Port management and administration, public facility maintenance, and public meeting expenses. All of these expenses of the Port are reported in the Proprietary Fund. The "one fund" model is used in compliance with the rules of GASB 34, which state that separately issued debt and separately issued classified assets are needed in order for a separate fund to exist. Most of the governmental costs are contained in the General and Administrative cost centers shown on the Port's financial reports. Since the Port is comprised of a single enterprise fund, no fund level financial statements are shown.

Ports perform their accounting and financial reporting of their activities very much like a business. The Port prepares an income statement, manages operations, and plans for capital investments. Ports collect revenues from services performed for customers and pay for expenses related to those services. However, ports are municipal governments. As such, ports may collect

property tax revenues from the property owners within the Port district. These tax revenues may go to support the capital investments made by the Port. Often, ports will use tax revenues to pay for debt incurred to construct facilities that are used to support port functions. Sometimes, ports may use a portion of their tax revenue to pay for operating expenses. The Port of Edmonds uses its tax revenue to pay for Commission costs, public amenities, and economic development.

The financial statements provide a broad view of the Port's operations in a manner similar to a private-sector business. The financial statements take into account all revenues and expenses connected with the fiscal year even if cash involved has not been received or paid.

The Statement of Net Position (also known as the Balance Sheet) presents all of the Port's assets and liabilities, with the difference between the two reported as net position. Over time, increases and decreases in the Port's net position may serve as a useful indicator of whether the financial position of the Port is improving or deteriorating.

The Statement of Revenues, Expenses, and Changes in Fund Net Position presents information showing how the Port's net position changed during the year. Revenues less expenses, when combined with other nonoperating items such as investment income, tax receipts and interest expense, results in a net increase or decrease in the Port's net position for the year.

The Statement of Cash Flows reports cash receipts, cash payments, and net changes in cash resulting from operations, and investing and financing activities. A reconciliation of the cash provided by operating activities to the Port's operating income as reflected on the Statement of Revenues, Expenses, and Changes in Fund Net Position is also included.

The notes to the financial statements provide additional information that may not be readily apparent from the actual financial statements. The notes to the financial statements can be found immediately following the financial statements.

One of the questions to be answered by the financial statements would be, "Is the Port as a whole better off or worse off as a result of this year's activities?" Changes in net position and cash flows are two ways of measuring the financial position of the Port. Increases in Net Position as a result of the year's operations indicate an improved financial position. In 2015, the Port's Net Position increased by \$1,559,280 or 15% before the change in accounting principle, which shows that the Port of Edmonds performed better in 2015 than in 2014. Cash flows show if the Port is spending more money than it received. In 2015, the Port of Edmonds received \$429,610 more than it spent before investing in long-term investments. Overall, the Port is in a better financial position than it was in 2014.

### FINANCIAL HIGHLIGHTS

The Port's marina operations revenues increased by \$276,730, which is 5.30% greater than 2014. Nearly all marina operations activity increased in 2015. Property/lease rental operations revenues increased by \$119,139, which is 5.57% greater than 2014. This is partially due to an increase in lease rates and partially due to an increase in occupancy. The Port's non-operating revenues increased by \$26,290, which is 5.94% greater than 2014.

The Port's operating expenses increased by \$163,737 in 2015, which is 2.70% greater than 2014 operating expense levels. The Port's non-operating expenses decreased by \$81,542, which is 15.93% below 2014 non-operating expense levels. This decrease is due to the decrease in interest expense in 2015.

The Port's operating income was \$1,520,752 in 2015, as compared to \$1,288,620 in 2014.

In 2015, the Port's net position increased by \$1,559,280 before the change in accounting principle and prior period adjustment.

The Port's assets exceeded its liabilities by \$32,303,880 (net position) as of December 31, 2015.

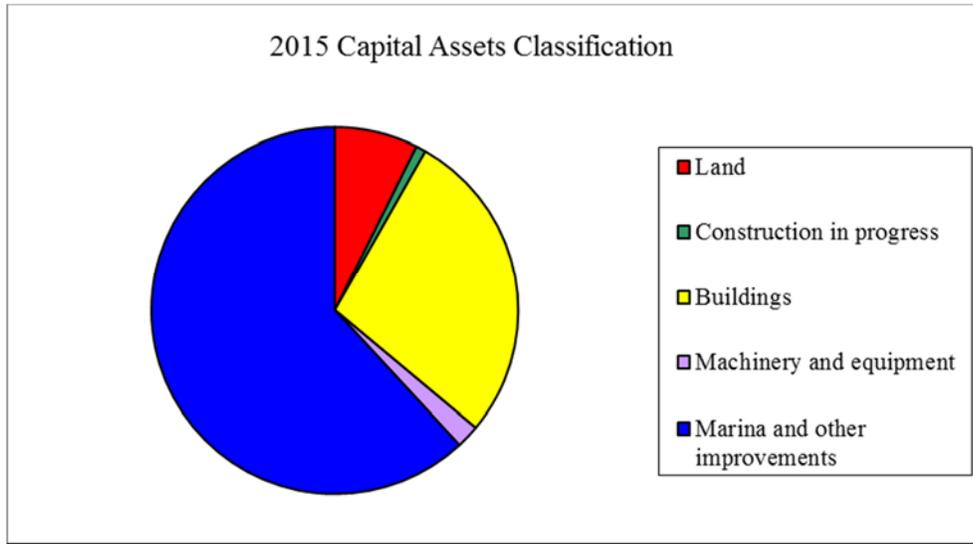
**FINANCIAL ANALYSIS – STATEMENT OF NET POSITION**

Summary of Statement of Net Position				
	2015	2014	Increase (Decrease)	% Change
Current Assets	\$ 7,666,627	\$ 7,447,836	\$ 218,791	2.94%
Investments	3,229,179	2,211,896	1,017,283	45.99%
Noncurrent Restricted Assets	-	800,483	(800,483)	-100.00%
Capital Assets, Net	31,621,769	32,433,718	(811,949)	-2.50%
<b>Total Assets</b>	<b>42,517,575</b>	<b>42,893,933</b>	<b>(376,358)</b>	<b>-0.88%</b>
Deferred Outflows of Resources	187,920	23,855	164,065	687.76%
<b>Total Assets and Deferred Outflows of Resources</b>	<b>42,705,495</b>	<b>42,917,788</b>	<b>(212,293)</b>	<b>-0.49%</b>
Current Liabilities	2,275,744	2,091,271	184,473	8.82%
Noncurrent Liabilities	7,924,455	8,682,743	(758,288)	-8.73%
<b>Total Liabilities</b>	<b>10,200,199</b>	<b>10,774,014</b>	<b>(573,815)</b>	<b>-5.33%</b>
Deferred Inflows of Resources	201,416	-	201,416	100.00%
Net investment in capital assets	25,422,745	23,798,115	1,624,630	6.83%
Restricted for debt services	-	78,864	(78,864)	-100.00%
Unrestricted	6,881,135	8,266,794	(1,385,659)	-16.76%
<b>Total Net Position</b>	<b>32,303,880</b>	<b>32,143,773</b>	<b>160,107</b>	<b>0.50%</b>
<b>Total Liabilities, Deferred Inflows of Revenues, and Net Position</b>	<b>\$ 42,705,495</b>	<b>\$ 42,917,787</b>	<b>\$ (212,292)</b>	<b>-0.49%</b>

This discussion of the Port's financial statements includes an analysis of major changes in the assets and liabilities for 2015, as well as reviewing changes in revenues and expenses reflected in the financial statements. The Port's Total Net Position increased by \$1,559,280 before the

change in accounting principle and prior period adjustments, or 15% in 2015, less the change in accounting principle of \$1,387,646 due to the implementation of GASB 68 and the prior period adjustment of \$11,527, for a total of \$32,303,880. Of this amount \$25,422,745 reflects the Port's net investment in capital assets.

CAPITAL ASSETS



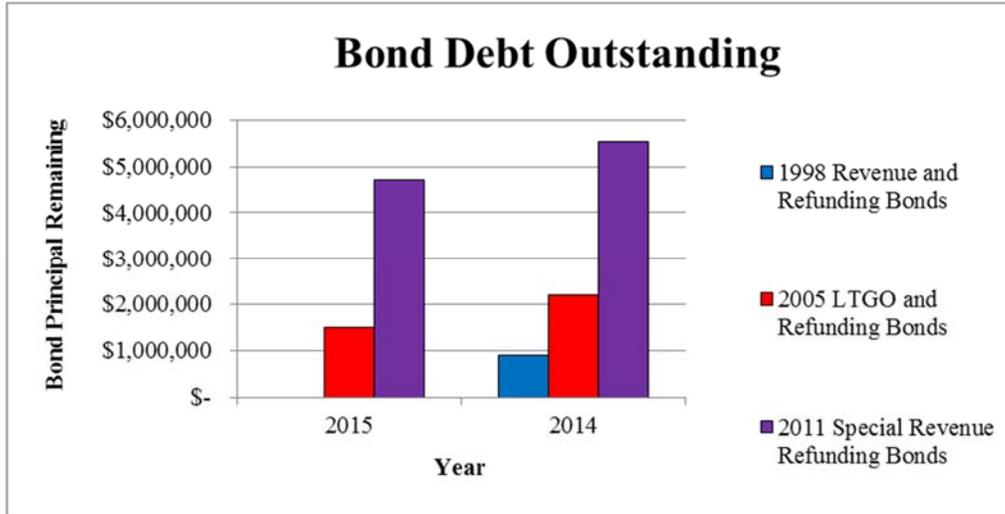
<u>Capital Asset</u>	<u>2015</u>	<u>2014</u>
Land	\$ 4,323,675	\$ 4,323,675
Construction in progress	522,169	18,819
Buildings	16,429,775	16,131,957
Machinery and equipment	1,206,471	1,207,830
Marina and other improvements	36,506,802	36,548,784
	<u>\$ 58,988,892</u>	<u>\$ 58,231,065</u>

The Port has booked the acquisition of all assets at historical costs on its Statement of Net Position. GASB 34 requires the Port to capitalize and depreciate all of the assets owned or controlled by the Port, which is done on these financial statements. In 2015, the Port purchased or constructed and capitalized two roof replacements, HVAC units, breakwater and navigational aids and lights, a new weather center, and an updated phone system.

The Port's capital assets are classified into the following categories: land, construction in progress, buildings, marina and other improvements, and machinery and equipment. Marina and other improvements include assets such as docks, breakwaters, the dry stack facility, roads, and landscaping. See Note 5, *Capital Assets and Depreciation*, in the Notes to the Financial Statements for more information.

The Port maintained capital assets of \$58,988,892 as of December 31, 2015. The book value of the capital assets decreased by \$811,949 in 2015 as a result of investments in capital assets, offset by depreciation charged against revenue in the year. When the Port invests more than depreciation in new capital assets in a year, the book value of its asset base increases.

DEBT



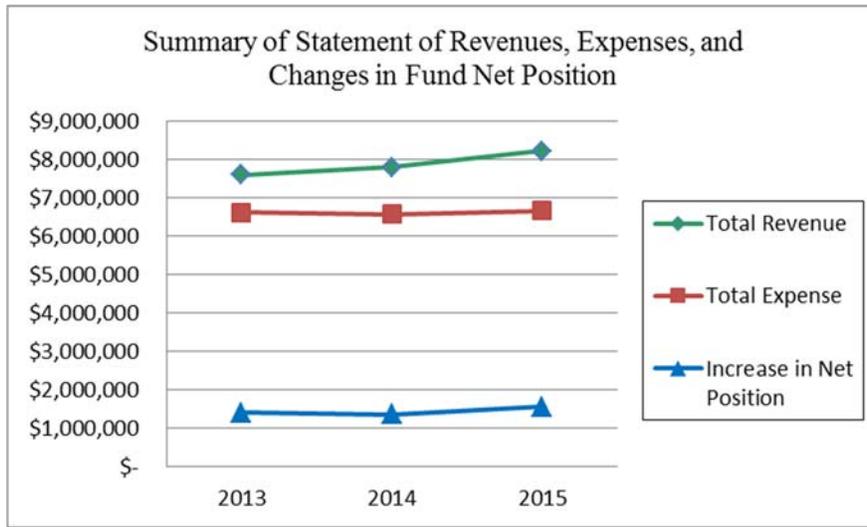
<u>Bond</u>	<u>2015</u>	<u>2014</u>
1998 Revenue and Refunding Bonds	\$ -	\$ 900,000
2005 LTGO and Refunding Bonds	\$ 1,500,000	\$ 2,205,000
2011 Special Revenue Refunding Bonds	\$ 4,710,289	\$ 5,552,837

The Port’s current liabilities as of December 31, 2015, are debts that the Port will repay in 2016. The total current liabilities increased by \$184,473 in 2015. Current liabilities include payments for expenses already incurred, accrued interest on the Port’s bonds, customer deposits, and the principal amount of the bond payments due in 2016.

The Port’s long term liabilities decreased by \$758,288 in 2015, as the Port made principal payments on its bonds, offset by an increase in net pension liability, as required by GASB 68. General Obligation bonds outstanding at December 31, 2015 were \$1,500,000, a decrease of \$705,000 from 2014. Revenue and Refunding bonds outstanding at December 31, 2015 were \$4,710,289, a decrease of \$1,742,548 from the previous year. See Note 10, *Long-Term Debt* in the Notes to the Financial Statements for more information.

**FINANCIAL ANALYSIS – REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION**

Summary of Statement of Revenues, Expenses, and Changes in Fund Net Position				
	2015	2014	Increase (Decrease)	% Change
Marina Operations Revenues	\$ 5,495,128	\$ 5,218,398	\$ 276,730	5.30%
Property/Lease Rental Operations Revenues	2,256,655	2,137,516	119,139	5.57%
Nonoperating Revenues	469,014	442,724	26,290	5.94%
<b>Total Revenues</b>	<b>8,220,797</b>	<b>7,798,638</b>	<b>422,159</b>	<b>5.41%</b>
Operating Expenses	6,231,031	6,067,294	163,737	2.70%
Nonoperating Expenses	430,486	512,028	(81,542)	-15.93%
<b>Total Expenses</b>	<b>6,661,517</b>	<b>6,579,322</b>	<b>82,195</b>	<b>1.25%</b>
Income before other revenues, expenses, gains, losses, and transfers	1,559,280	1,219,316	339,964	27.88%
Capital Contributions	-	134,765	(134,765)	-100.00%
Extraordinary/Special Items	-	902	(902)	-100.00%
<b>Increase in Net Position</b>	<b>1,559,280</b>	<b>1,354,983</b>	<b>204,297</b>	<b>15.08%</b>
Net Position - Beginning	32,143,773	30,736,641	1,407,132	4.58%
Change in Accounting Principle	(1,387,646)		(1,387,646)	-100.00%
Prior Period Adjustments	(11,527)	52,149	(63,676)	-122.10%
<b>Net Position - Ending</b>	<b>\$ 32,303,880</b>	<b>\$ 32,143,773</b>	<b>\$ 160,107</b>	<b>0.50%</b>



While the Statement of Net Position shows the change in net position, the Statement of Revenues, Expenses, and Changes in Fund Net Position provides answers as to the nature and source of these changes. The Port’s total revenues increased by \$422,159 in 2015. Operating revenues increased by \$395,869 and nonoperating revenues increased by \$26,290.

Total expenses increased by \$82,195 in 2015. Operating expenses increased by \$163,737, and nonoperating expenses decreased by \$81,542.

The increase in operating revenues and operating expenses were due to an increase in activity.

#### CONTACTING THE PORT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the Port's finances and to show the Port's accountability for the money it receives. If you have questions about this report, or if you need additional financial information, please contact Tina Drennan, Finance Manager, at the Port of Edmonds, 336 Admiral Way, Edmonds, WA 98020, by e-mail at [tdrennan@portofedmonds.org](mailto:tdrennan@portofedmonds.org), or by telephone at (425) 673-2009.

PORT OF EDMONDS  
MANAGEMENT'S DISCUSSION AND ANALYSIS

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USING THE ANNUAL REPORT

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may collect property tax revenues from the property owners within the Port district. These tax revenues may go to support the capital investments made by the Port. Often, ports will use tax revenues to pay for debt incurred to construct facilities that are used to support port functions. Sometimes, ports may use a portion of their tax revenue to pay for operating expenses. The Port of Edmonds uses its tax revenue to pay for Commission costs, public amenities, and economic development.

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### FINANCIAL HIGHLIGHTS

The Port's total operating revenues increased by \$207,021, or 2.9% over 2013. The increase is primarily due to increases in property/lease rental operations revenue. The Port's non-operating revenues decreased by \$5,943, or 1.3% less than 2013.

The Port's operating expenses increased by \$46,434 in 2014, or 0.8% greater than 2013 operating expense levels. The Port's non-operating expenses decreased by \$91,359, or 15% below 2013 non-operating expense levels. This decrease is due to the decrease in interest expense in 2014.

The Port's operating income was \$1,288,620 in 2014, as compared to \$1,128,033 in 2013.

The Port's net position increased by \$1,407,132 in 2014.

The Port's assets exceeded its liabilities by \$32,143,773 (net position) as of December 31, 2014.

