

**URBAN RENEWAL AGENCY OF THE
CITY OF COOS BAY
COOS COUNTY, OREGON**

FINANCIAL REPORT

FOR THE YEAR ENDED JUNE 30, 2023



**12700 SW 72nd Ave.
Tigard, OR 97223**

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

(A Component Unit of the City of Coos Bay)

COOS COUNTY, OREGON

ANNUAL FINANCIAL REPORT

For the Year Ended June 30, 2023

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

AGENCY BOARD MEMBERS AS OF JUNE 30, 2023

<u>NAME</u>	<u>TERM EXPIRES</u>
Stephanie Kilmer, Chair	November, 2024
Joe Benetti, Mayor	November, 2024
Lucinda DiNovo, Secretary	November, 2024
Drew Farmer, Vice-Chair	November, 2024
Carmen Matthews	November, 2026
Troy Cribbins	November, 2024
Sara Stephens	November, 2026

Board Members receive mail at the address listed below.

ADMINISTRATION
Rodger Craddock, Agency Manager

BOARD ADDRESS
Urban Renewal Agency of the City of Coos Bay
500 Central Avenue
Coos Bay, OR 97420

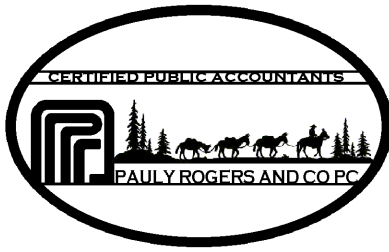
URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

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November 3, 2023

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Urban Renewal Agency of the City of Coos Bay
Coos County, Oregon

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Urban Renewal Agency of the City of Coos Bay, a component unit of the City of Coos Bay, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Urban Renewal Agency of the City of Coos Bay, a component unit of the City of Coos Bay, as of June 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with the auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Urban Renewal Agency of the City of Coos Bay and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management 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, 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 Urban Renewal Agency of the City of Coos Bay's, ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' 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 auditors' report that includes our opinions. 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 generally accepted auditing standards 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 generally accepted auditing standards, 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 Urban Renewal Agency of the City of Coos Bay'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 Urban Renewal Agency of the City of Coos Bay'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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The supplementary information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information, as listed in the table of contents, is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information, as listed in the table of contents, is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the other information, as listed in the table of contents, and the listing of board members containing their term expiration dates, located before the table of contents, but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Report on Other Legal and Regulatory Requirements

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have issued our report dated November 3, 2023 on our consideration of compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.



Tara M. Kamp, CPA
PAULY, ROGERS AND CO., P.C.



URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) (unaudited)

As management of Urban Renewal Agency of the City of Coos Bay (Agency) which has two separate districts, Downtown and Empire, we offer the following narrative overview and analysis of the financial activities of the Agency for the fiscal year ended June 30, 2023. Readers are encouraged to consider this overview and analysis in combination with the basic financial statements and accompanying notes to the financial statements.

The Agency is considered a blended component unit of the City of Coos Bay and maintains separate legal status from the City.

FINANCIAL HIGHLIGHTS

- The assets of the Agency exceed the liabilities for the current fiscal year ended June 30, 2023 by \$17,650,990 (net position).
- The Agency's total net position increased by \$2,022,830 or 12.94% when compared to the financial statements at June 30, 2022. The increase in net position is primarily attributable to an increase in capital assets (net).
- As of June 30, 2023, the Agency's governmental activities reported a combined ending fund balance of \$6,021,070, a decrease of \$13,771 from the prior year.
- At the end of the current fiscal year, unrestricted net position was \$5,655,844, approximately 32.04% of total net position.
- On the government-wide financial statement, the Agency's total cash and investments of \$6,009,709 at June 30, 2023 may be used to meet the Agency's ongoing obligations to citizens and creditors.
- The Agency's total outstanding long-term debt decreased by \$459,155 or 5.91%, due to additional amounts drawn on the Downtown Area Bond Series 2020A of \$685,382 used for capital street improvement projects in the downtown area, as well as bond repayments totaling \$1,144,537.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The basic financial statements are comprised of the following components: 1) Government-wide Financial Statements, 2) Fund Financial Statements, and 3) Notes to the Financial Statements.

Government-wide Financial Statements. These statements are designed to provide readers with a broad overview of the Agency finances, in a manner similar to private-sector business.

Summarized versions of these statements are included in this MD&A.

The *Statement of Net Position*, presents information on all of the Agency's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference between the components as net position. Over time, increases or decreases in net position may serve as a useful indicator of changes in the Agency's financial position.

The *Statement of Activities*, presents information showing how the Agency net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. This is the accrual basis of accounting. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both the statement of net position and the statement of activities divide the functions of the Agency that are primarily supported by tax-increment debt proceeds (in lieu of tax-increment revenue) and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their cost through user fees and charges (business-type activities). The Agency's government-wide financial statements only reveal governmental activities.

Fund Financial Statements. A *fund* is a grouping of related accounts used to maintain control over resources segregated for specific activities or objectives. The Agency uses fund accounting to ensure and demonstrate compliance with finance-related legal activities. The Agency uses only one fund type; all funds are categorized as governmental funds.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the Government-Wide and Fund Financial Statements.

GOVERNMENT-WIDE FINANCIAL STATEMENT ANALYSIS

The following tables, graphs, and analysis discuss the financial position and changes to the financial position for the Agency as a whole, as of and for the year ended June 30, 2023.

Net Position. As previously noted, net position may serve over time as a useful indicator of a government's financial position. The Agency's net position, the amount by which assets plus deferred outflows of resources exceeded liabilities plus deferred inflows of resources, was \$17,650,990 at close of this fiscal year.

The largest portion of the Agency's net position, \$11,496,995, reflects its net investment in capital assets. The Agency's asset category, investment in capital assets net of related debt, was used to acquire assets. This represents investment in land, infrastructure, and construction in progress, less accumulated depreciation and debt used to purchase these capital assets and is 65.14% of the total net position.

Table 1
Statement of Net Position

	Governmental Activities	
	2022	2023
Current assets	\$ 6,314,842	\$ 6,198,830
Capital assets, net of depreciation	17,263,547	18,809,482
Total Assets	<u>23,578,389</u>	<u>25,008,312</u>
Other liabilities	178,586	44,834
Long term debt	7,771,643	7,312,488
Total Liabilities	<u>7,950,229</u>	<u>7,357,322</u>
Net Position:		
Net investment in capital assets	9,491,904	11,496,995
Restricted	524,242	498,151
Unrestricted	5,612,014	5,655,844
Total Net Position	<u>\$ 15,628,160</u>	<u>\$ 17,650,990</u>

At fiscal year end the Agency's *unrestricted* balance was 32.04% of total net position or \$5,655,844. The *unrestricted* balance may be used to meet current and ongoing obligations. The *restricted* portion of net position represents resources subject to external restrictions on how they may be used. Such restrictions may include debt service payments, other capital projects, and required reserves. At the end of the fiscal year, the Agency reported positive or no balance in all three categories of net position.

