

COOS BAY URBAN RENEWAL AGENCY
(A COMPONENT UNIT OF THE CITY OF COOS BAY)
COOS COUNTY, OREGON

FINANCIAL REPORT

FOR THE YEAR ENDED JUNE 30, 2013



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, 2013

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URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

AGENCY BOARD MEMBERS AS OF JUNE 30, 2013

<u>NAME</u>	<u>TERM EXPIRES</u>
Gene Melton - Chair	November, 2016
Mark Daily - Vice Chair	November, 2016
Mike Vaughan - Secretary	November, 2016
Crystal Shoji	November, 2014
Jennifer Groth	November, 2014
Stephanie Kramer	November, 2014
Dr. John Muenchrath	November, 2014

Board Members receive mail at the address listed below.

ADMINISTRATION
Rodger Craddock, City Manager

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

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URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

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URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

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PAULY, ROGERS, AND CO., P.C.
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September 24, 2013

INDEPENDENT AUDITORS' REPORT

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

Report on the Financial Statements

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 as of and for the year ended June 30, 2013 and the related notes to the financial statements, which collectively comprise the basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinions

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, as of June 30, 2013, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

The Agency adopted the provisions of GASB Statement No. 63, Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position, and GASB Statement No. 61, The Financial Reporting Entity, for the year ended June 30, 2013. Our opinions are not modified with respect to these matters.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplemental information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The budgetary comparison schedules presented as Required Supplementary Information, as listed in the table of contents, have 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 records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and in our opinion are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The supplementary and other information, as listed in the table of contents, are presented for purposes of additional analysis and are 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.

The listing of board members containing their term expiration dates, located before the table of contents, have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

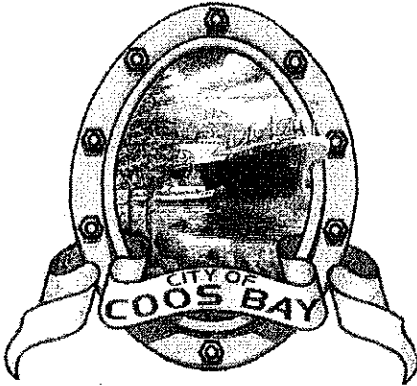
Report on Other Legal and Regulatory Requirements

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have issued our report dated September 24, 2013 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.

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City of Coos Bay

Finance Dept.

500 Central Ave., Coos Bay, Oregon 97420 • Phone (541) 269-8915
Fax (541) 267-5912

MANAGEMENT'S DISCUSSION AND ANALYSIS Fiscal Year Ended June 30, 2013

As management of the Coos Bay Urban Renewal Agency (the Agency), we offer readers of these financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal year ending June 30, 2013. The information presented here is to be read in conjunction with the basic financial statements and accompanying notes to the financial statements.

FINANCIAL HIGHLIGHTS

- The Agency's assets totaled \$10,046,340 at June 30, 2013, consisting of \$4,647,545 in unrestricted cash and cash equivalents, \$730,892 in receivables, and \$4,667,903 in capital assets. Total assets decreased \$2,729,560 from the previous fiscal year.
- The Agency's liabilities totaled \$4,051,745 at June 30, 2013, consisting of \$791,683 in noncurrent liabilities due within one year, \$30,956 in accounts payable, \$13,116 in accrued interest, \$2,956 in unearned revenue, and \$3,213,034 in noncurrent liabilities due in more than one year. Total liabilities decreased \$1,700,378 from the previous fiscal year.
- The assets of the Agency exceeded its liabilities at June 30th by \$5,994,595 (net position), consisting of \$663,186 net investment in capital assets, \$1,133,467 restricted, and the remainder of \$4,197,942 unrestricted. The unrestricted fund balance (the total of the committed, assigned, and unassigned components of the fund balance) represents the amount that may be used to meet the Agency's ongoing obligations to citizens and creditors.
- The Agency's total net position decrease \$1,029,182 from the previous fiscal year. This represents a decrease of \$1,188,662 in net investment in capital assets, an increase of \$227,002 in restricted fund balance, and an decrease of \$67,522 in unrestricted. The primary source of this change was the capital contribution of the City Hall Seismic project and reclassifying the project from construction in progress to a City asset.
- The Agency's ten governmental funds had an assigned fund balance at June 30, 2013 of \$3,507,024, a decrease of \$18,477 from the June 30, 2012 and a restricted fund balance of \$1,133,467, an increase of \$227,002.
- The Agency's total debt decreased by \$726,396 during the year resulting in a June 30, 2013 balance of \$4,004,717.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis are written for the purpose of introducing 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