#### FINANCIAL ANALYSIS – STATEMENT OF NET POSITION

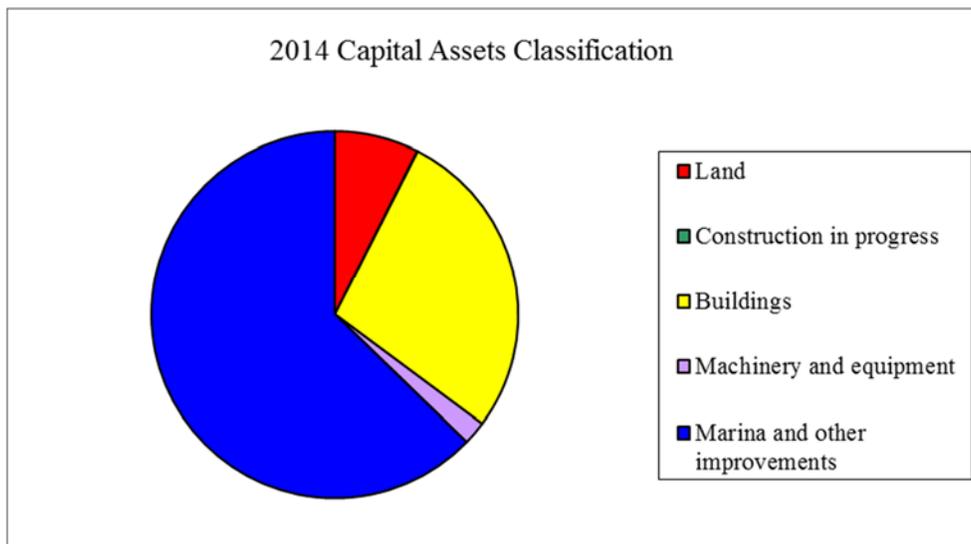
This discussion of the Port's financial statements includes an analysis of major changes in the assets and liabilities for 2014, as well as reviewing changes in revenues and expenses reflected in the financial statements. The Port's Total Net Position increased by \$1,407,132, or 4.6% in 2014, for a total of \$32,143,773. Of this amount \$23,798,114 reflects the Port's net investment in capital assets.

Summary of Statement of Net Position				
	2014	2013	Increase (Decrease)	% Change
Current Assets	\$ 7,447,836	\$ 7,774,648	\$ (326,812)	-4.20%
Investments	2,211,896	1,483,410	728,486	49.11%
Noncurrent Restricted Assets	800,483	805,940	(5,457)	-0.68%
Capital Assets	32,433,718	33,118,333	(684,615)	-2.07%
<b>Total Assets</b>	<b>42,893,933</b>	<b>43,182,331</b>	<b>(288,398)</b>	<b>-0.67%</b>
Deferred Outflows of Resources	23,855	39,225	(15,370)	-39.18%
<b>Total Assets and Deferred Outflows of Resources</b>	<b>42,917,788</b>	<b>43,221,556</b>	<b>(303,768)</b>	<b>-0.70%</b>
Current Liabilities	2,091,271	2,003,031	88,240	4.41%
Noncurrent Liabilities	8,682,743	10,481,884	(1,799,141)	-17.16%
<b>Total Liabilities</b>	<b>10,774,014</b>	<b>12,484,915</b>	<b>(1,710,901)</b>	<b>-13.70%</b>
Deferred Inflows of Resources	-	-	-	N/A
Net investment in capital assets	23,798,115	22,659,575	1,138,540	5.02%
Restricted for debt services	78,864	-	78,864	100.00%
Unrestricted	8,266,794	8,077,066	189,728	2.35%
<b>Total Net Position</b>	<b>32,143,773</b>	<b>30,736,641</b>	<b>1,407,132</b>	<b>4.58%</b>
<b>Total Liabilities, Deferred Inflows of Revenues, and Net Position</b>	<b>\$ 42,917,787</b>	<b>\$ 43,221,556</b>	<b>\$ (303,769)</b>	<b>-0.70%</b>

CAPITAL ASSETS

The Port has booked the acquisition of all assets at historical costs on its Statement of Net Position. GASB 34 requires the Port to capitalize and depreciate all of the assets owned or controlled by the Port, which is done on these financial statements. In 2014, the Port purchased or constructed and capitalized a tractor, new marina management software, two roof replacements, shop and administration office improvements, an upgrade to its public launcher, and tenant improvements.

The Port’s capital assets are classified into the following categories: land, construction in progress, buildings, marina and other improvements, and machinery and equipment. Marina and other improvements include assets such as docks, breakwaters, the dry stack facility, roads, and landscaping. See Note 5, *Capital Assets and Depreciation*, in the Notes to the Financial Statements for more information.

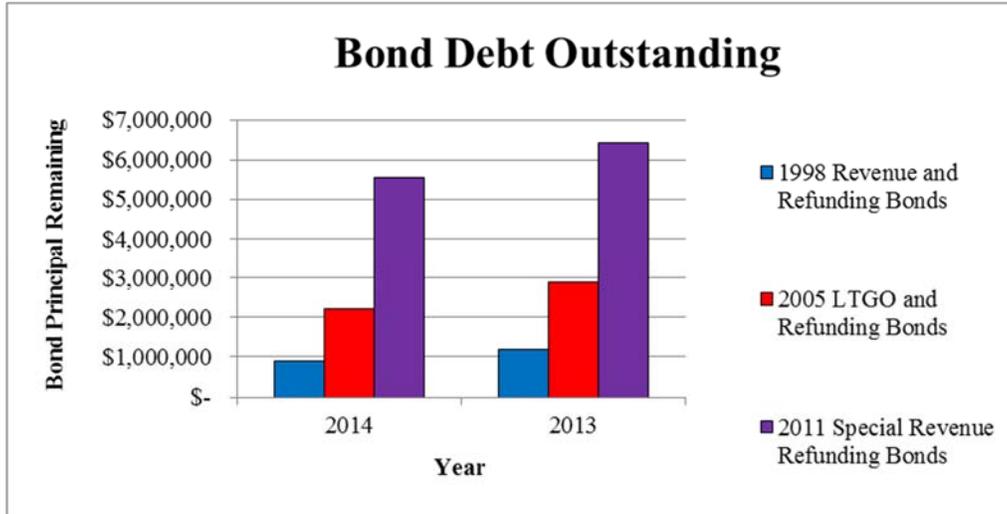


<u>Capital Asset</u>	<u>2014</u>	<u>2013</u>
Land	\$ 4,323,675	\$ 4,323,675
Construction in progress	18,819	27,761
Buildings	16,131,957	15,546,512
Machinery and equipment	1,207,830	1,158,503
Marina and other improvements	36,548,784	36,271,018
	<u>\$ 58,231,065</u>	<u>\$ 57,327,469</u>

The Port maintained capital assets of \$58,231,065 as of December 31, 2014. The book value of the capital assets decreased by \$684,615 in 2014 as a result of investments in capital assets, offset by depreciation charged against revenue in the year. When the Port invests more than depreciation in new capital assets in a year, the book value of its asset base increases.

DEBT

The Port’s current liabilities as of December 31, 2014, are debts that the Port will repay in 2015. The total current liabilities increased by \$88,240 in 2014. Current liabilities include payments for expenses already incurred, accrued interest on the Port’s bonds, customer deposits, and the principal amount of the bond payments due in 2015.



<u>Bond</u>	<u>2014</u>	<u>2013</u>
1998 Revenue and Refunding Bonds	\$ 900,000	\$1,175,000
2005 LTGO and Refunding Bonds	\$2,205,000	\$2,880,000
2011 Special Revenue Refunding Bonds	\$5,552,837	\$6,440,315

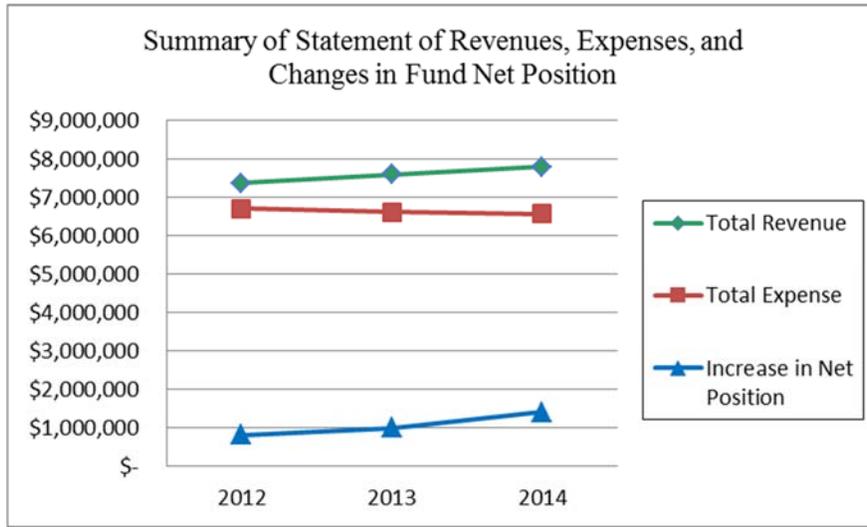
The Port’s long term liabilities decreased by \$1,799,141 in 2014, as the Port made principal payments on its bonds. General Obligation bonds outstanding at December 31, 2014 were \$2,205,000, a decrease of \$675,000 from 2013. Revenue and Refunding bonds outstanding at December 31, 2014 were \$6,452,837, a decrease of \$1,162,478 from the previous year. See Note 10, *Long-Term Debt* in the Notes to the Financial Statements for more information.

FINANCIAL ANALYSIS – REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION

While the Statement of Net Position shows the change in net position, the Statement of Revenues, Expenses, and Changes in Fund Net Position provides answers as to the nature and source of these changes. The Port’s total revenues increased by \$201,078 in 2014. Operating revenues increased by \$207,021 and nonoperating revenues decreased by \$5,943.

Total expenses decreased by \$44,925 in 2014. Operating expenses increased by \$46,434, and nonoperating expenses decreased by \$91,359.

Summary of Statement of Revenues, Expenses, and Changes in Fund Net Position				
	2014	2013	Increase (Decrease)	% Change
Marina Operations Revenues	\$ 5,218,398	\$ 5,157,925	\$ 60,473	1.17%
Property/Lease Rental Operations Revenues	2,137,516	1,990,968	146,548	7.36%
Nonoperating Revenues	442,724	448,667	(5,943)	-1.32%
<b>Total Revenues</b>	<b>7,798,638</b>	<b>7,597,560</b>	<b>201,078</b>	<b>2.65%</b>
Operating Expenses	6,067,294	6,020,860	46,434	0.77%
Nonoperating Expenses	512,028	603,387	(91,359)	-15.14%
<b>Total Expenses</b>	<b>6,579,322</b>	<b>6,624,247</b>	<b>(44,925)</b>	<b>-0.68%</b>
Income before other revenues, expenses, gains, losses, and transfers	1,219,316	973,313	246,003	25.27%
Capital Contributions	134,765	15,235	119,530	784.57%
Extraordinary/Special Items	902	(4,888)	5,790	-118.45%
<b>Increase in Net Position</b>	<b>1,354,983</b>	<b>983,660</b>	<b>371,323</b>	<b>37.75%</b>
Net Position - Beginning	30,736,641	29,741,748	994,893	3.35%
Prior Period Adjustments	52,149	11,233	40,916	-364.25%
<b>Net Position - Ending</b>	<b>\$ 32,143,773</b>	<b>\$ 30,736,641</b>	<b>\$ 1,407,132</b>	<b>4.58%</b>



**PROGRAM IMPACTS**

There is one major program impact facing the Port that could result in material changes in its financial position in the long term.

The Port of Edmonds purchased the Harbor Square land in 1978 from the Union Oil Company. From 1924 to 1968, portions of the property were used as an oil and gasoline depot and distribution facility, a railcar cleaning facility, an asphalt batch plant, and heavy-equipment storage. Several remedial investigations were conducted at the property from 1989 to 2003. In June 2003, a supplemental site investigation was conducted at the direction of the Department of Ecology to further define the extent of contamination identified at the property during previous investigations, to help identify any additional areas of contamination, and to further evaluate any impacts to groundwater. The Port developed a remediation plan based on that investigation.

The estimated costs presented in the plan are for all remediation activities anticipated at the site, which are described as Phase I through Phase III remediation in the report. Phase I and Phase II remediation efforts were essentially completed in 2005 and 2006.

Phase III remediation remains to be completed. The majority of the contamination to be addressed in Phase III remediation is located under existing buildings; some areas of residual contamination (expected to be relatively small) are located outside building footprints, but underneath paved surfaces. Phase III activities were not undertaken due to the inaccessibility of the contaminated areas, although the Port has committed to remediation at such time that the structures at the Harbor Square complex are removed for future development.

The estimated cost of Phase III remediation is expected to range between \$175,000 and \$1,050,000. Please see Note 14, *Pollution Remediation Obligations*, for further information.

## CONTACTING THE PORT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the Port's finances and to show the Port's accountability for the money it receives. If you have questions about this report, or if you need additional financial information, please contact Tina Drennan, Finance Manager, at the Port of Edmonds, 336 Admiral Way, Edmonds, WA 98020, by e-mail at [tdrennan@portofedmonds.org](mailto:tdrennan@portofedmonds.org), or by telephone at (425) 673-2009.

PORT OF EDMONDS  
STATEMENT OF NET POSITION  
DECEMBER 31, 2015

ASSETS

Current Assets

Cash and cash equivalents (Notes 1 and 3)	\$ 7,397,316
Accounts receivable (net of allowance for uncollectibles) (Note 1)	74,211
Taxes receivable (Notes 1 and 4)	8,063
Interest receivable (Note 1)	6,788
Inventory (Note 1)	46,916
Prepaid expenses	<u>133,333</u>
Total Current Assets	<u>7,666,627</u>

Noncurrent Assets

Investments (Note 3)	3,229,179
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Capital Assets

Capital Assets Not Being Depreciated (Note 5)

Land	4,323,675
Construction in progress (Note 6)	522,169

Capital Assets Being Depreciated (Note 5)

Buildings	16,429,775
Marina and other improvements	36,506,802
Machinery and equipment	1,206,471
Less: Accumulated depreciation	<u>(27,367,123)</u>

Total Net Capital Assets	<u>31,621,769</u>
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Total Noncurrent Assets	<u>34,850,948</u>
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TOTAL ASSETS	<u>\$ 42,517,575</u>
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DEFERRED OUTFLOWS OF RESOURCES

Deferred loss on refunding (Note 1)	\$ 12,087
Deferred pension outflow (Notes 1 and 7)	<u>175,833</u>

TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>\$ 187,920</u>
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See accompanying notes to the financial statements.

PORT OF EDMONDS  
STATEMENT OF NET POSITION  
DECEMBER 31, 2015

LIABILITIES

Current Liabilities

Accounts payable	\$ 528,625
Accrued expenses (Note 1)	221,271
Accrued interest payable (Note 10)	5,095
Unearned revenue (Note 13)	87,899
Customer deposits	501,516
Current portion of long-term obligations (Note 10)	<u>931,338</u>
Total Current Liabilities	<u>2,275,744</u>

Noncurrent Liabilities

Employee leave benefits (Note 1)	132,061
General obligation bonds, net of current portion (Note 10)	765,822
Revenue bonds, net of current portion (Note 10)	4,513,951
Other postemployment benefits (Note 8)	546,910
Net pension liability (Notes 1 and 7)	1,353,211
Environmental remediation liability (Note 14)	<u>612,500</u>
Total Noncurrent Liabilities	<u>7,924,455</u>

TOTAL LIABILITIES	<u>10,200,199</u>
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DEFERRED INFLOWS OF RESOURCES

Deferred pension inflows (Notes 1 and 7)	<u>201,416</u>
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NET POSITION

Net investment in capital assets	25,422,745
Unrestricted	<u>6,881,135</u>
TOTAL NET POSITION	<u>\$ 32,303,880</u>

See accompanying notes to the financial statements.

PORT OF EDMONDS  
STATEMENT OF NET POSITION  
DECEMBER 31, 2014

ASSETS	
Current Assets	
Cash and cash equivalents (Notes 1 and 3)	\$ 6,987,250
Restricted Assets (Note 1)	
Cash and cash equivalents (Notes 1 and 3)	178,381
Accounts receivable (net of allowance for uncollectibles) (Note 1)	76,168
Taxes receivable (Notes 1 and 4)	9,627
Interest receivable (Note 1)	7,919
Inventory (Note 1)	49,369
Prepaid expenses	139,122
Total Current Assets	<u>7,447,836</u>
Noncurrent Assets	
Investments (Note 3)	2,211,896
Restricted Assets (Note 1)	
Investments (Notes 1 and 3)	800,483
Capital Assets	
Capital Assets Not Being Depreciated (Note 5)	
Land	4,323,675
Construction in progress (Note 6)	18,819
Capital Assets Being Depreciated (Note 5)	
Buildings	16,131,957
Marina and other improvements	36,548,784
Machinery and equipment	1,207,830
Less: Accumulated depreciation	<u>(25,797,347)</u>
Total Net Capital Assets	<u>32,433,718</u>
Other Noncurrent Assets	
	<u>-</u>
Total Noncurrent Assets	<u>35,446,097</u>
TOTAL ASSETS	<u>\$ 42,893,933</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred loss on refunding (Note 1)	<u>\$ 23,855</u>

See accompanying notes to the financial statements.

PORT OF EDMONDS  
STATEMENT OF NET POSITION  
DECEMBER 31, 2014

LIABILITIES

Current Liabilities

Accounts payable	\$ 77,835
Accrued expenses (Note 1)	275,488
Accrued interest payable (Note 10)	29,045
Unearned revenue (Note 13)	72,816
Customer deposits	458,880
Current portion of long-term obligations (Note 10)	<u>1,177,207</u>
Total Current Liabilities	<u>2,091,271</u>

Noncurrent Liabilities

Employee leave benefits (Note 1)	130,744
General obligation bonds, net of current portion (Note 10)	1,501,622
Revenue bonds, net of current portion (Note 10)	5,980,629
Other postemployment benefits (Note 8)	457,248
Environmental remediation liability (Note 14)	<u>612,500</u>
Total Noncurrent Liabilities	<u>8,682,743</u>

TOTAL LIABILITIES	<u>10,774,014</u>
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DEFERRED INFLOWS OF RESOURCES	<u>-</u>
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NET POSITION

Net investment in capital assets	23,798,115
Restricted for debt service (Note 17)	78,864
Unrestricted	<u>8,266,794</u>
TOTAL NET POSITION	<u>\$ 32,143,773</u>

See accompanying notes to the financial statements.