Table 2
Statement of Activities (Changes in Net Position)

	Governmental Activities	
	2022	2023
Revenues		
Function Revenues		
Capital Grants & Contributions	\$ 2,000	\$ 393,248
General Revenues		
Taxes	2,733,049	2,862,374
Investment Earnings	(29,281)	195,150
Miscellaneous	12,913	143,128
Total Revenues	<u>2,718,681</u>	<u>3,593,900</u>
Expenses		
Program Expenses		
Public Works	1,878,983	1,398,686
Interest on Long Term Debt	181,412	172,384
Total Expenses	<u>2,060,395</u>	<u>1,571,070</u>
Increase in Net Position	658,286	2,022,830
Beginning Net Position	14,969,874	15,628,160
Ending Net Position	<u>\$ 15,628,160</u>	<u>\$ 17,650,990</u>

The Agency's net position increased \$2,022,830 during the fiscal year ended June 30, 2023, the degree to which revenues exceeded ongoing expenses. The increase was primarily attributable to an increased investment in capital assets (net).

FUND FINANCIAL STATEMENT ANALYSIS

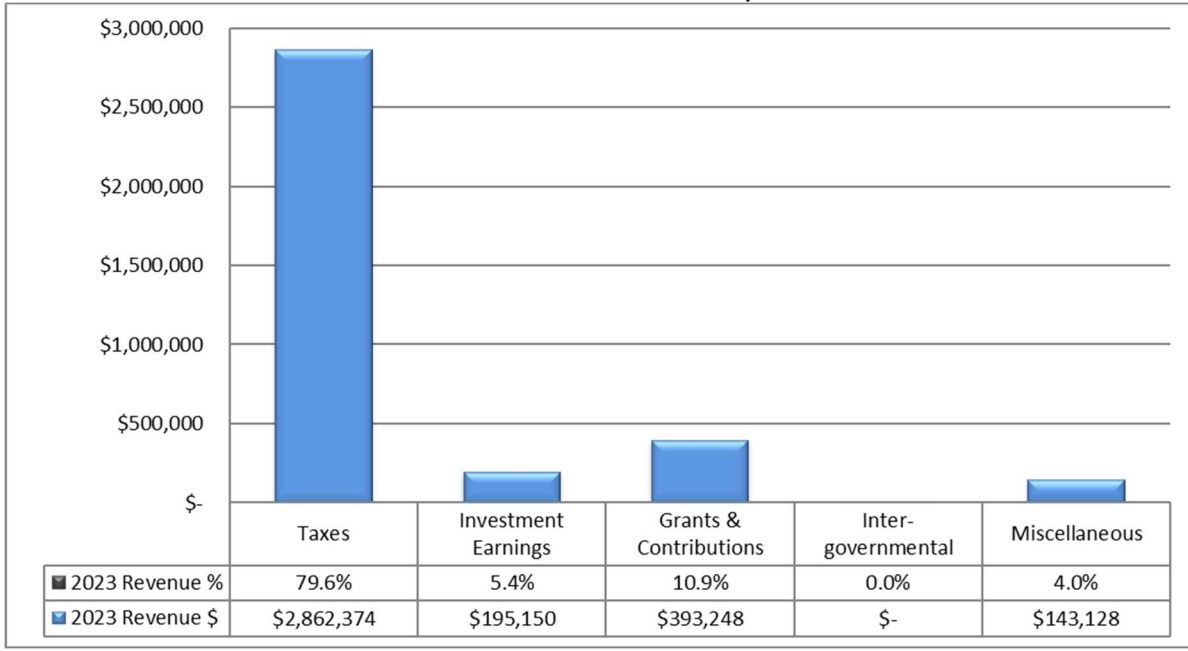
Governmental funds are used to account for essentially the same functions as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, which are on full accrual basis, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year, which is the modified accrual basis of accounting. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures and changes in fund balances provide a reconciliation to the governmental activities portion of the government-wide financial statements.

The accounting for each of the two districts is organized into five basic funds: Special Revenue, Program, Bond, Bond Reserve, and Capital Project. The difference in the measurement focus of the governmental fund financial statements and the government-wide financial statements calls for reconciliations between the two types of statements to fully explain the specific differences. These reconciliations between governmental funds to governmental activities illuminate the long-term impact of the Agency's short-term financial decisions. Such information may be useful in assessing a government's near-term financing requirements.

Table 3
Changes in Fund Balance

	Governmental Activities	
	2022	2023
Major Funds		
Downtown Special Revenue	\$ 108,092	\$ 81,418
Empire Special Revenue	42,066	62,023
Downtown Bond	961,266	808,889
Downtown Capital Projects	2,452,549	2,827,036
Empire Capital Projects	1,946,626	1,743,553
Total Major Funds	5,510,599	5,522,919
Non Major Funds		
Downtown Program	-	-
Empire Program	-	-
Empire Bond	524,242	498,151
Downtown Bond Reserve	-	-
Empire Bond Reserve	-	-
Total Non Major Funds	524,242	498,151
Total Fund Balance	\$6,034,841	\$ 6,021,070

**Revenues by Source - Governmental Activities
Fiscal Year Ended June 30, 2023**



As shown above, tax-increment funding (TIF) proceeds are the largest source of revenue for the Agency’s governmental activities, comprising of 79.6% of the total.

**Table 4
Summarized History of TIF Proceeds
Received for Fiscal Years Ended June 30**

Year	Downtown Area	Empire Area	Total
2014	1,011,295	646,564	1,657,859
2015	1,011,480	672,699	1,684,180
2016	911,097	659,067	1,570,165
2017	792,093	660,701	1,452,794
2018	1,185,532	733,680	1,919,212
2019	1,203,264	764,709	1,967,973
2020	1,542,556	808,833	2,351,389
2021	1,691,315	841,573	2,532,888
2022	1,867,889	873,132	2,741,021
2023	1,907,819	923,777	2,831,595
	<u>13,124,339</u>	<u>7,584,736</u>	<u>20,709,075</u>

Capital Assets. The Agency’s capital assets for the fiscal year ended June 30, 2023 totaled \$18,809,482, net of accumulated depreciation. This represents an increase from the prior fiscal year of 8.95% or \$1,545,935. Major additions to capital assets during the fiscal year included the following:

Downtown District

- Coos Bay Village infrastructure project (CIP).
- Boardwalk projects (CIP).
- Eastside Boat Ramp project.

Empire District

- Capital Street and ADA Ramp Improvements project (CIP).
- Fire Station 2 Parking Lot Improvements project.
- Empire Boat Ramp and Fishing Pier projects.

The following table provides a listing of the capital assets, net of accumulated depreciation.

Table 5
Capital Assets (net of depreciation)

	Governmental Activities	
	2022	2023
Construction in Progress	1,032,821	2,344,826
Land and Improvements, net	2,675,071	2,562,520
Building and Improvements, net	4,342,634	4,793,594
Machinery and Equipment, net	35,270	54,293
Infrastructure, net	9,177,751	9,054,249
	<u>\$17,263,547</u>	<u>\$ 18,809,482</u>

Long-term Liabilities. The Agency's total outstanding long-term debt decreased by \$459,155 or 5.91%, due to additional amounts drawn on the Downtown Area bond series 2020A of \$685,382 used for capital street improvement projects in the downtown area, as well as bond repayments totaling \$1,144,537.

BUDGETARY HIGHLIGHTS

During the fiscal year 2023 budget process, the Budget Committee, along with the Agency Board elected to impose a "Special Levy Option" for the Downtown Area only. The special levy option was limited to 28% or \$0.30 per \$1,000 assessed valuation. The additional resources collected through the special levy option were dedicated for street improvements. Taxes collected from the special levy in fiscal year ended 2023 totaled \$521,663. The Downtown District tax revenues for the year were budgeted at \$1,850,000 with actual receipts totaling \$1,907,819 (103.1% of budget), which included the special levy option. The Empire District tax revenues for the year were budgeted at \$875,000, with actual receipts totaling \$923,777 (105.6% of budget).