The government-wide financial statements present information about the Agency using the method of accounting similar to that used by private-sector companies, referred to as the full-accrual basis of accounting. This provides a broad view of the financial picture of the Agency. The full-accrual basis differs from the modified-accrual basis of accounting used by the fund financial statements of the Agency, which focus on the use of spendable resources and the balance of such resources in the short-term period of one fiscal year.

The Statement of Net Position reveals the total assets and liabilities of the Agency, with the difference between being the *net position*. Net position may serve as one of the key performance measurements over time to gauge whether the financial position of the Agency is improving or deteriorating.

The Statement of Activities reveals the detail of the change in the Agency's net position as of the end of the fiscal year. All activities affecting net assets are included, regardless of the timing of cash flow, which may be in future fiscal periods.

Both of the government-wide financial statements are designed to present information by function of the government. *Governmental activities* are primarily supported by tax revenue and intergovernmental revenue for the purpose of identification, planning, and execution of urban renewal strategies to improve the livability of the City of Coos Bay. These activities are separated from *business-type activities*, which are supported primarily from user fees and charges directly linked to the services provided. The Agency's government-wide financial statements only reveal governmental activities.

The Agency is considered a blended component unit of the City of Coos Bay and maintains a separate legal status from the City. Financial statements of the City of Coos Bay can be obtained from the City of Coos Bay's Finance Director at 500 Central Avenue, Coos Bay, Oregon, 97420, (541) 269-8915, or via the web at www.coosbay.org.

FUND FINANCIAL STATEMENTS

A *fund* is a grouping of related accounts used for the purpose of maintaining control over resources segregated for specific activities or objectives. The Agency uses fund accounting to ensure compliance with legal requirements for financial activities. As mentioned above, the Agency uses only one fund, which is categorized as a governmental fund. A *governmental fund* accounts for generally the same types of activities as *governmental activities*, with the primary difference being the measurement focus. Governmental funds focus on *current financial resources*, which include the measurement of inflows and outflows of spendable resources within a fiscal year as well as the balances of resources at the end of the fiscal year. In contrast, governmental activities in the government-wide financial statements focus on *total economic resources* during the fiscal year, encompassing a longer-term view.

Fund financial statements include the Balance Sheet and the Statement of Revenues, Expenditures, and Changes in Fund Balances. The reader will notice an important component of these statements. 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 in order 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. Additionally, the governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on the balances of spendable resources available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

NOTES TO THE FINANCIAL STATEMENTS

The notes to the financial statements are an essential part of a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are located before the Required Supplementary Information.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve as one of the key performance measurements over time to gauge whether the financial position of the Agency is improving or deteriorating. In the case of the Agency, the net position decreased by \$1,029,182 at the close of the fiscal year.

The largest portion of the Agency's net position is reflected in unrestricted. The first of the three categories of assets for the Agency is *investment in capital assets net of related debt* which 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 11% of the total net position. The Agency uses these assets to provide services to citizens; thus, capital assets are not available for future spending. It should also be noted that these assets do not generate revenue to service the associated debt. Resources to pay the debt must come from other sources, specifically *unrestricted*, which is the second category and was 70% of the total for the year ended June 30, 2013. The third category, *restricted*, was 19% of the year-end total which is restricted for specific purposes based upon legal or contractual limitations on how their expenditure. Within the governmental activities category are bond proceeds limited for capital projects and taxes limited for repayment of debt. The Agency was able to maintain positive balances in all categories in the current fiscal year, which was an improvement of the net investment in capital assets.

