PORT ANGELES WATERFRONT CENTER

A Washington Non-Profit Corporation

Financial Statements

For the Years Ended December 31, 2023 and 2022

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Aiken & Sanders, Inc PS
CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS
324 So. Main Street, Unit A, Montesano, WA 98563
Telephone (360) 533-3370 Fax (360) 532-7123
aikenandsanders@aiken-sanders.com

Independent Auditor's Report

To the Board of Directors
Port Angeles Waterfront Center
Port Angeles, WA

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Port Angeles Waterfront Center (the Center), which comprise the statements of financial position as of December 31, 2023 and 2022, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Center as of December 31, 2023 and 2022, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Center and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Center's ability to continue as a going concern for one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Center's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Center's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Aiken & Sanders

Aiken & Sanders, Inc., PS
Certified Public Accountants
& Consultants

Montesano, WA

June 20, 2024

Port Angeles Waterfront Center
A Washington Non-Profit Corporation

Statement of Financial Position

As of December 31,	2023	2022
Assets		
Current Assets:		
Cash & cash equivalents	$ 1,407,749	$ 698,882
Accounts receivable	15,254	3,601,000
Contributions receivable short term-net	349,109	764,433
Prepaid expense	133,583	83,305
Total Current Assets	**1,905,695**	**5,147,620**
Fixed Assets:		
Buildings	54,412,509	-
Furniture, fixtures, and equipment	1,519,749	-
Construction in process	413,816	40,753,686
Land	2,014,330	1,766,324
Less: accumulated depreciation	(513,934)	-
Total Fixed Assets	**57,846,470**	**42,520,010**
Other Assets:		
Investments	2,272	1,011,435
Contributions receivable long term-net	590,483	913,710
Assets restricted for endowment	3,276,252	2,971,260
Total Other Assets	**3,869,007**	**4,896,405**
Total Assets	**$ 63,621,172**	**$ 52,564,035**
Liabilities and Net Assets		
Current Liabilities:		
Accounts payable	$ 787,219	$ 3,016,461
Payroll liabilities	44,662	25,021
Unearned revenue	67,471	-
Lease deposit	278,210	228,210
Line of credit	9,549,655	-
Total Current Liabilities	**10,727,217**	**3,269,692**
Total Long-Term Liabilities		
Net Assets:		
Without donor restrictions:		
Undesignated	48,678,109	44,644,940
Total Net Assets Without Donor Restrictions	**48,678,109**	**44,644,940**
With donor restrictions	4,215,846	4,649,403
Total Net Assets	**52,893,955**	**49,294,343**
Total Liabilities and Net Assets	**$ 63,621,172**	**$ 52,564,035**

The accompanying notes are an integral part of these financial statements.

Port Angeles Waterfront Center
A Washington Non-Profit Corporation

Statement of Activities and Changes in Net Assets

For the Year Ended December 31,			**2023**
	Without Donor Restrictions	**With Donor Restrictions**	**Total**
Support and Revenue:			
Contributions	$ 1,636,464	$ 454,613	$ 2,091,077
Grants	3,169,136	-	3,169,136
Programming revenue	474,417	-	474,417
Facility rental revenue	89,907	-	89,907
Inkind contributions	104,464	-	104,464
Interest and dividends	21,042	78,863	99,905
Net realized & unrealized gain (loss) on investments	31,889	354,987	386,876
Net assets released from restrictions	1,322,020	(1,322,020)	-
Total Support and Revenue	**6,849,339**	**(433,557)**	**6,415,782**
Expenses:			
Program Services	2,067,895	-	2,067,895
Management and General	175,431	-	175,431
Fundraising	572,844	-	572,844
Total Expenses	**2,816,170**	**-**	**2,816,170**
Increase (Decrease) in Net Assets	**4,033,169**	**(433,557)**	**3,599,612**
Net Assets, Beginning of Year	44,644,940	4,649,403	49,294,343
Net Assets, End of Year	**$ 48,678,109**	**$ 4,215,846**	**$ 52,893,955**

The accompanying notes are an integral part of these financial statements.