Table 6
Changes in Budget Appropriations

	Governmental Activities	
	Original	Final
Major Funds		
Downtown Special Revenue	\$ 1,851,000	\$ 1,959,000
Empire Special Revenue	875,750	917,750
Downtown Bond	2,781,000	2,920,000
Downtown Capital Projects	4,661,435	4,377,976
Empire Capital Projects	2,888,429	2,390,052
Total Major Funds	<u>13,057,614</u>	<u>12,564,778</u>
Non Major Funds		
Empire Bond	<u>1,404,750</u>	<u>1,459,750</u>
Total Non Major Funds	<u>1,404,750</u>	<u>1,459,750</u>
Total Fund Balance	<u>\$ 14,462,364</u>	<u>\$ 14,024,528</u>

ECONOMIC FACTORS

- The Downtown Urban Renewal District was formed in 1988 and is 1,298.3 acres in size. Total maximum indebtedness is \$45,055,764 of which \$20,354,709 capacity to incur debt remained as of current fiscal year end.
- The Empire Urban Renewal District was formed in 1995 and is 303.31 acres in size. Total maximum indebtedness is \$29,000,000 of which \$15,357,909 capacity to incur remained as of current fiscal year end.
- Both districts will appropriate funds for du jour financing in anticipation of available tax-increment funding and will continue to review district goals and update plans to prioritize future capital projects.
- The fiscal year 2023-24 assessed valuation was projected to increase for the Downtown District to \$98,383,895 and the Empire District to \$65,732,120.

REQUESTS FOR FINANCIAL INFORMATION

This financial report is designed to provide a general overview of the Agency's finances and to demonstrate the Agency's accountability. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to City of Coos Bay Finance Director at 500 Central Avenue, Coos Bay, Oregon, 97420. Financial Statements for the Agency and the City of Coos Bay are available online at:

<https://www.coosbayor.gov/government/city-departments/finance-department>



Melissa Olson
Finance Director

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

BASIC FINANCIAL STATEMENTS

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

STATEMENT OF NET POSITION

June 30, 2023

ASSETS:

Cash and Cash Equivalents	\$ 6,009,709
Taxes Receivable	189,121
Capital Assets Not Being Depreciated	4,072,227
Capital Assets, Net of Accumulated Depreciation	<u>14,737,255</u>
 Total Assets	 <u>25,008,312</u>

LIABILITIES:

Accounts Payable	31,559
Interest Payable	13,275
Noncurrent Liabilities	
Due Within One Year	
Bonds Payable	1,166,323
Due in More Than One Year	
Bonds Payable	<u>6,146,165</u>
 Total Liabilities	 <u>7,357,322</u>

NET POSITION:

Net Investment in Capital Assets	11,496,995
Restricted	498,151
Unrestricted	<u>5,655,844</u>
 Total Net Position	 <u>\$ 17,650,990</u>

See accompanying notes to basic financial statements.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2023

FUNCTIONS	EXPENSES	FUNCTION REVENUES		NET (EXPENSE) REVENUE AND CHANGES IN NET POSITION
		CHARGES FOR SERVICES	CAPITAL GRANTS AND CONTRIBUTIONS	
Public Works	\$ 1,398,686	\$ -	\$ 393,248	\$ (1,005,438)
Interest on Long-Term Debt	172,384	-	-	(172,384)
Total Governmental Activities	<u>\$ 1,571,070</u>	<u>\$ -</u>	<u>\$ 393,248</u>	<u>(1,177,822)</u>
General Revenues:				
Property Taxes				2,862,374
Income Not Restricted to Specific Programs:				
Investment Earnings				195,150
Miscellaneous				<u>143,128</u>
Total General Revenues				<u>3,200,652</u>
Change in Net Position				2,022,830
Net Position - Beginning				<u>15,628,160</u>
Net Position - Ending				<u>\$ 17,650,990</u>

See accompanying notes to basic financial statements.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

BALANCE SHEET - GOVERNMENTAL FUNDS

June 30, 2023

	<u>DOWNTOWN SPECIAL REVENUE</u>	<u>EMPIRE SPECIAL REVENUE</u>	<u>DOWNTOWN CAPITAL PROJECTS</u>
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES:			
Assets:			
Cash and Investments	\$ 52,376	\$ 48,145	\$ 2,835,999
Property Taxes Receivables	<u>128,072</u>	<u>61,049</u>	<u>-</u>
Total Assets	<u><u>\$ 180,448</u></u>	<u><u>\$ 109,194</u></u>	<u><u>\$ 2,835,999</u></u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE:			
Liabilities:			
Accounts Payable	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,963</u>
Total Liabilities	<u>-</u>	<u>-</u>	<u>8,963</u>
Deferred Inflows of Resources:			
Unavailable Revenue-Property Taxes	<u>99,030</u>	<u>47,171</u>	<u>-</u>
Total Deferred Inflows of Resources	<u>99,030</u>	<u>47,171</u>	<u>-</u>
Fund Balance:			
Restricted	-	-	-
Assigned	<u>81,418</u>	<u>62,023</u>	<u>2,827,036</u>
Total Fund Balance	<u>81,418</u>	<u>62,023</u>	<u>2,827,036</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u><u>\$ 180,448</u></u>	<u><u>\$ 109,194</u></u>	<u><u>\$ 2,835,999</u></u>

See accompanying notes to basic financial statements.

<u>EMPIRE CAPITAL PROJECTS</u>	<u>DOWNTOWN BOND FUND</u>	<u>EMPIRE BOND FUND</u>	<u>TOTAL GOVERNMENTAL</u>
\$ 1,766,149	\$ 808,889	\$ 498,151	\$ 6,009,709
-	-	-	189,121
<u>\$ 1,766,149</u>	<u>\$ 808,889</u>	<u>\$ 498,151</u>	<u>\$ 6,198,830</u>
\$ 22,596	\$ -	\$ -	\$ 31,559
22,596	-	-	31,559
-	-	-	146,201
-	-	-	146,201
-	-	498,151	498,151
<u>1,743,553</u>	<u>808,889</u>	<u>-</u>	<u>5,522,919</u>
<u>1,743,553</u>	<u>808,889</u>	<u>498,151</u>	<u>6,021,070</u>
<u>\$ 1,766,149</u>	<u>\$ 808,889</u>	<u>\$ 498,151</u>	<u>\$ 6,198,830</u>

See accompanying notes to basic financial statements.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

RECONCILIATION OF BALANCE SHEET OF GOVERNMENTAL FUNDS
TO STATEMENT OF NET POSITION

June 30, 2023

Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

Fund Balances	\$ 6,021,070
<p>The cost of governmental capital assets (land, buildings, improvements, machinery and equipment, infrastructure, and construction in progress) is reported as an expenditure in governmental funds. The statement of net position includes those capital assets among the assets of the Agency as a whole.</p>	
Net Capital Assets	18,809,482
<p>Long-term liabilities applicable to the Agency's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities, both current and long-term, are reported in the statement of net position.</p>	
Long-Term Debt	(7,312,488)
Interest Payable	(13,275)
<p>Other long-term assets are not available to pay for current-period expenditures and therefore are considered unavailable in the funds.</p>	
Unavailable Property Taxes	<u>146,201</u>
Total Net Position	<u>\$ 17,650,990</u>

See accompanying notes to basic financial statements.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS

For the Year Ended June 30, 2023

	DOWNTOWN SPECIAL REVENUE	EMPIRE SPECIAL REVENUE	DOWNTOWN CAPITAL PROJECTS
REVENUES:			
Taxes	\$ 1,907,819	\$ 923,776	\$ -
Interest on Investments	24,407	13,931	80,768
Grants	-	-	235,948
Miscellaneous	-	-	956
	<u>1,932,226</u>	<u>937,707</u>	<u>317,672</u>
Total Revenues			
EXPENDITURES:			
Current:			
Material and Services	-	-	655,734
Capital Outlay	-	-	1,290,761
Debt Service	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures			
	<u>-</u>	<u>-</u>	<u>1,946,495</u>
Excess of Revenues, Over (Under) Expenditures	1,932,226	937,707	(1,628,823)
OTHER FINANCING SOURCES (USES):			
Property Sales	-	-	-
Bond Proceeds	-	-	685,382
Du Jour Financing	-	-	1,317,928
Transfers In	-	-	-
Transfers Out	(1,958,900)	(917,750)	-
	<u>(1,958,900)</u>	<u>(917,750)</u>	<u>-</u>
Total Other Financing Sources (Uses)			
	<u>(1,958,900)</u>	<u>(917,750)</u>	<u>2,003,310</u>
Net Change in Fund Balance	(26,674)	19,957	374,487
Beginning Fund Balance	<u>108,092</u>	<u>42,066</u>	<u>2,452,549</u>
Ending Fund Balance	<u>\$ 81,418</u>	<u>\$ 62,023</u>	<u>\$ 2,827,036</u>

See accompanying notes to basic financial statements.

EMPIRE CAPITAL PROJECTS	DOWNTOWN BOND FUND	EMPIRE BOND FUND	TOTAL GOVERNMENTAL
\$ -	\$ -	\$ -	\$ 2,831,595
65,591	6,902	3,551	195,150
157,300	-	-	393,248
142,172	-	-	143,128
<u>365,063</u>	<u>6,902</u>	<u>3,551</u>	<u>3,563,121</u>
302,173	-	-	957,907
1,499,389	-	-	2,790,150
-	802,279	514,642	1,316,921
<u>1,801,562</u>	<u>802,279</u>	<u>514,642</u>	<u>5,064,978</u>
(1,436,499)	(795,377)	(511,091)	(1,501,857)
800,000	-	-	800,000
-	-	-	685,382
433,426	(1,315,900)	(432,750)	2,704
-	1,958,900	917,750	2,876,650
-	-	-	(2,876,650)
<u>1,233,426</u>	<u>643,000</u>	<u>485,000</u>	<u>1,488,086</u>
(203,073)	(152,377)	(26,091)	(13,771)
<u>1,946,626</u>	<u>961,266</u>	<u>524,242</u>	<u>6,034,841</u>
<u>\$ 1,743,553</u>	<u>\$ 808,889</u>	<u>\$ 498,151</u>	<u>\$ 6,021,070</u>

See accompanying notes to basic financial statements.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - GOVERNMENTAL FUNDS TO STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2023

Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balance and the government-wide statement of activities

Excess of Revenues over Expenditures \$ (13,771)

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.

Capital Asset Additions, Net	\$	2,642,409	
Asset Deletions		(625,918)	
Depreciation Expense		(470,556)	
Net Adjustment		1,545,935	1,545,935

Under the modified accrual basis of accounting used in the governmental funds, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the statement of activities, however, which is presented on the accrual basis of accounting, expenses and liabilities are reported regardless of when financial resources are available. This adjustment combines the net changes in liability balances between years.

Long term debt principal payments		1,144,537	
Interest payable		732	
Debt Issuance		(685,382)	

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.

Property Taxes		30,779	
Change in Net Position		2,022,830	\$ 2,022,830

See accompanying notes to basic financial statements.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

The Urban Renewal Agency of Coos Bay, Oregon (Agency) financial statements are prepared in accordance with Generally Accepted Accounting Principles (GAAP). The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the accounting policies are described below.

A. THE FINANCIAL REPORTING ENTITY

The Urban Renewal Agency of the City of Coos Bay (Agency) was formed December 1966, under the provisions of the Oregon Revised Statutes (ORS) and operates under a Board-Manager form of government providing specific projects located in the Urban Renewal District.

The Agency is a municipal corporation governed by an appointed seven-member board. Generally accepted accounting principles in the United States of America require that these basic financial statements present the Agency and all component units, if any. Component units, as established by the Governmental Accounting Standards Board (GASB) Statement No. 61, are separate organizations that are included in the reporting entity because of the significance of their operational or financial relationships with the Agency. All significant activities and organizations with which the Agency exercises oversight responsibility have been considered for inclusion in the basic financial statements. There are no component units. The Agency is a blended component unit of the City of Coos Bay because the Coos Bay City Council exercises oversight authority over the Agency as demonstrated by the designation of the Agency's Board Members and economic dependency.

B. BASIS OF PRESENTATION

GOVERNMENT-WIDE FINANCIAL STATEMENTS (GWFS)

The government-wide statements report information irrespective of fund activity, and the fund financial statements report information using the funds. The government-wide statements focus on sustainability as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. These aggregated statements consist of the Statement of Net Position and the Statement of Activities. These statements were prepared using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. General receipts are from property and related taxes, and interest. All disbursements are categorized either as program disbursements or interest on long-term debt.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. There is no program revenue. Taxes and other items not properly included among program revenues are reported instead as general revenues.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the various functions. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. BASIS OF PRESENTATION (CONTINUED)

FUND FINANCIAL STATEMENTS

The accounts are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, revenues are considered to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to claims and judgments are recorded only when payment is due. Property taxes and other revenue associated with the current fiscal period are all considered to be susceptible to accrual if collected within 60 days of fiscal year end.

Financial operations are accounted for in the following major governmental funds:

DOWNTOWN SPECIAL REVENUE

This fund is used to account for the Downtown Area of the urban renewal area. Property tax increment revenues and earnings on investments are the main sources of receipts, some of which is transferred to the Downtown Debt Service Fund for bonded debt retirement.

EMPIRE SPECIAL REVENUE

This fund is used to account for the Empire Area of the urban renewal area. Property tax increment revenues and earnings on investments are the main sources of receipts, some of which is transferred to the Empire Debt Service Fund for bonded debt retirement.

DOWNTOWN CAPITAL PROJECTS

This fund is used to account for capital projects within the Downtown Area and is financed by proceeds from the issuance of the Downtown Urban Renewal Bonds.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. BASIS OF PRESENTATION (CONTINUED)

EMPIRE CAPITAL PROJECTS

This fund is used to account for capital projects within the Empire Area financed by proceeds from the issuance of the Empire Urban Renewal Bonds.

DOWNTOWN BOND FUND

This fund is used to account for payments on bonds or loans related to projects in the Downtown Area.

EMPIRE BOND FUND

This fund is used to account for payments on bonds or loans related to projects in the Empire Area.

C. BUDGETS

A budget is prepared for each governmental fund type in accordance with the modified accrual basis of accounting and legal requirements set forth in the Oregon Local Budget Law. The budget process begins early in each fiscal year with the establishment of the budget committee. Recommendations are developed through late winter with the budget committee approving the budget in early spring. Public notices of the budget hearing are generally published in early spring with a public hearing being held approximately three weeks later. The budget may be amended prior to adoption. However, budgeted expenditures for each fund may not be increased by more than ten percent. The budget is then adopted, appropriations are made and the tax levy declared no later than June 30.