Coos Bay Urban Renewal Agency's Net Position

Table 1
For Fiscal Year Ending June 30, 2012 and 2013

	Governmental Activities	
	2012	2013
Current assets	\$ 6,192,939	\$ 5,378,437
Capital assets, net of depreciation	\$ 6,582,961	\$ 4,667,903
Total Assets	\$ 12,775,900	\$ 10,046,340
Other liabilities	\$ 1,021,010	\$ 47,028
Long term debt	\$ 4,731,113	\$ 4,004,717
Total Liabilities	\$ 5,752,123	\$ 4,051,745
Net Position:		
Net investment in capital assets	\$ 1,851,848	\$ 663,186
Restricted	\$ 906,465	\$ 1,133,467
Unrestricted	\$ 4,265,464	\$ 4,197,942
Total Net Position	\$ 7,023,777	\$ 5,994,595

The Agency's net position decreased \$1,029,082 during the fiscal year ending June 30, 2013. The primary factor for this decrease was the degree to which revenues exceeded ongoing expenses; du jour financing to convert tax increment revenue into debt and provide resources for capital projects; projects still in the design phase, and the capital contribution of the Agency's portion of the City Hall Seismic project.

Coos Bay Urban Renewal Agency's Changes in Net Position

Table 2
For Fiscal Year Ending June 30, 2012 and 2013

Revenues	Governmental Activities	
	2012	2013
Taxes	\$ 1,559,956	\$ 1,586,333
Investment Earnings	\$ 30,963	\$ 21,580
Capital Grants and Contributions	\$ 1,486,415	\$ 399,395
Intergovernmental	\$ 625,219	\$ -
Miscellaneous	\$ 13,331	\$ 52,001
Total Revenues	\$ 3,715,884	\$ 2,059,309
Expenses		
Public Works	\$ 1,226,605	\$ 2,908,215
Interest on Long Term Debt	\$ 235,261	\$ 180,276
Total Expenses	\$ 1,461,866	\$ 3,088,491
Increase in Net Assets	\$ 2,254,018	\$ (1,029,182)
Beginning Net Assets	\$ 4,769,759	\$ 7,023,777
Ending Net Assets	\$ 7,023,777	\$ 5,994,595

In Figure 1 the Statement of Activities highlights the current fiscal year ended June 30, 2013 Program Expenses for Governmental Activities with the \$2,908,215 Public Works expense for general Agency projects. Most significant was the Agency's capital contribution for the City Hall Seismic Retrofit capital project.

Program Expenses for Governmental Activities

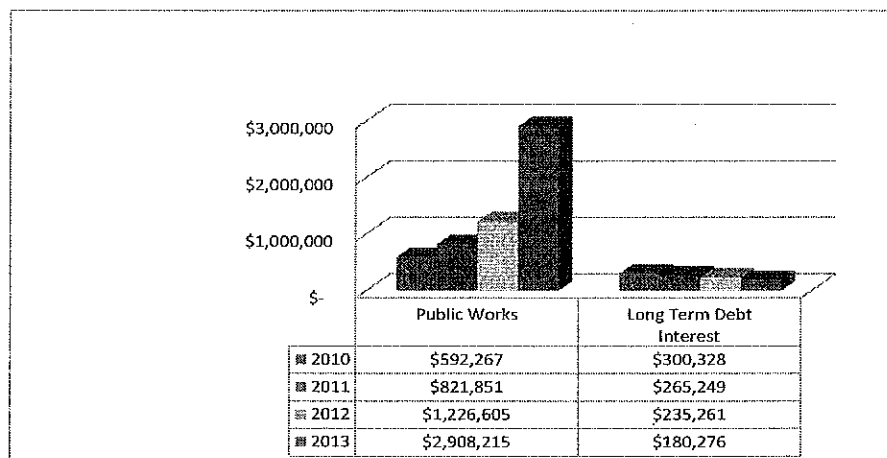


Figure 1

In the Revenue by Source for Governmental Activities, Figure 2, in FYE 13 the majority of the Capital Grants and Contributions function revenue of \$399,395 was the grant for the Eastside Boat Ramp. In FYE 12 the Intergovernmental revenue was the Agency's long term receivable from the City of Coos Bay for the City Hall Seismic capital project.