Port Angeles Waterfront Center
A Washington Non-Profit Corporation

Statement of Activities and Changes in Net Assets

For the Year Ended December 31,			2022
	Without Donor Restrictions	With Donor Restrictions	Total
Support and Revenue:			
Public support:			
Contributions	$ 13,491,414	$ 1,400,717	$ 14,892,131
Inkind contributions	156,920	-	156,920
Grants	3,925,008	-	3,925,008
Interest and dividends	64,203	50,345	114,548
Net realized & unrealized gain (loss) on investments	(708,652)	(779,266)	(1,487,918)
Net assets released from restrictions	598,008	(598,008)	-
Total Support and Revenue	**17,526,901**	**73,788**	**17,600,689**
Expenses:			
Program Services	473,088	-	473,088
Management and General	106,650	-	106,650
Fundraising	229,475	-	229,475
Total Expenses	**809,213**	**-**	**809,213**
Increase (Decrease) in Net Assets	**16,717,688**	**73,788**	**16,791,476**
Net Assets, Beginning of Year	27,927,252	4,575,615	32,502,867
Net Assets, End of Year	**$ 44,644,940**	**$ 4,649,403**	**$ 49,294,343**

The accompanying notes are an integral part of these financial statements.

Port Angeles Waterfront Center

A Washington Non-Profit Corporation

Statement of Functional Expenses

For the Year Ended December 31,				2023
	Program Services	Management & General	Fundraising	Total
Salaries and wages	$ 591,677	$ 71,876	$ 276,578	$ 940,131
Payroll tax expense	49,666	6,033	23,221	78,919
Employee benefits	42,906	5,213	20,059	68,178
Depreciation and amortization	535,690	29,761	29,761	595,211
Program expense	190,193	-	-	190,193
Performance fees and expenses	196,478	-	-	196,478
Licenses & fees	-	1,506	-	1,506
Dues & subscriptions	16,469	2,001	7,700	26,170
Professional fees	189,596	37,444	20,416	247,456
Inkind expense	78,000	-	26,464	104,464
Insurance	57,015	6,928	26,655	90,598
Occupancy	83,279	10,105	38,945	132,329
Travel and events	9,536	1,158	17,902	28,596
Office expense	7,840	953	3,665	12,458
Bank fees	10,567	1,290	4,940	16,797
Advertising and promotion	-	347	73,394	73,741
Property tax	2,251	-	-	2,251
Interest expense	6	-	-	6
Printing and postage	6,726	817	3,145	10,688
Total	**$ 2,067,895**	**$ 175,431**	**$ 572,844**	**$ 2,816,170**

The accompanying notes are an integral part of these financial statements.

Port Angeles Waterfront Center
A Washington Non-Profit Corporation

Statement of Functional Expenses

For the Year Ended December 31, **2022**

	Program Services	Management & General	Fundraising	Total
Salaries and wages	$ 234,629	$ 28,502	$ 109,677	$ 372,808
Payroll tax expense	18,624	2,262	8,707	29,593
Employee benefits	25,786	3,133	12,056	40,975
Licenses & Fees	-	4,239	-	4,239
Dues & subscriptions	-	7,680	-	7,680
Professional fees	24,900	27,376	11,499	63,775
Inkind expense	71,500	-	826	72,326
Insurance	7,009	850	3,278	11,137
Occupancy	29,485	3,581	13,780	46,846
Travel and events	1,817	11,345	35,519	48,681
Office expense	-	9,770	-	9,770
Bank fees	-	4,225	-	4,225
Advertising and promotion	-	2,690	20,334	23,024
Property tax	2,252	-	-	2,252
Interest expense	50,000	-	-	50,000
Amortization expense	7,086	-	-	7,086
Printing and postage	-	996	13,800	14,796
Total	**$ 473,088**	**$ 106,650**	**$ 229,475**	**$ 809,213**

The accompanying notes are an integral part of these financial statements.

