



Office of the Washington State Auditor
Pat McCarthy

Assessment Audit Report

Port of Grapeview

For the period January 1, 2022 through December 31, 2024

Published September 25, 2025

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**Office of the Washington State Auditor
Pat McCarthy**

September 25, 2025

Board of Commissioners
Port of Grapeview
Grapeview, Washington

Report on Assessment Audit

Thank you for the opportunity to work with you to promote accountability, integrity and openness in government. The Office of the Washington State Auditor takes seriously our role of providing state and local governments with assurance and accountability as the independent auditor of public accounts. In this way, we strive to help government work better, cost less, deliver higher value and earn greater public trust.

The attached report describes the procedures performed and conclusions for the areas we reviewed. We appreciate the opportunity to work with your staff, and value your cooperation during the assessment audit.

Sincerely,

Pat McCarthy, State Auditor
Olympia, WA

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AUDIT SUMMARY

Results in brief

Based on the procedures performed, nothing came to our attention in the areas we reviewed that caused us to believe the Port was not in substantial compliance with applicable state laws, regulations, and its own policies, or had not provided adequate controls over the safeguarding of public resources. Had we performed additional procedures, other matters might have come to our attention that would have been reported.

About the assessment audit

This report contains the results of our independent audit of the Port of Grapeview from January 1, 2022 through December 31, 2024.

Management is responsible for ensuring compliance and adequate safeguarding of public resources from fraud, loss or abuse. This includes the design, implementation and maintenance of internal controls relevant to these objectives. State law (RCW 43.09.230) also requires local governments to prepare and submit certified annual reports to our Office summarizing such things as revenues received, collections made, amounts receivable or payable, expenditures made, and debt owed.

This assessment audit was conducted under the authority of RCW 43.09.260, which requires the Office of the Washington State Auditor to examine the financial affairs of all local governments at least once every three years. Assessment audits are risk-based, limited-scope reviews of small local governments, generally defined as local governments with less than \$300,000 in annual revenues. To help minimize audit costs, our work for this engagement was conducted off-site primarily using financial and other information provided by the Port.

This assessment audit was limited to the following:

- Reviewing meeting minutes for compliance with the Open Public Meetings Act
- Inquiring as to internal controls over assets, revenues, and disbursements
- Verifying that annual reports submitted to our Office were complete and filed timely in compliance with state law
- Reviewing the Port's annual revenues and expenditures for unusual transactions or trends
- Corroborating financial information reported by the Port by comparing reported revenues, expenditures, and cash and investment balances to third-party sources
- Reviewing expenditures, including credit card transactions, for indications of unusual activities, excessive Board of Commissioners compensation, conflicts of interest, or procurement requirements
- Evaluating the Port's financial information for indications of financial distress

INFORMATION ABOUT THE PORT

Created in 1923, the Port of Grapeview is a municipally owned corporation that creates economic development opportunities within the community of Grapeview and surrounding areas on the Puget Sound in Mason County. In 1960 and 1968 the Port built a two-lane boat launch ramp for recreational and commercial use. In 1994 the Port added a twenty-space parking lot and in 1988 the Port purchased its first commercial property next to the Post Office. In 2019 the existing boat ramp was replaced and includes an ADA compliant floating dock, access gangway and sidewalk. A restroom facility was also added at that time. An elected, three-member Board of Commissioners governs the Port. The Commission select one of its members to serve as Port President. Mason County acts as the Treasurer.

The Port received annual revenue of about \$262,000 in 2022, \$167,000 in 2023, and \$175,000 in 2024, primarily from property tax collections, supplemented by parking and boat fees. In 2022, revenues were increased due to proceeds of about \$127,000 from the sale of land.

Contact information related to this report

Contact:	Michael Blaisdell, Port Commissioner
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Website:	www.portofgrapeview.com

Information current as of report publish date.

Audit history

You can find current and past audit reports for the Port of Grapeview at <https://portal.sao.wa.gov//ReportSearch>.

ABOUT THE STATE AUDITOR'S OFFICE

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

We work with state agencies, local governments and the public to achieve our vision of increasing trust in government by helping governments work better and deliver higher value.

In fulfilling our mission to provide citizens with independent and transparent examinations of how state and local governments use public funds, we hold ourselves to those same standards by continually improving our audit quality and operational efficiency, and by developing highly engaged and committed employees.

As an agency, the State Auditor's Office has the independence necessary to objectively perform audits, attestation engagements and investigations. Our work is designed to comply with professional standards as well as to satisfy the requirements of federal, state and local laws. The Office also has an extensive quality control program and undergoes regular external peer review to ensure our work meets the highest possible standards of accuracy, objectivity and clarity.

Our audits look at financial information and compliance with federal, state and local laws for all local governments, including schools, and all state agencies, including institutions of higher education. In addition, we conduct performance audits and cybersecurity audits of state agencies and local governments, as well as state whistleblower, fraud and citizen hotline investigations.

The results of our work are available to everyone through the more than 2,000 reports we publish each year on our website, www.sao.wa.gov. Additionally, we share regular news and other information via an email subscription service and social media channels.

We take our role as partners in accountability seriously. The Office provides training and technical assistance to governments both directly and through partnerships with other governmental support organizations.

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