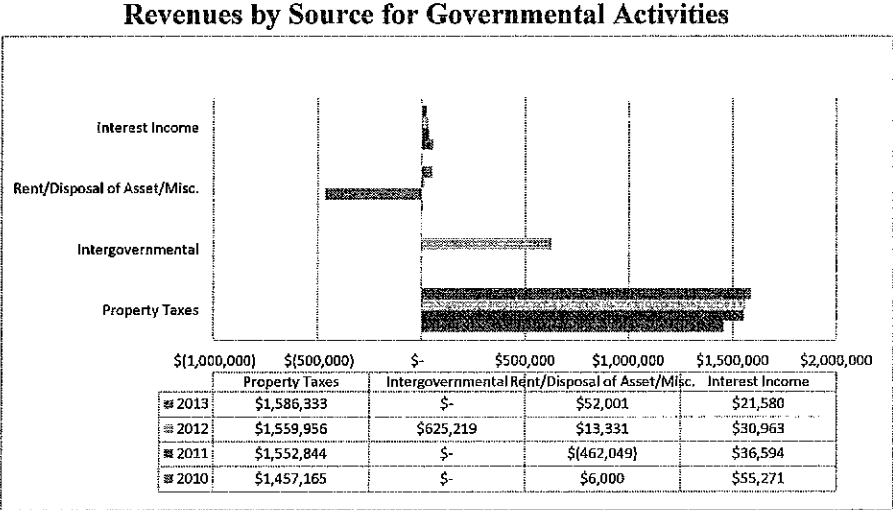


Figure 2

URBAN RENEWAL AGENCY BUDGETARY HIGHLIGHTS

Both the Empire District and the Downtown District refinanced their respective 2003 bonds to secure lower interest rates. A portion of the bond issuance costs were added to the loans and the original budget appropriations were amended to reflect a transfer from the bond reserve accounts to the capital project accounts for the balance of the bond issuance costs. The Empire District's major capital project, infrastructure upgrades to South Empire Blvd from Newmark to the southern city limits at Wisconsin Street, remained in the design phase as of June 30, 2013. The City of Coos Bay was awarded a second phase 2 grant for this project with the Agency paying the grant match as a capital contribution. Both projects will be contracted through ODOT and neither the City nor the Agency receiving funding.

The Downtown District tax revenues for the year were budgeted at \$971,770, with actual receipts totaling \$963,410 (99% of budget). The Empire District tax revenues for the year were budgeted at \$592,059, with actual receipts totaling \$614,458 (103% of budget).

GASB 60 was implemented this fiscal year and there were no service concession arrangements. GASB 61 was also implemented this fiscal year and the Coos Bay Urban Renewal Agency financial statements were blended with the City of Coos Bay's financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets - The Agency's investment in capital assets, net of related debt for its governmental-type activities as of June 30, 2013 totaled to \$4,667,903 (net of accumulated depreciation). This investment in capital assets includes land and improvements, building and improvements, equipment and machinery, and construction in progress. The Agency's total net investment in capital assets decreased 29%, primarily due to the capital contribution by the Agency for the City Hall Seismic project.

Coos Bay Urban Renewal Agency's Capital Assets

Table 3
For Fiscal Year Ending June 30, 2012 and 2013

	Governmental Activities	
	2012	2013
Land and Improvements	\$ 1,157,325	\$ 1,157,325
Construction in Progress	\$ 2,458,312	\$ 613,607
Building and Improvements, net	\$ 2,959,693	\$ 2,893,091
Equipment and Machinery, net	\$ 7,631	\$ 3,880
	<u>\$ 6,582,961</u>	<u>\$ 4,667,903</u>

Debt Administration - The Agency's long-term debt as of June 30, 2013 was \$4,004,717. The debt was comprised of three loans of which two were obligations of the Downtown District: a 2003 financing for Downtown District projects and the other for the construction of the Visitor Information Center; and the 2003 financing for Empire District projects. The Agency's total long-term debt decreased by \$726,400 or 15%, due to the annual principal payments.