PORT OF EDMONDS  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION  
FOR THE YEAR ENDED DECEMBER 31, 2015

OPERATING REVENUES (Note 1)	
Marina operations	\$ 5,495,128
Property lease/rental operations	<u>2,256,655</u>
Total Operating Revenues	<u>7,751,783</u>
OPERATING EXPENSES (Note 1)	
General operations	3,215,466
Maintenance	370,604
General and administrative	947,937
Depreciation (Note 5)	<u>1,697,024</u>
Total Operating Expenses	<u>6,231,031</u>
Operating Income	<u>1,520,752</u>
NONOPERATING REVENUES (EXPENSES) (Note 1)	
Investment income (Note 3)	53,141
Taxes levied for general purposes (Note 4)	406,619
Grant proceeds	2,678
Change in fair value of investments (Note 3)	6,576
Loss on disposition of fixed assets	(36,510)
Interest expense (Note 10)	(389,296)
Election expense	<u>(4,680)</u>
Total Nonoperating Revenues (Expenses)	<u>38,528</u>
Increase in net position	<u>1,559,280</u>
Net position as of January 1	32,143,773
Change in accounting principle (Note 15)	(1,387,646)
Prior period adjustment (Note 16)	<u>(11,527)</u>
Net position as of December 31	<u>\$ 32,303,880</u>

See accompanying notes to the financial statements.

PORT OF EDMONDS  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION  
FOR THE YEAR ENDED DECEMBER 31, 2014

OPERATING REVENUES (Note 1)	
Marina operations	\$ 5,218,398
Property lease/rental operations	<u>2,137,516</u>
Total Operating Revenues	<u>7,355,914</u>
OPERATING EXPENSES (Note 1)	
General operations	3,083,392
Maintenance	337,715
General and administrative	984,572
Depreciation (Note 5)	<u>1,661,615</u>
Total Operating Expenses	<u>6,067,294</u>
Operating Income	<u>1,288,620</u>
NONOPERATING REVENUES (EXPENSES) (Note 1)	
Investment income (Note 3)	34,435
Taxes levied for general purposes (Note 4)	407,409
Grant proceeds	880
Loss on disposition of fixed assets	(2,526)
Interest expense (Note 10)	(494,673)
Decrease in fair value of investments (Note 3)	<u>(14,829)</u>
Total Nonoperating Revenues (Expenses)	<u>(69,304)</u>
Income before other revenues, expenses, gains, losses, and transfers	1,219,316
Capital contributions (Note 15)	134,765
Property damage expenses, net of reimbursements (Note 15)	<u>902</u>
Increase in net position	<u>1,354,983</u>
Net position - beginning of period	30,736,641
Prior period adjustments (Note 16)	<u>52,149</u>
Net position - end of period	<u>\$ 32,143,773</u>

See accompanying notes to the financial statements.

PORT OF EDMONDS  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2015

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers (Note 1)	\$ 7,799,932
Payments to suppliers	(1,664,820)
Payments to employees	<u>(2,382,245)</u>
Net cash provided by operating activities	<u>3,752,867</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Proceeds from property taxes (Note 4)	408,183
Nonoperating receipts	2,678
Nonoperating expenses (Note 1)	<u>(4,680)</u>
Net cash provided by noncapital financing activities	<u>406,181</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchases and construction of capital assets (Note 5)	(921,585)
Principal paid on capital debt (Note 10)	(2,447,548)
Interest paid on capital debt (Note 10)	<u>(402,279)</u>
Net cash used by capital and related financing activities	<u>(3,771,412)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Maturities of investments (Note 3)	805,000
Purchases of investments (Note 3)	(1,002,925)
Interest and dividends	<u>41,974</u>
Net cash used by investing activities	<u>(155,951)</u>
Net increase in cash and cash equivalents	231,685
Balances - beginning of the year	<u>7,165,631</u>
Balances - end of the year (Note 1)	<u><u>7,397,316</u></u>

See accompanying notes to the financial statements.

PORT OF EDMONDS  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2015

Reconciliation of Operating Income to Net Cash Provided by Operating Activities	
Operating income	1,520,752
Adjustments to reconcile operating income to net cash provided by operating activities	
Depreciation expense (Note 5)	1,697,024
Changes in assets and liabilities	
(Increase)/decrease in accounts receivable	(9,570)
(Increase)/decrease in inventory	2,453
(Increase)/decrease in prepaid expenses	5,789
Increase/(decrease) in accounts payable	450,790
Increase/(decrease) in accrued expenses	(54,216)
Increase/(decrease) in customer deposits	42,636
Increase/(decrease) in unearned revenue	15,083
Increase/(decrease) in employee benefits payable	82,126
Net cash provided by operating activities	<u>\$ 3,752,867</u>
Schedule of Non-Cash Activities	
Change in Fair Value of Investments	6,576

See accompanying notes to the financial statements.

PORT OF EDMONDS  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2014

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from customers (Note 1)	\$ 7,350,399
Payments to suppliers	(2,072,294)
Payments to employees	<u>(2,213,823)</u>
Net cash provided by operating activities	<u>3,064,282</u>
 <b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>	
Proceeds from property taxes (Note 4)	405,924
Nonoperating receipts	1,782
Nonoperating expenses (Note 1)	<u>-</u>
Net cash provided by noncapital financing activities	<u>407,706</u>
 <b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Proceeds from capital grant	134,765
Purchases and construction of capital assets (Note 5)	(925,810)
Principal paid on capital debt (Note 10)	(1,837,479)
Interest paid on capital debt (Note 10)	<u>(489,129)</u>
Net cash used by capital and related financing activities	<u>(3,117,653)</u>
 <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Maturities of investments (Note 3)	806,877
Purchases of investments (Note 3)	(1,546,302)
Interest and dividends	<u>30,234</u>
Net cash used by investing activities	<u>(709,191)</u>
Net decrease in cash and cash equivalents	(354,856)
Balances - beginning of the year	<u>7,520,487</u>
Balances - end of the year (Note 1)	<u><u>7,165,631</u></u>

See accompanying notes to the financial statements.

PORT OF EDMONDS  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2014

Reconciliation of Operating Income to Net Cash Provided by Operating Activities	
Operating income	1,288,620
Adjustments to reconcile operating income to net cash provided by operating activities	
Depreciation expense (Note 5)	1,661,615
Changes in assets and liabilities	
(Increase)/decrease in accounts receivable	(26,935)
(Increase)/decrease in inventory	17,500
(Increase)/decrease in prepaid expenses	(12,923)
Increase/(decrease) in accounts payable	(145,461)
Increase/(decrease) in accrued expenses	171,379
Increase/(decrease) in customer deposits	51,699
Increase/(decrease) in unearned revenue	(30,279)
Increase/(decrease) in employee leave benefits	35,450
Increase/(decrease) in other post-employment benefits	53,617
Net cash provided by operating activities	<u>\$ 3,064,282</u>
Schedule of Non-Cash Activities	
Unrealized Loss on Investments	14,829
Other Postemployment Benefits (OPEB)	53,617

See accompanying notes to the financial statements.

PORT OF EDMONDS  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2015

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Port of Edmonds (the Port) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The significant accounting policies are described below.

A. Reporting Entity

The Port was incorporated in December 1948, and operates under the laws of the State of Washington applicable to public port districts. The Port is a special purpose government and provides marina and property lease/rental operations to the general public and is supported primarily through user charges. The Port is governed by an elected five member board.

As required by generally accepted accounting principles, management has considered all potential component units in defining the reporting entity. The Port has no component units.

B. Basis of Accounting and Reporting

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

Funds are accounted for on a cost of services or an economic resources measurement focus. This means that all assets and all liabilities (whether current or noncurrent) associated with the Port's activity are included on the statements of net position. The reported fund position is segregated into net investment in capital assets, and restricted and unrestricted components of net position. Operating statements present increases (revenues and gains) and decreases (expenses and losses) in net position. The Port discloses changes in cash flows by a separate statement that presents its operating, noncapital financing, capital and related financing, and investing activities.

The Port uses the full-accrual basis of accounting where revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Capital asset purchases are capitalized and depreciated over their useful life, and long-term liabilities are accounted for in the appropriate fund.

The Port distinguishes between operating revenues and expenses and nonoperating ones. Operating revenues and expenses result from providing services and producing and delivering goods in connection with the Port's principal ongoing operations. The principal operating revenues of the Port are charges to customers for boating services. The Port also recognizes land and building lease revenue as operating revenue. Operating expenses for the Port include general operations, maintenance, general and administrative, and depreciation. Revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

C. Assets, Liabilities, and Net Position

1. Cash and Cash Equivalents

It is the Port's policy to invest all temporary cash surpluses. At December 31, 2015, the treasurer was holding \$7,397,316 in short-term residual investments of surplus cash. This amount is classified on the Statement of Net Position as cash and cash equivalents.

The amounts reported as cash and cash equivalents also include compensating balances maintained with certain banks in lieu of payments for services rendered. The average compensating balances maintained during 2015 were approximately \$452,000.

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

2. Receivables

Accounts receivable consist of amounts owed from private individuals or organizations for goods and services, including amounts owed for which billings have not been prepared. Receivables have been recorded net of estimated uncollectible amounts of \$74,211 at December 31, 2015.

Taxes receivable consists of property taxes and related interest and penalties (See Note 4, *Property Taxes*).

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

3. Inventory

Inventory is valued by the FIFO (first-in, first-out basis) cost method, which approximates market value.

4. Restricted Assets

In accordance with the 1998 Revenue and Refunding Bond resolutions, separate restricted accounts were required. In 2015, the Port called and retired the remaining 1998 Revenue and Refunding Bonds and closed the restricted accounts containing resources for debt service. Specific debt service reserve requirements are described in Note 10, *Long-Term Debt*.

5. Capital Assets and Depreciation - See Note 5, Capital Assets and Depreciation.

6. Other Property and Investments – See Note 3, Deposits and Investments.

7. Deferred Outflows/Inflows of Resources

In 2005, the Port of Edmonds refunded \$3,620,000 of its 1997 General Obligation Bonds for \$3,925,000. The difference was recorded as a deferred loss on refunding. The Port implemented GASB Statement Number 65 in 2012. As part of the implementation, the deferred loss on refunding is now shown as a deferred outflow of resources instead of deferred interest on the Statement of Net Position.

8. Employee Leave Benefits

Employee leave benefits are absences for which employees will be paid, such as vacation and holiday leave. The Port records employee leave benefits as an expense and liability when earned.

Each employee may carry forward 120 hours of vacation pay to the following year. Unused vacation pay is payable upon separation, retirement, or death. Sick leave may accumulate up to 1,000 hours. Beginning in 2014, the Executive Director's contract allows him to be compensated for 100% of his sick pay upon termination. The Port began accruing this in 2014. No accrual is made for sick pay for other employees as it expires if unused.

9. Pensions

The Port of Edmonds implemented GASB Statement Number 68, Accounting and Financial Reporting for Pensions, in 2015. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, as well as information about the fiduciary net position of all state sponsored pension plans and additions to and

deductions from those plans' fiduciary net position have been determined on the same basis as they are reported by the Washington State Department of Retirement Systems. 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.

10. Accrued Expenses

Accrued expenses consist of accrued leasehold, payroll, sales, and business taxes, employee withholdings, wages payable, and abandoned property.

11. Long-Term Debt - See Note 10, *Long-Term Debt*.

12. Other Credits –See Note 13, *Other Debits (Credits)*.

NOTE 2 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

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

NOTE 3 – DEPOSITS AND INVESTMENTS

A. Deposits

The Port's deposits and certificates of deposit 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).

B. Investments Authorized

The Port may invest in all types of securities approved by State law. Those securities include:

1. Savings or time accounts, including certificates of deposit, in designated qualified public depositories in accordance with RCW 39.58.
2. Certificates of deposit in commercial banks, savings and loan associations, and mutual savings banks doing business in this state, but not holding collateral pursuant to RCW 39.58, in an amount not in excess of FDIC or FSLIC insurance coverage.
3. Certificates, notes, or bonds of the United States, or other obligations of the U.S. government or its agencies, or of any corporation wholly owned by the government of the United States.

4. Federal home loan bank notes and bonds, Federal land bank bonds, Federal national mortgage association notes, debentures, and guaranteed certificates of participation.
5. Obligations of any other government sponsored corporation whose obligations are or may become eligible as collateral for advances to member banks as determined by the board of governors of the federal reserve systems.
6. Bonds of the state of Washington and any local government in the State of Washington that carry one of the three highest ratings of a nationally recognized rating agency.
7. General obligation bonds of a state other than the state of Washington and general obligation bonds of a local government of a state other than the state of Washington that carry one of the three highest ratings of a nationally recognized rating agency.
8. Shares of money market funds with portfolios consisting of securities otherwise authorized by law for investment by local governments.
9. Washington State Local Government Investment Pool.

Port staff invests surplus cash according to Port Resolution Number 13-12. Investment objectives, in priority order, are safety, liquidity, and return on investment.

C. As of December 31, 2015, the Port had the following investments:

<u>Investment</u>	<u>Matures</u>	<u>Fair Value</u>
Federal Home Loan Mortgage Corp	10/14/2016	500,431
Federal Home Loan Bank	2/28/2017	497,685
FICO STRIP PRN	11/30/2017	495,816
Federal National Mortgage Association	1/30/2018	497,517
Federal Farm Credit Bank	11/6/2018	247,745
Federal National Mortgage Association	6/13/2019	245,784
Federal Home Loan Bank	11/8/2019	245,007
Federal Farm Credit Bank	9/22/2020	499,196
		\$3,229,179

As investments in the Washington Local Government Investment Pool have a maturity of three months or less when purchased, deposits in the Investment Pool are included in cash and cash equivalents.

D. Custodial Credit Risk

Custodial credit risk is the risk that in event of a failure of the counterparty to an

investment transaction, the Port would not be able to recover the value of the investment or collateral securities. All security transactions entered into by the Port of Edmonds are conducted on a delivery-versus-payment (DVP) basis. Securities purchased by the Port are delivered against payment and held in a custodial safekeeping account. The Port has designated U.S. Bank as the third party custodian. Safekeeping receipts evidence all transactions. None of the Port’s investments are held by counterparties.

E. Interest Rate Risk

Interest rate risk is the risk that an investment’s fair value decreases as market interest rates increase. Through its investment policy, the Port manages its exposure to fair value losses arising from increasing interest rates by setting maturity and effective duration limits for the Port’s Investment Portfolio. Securities within the portfolio are limited to maturity lengths of five years.

F. Change in Fair Value of Investments

Change in fair value of investments of \$6,576 is the difference between the price at December 31, 2014 or at which the Port of Edmonds purchased the securities, whichever is later, and the fair value at December 31, 2015. GASB Statement Number 31, paragraph 7, requires the Port to “...report investments at fair value in the balance sheets. Fair value is the amount at which an investment could be exchanged in a current transaction between willing parties...” The market value or fair value is reported to the Port by U.S. Bank, the Port’s third party safekeeping bank. If the Port holds the investments to maturity or call date, there will be no realized loss or gain.

NOTE 4 – PROPERTY TAXES

The county treasurer acts as an agent to collect property taxes levied in the county for all taxing authorities.

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

Property taxes are recorded as a receivable when levied, offset by an unearned revenue. During the year, property tax revenues are recognized equally over all twelve months. Property tax collected in advance of the fiscal year to which it applies is recorded as a deferred inflow and recognized as revenue of the period to which it applies. No allowance for uncollectible tax is established because delinquent taxes are considered fully collectible. Prior year tax levies were recorded using the same principle, and delinquent taxes are evaluated annually.

The Port may levy up to \$0.45 per \$1,000 of assessed valuation for general governmental services. Washington State Constitution and Washington State law, RCW 84.55.010, limit the rate. The Port may also levy taxes at a lower rate.

The Port's regular levy for 2015 was approximately \$0.099 per \$1,000 on an assessed valuation of \$4,040,298,083 for a total regular tax levy of \$400,000.

NOTE 5 – CAPITAL ASSETS AND DEPRECIATION

Capital assets include land, buildings, equipment, and improvements. Capital assets are defined by the Port as assets with an initial individual cost of more than \$3,000 and an estimated useful life in excess of 1 year. Such assets are recorded at historical cost or estimated historical cost, where historical cost is not known. Donated capital assets are recorded at acquisition value at the date of donation.

Costs for additions or improvements to capital assets are capitalized when they increase the effectiveness or efficiency of the asset. The costs for normal maintenance and repairs are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of the capital assets is included as part of the capitalized value of the assets constructed.

The Port has acquired certain assets with funding provided by federal and state financial assistance programs. Depending on the terms of the agreements involved, the federal and state governments could retain an equity interest in these assets. However, the Port has sufficient legal interest to accomplish the purposes for which the assets were acquired, and has included such assets within the applicable account.

When an asset is sold, retired, or otherwise disposed of, the original cost of the property and the cost of installation, less salvage, is removed from the Port of Edmonds' capital asset accounts, accumulated depreciation is charged with the accumulated depreciation related to the property sold, and the net gain or loss on disposition is credited or charged to income.