Port Angeles Waterfront Center

A Washington Non-Profit Corporation

Statement of Cash Flows

For the Years Ended December 31,		2023		2022
CASH FLOWS FROM OPERATING ACTIVITIES:				
Change in Net Assets	$	3,599,612	$	16,791,476
Adjustments to reconcile change in net assets to net cash provided (used) by operating activities:				
(Gain) loss on investments		(386,876)		1,487,918
Loan forgiveness		-		(10,051,638)
Depreciation and amortization		595,211		7,086
(Increase) Decrease in contributions and accounts receivable		4,324,297		(4,578,590)
(Increase) Decrease in prepaid expense		(50,278)		(78,018)
Increase (Decrease) in accounts payable		(2,229,242)		3,009,107
Increase (Decrease) in payroll liabilities		19,641		12,338
Increase (Decrease) in deferred revenue		67,471		-
Increase (Decrease) in lease deposits		50,000		-
Net Cash Provided (Used) by Operating Activities		**5,989,836**		**6,599,679**
CASH FLOWS FROM INVESTING ACTIVITIES:				
Cash paid for fixed assets		(15,840,394)		(9,339,391)
Cash received from investments		2,732,422		9,751,501
Cash paid for investments		(1,722,652)		(7,129,062)
Net Cash Provided (Used) By Investing Activities		**(14,830,624)**		**(6,716,952)**
CASH FLOWS FROM FINANCING ACTIVITIES:				
Cash received from line of credit		15,498,615		-
Cash paid on line of credit		(5,948,960)		-
Net Cash Provided (Used) By Financing Activities		**9,549,655**		**-**
Net Increase (Decrease) in Cash		708,867		(117,273)
Cash, Beginning of Year		698,882		816,155
Cash, End of Year	**$**	**1,407,749**	**$**	**698,882**
Cash Paid For Interest	**$**	**467,733**	**$**	**50,000**

The accompanying notes are an integral part of these financial statements.

A. PURPOSE OF THE CENTER:

Organization's purpose--

The Port Angeles Waterfront Center (the Center) is a non-profit corporation established for the purpose of designing, constructing, and operating a performing, fine arts, and conference center in Port Angeles, Washington.

The Center was formed in response to an estate bequest from a local resident that was restricted to purpose for the building of a performing arts and conference center. The bequest was initially gifted to the Peninsula College Foundation who, in collaboration with local arts groups, determined that a separate entity would be best suited to develop and operate the facility. The Center was incorporated on June 20, 2016 and the bequest principal was transferred to the Center in 2017. Construction was completed during 2023 and the facility, Dba Field Arts & Events Hall, opened in July of 2023. Field Hall is a state-of-the-art, multi-purpose arts and events center, gallery, theater, coffee bar and conference center on the Port Angeles waterfront.

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Basis of accounting--

The Center's policy is to prepare its financial statements on the accrual basis of accounting in accordance with generally accepted accounting principles. Revenues are recognized when earned and expenses are recognized when incurred.

Financial Statement Presentation--

The Center follows accounting prescribed by the Financial Accounting Standards Board in its Accounting Standards Codification (ASC) 958 Not-for Profit Entities. Under ASC 958, the Center is required to report information regarding its financial position and activities according to two classes of net assets: with donor restrictions, and without donor restrictions.

With Donor Restrictions: Net assets that result from contributions whose use by the Center is restricted by donor imposed stipulations that may expire with the passage of time or can be fulfilled or otherwise removed by actions of the Center.

Without Donor Restrictions: Net assets that are not restricted by donor stipulation.

Gifts of goods and equipment are reported as without donor restrictions unless explicit donor stipulations specify how the donated assets must be used.

Estimates--

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

Income tax--
The Center is a tax exempt non-profit organization under Internal Revenue Code Section 501(c)(3) and is not classified as a private foundation. Accordingly, the financial statements do not include any provision for income taxes. In addition, the Center qualifies for the charitable contribution deduction under Section 170(b)(1)(a).

Advertising--
The Center's policy is to expense advertising costs as they are incurred.

Functional allocation of expenses--
Expenses are charged to program activities when mission related activities benefit. Administration costs include those expenses that are not directly identifiable with any specific program function but provide for the overall support and direction of the Center. Fundraising costs, including costs of special events, are incurred to persuade potential donors to make contributions to the Center. Expenses are recorded, when appropriate, to the function receiving direct benefit. When expenses benefit more than one function, an allocation is made based on relative benefits provided to each function.

Cash and cash equivalents--
All time deposits, certificates of deposit, and short-term highly liquid investments with original maturities of three months or less are considered to be cash equivalents.

Investments--
The Center's investment objectives are to maximize total return and preserve capital while minimizing credit risk and avoiding excessive market risk. An investment company is currently managing the majority of the Center's investments. Investments in equity securities with readily determinable fair values and all investments in debt securities are valued at their fair values in the statement of financial position.

Investments are reported in the statements as investments and as assets restricted for endowments.

Recognition of Contribution Revenue--
Contributions are recognized when received or when a donor makes an unconditional promise to give to the organization. Contributions that are restricted by the donor are reported as increases in net assets without donor restrictions if the restrictions expire in the year in which the contributions are recognized. All other donor restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions.

Unconditional promises to give (pledges receivable) are recognized as revenues in the period the pledge is received. Long term pledges (collection expected in greater than one year) are discounted to the net present value of future cash flows. Conditional promises to give are recognized only when the conditions on which they depend are substantially met and the promise becomes unconditional.