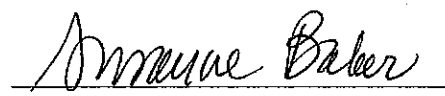
Both the Downtown and Empire 2003A outstanding bonds totaling \$3,090,564 were refinanced this fiscal year. Request for proposals were solicited and the tax exempt interest rate changed from 4.5% to 2% for Empire; and from a 4.5% tax exempt rate to a 3% taxable rate for Downtown.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The 2012-2013 fiscal year budget continued in a similar direction as the 2012-2013 fiscal year. The Agency Downtown Capital Projects budget included improvements for the fence along Highway 101 in downtown, an appropriation of expenditure authority if grant funds are received for a bus transit station, and appropriation authority for restoration of the Egyptian Theatre in conjunction with grants and donations obtained through the Egyptian Theatre Preservation Association. The Agency Empire Capital Projects budget included funds for the Agency's portion of the two Oregon Department of Transportation Empire Blvd projects to construct bicycle and sidewalk improvements from the intersection of Newmark and Cape Arago Highway south to the city limits. Both districts will appropriate funds for du jour financing in anticipation of available tax revenue.

REQUESTS FOR INFORMATION

The Agency's financial statements are designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the Agency's finances and to demonstrate accountability for the money it receives. If you have any questions about this report or need additional financial information, contact the Finance Department, City of Coos Bay, 500 Central Avenue, Coos Bay, Oregon, 97420, (541) 269-8915, or via the web at www.coosbay.org.


Susanne Baker
City of Coos Bay
Finance Director

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

BASIC FINANCIAL STATEMENTS

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URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

STATEMENT OF NET POSITION

June 30, 2013

ASSETS:

Cash and Cash Equivalents	\$	4,647,545
Taxes Receivable		185,936
Other Receivables		544,956
Capital Assets Not Being Depreciated		1,770,932
Capital Assets, Net of Accumulated Depreciation		<u>2,896,971</u>
Total Assets		<u>10,046,340</u>

LIABILITIES:

Accounts Payable		30,956
Interest Payable		13,116
Unearned Revenue		2,956
Noncurrent Liabilities		
Due within one year		
Bonds Payable		791,683
Due in more than one year		
Bonds Payable		<u>3,213,034</u>
Total Liabilities		<u>4,051,745</u>

NET POSITION:

Invested in Capital Assets, Net of Related Debt		663,186
Restricted		1,133,467
Unrestricted		<u>4,197,942</u>
Total Net Position	\$	<u><u>5,994,595</u></u>

See accompanying notes to basic financial statements.

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URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2013

FUNCTIONS	FUNCTION REVENUES			NET (EXPENSE) REVENUE AND CHANGES IN NET POSITION
	EXPENSES	CHARGES FOR SERVICES	CAPITAL GRANTS AND CONTRIBUTIONS	
Public Works	\$ 2,908,215	\$ -	\$ 399,395	\$ (2,508,820)
Interest on Long-Term Debt	180,276	-	-	(180,276)
Total Governmental Activities	<u>\$ 3,088,491</u>	<u>\$ -</u>	<u>\$ 399,395</u>	<u>(2,689,096)</u>
General Revenues:				
Property Taxes				1,586,333
Income Not Restricted to Specific Programs:				
Investment Earnings				21,580
Miscellaneous				52,001
Total General Revenues				<u>1,659,914</u>
Changes in Net Position				(1,029,182)
Net Position - Beginning				<u>7,023,777</u>
Net Position - Ending				<u>\$ 5,994,595</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, 2013