The expenditure budgets are appropriated at the following levels:

LEVEL OF CONTROL

Materials and Services
Capital Outlay
Debt Service
Operating Contingency
Transfers

Expenditures cannot legally exceed the above appropriation levels except in the case of grants which could not be estimated at the time of budget adoption. Appropriations lapse at the fiscal year end. Management may amend line items in the budget without Board approval as long as appropriation levels (the legal level of control) are not changed. Supplemental appropriations may occur if the Board approves them due to a need which exists that was not known at the time the budget was adopted.

Budget amounts shown in the basic financial statements reflect the original and final budget amounts. Expenditures in all funds were within authorized appropriations.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. CASH AND INVESTMENTS

Cash and cash equivalents

The cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Fair Value Inputs and Methodologies and Hierarchy

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Observable inputs are developed based on market data obtained from sources independent of the reporting entity. Unobservable inputs are developed based on the best information available about the assumptions market participants would use in pricing the asset. The classification of securities within the fair value hierarchy is based up on the activity level in the market for the security type and the inputs used to determine their fair value, as follows:

Level 1 – unadjusted price quotations in active markets/exchanges for identical assets or liabilities that each Fund has the ability to access

Level 2 – other observable inputs (including, but not limited to, quoted prices for similar assets or liabilities in markets that are active, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the assets or liabilities (such as interest rates, yield curves, volatilities, loss severities, credit risks and default rates) or other market–corroborated inputs)

Level 3 – unobservable inputs based on the best information available in the circumstances, to the extent observable inputs are not available (including each Fund’s own assumptions used in determining the fair value of investments)

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). Accordingly, the degree of judgment exercised in determining fair value is greatest for instruments categorized in Level 3. The inputs used to measure fair value may fall into different levels of the fair value hierarchy. In such cases, for disclosure purposes, the fair value hierarchy classification is determined based on the lowest level input that is significant to the fair value measurement in its entirety.

E. PROPERTY TAXES AND PROPERTY TAXES RECEIVABLE

Property taxes receivable is recorded in the government-wide financial statements to indicate the amount of uncollected taxes that can be expected to be received in the future. Such taxes are offset by a liability to indicate that these amounts have been recorded as receipts. Ad valorem property taxes are levied and become a lien on all taxable property as of July 1. Property taxes are levied on November 15. Collection dates are November 15, February 15, and May 15. Discounts are allowed if the amount due is received by November 15. Taxes unpaid and outstanding on May 16 are considered delinquent. Taxes are billed and collected by Coos County and remittance is made at periodic intervals.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. ESTIMATES

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. These can include the amounts of assets, liabilities, disclosure of contingent assets and liabilities, and the reported amounts of revenues and expense/expenditures during the reporting period. Accordingly, actual results could differ from those estimates.

G. RECEIVABLES AND PAYABLES

Activity between funds that are representative of lending and borrowing arrangements outstanding at the end of the fiscal year are referred to as “due to / from other funds.” Receivables from federal and state grants, and state, county and local shared revenue are recorded as revenue in all funds as earned. The receivables for state, county and local shared revenue are recorded in accounts receivable. Uncollected property taxes are shown in the government-wide balance sheet. Uncollected taxes are deemed by management to be substantially collectible or recoverable through liens; therefore, no allowance for uncollectible taxes has been established. Investment earnings (e.g., accrued interest receivable) are recorded as revenue in all fund types as earned on investments.

H. CAPITAL ASSETS

Capital assets are recorded at the original or estimated historical cost. Donated capital assets are recorded at their estimated fair market value on the date donated. Capital assets are charged to expenditures as purchased in the governmental funds, and capitalized and depreciated in the government-wide financial statements. Capital assets are defined as assets with an initial cost of more than \$10,000 and an estimated life equal to or greater than one year.

Interest incurred during construction, and maintenance and repairs that do not add to the value of the asset or materially extend assets' lives, are not capitalized.

Capital assets are depreciated using the straight-line method over the following useful lives:

Building and Improvements	10 – 50 years
Improvements Other Than Buildings	10 – 50 years
Machinery and Equipment	5 – 20 years
Infrastructure	20 – 40 years

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. DEFERRED INFLOWS/OUTFLOWS OF RESOURCES

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

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The government has only one type of item unavailable revenues from two property tax levies. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

J. LONG-TERM OBLIGATIONS

Long-term obligations are reported in the government-wide financial statements as liabilities. The governmental individual fund financial statements do not report long-term obligations because they do not require the use of current financial resources.

K. DU JOUR FINANCING

The Agency has entered into intergovernmental agreements with the City of Coos Bay for the purposes of providing short term financing for certain capital projects. The loans are repaid with tax increment revenue.

L. NET POSITION

Net position comprise the various net earnings from operations, nonoperating revenues, expenses and contributions of capital. Net position are classified in the following three categories:

Net investment in capital assets – consists of all capital assets, net of accumulated depreciation and reduced by any outstanding balances of any bonds or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted – consists of external constraints by creditors, grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position – consists of remaining that are not included in the other categories previously mentioned.

It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. FUND BALANCE

In March 2009, the GASB issued Statement No. 54, *Fund Balance Reporting and Governmental Fund-type Definitions*. The objective of this statement was to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing governmental fund-type definitions. This statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed on the use of the resources reported in governmental funds. Under this standard, the fund balance classifications of reserved, designated, and unreserved/undesignated were replaced with five new classifications – nonspendable, restricted, committed, assigned, and unassigned.

- Nonspendable fund balance represents amounts that are not in a spendable form.
- Restricted fund balance represents amounts that are legally restricted by outside parties for a specific purpose (such as debt covenants, grant requirements, donor requirements, or other governments) or are restricted by law (constitutionally or by enabling legislation).
- Committed fund balance represents funds formally set aside by the governing body for a particular purpose. The use of committed funds would be approved by resolution.
- Assigned fund balance represents amounts that are constrained by the expressed intent to use resources for specific purposes that do not meet the criteria to be classified as restricted or committed. Intent can be stipulated by the governing body or by an official to whom that authority has been given by the governing body. The City Manager and the Finance Director were granted authority by the Board of Directors.
- Unassigned fund balance is the residual classification of the General Fund. Only the General Fund may report a positive unassigned fund balance. Other governmental funds would report any negative residual fund balance as unassigned.

The following order of spending is used regarding fund balance categories: Restricted resources are spent first when both restricted and unrestricted (committed, assigned or unassigned) resources are available for expenditures. When unrestricted resources are spent, the order of spending is committed (if applicable), assigned (if applicable) and unassigned.

N. SUPPLY INVENTORY

Purchased inventories are stated at cost (first-in, first-out method). On a generally accepted accounting principles (GAAP) basis, inventory items are charged to expenditures at the time of withdrawal from inventory (consumption method). On a budgetary basis, the cost of inventory items is recognized as an expenditure when purchased (purchase method). Management believes there were no material inventories on hand at June 30, 2023.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

2. CASH AND INVESTMENTS

The cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

DEPOSITS

The cash is pooled with the City of Coos Bay. Please refer to the City's basic financial statements, issued under separate cover, for additional information pertaining to the nature and collateralization of the City's cash and investments.

The insurance and collateral requirements for deposits are established by banking regulations and Oregon law. Effective July 1, 2008, state statutes (ORS 295.002) allow public officials to deposit public funds in one or more depositories currently qualified pursuant to ORS 295.001 to 295.108. As long as the bank depository has entered into an agreement (ORS 295.008(2)(b)) and has deposited securities pursuant to state statutes (ORS 295.015(1)), there may now be on deposit at any one bank depository and its branches, a sum in excess of the amount insured by the Federal Deposit Insurance Corporation.