Property and equipment--
Purchased and constructed buildings, furniture, equipment, and improvements are stated at cost. Donated furniture, equipment, or property is recognized as revenue and capitalized at its estimated fair value on the date of receipt. The Center capitalizes assets that have a useful life greater than one year. Depreciation is computed using the straight-line method based on estimated useful lives.

C. FINANCING ARRANGEMENTS:

On December 13, 2019, the Center signed a promissory note and loan agreement with a Center board member. The promissory note allowed the Center to access a business line of credit of $10,000,000 held and secured by the board member at Kitsap Bank.

On July 24, 2020, The Center signed a modification of the loan agreement and promissory note. The Center, rather than borrowing through the business line of credit, received a direct loan of $10,051,638 from the board member. The modification required quarterly interest payments based on a 2% annual interest rate continuing through the lifetime of the lender. The Center paid a total of $50,000 in interest during 2022. The note was secured by the Center's interest in real property and improvements.

On April 20, 2022, the board member providing the loan executed a release of the loan security and forgave the entire loan balance of $10,000,000, along with accrued interest. This loan forgiveness was recognized as contribution revenue in the financial records for 2022.

The Center, on November 29, 2022, signed a line of credit arrangement with First Federal Bank. The line of credit allowed for a maximum borrowing of $10,000,000, carried a stated interest rate of prime plus 1% (8.5% at December 31, 2022), and expired on November 29, 2023. No amounts were borrowed on the line during 2022. Loan costs of $77,949 included in prepaid expense at December 31, 2022 were amortized in 2023.

The Center, on December 11, 2023, signed a renewal of the line of credit arrangement with First Federal Bank. The renewed line of credit allowed for a maximum borrowing of $10,600,000, carried a stated interest rate using the CME 1-month Term SOFR index plus 2.5% (7.865% at December 31, 2023), and expires on December 11, 2024. The balance on the line was $9,549,655 at December 31, 2023. Interest paid during 2023 of $467,727 was included in building construction costs. Loan costs of $38,803 are included in prepaid expense at December 31, 2023 and will be amortized in 2024.

D. ASSETS RESTRICTED FOR ENDOWMENT:

The Center has received funds to support the operation of the facility and to help defray the costs for the use of the facility by local performing and fine arts groups. These funds have been contributed by an estate to an operations endowment established by the Center.

Use of the funds has been restricted by the donor and permit the expenditure of 5% of the net fair market value of assets held in this fund, measured as of the first day of the taxable year of the

Center. The Center received additional contributions to the operations endowment in 2020 and later years and anticipates raising additional funds for the operations endowment in future years.

The Center manages endowed funds and restricted and unrestricted funds to meet organization objectives. The primary investment objectives of the Center are to provide adequate liquidity to meet the distribution needs of the Center, to foster stability and growth in asset values and net income, and to introduce a suitable balance of quality and diversification to all assets within the endowment fund.

The Center adheres to Washington State's Uniform Prudent Management of Institutional Funds Act requirements for investment management and endowment fund spending. The Center's return objective is to earn an average real rate of return of 4% as measured over a three to five year market period. Distributions are determined annually in accordance with Center policy and donor restrictions, as applicable.

Changes in Endowment Assets for the Year Ended December 31, 2023:

	Without Donor Restrictions	With Donor Restrictions	Total
Donor restricted net assets beginning of period	$ -	$ 2,971,260	$ 2,971,260
Investment return:			
Investment income	-	97,415	97,415
Investment fee	-	(18,552)	(18,552)
Net appreciation (realized and unrealized)	-	354,986	354,986
Total investment return	-	433,849	433,849
Contributions	-	-	-
Appropriation of donor restricted assets for expenditure	-	(128,857)	(128,857)
Donor Restricted net assets end of period	$ -	$ 3,276,252	$ 3,276,252

Endowment Composition-December 31, 2023

	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted endowment funds	$ -	$ 3,276,252	$ 3,276,252

Changes in Endowment Assets for the Year Ended December 31, 2022:

	Without Donor Restrictions	With Donor Restrictions	Total
Donor restricted net assets beginning of period	$ -	$ 3,796,079	$ 3,796,079
Investment return:			
Investment income	-	70,213	70,213
Investment fee	-	(19,868)	(19,868)
Net appreciation (realized and unrealized)	-	(779,266)	(779,266)
Total investment return	-	(728,921)	(728,921)
Contributions	-	-	-
Appropriation of donor restricted assets for expenditure	-	(95,898)	(95,898)
Donor Restricted net assets end of period	$ -	$ 2,971,260	$ 2,971,260