	DOWNTOWN SPECIAL REVENUE	EMPIRE SPECIAL REVENUE	DOWNTOWN BOND	DOWNTOWN CAPITAL PROJECTS
ASSETS:				
Cash and Investments	\$ 211,321	\$ 54,672	\$ 1,034	\$ 1,785,666
Accounts Receivable	-	-	-	4,956
Property Taxes Receivables	115,958	69,978	-	-
Total Assets	\$ 327,279	\$ 124,650	\$ 1,034	\$ 1,790,622
LIABILITIES AND FUND BALANCE:				
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ 30,956
Deferred Revenue	102,512	61,522	-	2,956
Total Liabilities	102,512	61,522	-	33,912
Fund Balance:				
Restricted	-	-	1,034	224,400
Assigned	224,767	63,128	-	1,532,310
Total Fund Balance	224,767	63,128	1,034	1,756,710
Total Liabilities and Fund Balance	\$ 327,279	\$ 124,650	\$ 1,034	\$ 1,790,622

See accompanying notes to basic financial statements.

<u>EMPIRE BOND</u>	<u>DOWTOWN BOND RESERVE</u>	<u>EMPIRE CAPITAL PROJECT</u>	<u>OTHER GOVERNMENTAL</u>	<u>TOTAL GOVERNMENTAL</u>
\$ -	\$ 682,204	\$ 1,228,710	\$ - 683,938	\$ 4,647,545
-	-	-	-	4,956
-	-	-	-	185,936
<u>\$ -</u>	<u>\$ 682,204</u>	<u>\$ 1,228,710</u>	<u>\$ 683,938</u>	<u>\$ 4,838,437</u>
\$ -	\$ -	\$ -	\$ -	\$ 30,956
-	-	-	-	166,990
-	-	-	-	197,946
-	682,204	-	225,829	1,133,467
-	-	1,228,710	458,109	3,507,024
-	682,204	1,228,710	683,938	4,640,491
<u>\$ -</u>	<u>\$ 682,204</u>	<u>\$ 1,228,710</u>	<u>\$ 683,938</u>	<u>\$ 4,838,437</u>

See accompanying notes to basic financial statements.

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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, 2013

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

Fund Balances	\$	4,640,491
<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 City as a whole.</p>		
Net Capital Assets		4,667,903
<p>Long-term liabilities applicable to the City'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		(4,004,717)
Interest Payable		(13,116)
<p>Other long-term assets are not available to pay for current-period expenditures and therefore are deferred in the funds.</p>		
Deferred Intergovernmental Note Receivable		540,000
Deferred Property Taxes		164,034
Total Net Position	\$	<u>5,994,595</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, 2013

	DOWNTOWN SPECIAL REVENUE	EMPIRE SPECIAL REVENUE	DOWNTOWN BOND	DOWNTOWN CAPITAL PROJECTS
REVENUES:				
Taxes	\$ 963,410	\$ 614,458	\$ -	\$ -
Interest on Investments	3,078	1,359	-	8,979
Grants	-	-	-	399,395
Seismic Project Loan - City of Coos Bay	-	-	-	66,000
Miscellaneous	-	-	-	46,001
Total Revenues	<u>966,488</u>	<u>615,817</u>	<u>-</u>	<u>520,375</u>
EXPENDITURES:				
Current:				
Material and Services	-	-	-	434,814
Capital Outlay	-	-	-	274,131
Debt Service	-	-	704,306	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>704,306</u>	<u>708,945</u>
Excess of Revenues, Over (Under) Expenditures	966,488	615,817	(704,306)	(188,570)
OTHER FINANCING SOURCES (USES)				
Bond Proceeds	-	-	13,955	12,262
Du Jour Financing	-	-	(355,864)	355,834
Transfers In	-	-	1,046,215	16,872
Transfers Out	(1,079,571)	(612,940)	-	-
Total Other Financing Sources (Uses)	<u>(1,079,571)</u>	<u>(612,940)</u>	<u>704,306</u>	<u>384,968</u>
Net Change in Fund Balance	(113,083)	2,877	-	196,398
Beginning Fund Balance	<u>337,850</u>	<u>60,251</u>	<u>1,034</u>	<u>1,560,312</u>
Ending Fund Balance	<u>\$ 224,767</u>	<u>\$ 63,128</u>	<u>\$ 1,034</u>	<u>\$ 1,756,710</u>

See accompanying notes to basic financial statements.