Depreciation expense is charged to operations to allocate the cost of capital assets over their estimated useful lives, using the straight-line method based on the following estimated useful lives:

Buildings and Structures	10 to 50 years
Machinery and Equipment	3 to 15 years
Other Improvements	5 to 99 years

Capital assets activity for the year ended December 31, 2015, was as follows:

	Beginning			Ending
	Balance 1/1/2015	Increases	Decreases	Balance 12/31/2015
Capital assets, not being depreciated				
Land	\$ 4,323,675	\$ -	\$ -	\$ 4,323,675
Construction in progress	18,819	903,412	400,062	522,169
<b>Total capital assets, not being depreciated</b>	<b>4,342,494</b>	<b>903,412</b>	<b>400,062</b>	<b>4,845,844</b>
Capital assets, being depreciated				
Buildings	16,131,957	343,760	45,942	16,429,775
Marina and other improvements	36,548,784	56,217	98,199	36,506,802
Machinery and equipment	1,207,830	18,256	19,615	1,206,471
<b>Total capital assets being depreciated</b>	<b>53,888,571</b>	<b>418,233</b>	<b>163,756</b>	<b>54,143,048</b>
Less accumulated depreciation for				
Buildings	5,935,350	653,059	36,797	6,551,613
Marina and other improvements	19,043,839	979,118	70,836	19,952,122
Machinery and equipment	818,158	64,846	19,615	863,389
<b>Total accumulated depreciation</b>	<b>25,797,347</b>	<b>\$ 1,697,024</b>	<b>\$ 127,248</b>	<b>\$ 27,367,123</b>
<b>Total capital assets, being depreciated, net</b>	<b>\$ 28,091,224</b>			<b>\$ 26,775,925</b>

**NOTE 6 – CONSTRUCTION AND OTHER SIGNIFICANT COMMITMENTS**

The Port has active construction projects as of December 31, 2015. At year-end, the Port's commitments with contractors are as follows:

Project	Spent to Date	Remaining Commitment
New Restrooms	\$ 512,859	\$ 9,438
I Dock Electrical	\$ 9,310	\$ 44,648
	<u>\$ 522,169</u>	<u>\$ 54,086</u>

NOTE 7 – PENSION PLANS

The following table represents the aggregate pension amounts for all plans subject to the requirements of the GASB Statement 68, *Accounting and Financial Reporting for Pensions* for the year 2015:

<b>Aggregate Pension Amounts – All Plans</b>	
Pension liabilities	\$ 1,353,211
Pension assets	\$ -
Deferred outflows of resources	\$ 175,833
Deferred inflows of resources	\$ 201,416
Pension expense/expenditures	\$ 145,269

**State Sponsored Pension Plans**

Substantially all of the Port’s full-time and qualifying part-time employees participate in one of the following statewide retirement systems administered by the Washington State Department of Retirement Systems, under cost-sharing, multiple-employer public employee defined benefit and defined contribution retirement plans. The State Legislature establishes, and amends laws pertaining to the creation and administration of all State public retirement systems.

The Department of Retirement Systems (DRS), a department within the primary government of the State of Washington, issues a publicly available comprehensive annual financial report (CAFR) that includes financial statements and required supplementary information for each plan. The DRS CAFR may be obtained by writing to:

Department of Retirement Systems  
Communications Unit  
P.O. Box 48380  
Olympia, WA 98540-8380

Or the DRS CAFR may be downloaded from the DRS website at [www.drs.wa.gov](http://www.drs.wa.gov).

**Public Employees’ Retirement System (PERS)**

PERS members include elected officials; state employees; employees of the Supreme, Appeals and Superior Courts; employees of the legislature; employees of district and municipal courts; employees of local governments; and higher education employees not participating in higher education retirement programs. PERS is comprised of three separate pension plans for membership purposes. PERS plans 1 and 2 are defined benefit plans, and PERS plan 3 is a defined benefit plan with a defined contribution component.

**PERS Plan 1** provides retirement, disability and death benefits. Retirement benefits are determined as two percent of the member’s average final compensation (AFC) times the member’s years of service. The AFC is the average of the member’s 24 highest consecutive service months. Members are eligible for retirement from active status at any age with at least 30 years of service, at age 55 with at least 25 years of service, or at age 60 with at least five years of service. Members retiring from active status prior to the age of 65 may receive actuarially reduced benefits. Retirement benefits are actuarially reduced to reflect the choice of a survivor benefit. Other benefits include duty and non-duty disability payments, an optional cost-of-living adjustment (COLA), and a one-time duty-related death benefit, if found eligible by the Department of Labor and Industries. PERS 1 members were vested after the completion of five years of eligible service. The plan was closed to new entrants on September 30, 1977.

Contributions

The **PERS Plan 1** member contribution rate is established by State statute at 6 percent. The employer contribution rate is developed by the Office of the State Actuary and includes an administrative expense component that is currently set at 0.18 percent. Each biennium, the State Pension Funding Council adopts Plan 1 employer contribution rates. The PERS Plan 1 required contribution rates (expressed as a percentage of covered payroll) for 2015 were as follows:

<b>PERS Plan 1</b>		
<b>Actual Contribution Rates:</b>	<b>Employer</b>	<b>Employee*</b>
January through June 2015	9.21%	6.00%
July through December 2015	11.18%	6.00%

\* For employees participating in JBM, the contribution rate was 12.26%

The Port’s actual contributions to the plan were \$6,896 for the year ended December 31, 2015. The Plan 2/3 employer rates include a component to address the PERS Plan 1 UAAL and an administrative expense that is currently set at 0.18 percent. GASB 68 requires the Port to show the component to address the PERS Plan 1 UAAL with the PERS Plan 1 contributions. The PERS Plan 1 UAAL contributions for the year ended December 31, 2015 were \$64,460. PERS Plan 1 contributions plus PERS Plan 1 UAAL contributions for the year ended December 31, 2015 total \$71,356.

**PERS Plan 2/3** provides retirement, disability and death benefits. Retirement benefits are determined as two percent of the member’s average final compensation (AFC) times the member’s years of service for Plan 2 and 1 percent of AFC for Plan 3. The AFC is the average of the member’s 60 highest-paid consecutive service months. There is no cap on years of service credit. Members are eligible for retirement with a full benefit at 65 with at least five years of service credit. Retirement before age 65 is considered an early retirement. PERS Plan 2/3 members who have at least 20 years of service credit and are 55 years of age or older, are eligible for early retirement with a benefit that is reduced by a factor that varies according to age for each

year before age 65. PERS Plan 2/3 members who have 30 or more years of service credit and are at least 55 years old can retire under one of two provisions:

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

PERS Plan 2/3 members hired on or after May 1, 2013 have the option to retire early by accepting a reduction of five percent for each year of retirement before age 65. This option is available only to those who are age 55 or older and have at least 30 years of service credit. PERS Plan 2/3 retirement benefits are also actuarially reduced to reflect the choice of a survivor benefit. Other PERS Plan 2/3 benefits include duty and non-duty disability payments, a cost-of-living allowance (based on the CPI), capped at three percent annually and a one-time duty related death benefit, if found eligible by the Department of Labor and Industries. PERS 2 members are vested after completing five years of eligible service. Plan 3 members are vested in the defined benefit portion of their plan after ten years of service; or after five years of service if 12 months of that service are earned after age 44.

**PERS Plan 3** defined contribution benefits are totally dependent on employee contributions and investment earnings on those contributions. PERS Plan 3 members choose their contribution rate upon joining membership and have a chance to change rates upon changing employers. As established by statute, Plan 3 required defined contribution rates are set at a minimum of 5 percent and escalate to 15 percent with a choice of six options. Employers do not contribute to the defined contribution benefits. PERS Plan 3 members are immediately vested in the defined contribution portion of their plan.

Contributions

The **PERS Plan 2/3** employer and employee contribution rates are developed by the Office of the State Actuary to fully fund Plan 2 and the defined benefit portion of Plan 3. The Plan 2/3 employer rates include a component to address the PERS Plan 1 UAAL and an administrative expense that is currently set at 0.18 percent. Each biennium, the State Pension Funding Council adopts Plan 2 employer and employee contribution rates and Plan 3 contribution rates. The PERS Plan 2/3 required contribution rates (expressed as a percentage of covered payroll) for 2015 were as follows:

<b>PERS Plan 2/3</b>		
<b>Actual Contribution Rates:</b>	<b>Employer 2/3</b>	<b>Employee 2*</b>
January through June 2015	9.21%	4.92%
July through December 2015	11.18%	6.12%
Employee PERS Plan 3		varies

\* For employees participating in JBM, the contribution rate was 15.30%

The Port's actual contributions to the plan were \$147,225 for the year ended December 31, 2015. \$64,460 of the contributions are attributable to PERS Plan 1 UAAL and \$82,765 are attributable to PERS Plans 2/3.

### **Actuarial Assumptions**

The total pension liability (TPL) for each of the DRS plans was determined using the most recent actuarial valuation completed in 2015 with a valuation date of June 30, 2014. The actuarial assumptions used in the valuation were based on the results of the Office of the State Actuary's (OSA) *2007-2012 Experience Study*.

Additional assumptions for subsequent events and law changes are current as of the 2014 actuarial valuation report. The TPL was calculated as of the valuation date and rolled forward to the measurement date of June 30, 2015. Plan liabilities were rolled forward from June 30, 2014, to June 30, 2015, reflecting each plan's normal cost (using the entry-age cost method), assumed interest and actual benefit payments.

- **Inflation:** 3% total economic inflation; 3.75% salary inflation
- **Salary increases:** In addition to the base 3.75% salary inflation assumption, salaries are also expected to grow by promotions and longevity.
- **Investment rate of return:** 7.5%

Mortality rates were based on the RP-2000 report's Combined Healthy Table and Combined Disabled Table, published by the Society of Actuaries. The OSA applied offsets to the base table and recognized future improvements in mortality by projecting the mortality rates using 100 percent Scale BB. Mortality rates are applied on a generational basis; meaning, each member is assumed to receive additional mortality improvements in each future year throughout his or her lifetime.

There were minor changes in methods and assumptions since the last valuation.

- The OSA updated demographic assumptions, consistent with the changes from the *2007-2012 Experience Study Report*, used when valuing the PERS 1 and TERS 1 Basic Minimum COLA.
- The OSA corrected how valuation software calculates a member's entry age under the entry age normal actuarial cost method. Previously, the funding age was rounded, resulting in an entry age one year higher in some cases.
- For purposes of calculating the Plan 2/3 Entry Age Normal Cost contribution rates, the OSA now uses the current blend of Plan 2 and Plan 3 salaries rather than using a long-term membership assumption of two-thirds Plan 2 members and one-third Plan 3 members.
- The OSA changed the way it applies salary limits, as described in the *2007-2012 Experience Study Report*.

## Discount Rate

The discount rate used to measure the total pension liability for all DRS plans was 7.5 percent.

To determine that rate, an asset sufficiency test included an assumed 7.7 percent long-term discount rate to determine funding liabilities for calculating future contribution rate requirements. Consistent with the long-term expected rate of return, a 7.5 percent future investment rate of return on invested assets was assumed for the test. Contributions from plan members and employers are assumed to continue being made at contractually required rates (including PERS 2/3, PSERS 2, SERS 2/3, and TRS 2/3 employers, whose rates include a component for the PERS 1, and TRS 1 plan liabilities). Based on these assumptions, the pension plans' 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 of 7.5 percent was used to determine the total liability.

## Long-Term Expected Rate of Return

The long-term expected rate of return on the DRS pension plan investments of 7.5 percent was determined using a building-block-method. The Washington State Investment Board (WSIB) used a best estimate of expected future rates of return (expected returns, net of pension plan investment expense, including inflation) to develop each major asset class. Those expected returns make up one component of WSIB's capital market assumptions. The WSIB uses the capital market assumptions and their target asset allocation to simulate future investment returns at various future times. The long-term expected rate of return of 7.5 percent approximately equals the median of the simulated investment returns over a 50-year time horizon.

## Estimated Rates of Return by Asset Class

Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2015, are summarized in the table below. The inflation component used to create the table is 2.2 percent and represents the WSIB's most recent long-term estimate of broad economic inflation.

Asset Class	Target Allocation	% Long-Term Expected Real Rate of Return Arithmetic
Fixed Income	20%	1.70%
Tangible Assets	5%	4.40%
Real Estate	15%	5.80%
Global Equity	37%	6.60%
Private Equity	23%	9.60%
	<b>100%</b>	

## Sensitivity of NPL

The table below presents the Port's proportionate share of the net pension liability calculated using the discount rate of 7.5 percent, as well as what the Port's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (6.5 percent) or 1-percentage point higher (8.5 percent) than the current rate.

	<b>1% Decrease (6.5%)</b>	<b>Current Discount Rate (7.5%)</b>	<b>1% Increase (8.5%)</b>
PERS 1	\$ 916,834	\$ 753,045	\$ 612,201
PERS 2/3	\$ 1,754,918	\$ 600,166	\$ (283,983)

## Pension Plan Fiduciary Net Position

Detailed information about the State's pension plans' fiduciary net position is available in the separately issued DRS financial report.

## Pension Liabilities (Assets), Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2015, the Port reported a total pension liability of \$1,353,211 for its proportionate share of the net pension liabilities as follows:

	<b>Liability (or Asset)</b>
PERS 1	\$ 753,045
PERS 2/3	\$ 600,166

At June 30, the Port's proportionate share of the collective net pension liabilities was as follows:

	<b>Proportionate Share 6/30/14</b>	<b>Proportionate Share 6/30/15</b>	<b>Change in Proportion</b>
PERS 1	0.014002%	0.014396%	0.000394%
PERS 2/3	0.016014%	0.016797%	0.000783%

Employer contribution transmittals received and processed by the DRS for the fiscal year ended June 30 are used as the basis for determining each employer's proportionate share of the collective pension amounts reported by the DRS in the *Schedules of Employer and Nonemployer Allocations* for all plans except LEOFF 1. The Port of Edmonds does not participate in LEOFF 1.

The collective net pension liability (asset) was measured as of June 30, 2015, and the actuarial valuation date on which the total pension liability (asset) is based was as of June 30, 2014, with update procedures used to roll forward the total pension liability to the measurement date.

## Pension Expense

For the year ended December 31, 2015, the Port recognized pension expense as follows:

	<b>Pension Expense</b>
PERS 1 + Plan 1 UAAL	\$ 66,850
PERS 2/3	\$ 78,419
<b>TOTAL</b>	<b>\$ 145,269</b>

**Deferred Outflows of Resources and Deferred Inflows of Resources**

At December 31, 2015, the Port reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

<b>PERS 1</b>	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Difference between expected and actual experience	\$ -	\$ -
Net difference between projected and actual investment earnings on pension plan investments	\$ -	\$ 41,200
Changes of assumptions	\$ -	\$ -
Changes in proportion and differences between contributions and proportionate share of contributions		
Contributions subsequent to the measurement date	\$ 39,389	
<b>TOTAL</b>	<b>\$ 39,389</b>	<b>\$ 41,200</b>

<b>PERS 2 &amp; 3</b>	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Difference between expected and actual experience	\$ 63,798	\$ -
Net difference between projected and actual investment earnings on pension plan investments	\$ -	\$ 160,216
Changes of assumptions	\$ 967	\$ -
Changes in proportion and differences between contributions and proportionate share of contributions	\$ 25,194	
Contributions subsequent to the measurement date	\$ 46,485	
<b>TOTAL</b>	<b>\$ 136,444</b>	<b>\$ 160,216</b>

Deferred outflows of resources related to pensions resulting from the Port’s contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2016. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<b>Year Ended December 31</b>	<b>PERS 2/3</b>
2016	\$ 7,410
2017	\$ 7,410
2018	\$ 7,410
2019	\$ 2,964
2020	\$ -
Thereafter	\$ -

**NOTE 8 – OTHER POSTEMPLOYMENT BENEFIT (OPEB) PLANS**

In June 2004, the Governmental Accounting Standards Board issued GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*. The Port adopted this standard in 2009.

As per the GASB Statement No. 45 Summary, “In addition to pensions, many state and local governmental employers provide other postemployment benefits (OPEB) as part of the total compensation offered to attract and retain the services of qualified employees. OPEB includes postemployment healthcare, as well as other forms of postemployment benefits (for example, life insurance) when provided separately from a pension plan. This Statement establishes standards for the measurement, recognition, and display of OPEB expenses/expenditures and related liabilities (assets), note disclosures, and if applicable, required supplementary information (RSI) in the financial reports of state and local governmental employers.”

**A. Plan Description**

The Port of Edmonds provides medical, dental, life, and long-term disability insurance to its employees and Commissioners through the Washington State Public Employees Benefit Board (PEBB). Port employees who end public employment are eligible to continue PEBB insurance coverage as a retiree if they retire under the public employees’ retirement system and are vested in that system.

Other post-employment benefits (OPEB) are benefits provided to retired employees beyond those provided by their pension plans. Such benefits include medical, prescription drug, life, dental, vision, disability, and long-term care insurance. PEBB offers retirees access to all of these benefits. However, PEBB employers provide monetary assistance, or subsidies, only for medical, prescription drug, life, and vision insurance.

The OPEB relationship between PEBB employers and their employees and retirees is not formalized in a contract or plan document. Rather, the benefits are provided in accordance with a substantive plan. A substantive plan is one in which the plan terms are understood by the

employers and plan members. This understanding is based on communications between the employers and plan members and the historical pattern of practice with regard to the sharing of benefit costs.

The Office of the State Actuary, a department within the primary government of the State of Washington, issues a publicly available Other Post-Employment Benefits Actuarial Valuation Report. The Other Post-Employment Benefits Actuarial Valuation Report may be obtained by writing to: Office of the State Actuary, PO Box 40914, Olympia, Washington 98504-0914 or it may be downloaded from the Office of the State Actuary website at <http://osa.leg.wa.gov>.

#### B. Subsidies

The Washington State Health Care Authority (HCA) administers PEBB plan benefits. For medical insurance coverage, the HCA has two claims pools: one covering employees and non-Medicare eligible retirees, and the other covering retirees enrolled in Medicare Parts A and B. Each participating employer pays a portion of the premiums for active employees. For retirees, participating employers provide two different subsidies: an explicit subsidy and an implicit subsidy.

The explicit subsidy, permitted under RCW 41.05.085, is a straightforward, set dollar amount for a specific group of people. The explicit subsidy lowers the monthly premium paid by retired members enrolled in Medicare Parts A and B. PEBB determines the amount of the explicit subsidy annually.

The implicit subsidy, set up under RCW 41.05.022, is more complex because it is not a direct payment from the employer on behalf of the member. Since claims experience for employees and non-Medicare eligible retirees are pooled when determining premiums, these retired members pay a premium based on a pool of members that, on average, are younger and healthier. There is an implicit subsidy from the employee group since the premiums paid by the retirees are lower than they would have been if the retirees were insured separately. The subsidies are valued using the difference between the age-based claims costs and the premium paid by the retirees.