Endowment Composition-December 31, 2022

	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted endowment funds	$ -	$ 2,971,260	$ 2,971,260

E. NET ASSET COMPOSITION:

	2023	2022
Without Donor Restrictions:		
Undesignated	$ 48,678,109	$ 44,644,940
Total:	$ 48,678,109	$ 44,644,940
With Donor Restrictions:		
Time restricted pledges	$ 939,594	$ 1,678,143
Endowment	3,276,252	2,971,260
Total:	$ 4,215,846	$ 4,649,403

F. INVESTMENTS:

Following are the aggregate carrying amounts and cost basis of investments as of December 31, 2023:

	Investments	Assets Restricted for Endowment	Carrying Amount	Investments Cost Basis
Invested Assets	$ 2,272	$ 3,276,252	$ 3,278,524	$ 3,674,133
	$ 2,272	$ 3,276,252	$ 3,278,524	$ 3,674,133

Following are the aggregate carrying amounts and cost basis of investments as of December 31, 2022:

	Investments	Assets Restricted for Endowment	Carrying Amount	Investments Cost Basis
Invested Assets	$ 1,011,435	$ 2,971,260	$ 3,982,695	$ 4,683,903
	$ 1,011,435	$ 2,971,260	$ 3,982,695	$ 4,683,903

Investment income is composed of the following for the years ended December 31, 2023 and 2022:

	2023	2022
Dividends	$ 86,539	$ 99,157
Interest	32,029	57,282
Less: Investment Expense	(18,663)	(41,891)
Realized Gains (Losses)	(17,305)	(750,590)
Unrealized Gains (Losses)	404,181	(737,328)
Investment Income	$ 486,781	$ (1,373,370)

G. CONCENTRATION OF CREDIT RISK:

The Center maintains accounts with one stock brokerage firm. The accounts contain cash and securities. Cash balances deposited at participating outside banks by the stock brokerage firm are insured up to $250,000 per institution by the Federal Deposit Insurance Corporation. Security balances are insured up to $500,000 (with limits of $250,000 for cash) by the Securities Investor Protection Corporation (SIPC). The brokerage firm has purchased additional SIPC (Excess SIPC) protection from London insurers with an aggregate firm limit of $150 million, including a maximum cash limit of $900,000 per customer for cash above the basic SIPC Protection.

H. LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS:

The Center, although it expects to receive current support to fund operations for 2024 and later years, has $834,790 and $4,397,607 of financial assets available within one year of the statement of financial position dates on December 31, 2023 and 2022, respectively, to meet cash needs for general operating expenditures of the Center. Financial assets available within one year consist of the following:

	2023	2022
Financial assets at year end	$ 5,050,636	$ 9,047,010
Donor restricted to purpose	(4,215,846)	(4,649,403)
Financial assets available to meet cash needs within one year	$ 834,790	$ 4,397,607

I. COMMITMENTS:

Certain contributions and bequests require the fulfillment of conditions accompanying the gift. Failure to fulfill the conditions could result in the return of the funds to donors. Although that is a possibility, the management and the board of the Center considers the return of such funds remote, since by accepting the gifts and their terms it has accepted the responsibility for and intends to fulfill its conditions.

J. SUBSEQUENT EVENTS:

No events have occurred through June 20, 2024, which is the date the financial statements were available to be issued based on Center facts and circumstances, for events requiring recording or disclosure in the financial statements for the year ended December 31, 2023.

K. CONTRIBUTIONS RECEIVABLE:

The Center receives promises to give from numerous sources. No allowance for uncollectible contributions has been provided as all contributions receivable are expected to be collected. As of December 31, 2023 and 2022, total contributions receivable was $1,012,888 and $1,678,143, respectively. The Center has provided a discount to present value of $73,295 and $135,842 for the years ended December 31, 2023 and 2022, for that portion of pledges to be collected in periods greater than one year. A discount rate of 4% has been used. Future maturities of pledge receivables are as follows as of December 31, 2023:

		2023
Year Ended December 31:		
2024	$	386,692
2025		334,463
2026		268,165
2027		23,567
Discount		(73,295)
	$	939,592

L. UNCERTAIN TAX POSITIONS:

The Center files income tax returns in the U.S. federal jurisdiction. The Center is subject to income tax examination for tax returns for the 2023, 2022 and 2021 years. Currently, there is no examination or pending examination with the Internal Revenue Service (IRS).