Cash at June 30, 2023 consisted of:

Pooled Cash	<u>\$ 6,009,709</u>
Total	<u>\$ 6,009,709</u>

Credit Risk – Deposits

In the case of deposits, this is the risk that in the event of bank failure, the deposits may not be returned. There is no deposit policy for custodial risk. As of June 30, 2023, none of the bank balance was exposed to custodial credit risk because it was either insured or collateralized.

INVESTMENTS

Investments in the Local Government Investment Pool (LGIP) are included in the Oregon Short-Term Fund, which is an external investment pool that is not a 2a-7-like external investment pool, and is not registered with the U.S. Securities and Exchange Commission as an investment company. Fair value of the LGIP is calculated at the same value as the number of pool shares owned. The unit of account is each share held, and the value of the position would be the fair value of the pool's share price multiplied by the number of shares held. Investments in the Short-Term Fund are governed by ORS 294.135, Oregon Investment Council, and portfolio guidelines issued by the Oregon Short-Term Fund Board, which establish diversification percentages and specify the types and maturities of investments. The portfolio guidelines permit securities lending transactions as well as investments in repurchase agreements and reverse repurchase agreements. The fund's compliance with all portfolio guidelines can be found in their annual report when issued. The LGIP seeks to exchange shares at \$1.00 per share; an investment in the LGIP is neither insured nor guaranteed by the FDIC or any other government agency. Although the LGIP seeks to maintain the value of share investments at \$1.00 per share, it is possible to lose money by investing in the pool. At year end the pool's value was 99.63% per share. The pool is comprised of a variety of investments. These investments are characterized as a level 2 fair value measurement in the Oregon Short Term Fund's audited financial report. Amounts in the State Treasurer's Local Government Investment Pool are not required to be collateralized. The audited financial reports of the Oregon Short Term Fund can be

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

2. CASH AND INVESTMENTS (CONTINUED)

found here:

[http://www.oregon.gov/treasury/Divisions/Investment/Pages/Oregon-Short-Term-Fund-\(OSTF\).aspx](http://www.oregon.gov/treasury/Divisions/Investment/Pages/Oregon-Short-Term-Fund-(OSTF).aspx)

If the link has expired please contact the Oregon Short Term Fund directly.

Interest Rate Risk

Oregon Revised Statutes require investments to not exceed a maturity of 18 months, except when the local government has adopted a written investment policy that was submitted to and reviewed by the OSTFB. There are no investments that have a maturity date beyond 18 months.

Credit Risk

Oregon Revised Statutes does not limit investments as to credit rating for securities purchased from US Government Agencies or USGSE. The State Investment Pool is not rated.

Concentration Risk

Concentration risk is the risk of loss due to a large portion of investments with a single issuer. At June 30, 2023, 100% of total investments were in the State Treasurer's Investment Pool. State statutes do not limit the percentage of investments in this instrument.

3. PROPERTY TAX LIMITATIONS

The State of Oregon imposes a constitutional limit on property taxes for schools and nonschool government operations. The limitation provides that property taxes for nonschool operations are limited to \$10.00 for each \$1,000 of property market value. This limitation does not apply to taxes levied for principal and interest on general obligation bonded debt.

The State further reduced property taxes by replacing the previous constitutional limits on tax bases with a rate and value limit in 1997. This reduction is accomplished by rolling property values back to their 1995-96 values less 10% and limiting future tax value growth of each property to no more than 3% per year, subject to certain exceptions. Taxes levied to support bonded debt are exempted from the reductions.

The State Constitution sets restrictive voter approval requirements for most tax and many fee increases and new bond issues.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

4. CAPITAL ASSETS

Description	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital assets not depreciated				
Land and improvements	\$ 2,225,818	\$ 127,500	\$ (625,918)	\$ 1,727,401
Construction in Progress	<u>1,032,821</u>	<u>1,629,807</u>	<u>(317,801)</u>	<u>2,344,826</u>
Total Capital assets not depreciated	3,258,639	1,757,307	(943,719)	4,072,227
Other capital assets at historical cost				
Land and Improvements	638,673	415,456	-	1,054,129
Buildings and improvements	5,609,925	599,072	-	6,208,997
Machinery and equipment	86,907	21,752	-	108,659
Infrastructure	<u>9,656,959</u>	<u>166,623</u>	<u>-</u>	<u>9,823,582</u>
Total other capital assets at historical cost	15,992,464	1,202,903	-	17,195,367
Less Accumulated Depreciation				
Land and Improvements	(189,420)	(29,590)	-	(219,010)
Buildings and improvements	(1,267,291)	(148,112)	-	(1,415,403)
Machinery and equipment	(51,637)	(2,729)	-	(54,366)
Infrastructure	<u>(479,208)</u>	<u>(290,125)</u>	<u>-</u>	<u>(769,333)</u>
Total accumulated depreciation	(1,987,556)	(470,556)	-	(2,458,112)
Other capital assets, net	<u>14,004,908</u>	<u>732,347</u>	<u>-</u>	<u>14,737,255</u>
Governmental activities capital assets, net	<u>\$ 17,263,547</u>	<u>\$ 2,489,654</u>	<u>\$ (943,719)</u>	<u>\$ 18,809,482</u>

Depreciation expense for governmental activities is charged to function as follows:

Public Works	<u>\$ 470,556</u>
Total depreciation for governmental activities	<u>\$ 470,556</u>

5. DEBT

All of the long term obligations are associated with governmental activities. All are considered direct placements.

Empire Banner Bank Bond 2018:

\$1,435,000 of the urban renewal serial bond was issued on June 26, 2018 of which \$1,168,000 was drawn down as of 6/30/2023, which are payable from the tax increment revenues from the Empire Urban Renewal Area. The fixed interest rate over a 10 year period is 2.97%. In the event of default the Bank may exercise any remedy allowed by law and may increase the interest rate by 1.5%. The Bond shall not be subject to acceleration.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

5. DEBT (CONTINUED)

The future requirements for amortization of the debt service payments are as follows:

Fiscal Year	Issue of June 26, 2018		
	Principal	Interest	Total
2023-2024	\$ 144,845	\$ 20,007	\$ 164,852
2024-2025	146,996	15,673	162,669
2025-2026	149,179	11,275	160,454
2026-2027	151,394	6,811	158,205
2027-2028	153,644	2,282	155,926
Total	<u>\$ 746,058</u>	<u>\$ 56,048</u>	<u>\$ 802,106</u>

Empire Banner Bank Bond 2019

\$2,855,000 of the urban renewal serial bond was issued on August 6, 2019 of which the full amount has been drawn down, which are payable from the tax increment revenues from the Downtown Urban Renewal Area. The fixed interest rate over a 10 year period is 2.46%. Upon the occurrence and continuance of any Event of Default hereunder the Owners offer percent or more of the principal amount of affected Bonds then Outstanding may take whatever action may appear necessary or desirable to enforce or to protect any of the rights of Owners of Bonds, either at law or in equity or in bankruptcy or otherwise, whether for the specific enforcement of any covenant or agreement contained in this Master Bond Declaration or in aid of the exercise of any power granted in this Master Bond Declaration or for the enforcement of any other legal or equitable right vested in the Owners of Bonds by this Master Bond Declaration or by law. However the Bonds shall not be subject to acceleration; and, neither the City nor the Agency shall be required to pay any amounts to Owners (other than Tax Increment Revenues, and amounts in the Tax Increment Fund) because of an Event of Default. The future requirements for amortization will be finalized and reported when the drawdown is completed and all are considered due in more than one year.