PEBB has also historically provided subsidized basic life insurance (Plan A) coverage to retirees. This was an explicit life insurance subsidy set up by the PEBB Board and approved as part of the budget process. However, beginning January 1, 2012, the PEBB Board eliminated the explicit life insurance subsidy on a permanent basis.

Before 2009, these subsidies were not projected and accounted for under accrual basis accounting. Accrual accounting is meant to match the timing between when something occurs and when it is accounted for. In this case, it is meant to match the expense to the year in which the benefits are earned by the member.

#### C. Funding Policy

Pay-as-you-go funding occurs when an employer chooses to contribute (pay) for benefits only when they occur or become due (after retirement). Before 2009, this cost was expensed as the

Port paid the current year's subsidies. However, the unfunded liability, which is the difference between what the Port accrues (assuming on-going future payments) and what the Port currently pays, was growing and was not accounted for under the pay-as-you-go method.

GASB Statement No. 45 was created in an attempt to:

- Create financial transparency.
- Create better alignment between public and private sector accounting.
- Provide clarity among bargaining groups to show the true cost of benefits over time.
- Provide employers knowledge of the true cost of benefits over time.
- Provide investors knowledge of the true long-term liabilities.
- Show the decision makers a cost that they need to recognize.

The Port funds the implicit and explicit subsidies on a pay-as-you-go basis, meaning that Port pays these costs as they occur or become due.

D. Annual OPEB Cost and Net OPEB Obligation

The Port's annual other postemployment benefit (OPEB) cost is calculated based upon the annual required contribution (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover the normal cost each year and amortize any unfunded actuarial liabilities over a period of thirty years as of January 1, 2009. The following table shows the components of the Port's annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the Port's net OPEB. The net OPEB obligation of \$546,910 is included as a noncurrent liability in the Statement of Net Position.

	Fiscal Year Ending <u>12/31/2013</u>	Fiscal Year Ending <u>12/31/2014</u>	Fiscal Year Ending <u>12/31/2015</u>
<b>Determination of Annual Required Contribution:</b>			
Normal Cost at Year End	\$ 51,777	\$ 34,478	\$ 55,676
Amortization of Unfunded Actuarial Accrued Liability	46,194	30,953	48,875
Annual Required Contribution	<u>\$ 97,971</u>	<u>\$ 65,431</u>	<u>\$ 104,551</u>
<b>Determination of Annual OPEB Cost:</b>			
Annual Required Contribution	\$ 97,971	\$ 65,431	\$ 104,551
Net OPEB Obligation Interest	14,223	16,145	18,290
Net OPEB Obligation Amortization	(19,404)	(23,342)	(26,443)
Annual OPEB Cost	<u>\$ 92,790</u>	<u>\$ 58,234</u>	<u>\$ 96,398</u>
<b>Determination of Net OPEB Obligation:</b>			
Starting Net OPEB Obligation	\$ 316,068	\$ 403,631	\$ 457,248
Annual OPEB Cost	92,790	58,234	96,398
Contributions	(5,227)	(4,617)	(6,736)
Net OPEB Obligation	<u>\$ 403,631</u>	<u>\$ 457,248</u>	<u>\$ 546,910</u>

The Port's OPEB cost, the percentage of OPEB cost contributed to the plan, and the net OPEB obligation for 2013, 2014, and 2015 were as follows:

<u>Fiscal Year Ended</u>	<u>Annual OPEB Cost</u>	<u>Contribution as a Percentage of OPEB Cost</u>	<u>Net OPEB Obligation</u>
12/31/2013	\$ 92,790	5.63%	\$ 403,631
12/31/2014	\$ 58,234	7.93%	\$ 457,248
12/31/2015	\$ 96,398	6.99%	\$ 546,910

E. Funded Status and Funding Progress

In order to fund the OPEB plan, the Port would have to establish an irrevocable trust, which means that the Port would no longer have control of the money put into the trust. Even if the Port left the PEBB program, the Port would not be able to get the money out of the trust. As of December 31, 2015, the plan was 0% funded.

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multi-year trend information that will show whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial liability for benefits.

F. Actuarial Methods and Assumptions

The Port used the alternative measurement method permitted under GASB Statement No. 45. A single retirement age of 62.4 was assumed for all active members to determine the Actuarial Accrued Liability and normal cost. Retirement, disablement, termination, and mortality rates were assumed to follow the PERS 2 rates used in the June 30, 2015 actuarial valuation report issued by the Office of the State Actuary. Healthcare costs and trends were determined by Milliman and used by the Office of the State Actuary in the state-wide PEBB study performed in 2015. The results were based on grouped data with four active groupings and four inactive groupings. The actuarial cost method used to determine the Actuarial Accrued Liability was Projected Unit Credit. The Actuarial Accrued Liability and the Net OPEB Obligations are amortized on an open basis as a level dollar over 30 years. These assumptions are individually and collectively reasonable for the purposes of this valuation.

NOTE 9 – RISK MANAGEMENT

The Port is a member of Enduris. RCW Chapter 48.62 provides the exclusive source of local government entity authority to individually or jointly self-insure risks, jointly purchase insurance or reinsurance, and to contract for risk management, claims, and administrative services. Enduris

was formed July 10, 1987 pursuant to the provisions of RCW Chapter 48.62, WAC Chapter 200-100, and RCW Chapter 39.34. Two counties and two cities in the State of Washington joined together by signing an interlocal governmental agreement to fund their self-insured losses and jointly purchase insurance and administrative services. As of August 31, 2015, there were 507 Enduris members representing a broad array of special purpose districts throughout the state.

Enduris provides property and liability coverage as well as risk management services and other related administrative services.

Members make an annual contribution to fund Enduris and share in the self-insured retention of the jointly purchased excess and/or reinsurance coverage. The self-insured retention is:

- \$1,000,000 deductible on liability loss - the member is responsible for the first \$5,000 of the deductible amount of each claim, while Enduris is responsible for the remaining \$995,000 on liability loss;
- \$250,000 deductible on property loss - the member is responsible for the first \$5,000 of the deductible amount of each claim, while Enduris is responsible for the remaining \$245,000 on property loss.

Enduris acquires reinsurance from unrelated insurance companies on a “per occurrence” basis to cover all losses over the deductibles as shown on the policy maximum limits. Liability coverage is for all lines of liability coverage including Public Official’s Liability. The Property coverage is written on an “all risk”, blanket basis using current Statement of Values. The Property coverage includes but is not limited to mobile equipment, boiler and machinery, electronic data processing equipment, business interruption, course of construction and additions, property in transit, fine arts, and automobile physical damage to insured vehicles. Liability coverage limit is \$10 million per occurrence and property coverage limit is \$1 billion per occurrence. Enduris offers crime coverage up to a limit of \$1 million per occurrence.

Since Enduris is a cooperative program, there is 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 board members governs Enduris. Enduris 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 10 – LONG-TERM DEBT

The Port of Edmonds issues general obligation and revenue bonds to finance the acquisition, purchase, or construction of various projects. Bonded indebtedness was also entered into in 1998 and 2005 to advance refund several general obligation and revenue bonds. Both general obligation bonds and revenue bonds are repaid from revenues.

A. General Obligation Bonds

The general obligation bonds currently outstanding are as follows:

Purpose	Maturity	Interest Rate	Original Amount	2015 Installment
Refund 1997 G.O. Bonds	2017	3.00-4.10%	\$ 3,925,000	\$ 705,000

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

Year Ending December 31	2005 G.O. & Refunding Bonds	
	Principal	Interest
2016	735,000	46,249
2017	765,000	15,683
Total	\$ 1,500,000	\$ 61,931

The 2005 G.O. and Refunding Bonds were issued at a premium. The Port is decreasing annual interest expense by amortizing the debt premium over the life of the bond.

B. Revenue Bonds

The revenue bonds currently outstanding are as follows:

Purpose	Maturity	Interest Rate	Original Amount	2015 Installment
Refund of 1992 revenue bonds and capital projects including marina reconstruction, bulkhead/promenade project, a new dry stack storage facility	2017	3.75% - 4.80%	\$ 8,590,000	\$ 900,000
Refund of 2006 Special Revenue Bond which was used to acquire Harbor Square buildings	2021	5.25%	\$ 7,898,115	\$ 842,548

The annual debt service requirements to maturity of revenue bonds are as follows:

Year Ending December 31	2011 Special Rev. Ref. Bonds	
	Principal	Interest
2016	\$ 196,338	\$ 377,144
2017	208,129	365,353
2018	219,482	354,000
2019	231,454	342,028
2020	243,128	330,353
2021	3,611,758	238,599
Total	\$ 4,710,289	\$ 2,007,477

The Port called and retired the remaining 1998 Revenue and Refunding Bonds principal of \$615,000 in 2015. The ending principal balance of the 1998 Revenue and Refunding Bonds as of December 31, 2015 is \$0. The 1998 Revenue and Refunding Bond indentures required that the Port maintain restricted sinking funds and reserves. When the Port called and retired the bonds, the sinking funds and reserves were reduced to \$0.

The Port has pledged future Harbor Square revenue and net revenues of the Port to repay \$7,898,115 in Special Revenue Refunding Bonds issued in August 2011. Proceeds from the 2011 bonds provided financing for refunding the 2006 Special Revenue Bond. Proceeds from the 2006 Special Revenue Bond were used to purchase the Harbor Square buildings and leasehold interest in the Harbor Square Property. The bonds are payable from Harbor Square revenue and net revenues of the Port, and are payable through 2021. Annual principal and interest payments on the bonds are expected to require less than 20% of Port net revenues. The total principal and interest remaining to be paid on the bonds is \$6,717,766. Principal and interest paid for the current year were \$1,123,934. Pledged Harbor Square revenues were \$1,624,791.

The 1998 Revenue and Refunding Bonds were subject to federal arbitrage regulations. The Port was required to comply with certain requirements of the Internal Revenue Code of 1986, after the date of issuance of the Bonds in order to maintain the exclusion of the interest on the Bonds from gross income for federal income tax purposes, including, without limitation, requirements concerning the qualified use of Bond proceeds and the facilities financed or refinanced with Bond proceeds, limitations on investing gross proceeds of the Bonds in higher yielding investments in certain circumstances, and the requirement to comply with arbitrage rebate requirements to the extent applicable to the Bonds. The Port has covenanted in the Bond Resolution to comply with those requirements, but if the Port fails to comply, interest on the Bonds could become taxable retroactive to the date of issuance of the Bonds. The Port is required to calculate arbitrage every five years. The final calculation was completed September 2, 2015 for the period of January 30, 1998 to August 1, 2015. There was no rebate installment payment due to the Internal Revenue Service for this computation period.

C. Changes in Long-Term Liabilities

During the year ended December 31, 2015, the following changes occurred in long-term liabilities:

	Beginning Balance <u>1/1/2015</u>	<u>Additions</u>	<u>Reductions</u>	Ending Balance <u>12/31/2015</u>	Due Within <u>One Year</u>
Bonds Payable:					
G.O. and Refunding Bonds	\$ 2,205,000	\$ -	\$ 705,000	\$ 1,500,000	\$ 735,000
Revenue & Refunding Bonds	6,452,837	-	1,742,548	4,710,289	196,338
Add Unamortized Amounts:					
For bond premiums	1,622	-	800	822	
Total bonds payable	8,659,459	-	2,448,348	6,211,111	931,338
Employee leave benefits	130,744	68,872	67,555	132,061	
Other post employment benefits	457,248	96,398	6,736	546,910	
Net pension liability	-	1,353,211	-	1,353,211	
Environmental remediation liability	612,500	-	-	612,500	
Total Long-Term Liabilities	\$ 9,859,951	\$ 1,518,481	\$ 2,522,639	\$ 8,855,793	\$ 931,338

NOTE 11 - LEASES

A. Port as Lessee

As of December 31, 2015, the Port had no material noncancelable contracts where the Port leases property as a lessee.

B. Port as Lessor

The Port, as a lessor, enters into operating leases with tenants for the use of land and facilities at the marina and its Harbor Square business park, under lease terms of 1 year to 30 years plus lease extensions. In addition, some properties are rented on a month to month basis. Port procedure is to negotiate all leases at fair market value, considering market conditions, economic factors, property condition, and location, as well as other factors that may impact negotiating lease prices.

The Port currently has approximately 49 noncancelable lease arrangements ranging in monthly payments between \$26 and \$27,000 with either fixed increases from one to three percent, Consumer Price Index rent escalation clauses, or market rate rent escalation clauses. Approximately 18 of the noncancelable leases include contract terms allowing one to five lease extensions in 1 to 15 year terms.

The Port's minimum future lease rental income on noncancelable operating lease terms remaining in excess of one year are as follows:

Year Ending December 31	Minimum Rental Income
2016	\$ 1,908,522
2017	\$ 1,522,127
2018	\$ 1,398,318
2019	\$ 1,311,300
2020	\$ 886,165
2021-2025	\$ 2,090,723
2026-2030	\$ 1,217,652
2031-2035	\$ 705,283
2036-2040	\$ 439,705
2041-2044	\$ 165,497
Total	\$ 11,645,292

The Port's leased properties involved are in part used by internal Port operations, or in part of a building with land, and/or parts of a land parcel. Therefore, it is not reasonably determinable to segregate the value of assets associated with producing minimum rental income from the value of the assets associated with an entire facility.

NOTE 12 – CONTINGENCIES AND LITIGATION

The Port has recorded in its financial statements all material liabilities, including an estimate for situations which are not yet resolved but where, based on available information, management believes that it is probable that the Port will have to make payment.

The Port participates in a number of federal and state assisted programs. 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. Port management believes that such disallowances, if any, will be immaterial.

NOTE 13 – OTHER DEBITS (CREDITS)

At December 31, 2015, the Port held \$87,899 in Unearned Revenue. These amounts are prepayments of rent and will be recognized as revenue in 2016.

NOTE 14 – POLLUTION REMEDIATION OBLIGATIONS

The Port of Edmonds is subject to laws and regulations relating to the protection of the environment. The Port's policy is to accrue environmental and cleanup related costs when it is both probable that a liability has been incurred and when the amount can be reasonably estimated.

In November 2006, the Governmental Accounting Standards Board issued GASB Statement No. 49, *Accounting and Financial Reporting for Pollution Remediation Obligations*. The provisions of this Statement are effective for fiscal periods beginning after December 15, 2007. The Port adopted this standard in 2008.

GASB Statement No. 49 requires disclosure of “obligations to address current or potential detrimental effects of existing pollution by participating in pollution remediation activities.” GASB Statement No. 49 identifies five “obligating events” that require a government agency to disclose future outlays associated with remediation of contaminated sites. Once any of the five obligating events occurs, the government agency must document the components of expected pollution remediation outlays that are reasonably estimable. At this time, the Port has determined that future cleanup costs associated with one site constitute the Port’s pollution remediation obligations.

A. Nature and Source of Pollution Remediation Obligations

From 2003 to 2006, the Port of Edmonds was involved in cleaning up a property known as the Harbor Square property, which was purchased by the Port from the Union Oil Company in 1978. From 1924 to 1968, portions of the property were used as an oil and gasoline depot and distribution facility, a railcar cleaning facility, an asphalt batch plant, and heavy-equipment storage. Several remedial investigations were conducted at the property from 1989 to 2003. In June 2003, a supplemental site investigation was conducted at the direction of the Department of Ecology to further define the extent of contamination at the property identified during previous investigations, to help identify any additional areas of contamination, and to further evaluate any impacts to groundwater. The Port developed a remediation plan based on that investigation, and commenced cleanup activities.

The Port’s environmental engineering firm, Landau Associates, prepared a report for the Port of Edmonds in November 2003 that provided estimates of the cost of remediation activities at the Port of Edmonds’ Harbor Square complex due to past industrial activities at the site. The estimated costs presented in the report are for all remediation activities anticipated at the site, which are described as Phase I through Phase III remediation in the report. Phase I and Phase II remediation efforts were essentially completed in 2005 and 2006. Phase III remediation remains to be completed.

B. Amount of Estimated Liability

The estimated cost of Phase III remediation was a range of \$150,000 to \$900,000, reflecting the uncertainty of the extent of contamination under existing structures that could not be readily accessed for assessment. Landau Associates estimates the liability to the Port of Edmonds associated with the future cleanup of known areas of contamination on Port property to be \$175,000 to \$1,050,000 (in 2008 dollars). The middle point of this estimated range is \$612,500.

The Governmental Accounting Standards Board implemented new standards for recording pollution remediation obligations for financial periods beginning after December 15, 2007. The Port increased its liability from \$175,000 in 2007 to \$612,500 in 2008 in accordance with these standards.

As per GASB Statement No. 49, “Estimates of a pollution remediation liability should be adjusted when benchmarks are met or when new information indicates changes in estimated outlays due to, for example, changes in the remediation plan or operating conditions. These changes may include the type of equipment, facilities, and services that will be used, price increases or reductions for specific outlay elements such as ongoing monitoring requirements, changes in technology, and changes in legal or regulatory requirements.”

The Port did not meet any benchmarks or receive new information that indicates changes in estimated outlays in 2015. Therefore, the Port did not make any adjustments to Environmental Remediation Liability in 2015.

C. Methods and Assumptions Used for the Estimate

The majority of the contamination to be addressed in Phase III remediation is located under existing buildings; some areas of residual contamination (expected to be relatively small) are located outside building footprints, but underneath paved surfaces. Phase III activities were not undertaken due to the inaccessibility of the contaminated areas, although the Port has committed to remediation at such time that the structures at the Harbor Square complex are removed for future development.

The Port has chosen to use only the best case and worse case for the ranges of potential outcomes. As the Port does not have a reasonable basis for specifying the probability and amount of a most likely potential cash flow, it is using only two data points, a range of \$175,000 to \$1,050,000.

D. Potential for Changes

As Phase III remediation may only be completed when the Harbor Square property is redeveloped, this estimate may be revised due to price increases or reductions, technology, and applicable laws or regulations.