As of December 31, 2023, there are no tax positions for which the deductibility is certain but for which there is uncertainty regarding the timing of such deductibility.

M. FAIR VALUE MEASUREMENT:

The Center has adopted Accounting Standards Codification 958. ASC 958, Fair Value Measurements, establishes a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 Measurements) and the lowest priority to unobservable inputs (Level 3 Measurements). The three levels of the fair value hierarchy under ASC 958 are described as follows:

Level 1: Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Center has the ability to access.

Level 2: Inputs to valuation methodology include: Quoted prices for similar assets or liabilities in active markets. Quoted prices for identical or similar assets or liabilities in inactive markets. Inputs other than quoted prices that are observable for the asset or liability. Inputs that are principally from or corroborated by observable market data by correlation or other means.

Level 3: Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Following is a description of the valuation methodologies used for assets measured at fair value. There have been no changes in the methodologies used at December 31, 2023.

Corporate Stock and Mutual Funds: Valued at quoted prices on public exchanges.

Corporate and Government Bonds: Valued at quoted prices in public markets.

Certificates of Deposit and Money Funds: The investments are reported at face value plus accrued interest.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Center believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The following table sets forth by level, within the fair value hierarchy, the Center's assets at fair value as of December 31, 2023:

Assets at Fair Value as of December 31, 2023

	Level 1	Level 2	Level 3	Total
Corporate Bonds	$ 318,906	$ -	$ -	$ 318,906
Government Bonds	385,858	-	-	385,858
Mutual Funds	2,536,610	-	-	2,536,610
Money Funds	-	37,150	-	37,150
Total Assets at Fair Value:	$ 3,241,374	$ 37,150	$ -	$ 3,278,524

The following table sets forth by level, within the fair value hierarchy, the Center's assets at fair value as of December 31, 2022:

Assets at Fair Value as of December 31, 2022

	Level 1	Level 2	Level 3	Total
Corporate Bonds	$ 458,287	$ -	$ -	$ 458,287
Government Bonds	428,277	-	-	428,277
Mutual Funds	2,076,894	-	-	2,076,894
Money Funds	-	1,019,237	-	1,019,237
Total Assets at Fair Value:	$ 2,963,458	$ 1,019,237	$ -	$ 3,982,695

N. RETIREMENT PLAN:

The Center adopted a Simple Individual Retirement plan during 2017 and replaced it with a 403(b) retirement plan during 2022. All employees are eligible to participate in the plan which provides opportunity for employees to defer a portion of their compensation, tax deferred, into the plan upon hire, with the Center providing a match up to 3% of compensation after six months of employment. The Center contributed $12,571 and $10,500 to the plan in the years ended December 31, 2023 and 2022, respectively.

O. MEMORANDUM OF AGREEMENT AND LEASE DEPOSIT:

The Center has entered into a memorandum of agreement (MOA) with two local groups who desire to construct a Marine Discovery Center (MDC) on a portion of the land the Center has constructed and is operating the performing arts and conference center. The MOA indicates all party's intention to negotiate a long term ground lease. The MDC would be constructed and operated adjacent to the Center's performing arts and conference center in Port Angeles, WA.

The MOA is not binding on any party and is subject to the outside group's ability to raise sufficient funds to construct the MDC and the ability of all to reach a lease agreement.

During 2017, as part of the contribution of funds to the operations endowment detailed in Note D, the Center also received an additional $228,210, which the donor specified was to be used to partially fund future ground lease payments on behalf of the two groups who intend to construct the MDC. The Center has classified this receipt as a lease deposit liability. If a ground lease agreement is reached, the deposit will be amortized to lease income by the Center as earned under the terms of the lease. If no agreement is reached, or not all of the deposit is necessary to cover future required lease payments, the donor of the funds has stipulated that the Center may use the funds for general operations. An additional deposit of $50,000 was received in 2023.

P. DEPRECIATION AND AMORTIZATION EXPENSE:

Depreciation and amortization is provided as follows for 2023:

	Method	Life		2023
Buildings	Straight Line	50 years	$	453,438
Land improvements	Straight Line	20 years		5,167
Furniture and equipment	Straight Line	7-25 years		54,210
Software	Straight Line	3 years		1,119
Loan costs	Straight Line	1 year		81,277
Totals:			$	**595,211**