The future requirements for amortization of the debt service payments are as follows:

Fiscal Year	Issue of June 26, 2018		
	Principal	Interest	Total
2023-2024	\$ 303,100	\$ 44,624	\$ 347,724
2024-2025	310,700	36,858	347,558
2025-2026	318,400	29,013	347,413
2026-2027	326,300	20,973	347,273
2027-2028	334,500	12,756	347,256
2028-2033	342,800	4,287	347,087
Total	<u>\$ 1,935,800</u>	<u>\$ 148,511</u>	<u>\$ 2,084,311</u>

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

5. DEBT (CONTINUED)

Downtown Banner Bank Bond 2019:

\$3,300,000 of the urban renewal serial bond was issued on April 16, 2019 of which \$3,300,000 was drawn down as of 6/30/2022. The Bond was then refunded in full leaving a remaining zero balance on the loan at year end. The details of the refunding are noted below.

Refunding Bond 2020

On November 24, 2020, \$2,772,250 was issued of a refunding bond through US Bank. The proceeds of the Series 2020B Bond shall be used solely to refund the Agency’s outstanding Downtown Urban Renewal Area Urban Renewal Bond, Series 2019A and costs associated with the issuance of the Series 2020B Bond. The refunding was undertaken to reduce the total debt service payments by \$450,358 and resulted in an economic gain of \$111,443. Upon the occurrence and continuance of any Event of Default hereunder the Owners of ten percent or more of the principal amount of affected Bonds then Outstanding may take whatever action may appear necessary or desirable to enforce or to protect any of the rights of the Owners of Bonds, either at law or in equity or in bankruptcy or otherwise, whether for the specific enforcement of any covenant or agreement contained in this Master Bond Declaration or in aid of the exercise of any power granted in this Master Bond Declaration or for the enforcement of any other legal or equitable right vested in the Owners of Bonds by this Master Bond Declaration or by law. However: the Bonds shall not be subject to acceleration; and, neither the City nor the Agency shall be required to pay any amounts to Owners (other than Tax Increment Revenues, and amounts in the Tax Increment Fund).

The future requirements for amortization of the debt service payments are as follows:

Fiscal Year	Issue of November 24, 2020		
	Principal	Interest	Total
2023-2024	\$ 351,526	\$ 28,828	\$ 380,354
2024-2025	356,875	23,480	380,355
2025-2026	362,304	18,050	380,354
2026-2027	367,816	12,538	380,354
2027-2028	373,413	6,941	380,354
2028-2033	272,991	2,061	275,052
Total	<u>\$ 2,084,925</u>	<u>\$ 91,898</u>	<u>\$ 2,176,823</u>

Downtown Opus Bank Bond 2020:

\$3,400,000 of the urban renewal serial bond was issued on March 31, 2020 of which \$3,400,000 was drawn down as of 6/30/2023, which are payable from the tax increment revenues from the Downtown Urban Renewal Area. The fixed interest rate over a 10 year period is 2.28%. During the fiscal year a principal payment was made in the amount of \$359,854 and a draw down in the amount of \$685,382, leaving a balance of \$2,545,705. If an Event of Default occurs, the Bank may exercise any remedy available at law or inequity and as set forth in the Declaration. However, the Series 2020A Bond shall not be subject to acceleration. Additionally, upon the occurrence and continuance of an Event of Default, at its election the Bank may increase the interest rate applicable to the Outstanding Balance by three percent (3.00%) until such time as the Event of Default is remedied. The right of the Bank under this paragraph shall not be subject to any waiver of rights and remedies.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

5. DEBT (CONTINUED)

The future requirements for amortization of the debt service payments are as follows:

Fiscal Year	March 31, 2020		
	Principal	Interest	Total
2023-2024	\$ 366,852	\$ 53,860	\$ 420,712
2024-2025	374,853	45,405	420,258
2025-2026	345,000	37,199	382,199
2026-2027	352,000	29,253	381,253
2027-2028	361,000	21,124	382,124
2028-2033	746,000	17,100	763,100
Total	<u>\$ 2,545,705</u>	<u>\$ 203,941</u>	<u>\$ 2,749,646</u>

The Downtown Bond and Empire Bond funds have been used to liquidate long-term obligations.

Changes in long-term obligations during the year are as follows:

	Balance 7/1/2022	Additions	Reductions	Balance 6/30/2023	Due Within One Year
Direct Placements	<u>7/1/2022</u>			<u>6/30/2023</u>	
Empire (6/26/18)	\$ 888,784	\$ -	\$ (142,726)	\$ 746,058	\$ 144,845
2020 Refunding Bond	2,431,182	-	(346,257)	2,084,925	351,526
Empire 2019A	2,231,500	-	(295,700)	1,935,800	303,100
Downtown (3/31/2020)	<u>2,220,177</u>	<u>685,382</u>	<u>(359,854)</u>	<u>2,545,705</u>	<u>366,852</u>
Total	<u>\$ 7,771,643</u>	<u>\$ 685,382</u>	<u>\$ (1,144,537)</u>	<u>\$ 7,312,488</u>	<u>\$ 1,166,323</u>

6. RISK MANAGEMENT

There is exposure to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Commercial insurance is purchased to minimize its exposure to these risks. Settled claims have not exceeded this commercial coverage.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

7. TRANSFERS

The composition of interfund transfers as of June 30, 2023, is as follows:

The internal transfers are budgeted and recorded to show legal and operational commitments between funds. The Special Revenue Funds transfers to the Bond Funds are for debt service payments.

<u>Transfers Out:</u>	
Downtown Special Revenue	\$ 1,958,900
Empire Special Revenue	<u>917,750</u>
Total	<u>\$ 2,876,650</u>
<u>Transfers In</u>	
Downtown Bond Fund	\$ 1,958,900
Empire Bond Fund	<u>917,750</u>
Total	<u>\$ 2,876,650</u>

8. FINANCIAL GUARANTEES

The Urban Renewal Bonds, (note 5), are guaranteed with the full faith and credit of the City of Coos Bay. No amounts have been paid on the bonds by the City of Coos Bay.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY
COOS COUNTY, OREGON

REQUIRED SUPPLEMENTARY INFORMATION

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

ACTUAL AND BUDGET

For the Year Ended June 30, 2023

DOWNTOWN SPECIAL REVENUE FUND

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET
REVENUES:				
Property Taxes	\$ 1,850,000	\$ 1,850,000	\$ 1,907,819	\$ 57,819
Interest on Investments	1,000	1,000	24,407	23,407
Total Revenues	<u>1,851,000</u>	<u>1,851,000</u>	<u>1,932,226</u>	<u>81,226</u>
Excess of Revenues, Over (Under) Expenditures	1,851,000	1,851,000	1,932,226	81,226
Other Financing Sources (Uses):				
Transfers Out	<u>(1,851,000)</u>	<u>(1,959,000) (1)</u>	<u>(1,958,900)</u>	<u>100</u>
Total Other Financing Sources (Uses)	<u>(1,851,000)</u>	<u>(1,959,000)</u>	<u>(1,958,900)</u>	<u>100</u>
Net Change in Fund Balance	-	(108,000)	(26,674)	81,326
Beginning Fund Balance	<u>-</u>	<u>108,000</u>	<u>108,092</u>	<u>92</u>
Ending Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 81,418</u>	<u>\$ 81,418</u>

(1) Appropriation Level

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL AND BUDGET
For the Year Ended June 30, 2023