E. Estimated Recoveries Reducing the Liability

The Port does not expect to receive any recoveries to reduce this liability.

NOTE 15 – CHANGE IN ACCOUNTING PRINCIPLE

The Port of Edmonds implemented GASB 68, Accounting and Financial Reporting for Pensions, and GASB 71, Pension Transition for Contributions Made Subsequent to the Measurement Date in 2015. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, as well as information

about the fiduciary net position of all state sponsored pension plans and additions to and deductions from those plans' fiduciary net position have been determined on the same basis as they are reported by the Washington State Department of Retirement Systems. 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. The \$1,387,646 change in accounting principle is due to the implementation.

#### NOTE 16 – PRIOR PERIOD ADJUSTMENTS

In 1994, the Port entered into a land lease agreement with a Washington general partnership. The partnership built a commercial building on the land. The lease agreement includes base rent adjustments in August 1999, 2004, 2009, 2014, 2019, and 2024. The 2014 rent adjustment was to be an adjustment to fair market rental value. In June 2014, the Port entered into a contract for a fair market value appraisal of the property. The appraiser provided the Port with an appraisal valuing the annual market rent at \$134,500, an increase of \$45,549. The Port increased the monthly billings in accordance with that appraisal. The Lessee did not agree with this value and hired its own appraiser. The Port did not agree with that appraisal, and the two parties hired a third appraiser to establish the fair market value. On April 9, 2015, the Port received a fair market value appraisal amount of \$106,834. The \$11,527 downward adjustment to rent for the periods of August 1, 2014 through December 31, 2014 was recorded as a prior period adjustment in 2015.

PORT OF EDMONDS  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2014

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Port of Edmonds (the Port) was incorporated in December 1948, and operates under the laws of the State of Washington applicable to public port districts. The financial statements of the Port have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governments.

A. Reporting Entity

The Port is a special purpose government and provides marina and property lease/rental operations to the general public and is supported primarily through user charges.

The Port is governed by an elected five member board. As required by generally accepted accounting principles, management has considered all potential component units in defining the reporting entity. The Port has no component units.

B. Basis of Accounting and Reporting

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

Funds are accounted for on a cost of services or an economic resources measurement focus. This means that all assets and all liabilities (whether current or noncurrent) associated with the Port's activity are included on the statements of net position. The reported fund position is segregated into net investment in capital assets, and restricted and unrestricted components of net position. Operating statements present increases (revenues and gains) and decreases (expenses and losses) in net position. The Port discloses changes in cash flows by a separate statement that presents its operating, noncapital financing, capital and related financing, and investing activities.

The Port uses the full-accrual basis of accounting where revenues are recognized when earned and expenses are recognized when incurred. Capital asset purchases are capitalized and depreciated over their useful life, and long-term liabilities are accounted for in the appropriate fund.

The Port distinguishes between operating revenues and expenses and nonoperating ones. Operating revenues and expenses result from providing services and producing and delivering goods in connection with the Port's principal ongoing operations. The principal operating revenues of the Port are charges to customers for boating services. The Port also recognizes land and building lease revenue as operating revenue. Operating

expenses for the Port include general operations, maintenance, general and administrative, and depreciation. Revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

C. Assets, Liabilities, and Net Position

1. Cash and Cash Equivalents

It is the Port's policy to invest all temporary cash surpluses. At December 31, 2014, the treasurer was holding \$7,165,631 in short-term residual investments of surplus cash. This amount is classified on the Statement of Net Position as cash and cash equivalents and restricted assets, cash and cash equivalents.

The amounts reported as cash and cash equivalents also include compensating balances maintained with certain banks in lieu of payments for services rendered. The average compensating balances maintained during 2014 were approximately \$395,000.

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

2. Short-Term Investments - See Note 3, *Deposits and Investments*.

3. Receivables

Accounts receivable consist of amounts owed from private individuals or organizations for goods and services, including amounts owed for which billings have not been prepared. Receivables have been recorded net of estimated uncollectible amounts of \$30,909 at December 31, 2014.

Taxes receivable consists of property taxes and related interest and penalties (See Note 4, *Property Taxes*).

Accrued interest receivable consists of amounts earned on investments, notes, and contracts at the end of the year.

4. Inventory

Inventory is valued by the FIFO (first-in, first-out basis) cost method, which approximates market value.

5. Restricted Assets

In accordance with bond resolutions, separate restricted accounts are required. These accounts contain resources for debt service. Specific debt service reserve requirements are described in Note 10, *Long-Term Debt*.

The restricted assets are composed of the following:

Restricted Current Assets, Cash and Cash Equivalents – Debt Service Account	\$ 178,381
Restricted Non-Current Assets, Investments – Bond Reserve Account	800,483
Total Restricted Assets	<u>\$ 978,864</u>

6. Capital Assets and Depreciation - See Note 5, Capital Assets and Depreciation.

7. Other Property and Investments – See Note 3, Deposits and Investments.

8. Deferred Outflows/Inflows of Resources

In 2005, the Port of Edmonds refunded \$3,620,000 of its 1997 General Obligation Bonds for \$3,925,000. The difference was recorded as a deferred loss on refunding. The Port implemented GASB Statement Number 65 in 2012. As part of the implementation, the deferred loss on refunding is now shown as a deferred outflow of resources instead of deferred interest on the Statement of Net Position.

9. Employee Leave Benefits

Employee leave benefits are absences for which employees will be paid, such as vacation and holiday leave. The Port records employee leave benefits as an expense and liability when earned.

Each employee may carry forward 120 hours of vacation pay to the following year. Unused vacation pay is payable upon separation, retirement, or death. Sick leave may accumulate up to 1,000 hours. Beginning in 2014, the Executive Director’s contract allows him to be compensated for 100% of his sick pay upon termination. The Port began accruing this in 2014. No accrual is made for sick pay for other employees as it expires if unused.

10. Accrued Expenses

Accrued expenses consist of accrued leasehold, payroll, sales, and business taxes, employee withholdings, wages payable, and abandoned property.

11. Long-Term Debt - See Note 10, *Long-Term Debt*.

12. Other Credits –See Note 13, *Other Debits (Credits)*.

#### NOTE 2 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

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

#### NOTE 3 – DEPOSITS AND INVESTMENTS

##### A. Deposits

The Port's deposits and certificates of deposit 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).

##### B. Investments Authorized

The Port may invest in all types of securities approved by State law. Those securities include:

1. Savings or time accounts, including certificates of deposit, in designated qualified public depositories in accordance with RCW 39.58.
2. Certificates of deposit in commercial banks, savings and loan associations, and mutual savings banks doing business in this state, but not holding collateral pursuant to RCW 39.58, in an amount not in excess of FDIC or FSLIC insurance coverage.
3. Certificates, notes, or bonds of the United States, or other obligations of the U.S. government or its agencies, or of any corporation wholly owned by the government of the United States.
4. Federal home loan bank notes and bonds, Federal land bank bonds, Federal national mortgage association notes, debentures, and guaranteed certificates of participation.
5. Obligations of any other government sponsored corporation whose obligations are or may become eligible as collateral for advances to member banks as determined by the board of governors of the federal reserve systems.
6. Bonds of the state of Washington and any local government in the State of Washington that carry one of the three highest ratings of a nationally recognized rating agency.

7. General obligation bonds of a state other than the state of Washington and general obligation bonds of a local government of a state other than the state of Washington that carry one of the three highest ratings of a nationally recognized rating agency.
8. Shares of money market funds with portfolios consisting of securities otherwise authorized by law for investment by local governments.
9. Washington State Local Government Investment Pool.

Port staff invests surplus cash according to Port Resolution Number 13-12. Investment objectives, in priority order, are safety, liquidity, and return on investment.

- C. As of December 31, 2014, the Port had the following investments:

<u>Restricted Investment</u>	<u>Matures</u>	<u>Fair Value</u>
Federal Home Loan Mortgage Corp	3/20/2018	800,483
<u>Investment</u>	<u>Matures</u>	<u>Fair Value</u>
Federal Home Loan Mortgage Corp	10/14/2016	501,897
Federal Home Loan Bank	2/28/2017	497,611
Federal National Mortgage Association	1/30/2018	493,588
Federal Farm Credit Bank	11/6/2018	244,859
Federal National Mortgage Association	6/13/2019	244,400
Federal Home Loan Bank	11/8/2019	244,386
Bond Purchase Premiums and Discounts		(14,844)
		<u>\$2,211,896</u>

- D. Custodial Credit Risk

Custodial credit risk is the risk that in event of a failure of the counterparty to an investment transaction, the Port would not be able to recover the value of the investment or collateral securities. All security transactions entered into by the Port of Edmonds are conducted on a delivery-versus-payment (DVP) basis. Securities purchased by the Port are delivered against payment and held in a custodial safekeeping account. The Port has designated U.S. Bank as the third party custodian. Safekeeping receipts evidence all transactions. None of the Port's investments are held by counterparties.

- E. Interest Rate Risk

Interest rate risk is the risk that an investment's fair value decreases as market interest rates increase. Through its investment policy, the Port manages its exposure to fair value losses arising from increasing interest rates by setting maturity and effective duration limits for the Port's Investment Portfolio. Securities within the portfolio are limited to maturity lengths of five years.

F. Decrease in Fair Value of Investments

Decrease in fair value of investments of \$14,829 is the difference between the price at December 31, 2013 or at which the Port of Edmonds purchased the securities, whichever is later, and the fair value at December 31, 2014. GASB Statement Number 31, paragraph 7, requires the Port to "...report investments at fair value in the balance sheets. Fair value is the amount at which an investment could be exchanged in a current transaction between willing parties..." The market value or fair value is reported to the Port by U.S. Bank, the Port's third party safekeeping bank. This loss is an unrealized loss. If the Port holds the investments to maturity or call date, there will be no realized loss.

NOTE 4 – PROPERTY TAXES

The county treasurer acts as an agent to collect property taxes levied in the county for all taxing authorities.

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

Property taxes are recorded as a receivable when levied, offset by an unearned revenue. During the year, property tax revenues are recognized equally over all twelve months. Property tax collected in advance of the fiscal year to which it applies is recorded as a deferred inflow and recognized as revenue of the period to which it applies. No allowance for uncollectible tax is established because delinquent taxes are considered fully collectible. Prior year tax levies were recorded using the same principle, and delinquent taxes are evaluated annually.

The Port may levy up to \$0.45 per \$1,000 of assessed valuation for general governmental services. Washington State Constitution and Washington State law, RCW 84.55.010, limit the rate. The Port may also levy taxes at a lower rate.

The Port's regular levy for 2014 was approximately \$0.1096 per \$1,000 on an assessed valuation of \$3,650,737,915 for a total regular tax levy of \$400,000.

NOTE 5 – CAPITAL ASSETS AND DEPRECIATION

- A. Major expenditures for capital assets in excess of \$3,000, including capital leases and major repairs that increase useful lives, are capitalized. Maintenance, repairs, and minor renewals are accounted for as expenses when incurred. Obligations under operating leases are disclosed in Note 11, *Leases*.

All capital assets are valued at historical cost or estimated historical cost, where historical cost is not known.

The Port has acquired certain assets with funding provided by federal financial assistance programs. Depending on the terms of the agreements involved, the federal government could retain an equity interest in these assets. However, the Port has sufficient legal interest to accomplish the purposes for which the assets were acquired, and has included such assets within the applicable account.

When an asset is sold, retired, or otherwise disposed of, the original cost of the property and the cost of installation, less salvage, is removed from the Port of Edmonds' capital asset accounts, accumulated depreciation is charged with the accumulated depreciation related to the property sold, and the net gain or loss on disposition is credited or charged to income.

Depreciation expense is charged to operations to allocate the cost of capital assets over their estimated useful lives, using the straight-line method based on the following estimated useful lives:

Buildings and Structures	10 to 50 years
Machinery and Equipment	3 to 15 years
Other Improvements	5 to 99 years

B. Capital assets activity for the year ended December 31, 2014, was as follows:

	Beginning			Ending
	Balance 1/1/2014	Increases	Decreases	Balance 12/31/2014
Capital assets, not being depreciated				
Land	\$ 4,323,675	\$ -	\$ -	\$ 4,323,675
Construction in progress	27,762	875,155	884,098	18,819
<b>Total capital assets, not being depreciated</b>	<b>4,351,437</b>	<b>875,155</b>	<b>884,098</b>	<b>4,342,494</b>
Capital assets, being depreciated				
Buildings	15,546,513	590,356	4,912	16,131,957
Marina and other improvements	36,271,017	277,767	-	36,548,784
Machinery and equipment	1,158,503	68,056	18,729	1,207,830
<b>Total capital assets being depreciated</b>	<b>52,976,033</b>	<b>936,179</b>	<b>23,641</b>	<b>53,888,571</b>
Less accumulated depreciation for				
Buildings	5,331,708	606,112	2,470	5,935,350
Marina and other improvements	18,112,998	930,841	-	19,043,839
Machinery and equipment	764,429	72,373	18,644	818,158
<b>Total accumulated depreciation</b>	<b>24,209,135</b>	<b>\$ 1,609,326</b>	<b>\$ 21,114</b>	<b>\$ 25,797,347</b>
<b>Total capital assets, being depreciated, net</b>	<b>\$ 28,766,898</b>			<b>\$ 28,091,224</b>

NOTE 6 – CONSTRUCTION AND OTHER SIGNIFICANT COMMITMENTS

The Port has active construction projects as of December 31, 2014.

Project	Spent to Date	Remaining Commitment
Breakwater Navigational Aids & Lights	\$ 4,330	\$ -
New Restrooms	\$ 11,421	
Weather Center Update	\$ 3,068	
	<u>\$ 18,819</u>	<u>\$ -</u>

The Breakwater Navigational Aids and Lights and the Weather Center Update are both being constructed in house, so there are no commitments to contractors. The New Restrooms have not been permitted or contracted for, so there are no commitments to contractors at this time.

## NOTE 7 – PENSION PLANS

Substantially all Port full-time and qualifying part-time employees participate in one of the following statewide retirement systems administered by the Washington State Department of Retirement Systems, under cost-sharing multiple-employer public employee defined benefit retirement plans. The Department of Retirement Systems (DRS), a department within the primary government of the State of Washington, issues a publicly available comprehensive annual financial report (CAFR) that includes financial statements and required supplementary information for each plan. The DRS CAFR may be obtained by writing to: Department of Retirement Systems, Communications Unit, P.O. Box 48380, Olympia, WA 98504-8380; or it may be downloaded from the DRS website at [www.drs.wa.gov](http://www.drs.wa.gov).

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

#### Plan Description

The Legislature established PERS in 1947. Membership in the system includes: elected officials; state employees; employees of the Supreme, Appeals, and Superior courts; employees of legislative committees; employees of district and municipal courts; and employees of local governments. Membership also includes higher education employees not participating in higher education retirement programs. Approximately 49 percent of PERS salaries are accounted for by state employment. PERS retirement benefit provisions are established in Chapters 41.34 and 41.40 RCW and may be amended only by the State Legislature.

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

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

PERS is comprised of and reported as three separate plans for accounting purposes: Plan 1, Plan 2/3, and Plan 3. Plan 1 accounts for the defined benefits of Plan 1 members. Plan 2/3 accounts for the defined benefits of Plan 2 members, and the defined benefit portion of benefits for Plan 3 members. Plan 3 accounts for the defined contribution portion of benefits for Plan 3 members. Although members can only be a member of either Plan 2 or Plan 3, the defined benefit portions of Plan 2 and Plan 3 are accounted for in the same pension trust fund. All assets of this Plan 2/3 may legally be used to pay the defined benefits of any of the Plan 2 or Plan 3 members or beneficiaries, as defined by the terms of the plan. Therefore, Plan 2/3 is considered to be a single plan for accounting purposes.

PERS Plan 1 and Plan 2 retirement benefits are financed from a combination of investment earnings and employer and employee contributions. Employee contributions to the PERS Plan 1 and Plan 2 defined benefit plans accrue interest at a rate specified by the Director of DRS. During DRS' Fiscal Year 2013, the rate was five and one-half percent compounded quarterly. Members in PERS Plan 1 and Plan 2 can elect to withdraw total employee contributions and interest thereon, in lieu of any retirement benefit, upon separation from PERS-covered employment.

PERS Plan 1 members are vested after the completion of five years of eligible service.

PERS Plan 1 members are eligible for retirement from active status at any age with at least 30 years of service, at age 55 with 25 years of service, or at age 60 with at least 5 years of service. Plan 1 members retiring from inactive status prior to the age of 65 may receive actuarially reduced benefits.

The monthly benefit is 2 percent of the average final compensation (AFC) per year of service, but the benefit may not exceed 60 percent of the AFC. The AFC is the monthly average of the 24 consecutive highest-paid service credit months.

PERS Plan 1 retirement benefits are actuarially reduced to reflect the choice, if made, of a survivor option.

Plan 1 members may elect to receive an optional COLA that provides an automatic annual adjustment based on the Consumer Price Index. The adjustment is capped at 3 percent annually. To offset the cost of this annual adjustment, the benefit is reduced.

PERS Plan 1 provides duty and non-duty disability benefits. Duty disability retirement benefits for disablement prior to the age of 60 consist of a temporary life annuity. The benefit amount is \$350 a month, or two-thirds of the monthly AFC, whichever is less. The benefit is reduced by any workers' compensation benefit and is payable as long as the member remains disabled or until the member attains the age of 60, at which time the benefit is converted to the member's service retirement amount.

A member with five years of covered employment is eligible for non-duty disability retirement. Prior to the age of 55, the benefit amount is 2 percent of the AFC for each year of service reduced by 2 percent for each year that the member's age is less than 55. The total benefit is limited to 60 percent of the AFC and is actuarially reduced to reflect the choice of a survivor option. Plan 1 members may elect to receive an optional COLA amount (based on the Consumer Price Index), capped at 3 percent annually. To offset the cost of this annual adjustment, the benefit is reduced.

PERS Plan 2 members are vested after the completion of five years of eligible service. Plan 2 members are eligible for normal retirement at the age of 65 with five years of service. The monthly benefit is 2 percent of the AFC per year of service. The AFC is the monthly average of the 60 consecutive highest-paid service months. There is no cap on years of service credit; and a

cost-of-living allowance is granted (based on the Consumer Price Index), capped at 3 percent annually.

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

PERS Plan 2 members who have 30 or more years of service credit and are at least 55 years old can retire under one of two provisions, if hired prior to May 1, 2013:

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

PERS Plan 2 members hired on or after May 1, 2013 have the option to retire early by accepting a reduction of 5 percent for each year of retirement before age 65. This option is available only to those who are age 55 or older and have at least 30 years of service.

PERS Plan 2 retirement benefits are actuarially reduced to reflect the choice, if made, of a survivor option.

PERS Plan 3 has a dual benefit structure. Employer contributions finance a defined benefit component and member contributions finance a defined contribution component. As established by Chapter 41.34 RCW, employee contribution rates to the defined contribution component range from 5 percent to 15 percent of salaries, based on member choice. Members who do not choose a contribution rate default to a 5 percent rate. There are currently no requirements for employer contributions to the defined contribution component of PERS Plan 3.

PERS Plan 3 defined contribution retirement benefits are dependent upon the results of investment activities. Members may elect to self-direct the investment of their contributions. Any expenses incurred in conjunction with self-directed investments are paid by members. Absent a member's self-direction, PERS Plan 3 contributions are invested in the Retirement Strategy Fund that assumes the member will retire at age 65.

For DRS' Fiscal Year 2013, PERS Plan 3 employee contributions were \$99.0 million, and plan refunds paid out were \$69.4 million.

The defined benefit portion of PERS Plan 3 provides members a monthly benefit that is 1 percent of the AFC per year of service. The AFC is the monthly average of the 60 consecutive highest-paid service months. There is no cap on years of service credit, and Plan 3 provides the same cost-of-living allowance as Plan 2.

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

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

- If they have at least ten service credit years and are 55 years old, the benefit is reduced by an ERF that varies with age, for each year before age 65.
- If they have 30 service credit years and are at least 55 years old, and were hired before May 1, 2013, they have the choice of a benefit that is reduced by 3 percent for each year before age 65; or a benefit with a smaller (or no) reduction factor (depending on age) that imposes stricter return-to-work rules.
- If they have 30 service credit years, are at least 55 years old, and were hired after May 1, 2013, they have the option to retire early by accepting a reduction of 5 percent for each year before age 65.

PERS Plan 3 benefits are actuarially reduced to reflect the choice, if made, of a survivor option. PERS Plan 2 and Plan 3 provide disability benefits. There is no minimum amount of service credit required for eligibility. The Plan 2 monthly benefit amount is 2 percent of the AFC per year of service. For Plan 3, the monthly benefit amount is 1 percent of the AFC per year of service. These disability benefit amounts are actuarially reduced for each year that the member's age is less than 65, and to reflect the choice of a survivor option. There is no cap on years of service credit, and a cost-of-living allowance is granted (based on the Consumer Price Index) capped at 3 percent annually.

PERS members meeting specific eligibility requirements have options available to enhance their retirement benefits. Some of these options are available to their survivors.

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

From January 1, 2007 through December 31, 2007, judicial members of PERS were given the choice to elect participation in the Judicial Benefit Multiplier (JBM) Program enacted in 2006. Justices and judges in PERS Plan 1 and Plan 2 were able to make an irrevocable election to pay increased contributions that would fund a retirement benefit with a 3.5 percent multiplier. The benefit would be capped at 75 percent of AFC. Judges in PERS Plan 3 could elect a 1.6 percent of pay per year of service benefit, capped at 37.5 percent of AFC.

Newly elected or appointed justices and judges who chose to become PERS members on or after January 1, 2007, or who had not previously opted into PERS membership, were required to participate in the JBM Program.

There are 1,176 participating employers in PERS. Membership in PERS consisted of the following as of the latest actuarial valuation date for the plans of June 30, 2013:

Retirees and Beneficiaries Receiving Benefits	85,328
Terminated Plan Members Entitled to But Not Yet Receiving Benefits	31,047
Active Plan Members Vested	150,706
Terminated Plan Members Nonvested	101,191
<b>Total</b>	<b>368,272</b>

Funding Policy

Each biennium, the state Pension Funding Council adopts PERS Plan 1 employer contribution rates, PERS Plan 2 employer and employee contribution rates, and PERS Plan 3 employer contribution rates. Employee contribution rates for Plan 1 are established by statute at 6 percent for state agencies and local government unit employees, and at 7.5 percent for state government elected officials. The employer and employee contribution rates for Plan 2 and the employer contribution rate for Plan 3 are developed by the Office of the State Actuary to fully fund Plan 2 and the defined benefit portion of Plan 3. Under PERS Plan 3, employer contributions finance the defined benefit portion of the plan and member contributions finance the defined contribution portion. The Plan 3 employee contribution rates range from 5 percent to 15 percent.

As a result of the implementation of the Judicial Benefit Multiplier Program in January 2007, a second tier of employer and employee rates was developed to fund, along with investment earnings, the increased retirement benefits of those justices and judges that participate in the program

The methods used to determine the contribution requirements are established under state statute in accordance with Chapters 41.40 and 41.45 RCW.

The required contribution rates expressed as a percentage of current-year covered payroll, as of December 31, 2014, are as follows:

Members Not Participating in JBM:

	<b>PERS Plan 1</b>	<b>PERS Plan 2</b>	<b>PERS Plan 3</b>
Employer*	9.21%**	9.21%**	9.21%***
Employee	6.00%****	4.92%****	*****

\* The employer rates include the employer administrative expense fee currently set at 0.18%.

\*\* The employer rate for state elected officials is 13.73% for Plan 1 and 9.21% for Plan 2 and Plan 3.

\*\*\* Plan 3 defined benefit portion only.

\*\*\*\* The employee rate for state elected officials is 7.50% for Plan 1 and 4.92% for Plan 2.

\*\*\*\*\* Variable from 5.0% minimum to 15.0% maximum based on rate selected by the PERS 3 member.

Members Participating in JBM:

	PERS Plan 1	PERS Plan 2	PERS Plan 3
Employer-State Agency*	11.71%	11.71%	11.71%**
Employer-Local Gov't Units*	9.21%	9.21%	9.21%**
Employee-State Agency	9.76%	9.80%	7.50%***
Employee-Local Gov't Units	12.26%	12.30%	7.50%***

\* The employer rates include the employer administrative expense fee currently set at 0.18%.

\*\* Plan 3 defined benefit portion only.

\*\*\*Minimum rate.

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

	PERS Plan 1	PERS Plan 2	PERS Plan 3
2014	\$ 6,181	\$ 125,008	\$ 3,586
2013	\$ 8,497	\$ 105,063	\$ 2,491
2012	\$ 8,466	\$ 92,688	\$ 516

NOTE 8 – OTHER POSTEMPLOYMENT BENEFIT (OPEB) PLANS

In June 2004, the Governmental Accounting Standards Board issued GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*. The requirements of this Statement are effective in three phases. The Port of Edmonds is a phase 3 government, and was required to adopt this Statement for fiscal periods beginning after December 15, 2008. The Port adopted this standard in 2009.

As per the GASB Statement No. 45 Summary, "In addition to pensions, many state and local governmental employers provide other postemployment benefits (OPEB) as part of the total compensation offered to attract and retain the services of qualified employees. OPEB includes postemployment healthcare, as well as other forms of postemployment benefits (for example, life insurance) when provided separately from a pension plan. This Statement establishes standards for the measurement, recognition, and display of OPEB expenses/expenditures and related liabilities (assets), note disclosures, and if applicable, required supplementary information (RSI) in the financial reports of state and local governmental employers."

A. Plan Description

The Port of Edmonds provides medical, dental, life, and long-term disability insurance to its employees and Commissioners through the Washington State Public Employees Benefit Board (PEBB). Port employees who end public employment are eligible to continue PEBB insurance coverage as a retiree if they retire under the public employees' retirement system and are vested in that system.

Other post-employment benefits (OPEB) are benefits provided to retired employees beyond those provided by their pension plans. Such benefits include medical, prescription drug, life, dental, vision, disability, and long-term care insurance. PEBB offers retirees access to all of these benefits. However, PEBB employers provide monetary assistance, or subsidies, only for medical, prescription drug, life, and vision insurance.

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

The Office of the State Actuary, a department within the primary government of the State of Washington, issues a publicly available Other Post-Employment Benefits Actuarial Valuation Report. The Other Post-Employment Benefits Actuarial Valuation Report may be obtained by writing to: Office of the State Actuary, PO Box 40914, Olympia, Washington 98504-0914 or it may be downloaded from the Office of the State Actuary website at <http://osa.leg.wa.gov>.

B. Subsidies

The Washington State Health Care Authority (HCA) administers PEBB plan benefits. For medical insurance coverage, the HCA has two claims pools: one covering employees and non-Medicare eligible retirees, and the other covering retirees enrolled in Medicare Parts A and B. Each participating employer pays a portion of the premiums for active employees. For retirees, participating employers provide two different subsidies: an explicit subsidy and an implicit subsidy.

The explicit subsidy, permitted under RCW 41.05.085, is a straightforward, set dollar amount for a specific group of people. The explicit subsidy lowers the monthly premium paid by retired members enrolled in Medicare Parts A and B. PEBB determines the amount of the explicit subsidy annually.

The implicit subsidy, set up under RCW 41.05.022, is more complex because it is not a direct payment from the employer on behalf of the member. Since claims experience for employees and non-Medicare eligible retirees are pooled when determining premiums, these retired members pay a premium based on a pool of members that, on average, are younger and healthier. There is an implicit subsidy from the employee group since the premiums paid by the retirees are

lower than they would have been if the retirees were insured separately. The subsidies are valued using the difference between the age-based claims costs and the premium paid by the retirees.

PEBB has also historically provided subsidized basic life insurance (Plan A) coverage to retirees. This was an explicit life insurance subsidy set up by the PEBB Board and approved as part of the budget process. However, beginning January 1, 2012, the PEBB Board eliminated the explicit life insurance subsidy on a permanent basis.

Before 2009, these subsidies were not projected and accounted for under accrual basis accounting. Accrual accounting is meant to match the timing between when something occurs and when it is accounted for. In this case, it is meant to match the expense to the year in which the benefits are earned by the member.

#### C. Funding Policy

Pay-as-you-go funding occurs when an employer chooses to contribute (pay) for benefits only when they occur or become due (after retirement). Before 2009, this cost was expensed as the Port paid the current year's subsidies. However, the unfunded liability, which is the difference between what the Port accrues (assuming on-going future payments) and what the Port currently pays, was growing and was not accounted for under the pay-as-you-go method.

GASB Statement No. 45 was created in an attempt to:

- Create financial transparency.
- Create better alignment between public and private sector accounting.
- Provide clarity among bargaining groups to show the true cost of benefits over time.
- Provide employers knowledge of the true cost of benefits over time.
- Provide investors knowledge of the true long-term liabilities.
- Show the decision makers a cost that they need to recognize.

The Port funds the implicit and explicit subsidies on a pay-as-you-go basis, meaning that Port pays these costs as they occur or become due.

#### D. Annual OPEB Cost and Net OPEB Obligation

The Port's annual other postemployment benefit (OPEB) cost is calculated based upon the annual required contribution (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover the normal cost each year and amortize any unfunded actuarial liabilities over a period of thirty years as of January 1, 2009. The following table shows the components of the Port's annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the Port's net OPEB. The net OPEB obligation of \$457,248 is included as a noncurrent liability in the Statement of Net Position.

	Fiscal Year Ending <u>12/31/2012</u>	Fiscal Year Ending <u>12/31/2013</u>	Fiscal Year Ending <u>12/31/2014</u>
<b>Determination of Annual Required Contribution:</b>			
Normal Cost at Year End	\$ 42,567	\$ 51,777	\$ 34,478
Amortization of Unfunded Actuarial Accrued Liability	35,107	46,194	30,953
Annual Required Contribution	<u>\$ 77,674</u>	<u>\$ 97,971</u>	<u>\$ 65,431</u>
<b>Determination of Annual OPEB Cost:</b>			
Annual Required Contribution	\$ 77,674	\$ 97,971	\$ 65,431
Net OPEB Obligation Interest	11,096	14,223	16,145
Net OPEB Obligation Amortization	(15,138)	(19,404)	(23,342)
Annual OPEB Cost	<u>\$ 73,632</u>	<u>\$ 92,790</u>	<u>\$ 58,234</u>
<b>Determination of Net OPEB Obligation:</b>			
Starting Net OPEB Obligation	\$ 246,576	\$ 316,068	\$ 403,631
Annual OPEB Cost	73,632	92,790	58,234
Contributions	(4,140)	(5,227)	(4,617)
Net OPEB Obligation	<u>\$ 316,068</u>	<u>\$ 403,631</u>	<u>\$ 457,248</u>

The Port's OPEB cost, the percentage of OPEB cost contributed to the plan, and the net OPEB obligation for 2012, 2013, and 2014 were as follows:

<u>Fiscal Year Ended</u>	<u>Annual OPEB Cost</u>	<u>Contribution as a Percentage of OPEB Cost</u>	<u>Net OPEB Obligation</u>
12/31/2012	\$ 73,632	5.62%	\$ 316,068
12/31/2013	\$ 92,790	5.63%	\$ 403,631
12/31/2014	\$ 58,234	7.93%	\$ 457,248

E. Funded Status and Funding Progress

In order to fund the OPEB plan, the Port would have to establish an irrevocable trust, which means that the Port would no longer have control of the money put into the trust. Even if the Port left the PEBB program, the Port would not be able to get the money out of the trust. As of December 31, 2014, the plan was 0% funded.

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multi-year trend information that will show whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial liability for benefits.

F. Actuarial Methods and Assumptions

The Port used the alternative measurement method permitted under GASB Statement No. 45. A single retirement age of 62.20 was assumed for all active members to determine the Actuarial Accrued Liability and normal cost. Retirement, disablement, termination, and mortality rates were assumed to follow the PERS 2 rates used in the June 30, 2013 actuarial valuation report issued by the Office of the State Actuary. Healthcare costs and trends were determined by Milliman and used by the Office of the State Actuary in the state-wide PEBB study performed in 2013. The results were based on grouped data with four active groupings and four inactive groupings. The actuarial cost method used to determine the Actuarial Accrued Liability was Projected Unit Credit. The Actuarial Accrued Liability and the Net OPEB Obligations are amortized on an open basis as a level dollar over thirty years. These assumptions are individually and collectively reasonable for the purposes of this valuation.

NOTE 9 – RISK MANAGEMENT

The Port is a member of Enduris. Chapter 48.62 RCW provides the exclusive source of local government entity authority to individually or jointly self-insure risks, jointly purchase insurance or reinsurance, and to contract for risk management, claims, and administrative services. Enduris was formed July 10, 1987 pursuant to the provisions of Chapter 48.62 RCW, Chapter 200-100 WAC, and Chapter 39.34 RCW. Two counties and two cities in the State of Washington joined together by signing an Interlocal Governmental Agreement to fund their self-insured losses and jointly purchase insurance and administrative services. As of August 31, 2014, there were 491 Enduris members representing a broad array of special purpose districts throughout the state.

Enduris members share in the self-insured retention, jointly purchase excess and/or reinsurance coverage and provide risk management services and other related administrative services. Enduris provides “per occurrence” based policies for all lines of liability coverage including Public Official’s Liability. The Property coverage is written on an “all risk,” blanket basis using current Statement of Values. The Property coverage includes but is not limited to mobile equipment, electronic data processing equipment, business interruption, course of construction and additions, property in transit, fine arts, and automobile physical damage to insured vehicles. Boiler and machinery coverage is included on a blanket limit of \$100 million for all members. Enduris offers crime coverage up to a liability limit of \$1,000,000 per occurrence.

Members make an annual contribution to fund Enduris. Enduris acquires reinsurance from unrelated insurance companies on a “per occurrence” basis:

- \$1,000,000 deductible on liability loss - the member is responsible for the first \$5,000 of the deductible amount of each claim, while Enduris is responsible for the remaining \$995,000 on liability loss;
- \$250,000 deductible on property loss - the member is responsible for the first \$5,000 of the deductible amount of each claim, while Enduris is responsible for the remaining \$245,000 on property loss.

Insurance carriers cover all losses over the deductibles as shown on 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 board members governs Enduris. Enduris 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.

The Port had no claims in 2014.

NOTE 10 – LONG-TERM DEBT

The Port of Edmonds issues general obligation and revenue bonds to finance the acquisition, purchase, or construction of various projects. Bonded indebtedness was also entered into in 1998 and 2005 to advance refund several general obligation and revenue bonds. Both general obligation bonds and revenue bonds are repaid from revenues.