EMPIRE SPECIAL REVENUE FUND

	<u>ORIGINAL BUDGET</u>	<u>FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET</u>
REVENUES:				
Property Taxes	\$ 875,000	\$ 875,000	\$ 923,776	\$ 48,776
Interest on Investments	<u>750</u>	<u>750</u>	<u>13,931</u>	<u>13,181</u>
Total Revenues	<u>875,750</u>	<u>875,750</u>	<u>937,707</u>	<u>61,957</u>
Excess of Revenues Over, (Under) Expenditures	875,750	875,750	937,707	61,957
Other Financing Sources (Uses):				
Transfers Out	<u>(875,750)</u>	<u>(917,750) (1)</u>	<u>(917,750)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(875,750)</u>	<u>(917,750)</u>	<u>(917,750)</u>	<u>-</u>
Net Change in Fund Balance	-	(42,000)	19,957	61,957
Beginning Fund Balance	<u>-</u>	<u>42,000</u>	<u>42,066</u>	<u>66</u>
Ending Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 62,023</u>	<u>\$ 62,023</u>

(1) Appropriation Level

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

SUPPLEMENTARY INFORMATION

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL AND BUDGET
For the Year Ended June 30, 2023

DOWNTOWN CAPITAL PROJECTS FUND

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET
REVENUES:				
Grants	\$ -	\$ -	\$ 235,948	\$ 235,948
Interest on Investments	7,500	7,500	80,768	73,268
Miscellaneous	-	-	956	956
Total Revenues	7,500	7,500	317,672	310,172
EXPENDITURES:				
Materials and Services	802,288	802,288 (1)	655,734	146,554
Capital Outlay	3,859,147	3,575,688 (1)	1,290,761	2,284,927
Total Expenditures	4,661,435	4,377,976	1,946,495	2,431,481
Excess of Revenues Over, (Under) Expenditures	(4,653,935)	(4,370,476)	(1,628,823)	2,741,653
Other Financing Sources (Uses):				
Bond Proceeds	600,000	600,000	685,382	85,382
Du Jour Financing	1,178,935	1,317,928	1,317,928	-
Total Other Financing Sources (Uses)	1,778,935	1,917,928	2,003,310	85,382
Net Change in Fund Balance	(2,875,000)	(2,452,548)	374,487	2,827,035
Beginning Fund Balance	2,875,000	2,452,548	2,452,549	1
Ending Fund Balance	\$ -	\$ -	\$ 2,827,036	\$ 2,827,036

(1) Appropriation Level

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL AND BUDGET
For the Year Ended June 30, 2023

EMPIRE CAPITAL PROJECTS FUND

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET
REVENUES:				
Interest on Investments	\$ 10,000	\$ 10,000	\$ 65,591	\$ 55,591
Grants	-	-	157,300	157,300
Miscellaneous Revenue	-	-	142,172	142,172
Total Revenues	10,000	10,000	365,063	355,063
EXPENDITURES:				
Materials and Services	464,536	464,536 (1)	302,173	162,363
Capital Outlay	2,423,893	1,925,516 (1)	1,499,389	426,127
Total Expenditures	2,888,429	2,390,052	1,801,562	588,490
Excess of Revenues Over, (Under) Expenditures	(2,878,429)	(2,380,052)	(1,436,499)	943,553
Other Financing Sources (Uses):				
Sale Of Capital Asset	-	-	800,000	800,000
Du Jour Financing	378,429	433,426	433,426	-
Total Other Financing Sources (Uses)	378,429	433,426	1,233,426	-
Net Change in Fund Balance	(2,500,000)	(1,946,626)	(203,073)	1,743,553
Beginning Fund Balance	2,500,000	1,946,626	1,946,626	-
Ending Fund Balance	\$ -	\$ -	\$ 1,743,553	\$ 1,743,553

(1) Appropriation Level

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL AND BUDGET
For the Year Ended June 30, 2023

DOWNTOWN BOND FUND

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET
REVENUES:				
Interest on Investments	\$ -	\$ -	\$ 6,902	\$ 6,902
Total Revenues	-	-	6,902	6,902
EXPENDITURES:				
Debt Service				
Principal	707,000	707,000	706,112	888
Interest	95,000	95,000	96,167	(1,167)
Total Expenditures	802,000	802,000 (2)	802,279	(279)
Excess of Revenues Over, (Under) Expenditures	(802,000)	(802,000)	(795,377)	6,623
Other Financing Sources (Uses):				
Du Jour Financing	(1,179,000)	(1,318,000) (2)	(1,315,900)	2,100
Transfers In	1,851,000	1,959,000	1,958,900	(100)
Total Other Financing Sources (Uses)	672,000	641,000	643,000	2,000
Net Change in Fund Balance	(130,000)	(161,000)	(152,377)	8,623
Beginning Fund Balance	930,000	961,000	961,266	266
Ending Fund Balance	\$ 800,000	\$ 800,000	\$ 808,889	\$ 8,889

(2) The sum totals the appropriation level

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
ACTUAL AND BUDGET
For the Year Ended June 30, 2023

	<u>EMPIRE BOND FUND</u>			
	<u>ORIGINAL BUDGET</u>	<u>FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET</u>
REVENUES:				
Interest on Investments	\$ -	\$ -	\$ 3,551	\$ 3,551
Total Revenues	<u>-</u>	<u>-</u>	<u>3,551</u>	<u>3,551</u>
EXPENDITURES:				
Debt Service:				
Principal	438,600	438,600	438,426	174
Interest	<u>75,600</u>	<u>75,600</u>	<u>76,216</u>	<u>(616)</u>
Total Expenditures	<u>514,200</u>	<u>514,200 (2)</u>	<u>514,642</u>	<u>(442)</u>
Excess of Revenues Over, (Under) Expenditures	(514,200)	(514,200)	(511,091)	3,109
Other Financing Sources (Uses):				
Du Jour Financing	(378,450)	(433,450) (2)	(432,750)	700
Transfers In	<u>875,750</u>	<u>917,750</u>	<u>917,750</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>497,300</u>	<u>484,300</u>	<u>485,000</u>	<u>700</u>
Net Change in Fund Balance	(16,900)	(29,900)	(26,091)	3,809
Beginning Fund Balance	<u>529,000</u>	<u>542,000</u>	<u>524,242</u>	<u>(17,758)</u>
Ending Fund Balance	<u>\$ 512,100</u>	<u>\$ 512,100</u>	<u>\$ 498,151</u>	<u>\$ (13,949)</u>

(2) The sum totals the appropriation level

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY
COOS COUNTY, OREGON

INDEPENDENT AUDITORS' REPORT REQUIRED
BY OREGON STATE REGULATIONS



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November 3, 2023

Independent Auditors' Report Required by Oregon State Regulations

We have audited the basic financial statements of the Urban Renewal Agency of the City of Coos Bay as of and for the year ended June 30, 2023, and have issued our report thereon dated November 3, 2023. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance

As part of obtaining reasonable assurance about whether the Urban Renewal Agency of the City of Coos Bay's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-0000 through 162-10-0320 of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the determination of financial statements amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

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

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

In connection with our testing nothing came to our attention that caused us to believe the Urban Renewal Agency of the City of Coos Bay was not in substantial compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-0000 through 162-10-0320 of the Minimum Standards for Audits of Oregon Municipal Corporations.

OAR 162-10-0230 Internal Control

In planning and performing our audit, we considered the internal controls over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the internal controls over financial reporting.

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

A handwritten signature in black ink that reads "Tara M. Kamp, CPA". The signature is written in a cursive style.

Tara M. Kamp, CPA
PAULY, ROGERS AND CO., P.C.