A. General Obligation Bonds

The general obligation bonds currently outstanding are as follows:

Purpose	Maturity	Interest Rate	Original Amount	2014 Installment
Refund 1997 G.O. Bonds	2017	3.00-4.10%	\$ 3,925,000	\$ 675,000

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

Year Ending December 31	2005 G.O. & Refunding Bonds	
	Principal	Interest
2015	705,000	75,233
2016	735,000	46,249
2017	765,000	15,683
Total	\$ 2,205,000	\$ 137,164

B. Revenue Bonds

The revenue bonds currently outstanding are as follows:

Purpose	Maturity	Interest Rate	Original Amount	2014 Installment
Refund of 1992 revenue bonds and capital projects including marina reconstruction, bulkhead/promenade project, a new dry stack storage facility	2017	3.75% - 4.80%	\$ 8,590,000	\$ 275,000
Refund of 2006 Special Revenue Bond which was used to acquire Harbor Square buildings	2021	5.25%	\$ 7,898,115	\$ 887,478

The annual debt service requirements to maturity of revenue bonds are as follows:

Year Ending December 31	1998 Rev. and Ref. Bonds		2011 Special Rev. Ref. Bonds	
	Principal	Interest	Principal	Interest
2015	285,000	43,200	187,207	386,274
2016	300,000	29,520	196,338	377,144
2017	315,000	15,120	208,129	365,353
2018	-	-	219,482	354,000
2019	-	-	231,454	342,028
2020	-	-	243,128	330,353
2021	-	-	4,267,099	238,599
Total	\$ 900,000	\$ 87,840	\$ 5,552,837	\$ 2,393,751

From the time the bonds were issued until 2011, unamortized debt issuance costs were recorded as deferred charges and bonds were displayed net of premium or discount on the Statement of Net Assets, which was changed to the Statement of Net Position in 2012. During the implementation of GASB Statement Number 65 in 2012, the Port wrote off debt issuance costs as a prior period adjustment, as GASB concluded that these costs should be recognized as an outflow of resources in the reporting period in which they are incurred. The Port is continuing to decrease annual interest expense by amortizing debt premium and to increase annual interest expense by amortizing debt discounts.

At December 31, 2014, the Port had \$978,864 available in sinking funds and reserves as required by bond indentures. These amounts are shown as Restricted Assets, Cash and Cash Equivalents and Restricted Assets, Investments on the Statement of Net Position.

The Port has pledged future marina operations and property lease revenue other than Harbor Square Property revenue, net of normal costs of maintenance and operation of the facilities of the Port and normal costs of administration of the business of the Port not paid from general tax

levies but before depreciation, to repay \$8,590,000 in Revenue and Refunding Bonds issued in January 1998. Proceeds from the bonds provided financing for refunding the Port's 1992 Revenue Bonds, marina reconstruction, a bulkhead/promenade project, construction of a new dry stack storage facility, and other projects listed in the Port's 1998 Capital Budget. The bonds are payable solely from marina operations and property lease revenue other than Harbor Square Property revenue and are payable through 2017. Annual principal and interest payments on the bonds are expected to require less than 21% of net revenues. The total principal and interest remaining to be paid on the bonds is \$987,840. Principal and interest paid for the current year were \$331,263. Pledged revenues were \$5,814,243.

The Port has pledged future Harbor Square Property revenue and net revenues of the Port available after satisfying all requirements set forth in the 1998 Revenue and Refunding Bond agreement, to repay \$7,898,115 in Special Revenue Refunding Bonds issued in August 2011. Proceeds from the 2011 bonds provided financing for refunding the 2006 Special Revenue Bond. Proceeds from the 2006 Special Revenue Bond were used to purchase the Harbor Square buildings and leasehold interest in the Harbor Square Property. The bonds are payable from Harbor Square revenue and net revenues of the Port available after satisfying all requirements set forth in the 1998 Revenue and Refunding Bond agreement, and are payable through 2021. Annual principal and interest payments on the bonds are expected to require less than 57% of Harbor Square Property net revenues. The total principal and interest remaining to be paid on the bonds is \$7,496,588. Principal and interest paid for the current year were \$1,217,513. Pledged Harbor Square revenues were \$1,541,671.

The 1998 Revenue and Refunding Bonds are subject to federal arbitrage regulations. The Port is required to comply with certain requirements of the Internal Revenue Code of 1986, after the date of issuance of the Bonds in order to maintain the exclusion of the interest on the Bonds from gross income for federal income tax purposes, including, without limitation, requirements concerning the qualified use of Bond proceeds and the facilities financed or refinanced with Bond proceeds, limitations on investing gross proceeds of the Bonds in higher yielding investments in certain circumstances, and the requirement to comply with arbitrage rebate requirements to the extent applicable to the Bonds. The Port has covenanted in the Bond Resolution to comply with those requirements, but if the Port fails to comply, interest on the Bonds could become taxable retroactive to the date of issuance of the Bonds. The Port is required to calculate arbitrage every five years. The most recent calculation was completed February 28, 2013 for the period of January 30, 1998 to January 30, 2013. There was no rebate installment payment due to the Internal Revenue Service for this computation period.

C. Changes in Long-Term Liabilities

During the year ended December 31, 2014, the following changes occurred in long-term liabilities:

	Beginning Balance <u>1/1/2014</u>	<u>Additions</u>	<u>Reductions</u>	Ending Balance <u>12/31/2014</u>	Due Within <u>One Year</u>
Bonds Payable:					
G.O. and Refunding Bonds	\$ 2,880,000	\$ -	\$ 675,000	\$ 2,205,000	\$ 705,000
Revenue & Refunding Bonds	7,615,316	-	1,162,478	6,452,837	472,207
Add Unamortized Amounts:					
For bond premiums	2,667	-	1,045	1,622	
Total bonds payable	10,497,983	-	1,838,523	8,659,459	1,177,207
Employee leave benefits	95,294	192,937	157,487	130,744	
Other post employment benefits	403,631	58,234	4,617	457,248	
Environmental remediation liability	612,500	-	-	612,500	
Total Long-Term Liabilities	\$11,609,408	\$ 251,171	\$ 2,000,627	\$ 9,859,951	\$1,177,207

NOTE 11 - LEASES

A. Port as Lessee

As of December 31, 2014, the Port had no material noncancelable contracts where the Port leases property as a lessee.

B. Port as Lessor

The Port, as a lessor, enters into operating leases with tenants for the use of land and facilities at the marina and its Harbor Square business park, under lease terms of 1 to 30 years plus lease extensions. In addition, some properties are rented on a month to month basis. Port procedure is to negotiate all leases at fair market value, considering market conditions, economic factors, property condition, and location, as well as other factors that may impact negotiating lease prices.

The Port currently has approximately 36 noncancelable lease arrangements ranging in monthly payments between \$26 and \$19,000 with either fixed increases from one to three percent, Consumer Price Index rent escalation clauses, or market rate rent escalation clauses. Approximately 12 of the noncancelable leases include contract terms allowing one to five lease extensions in 1 to 15 year terms.

The Port's minimum future lease rental income on noncancelable operating lease terms remaining in excess of one year are as follows:

Year Ending December 31	Minimum Rental Income
2015	\$ 1,388,583
2016	\$ 1,270,781
2017	\$ 844,422
2018	\$ 791,832
2019	\$ 773,643
2020-2024	\$ 2,274,043
2025-2029	\$ 1,309,361
2030-2034	\$ 758,752
2035-2039	\$ 486,066
2040-2044	\$ 211,140
Total	\$ 10,108,623

The Port's leased properties involved are in part used by internal Port operations, or in part of a building with land, and/or parts of a land parcel. Therefore, it is not reasonably determinable to segregate the value of assets associated with producing minimum rental income from the value of the assets associated with an entire facility.

NOTE 12 – CONTINGENCIES AND LITIGATION

The Port has recorded in its financial statements all material liabilities, including an estimate for situations which are not yet resolved but where, based on available information, management believes that it is probable that the Port will have to make payment.

The Port participates in a number of federal and state assisted programs. 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. Port management believes that such disallowances, if any, will be immaterial.

NOTE 13 – OTHER DEBITS (CREDITS)

At December 31, 2014, the Port held \$72,816 in Unearned Revenue. These amounts are prepayments of rent and will be recognized as revenue in 2015.

## NOTE 14 – POLLUTION REMEDIATION OBLIGATIONS

The Port of Edmonds is subject to laws and regulations relating to the protection of the environment. The Port's policy is to accrue environmental and cleanup related costs when it is both probable that a liability has been incurred and when the amount can be reasonably estimated.

In November 2006, the Governmental Accounting Standards Board issued GASB Statement No. 49, *Accounting and Financial Reporting for Pollution Remediation Obligations*. The provisions of this Statement are effective for fiscal periods beginning after December 15, 2007. The Port adopted this standard in 2008.

GASB Statement No. 49 requires disclosure of "obligations to address current or potential detrimental effects of existing pollution by participating in pollution remediation activities." GASB Statement No. 49 identifies five "obligating events" that require a government agency to disclose future outlays associated with remediation of contaminated sites. Once any of the five obligating events occurs, the government agency must document the components of expected pollution remediation outlays that are reasonably estimable. At this time, the Port has determined that future cleanup costs associated with one site constitute the Port's pollution remediation obligations.

### A. Nature and Source of Pollution Remediation Obligations

From 2003 to 2006, the Port of Edmonds was involved in cleaning up a property known as the Harbor Square property, which was purchased by the Port from the Union Oil Company in 1978. From 1924 to 1968, portions of the property were used as an oil and gasoline depot and distribution facility, a railcar cleaning facility, an asphalt batch plant, and heavy-equipment storage. Several remedial investigations were conducted at the property from 1989 to 2003. In June 2003, a supplemental site investigation was conducted at the direction of the Department of Ecology to further define the extent of contamination at the property identified during previous investigations, to help identify any additional areas of contamination, and to further evaluate any impacts to groundwater. The Port developed a remediation plan based on that investigation, and commenced cleanup activities.

The Port's environmental engineering firm, Landau Associates, prepared a report for the Port of Edmonds in November 2003 that provided estimates of the cost of remediation activities at the Port of Edmonds' Harbor Square complex due to past industrial activities at the site. The estimated costs presented in the report are for all remediation activities anticipated at the site, which are described as Phase I through Phase III remediation in the report. Phase I and Phase II remediation efforts were essentially completed in 2005 and 2006. Phase III remediation remains to be completed.

### B. Amount of Estimated Liability

The estimated cost of Phase III remediation was a range of \$150,000 to \$900,000, reflecting the uncertainty of the extent of contamination under existing structures that could not be readily

accessed for assessment. Landau Associates estimates the liability to the Port of Edmonds associated with the future cleanup of known areas of contamination on Port property to be \$175,000 to \$1,050,000 (in 2008 dollars). The middle point of this estimated range is \$612,500.

The Governmental Accounting Standards Board implemented new standards for recording pollution remediation obligations for financial periods beginning after December 15, 2007. The Port increased its liability from \$175,000 in 2007 to \$612,500 in 2008 in accordance with these standards.

As per GASB Statement No. 49, “Estimates of a pollution remediation liability should be adjusted when benchmarks are met or when new information indicates changes in estimated outlays due to, for example, changes in the remediation plan or operating conditions. These changes may include the type of equipment, facilities, and services that will be used, price increases or reductions for specific outlay elements such as ongoing monitoring requirements, changes in technology, and changes in legal or regulatory requirements.”

The Port did not meet any benchmarks or receive new information that indicates changes in estimated outlays in 2014. Therefore, the Port did not make any adjustments to Environmental Remediation Liability in 2014.

C. Methods and Assumptions Used for the Estimate

The majority of the contamination to be addressed in Phase III remediation is located under existing buildings; some areas of residual contamination (expected to be relatively small) are located outside building footprints, but underneath paved surfaces. Phase III activities were not undertaken due to the inaccessibility of the contaminated areas, although the Port has committed to remediation at such time that the structures at the Harbor Square complex are removed for future development.

The Port has chosen to use only the best case and worse case for the ranges of potential outcomes. As the Port does not have a reasonable basis for specifying the probability and amount of a most likely potential cash flow, it is using only two data points, a range of \$175,000 to \$1,050,000.

D. Potential for Changes

As Phase III remediation may only be completed when the Harbor Square property is redeveloped, this estimate may be revised due to price increases or reductions, technology, and applicable laws or regulations.

E. Estimated Recoveries Reducing the Liability

The Port does not expect to receive any recoveries to reduce this liability.

#### NOTE 15 – CAPITAL CONTRIBUTIONS

In 2013, the Port was awarded a grant from the Washington State Parks and Recreation Commission for \$150,000 to renovate the Port's existing sling launch to increase the boat lifting capacity to 10,000 pounds. The Port received reimbursements of \$134,765 in 2014 and reimbursements of \$15,235 in 2013. The reimbursements are shown as capital contributions on the Statement of Revenues, Expenses, and Changes in Fund Net Position.

#### NOTE 16 – PRIOR PERIOD ADJUSTMENTS

In 2000, the Port extended the useful life of all its docks from 30 years to 40 years and its parking lot from 40 to 50 years. The remaining value at this time was not used as the depreciable basis for the calculation of accumulated depreciation and depreciation expense. This issue was discovered in 2014. The net correction is shown as a prior period adjustment of \$52,149.

#### NOTE 17 – RESTRICTED COMPONENT OF NET POSITION

The Statement of Net Position shows \$78,864 of restricted component of net position, which is the difference between restricted assets for the 1998 Refunding and Revenue Bond and the remaining principal balance at December 31, 2014. Bond covenants require this restriction. The restriction will be removed in 2017, when the bonds are completely repaid.

#### NOTE 18 – SUBSEQUENT EVENTS

In 1994, the Port entered into a land lease agreement with a Washington general partnership. The partnership built a commercial building on the land. The lease agreement includes base rent adjustments in August 1999, 2004, 2009, 2014, 2019, and 2024. The 2014 rent adjustment was to be an adjustment to fair market rental value. In June 2014, the Port entered into a contract for a fair market value appraisal of the property. The appraiser provided the Port with an appraisal valuing the annual market rent at \$134,500, an increase of \$45,549. The Port increased the monthly billings in accordance with that appraisal. The Lessee did not agree with this value and hired its own appraiser. The Port did not agree with that appraisal, and the two parties hired a third appraiser to establish the fair market value. On April 9, 2015, the Port received a fair market value appraisal amount of \$106,834. The \$11,528 downward adjustment to rent for the periods of August 1, 2014 through December 31, 2014 will be recorded as a prior period adjustment in 2015.

PORT OF EDMONDS  
 REQUIRED SUPPLEMENTARY INFORMATION  
 OTHER POSTEMPLOYMENT BENEFITS  
 SCHEDULE OF FUNDING PROGRESS

<u>Fiscal Year Ended</u>	<u>Actuarial Value of Assets</u>	<u>Actuarial Accrued Liabilities</u>	<u>Unfunded Actuarial Accrued Liabilities (UAAL)</u>	<u>Funded Ratio</u>	<u>Covered Payroll</u>	<u>UAAL As A Percentage of Covered Payroll</u>
December 31, 2013	\$ -	\$ 752,446	\$ 752,446	0.00%	\$ 1,301,336	57.82%
December 31, 2014	\$ -	\$ 535,246	\$ 535,246	0.00%	\$ 1,372,840	38.99%
December 31, 2015	\$ -	\$ 845,147	\$ 845,147	0.00%	\$ 1,531,590	55.18%

PORT OF EDMONDS  
 REQUIRED SUPPLEMENTARY INFORMATION  
 OTHER POSTEMPLOYMENT BENEFITS  
 SCHEDULE OF FUNDING PROGRESS

<u>Fiscal Year Ended</u>	<u>Actuarial Value of Assets</u>	<u>Actuarial Accrued Liabilities</u>	<u>Unfunded Actuarial Accrued Liabilities (UAAL)</u>	<u>Funded Ratio</u>	<u>Covered Payroll</u>	<u>UAAL As A Percentage of Covered Payroll</u>
December 31, 2009	\$ -	\$ 668,333	\$ 668,333	0.00%	\$ 1,368,184	48.85%
December 31, 2010	\$ -	\$ 732,909	\$ 732,909	0.00%	\$ 1,346,291	54.44%
December 31, 2011	\$ -	\$ 583,392	\$ 583,392	0.00%	\$ 1,199,530	48.64%
December 31, 2012	\$ -	\$ 571,853	\$ 571,853	0.00%	\$ 1,197,544	47.75%
December 31, 2013	\$ -	\$ 752,446	\$ 752,446	0.00%	\$ 1,301,336	57.82%
December 31, 2014	\$ -	\$ 535,246	\$ 535,246	0.00%	\$ 1,372,840	38.99%

Port of Edmonds  
Schedule of Proportionate Share of the Net Pension Liability  
Washington State Public Employee Retirement Systems Plan 1  
As of June 30, 2015

	<u>2015</u>
Employer's proportion of the net pension liability (asset)	0.014396%
Employer's proportionate share of the net pension liability	\$ 753,045
Employer's covered employee payroll	\$ 70,768
Employer's proportionate share of the net pension liability as a percentage of covered employee payroll	1064.10%
Plan fiduciary net position as a percentage of the total pension liability	59.10%

Port of Edmonds  
Schedule of Proportionate Share of the Net Pension Liability  
Washington State Public Employee Retirement Systems Plans 2 and 3  
As of June 30, 2015

	<u>2015</u>
Employer's proportion of the net pension liability (asset)	0.016797%
Employer's proportionate share of the net pension liability	\$ 600,166
Employer's covered employee payroll	\$1,490,532
Employer's proportionate share of the net pension liability as a percentage of covered employee payroll	40.27%
Plan fiduciary net position as a percentage of the total pension liability	89.20%

Port of Edmonds  
Schedule of Employer Contributions  
Washington State Public Employee Retirement Systems Plan 1  
As of December 31, 2015

	<u>2015</u>
Statutorily or contractually required contributions	\$ 71,356
Contributions in relation to the statutorily or contractually required contributions	<u>\$ (71,356)</u>
Contribution deficiency (excess)	<u>\$ -</u>
Covered employer payroll	\$ 68,917
Contributions as a percentage of covered employee payroll	103.54%

Port of Edmonds  
Schedule of Employer Contributions  
Washington State Public Employee Retirement Systems Plans 2 and 3  
As of December 31, 2015

	<u>2015</u>
Statutorily or contractually required contributions	\$ 82,765
Contributions in relation to the statutorily or contractually required contributions	<u>\$ (82,765)</u>
Contribution deficiency (excess)	<u>\$ -</u>
Covered employer payroll	\$1,469,808
Contributions as a percentage of covered employee payroll	5.63%

## ABOUT THE STATE AUDITOR'S OFFICE

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

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

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

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

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

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<b>Public Records requests</b>	<a href="mailto:PublicRecords@sao.wa.gov">PublicRecords@sao.wa.gov</a>
<b>Main telephone</b>	(360) 902-0370
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