EMPIRE BOND	DOWNTOWN BOND RESERVE	EMPIRE CAPITAL PROJECT	OTHER GOVERNMENTAL	TOTAL GOVERNMENTAL
\$ -	\$ -	\$ -	\$ -	\$ 1,577,868
-	-	5,622	2,542	21,580
-	-	-	-	399,395
-	-	-	-	66,000
-	-	-	-	46,001
-	-	5,622	2,542	2,110,844
-	-	139,519	-	574,333
-	-	147,120	-	421,251
239,133	-	-	-	943,439
239,133	-	286,639	-	1,939,023
(239,133)	-	(281,017)	2,542	171,821
6,365	-	4,185	-	36,767
(380,170)	-	380,137	-	(63)
612,938	33,356	13,884	3	1,723,268
-	(16,872)	-	(13,885)	(1,723,268)
239,133	16,484	398,206	(13,882)	36,704
-	16,484	117,189	(11,340)	208,525
-	665,720	1,111,521	695,278	4,431,966
\$ -	\$ 682,204	\$ 1,228,710	\$ 683,938	\$ 4,640,491

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, 2013

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 \$ 208,525

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	\$	722,296	
Capital Contribution		(2,548,137)	
Depreciation Expense		(89,217)	
Net Adjustment		(1,915,058)	(1,915,058)

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		763,163	
Interest payable		2,490	
Bond Proceeds		(36,767)	

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

Revenue on long term receivable		(60,000)	
Property Taxes		8,465	
Change in Net Position		(1,029,182)	\$ (1,029,182)

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 BOND

This fund is used to accumulate monies transferred in from the Downtown Special Revenue Fund to service the downtown area's urban renewal debt.

DOWNTOWN CAPITAL PROJECTS

This fund is used to account for capital projects within the Downtown Area and is the 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 BOND

This fund is used to accumulate monies transferred in from the Empire Special Revenue Fund to service the urban renewal debt.

DOWNTOWN BOND RESERVE

This fund is used to account for designated funds earmarked from a portion of proceeds from the urban renewal bond issuance that are restricted to satisfy future urban renewal debt obligation requirements in accordance with bond covenants.

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.

Additionally, there are three non-major funds within the governmental fund type.

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

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. BUDGETS (CONTINUED)

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.

D. 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.

E. 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.

F. 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.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. 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 \$5,000 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:

Land Improvements	10 – 50 years
Buildings	25 – 50 years
Building Improvements	20 – 40 years
Equipment and machinery	5 – 15 years
Infrastructure	25 – 40 years

H. 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.

I. 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.

J. 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:

Invested in capital assets, net of related debt – 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.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. FUND BALANCE

In March 2009, the GASB issued Statement No. 54, *Fund Balance Reporting and Governmental Fund-type Definitions*. The objective of this statement is 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.

There are no nonspendable, committed and unassigned fund balances.

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.

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. 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, 2013.

2. CASH AND INVESTMENTS

State statutes govern the cash management policies. Statutes authorizing investing in bankers acceptances, time certificates of deposit, repurchase agreements, obligations of the United States and its agencies and instrumentalities, and the Oregon State Treasurer's Local Government Investment Pool.

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, 2013 consisted of:

Pooled Cash	\$	<u>4,647,545</u>
Total	\$	<u>4,647,545</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, 2013, none of the bank balance was exposed to custodial credit risk because it was either insured or collateralized.

INVESTMENTS

The State Treasurer's Local Government Investment Pool is not registered with the U.S. Securities and Exchange Commission as an investment company. The Oregon Revised Statutes and the Oregon Investment Council govern

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

2. CASH AND INVESTMENTS (CONTINUED)

the State's investment policies. The State Treasurer is the investment officer for the Oregon Investment Council and is responsible for all funds in the State Treasury. These funds must be invested, and the investments managed, as a prudent investor would, exercising reasonable care, skill and caution. Investments in the Fund are further governed by 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. Investments are stated at fair value.

Amounts in the State Treasurer's Local Government Investment Pool are not required to be collateralized. As of June 30, 2013 the LGIP is stated at cost which approximates fair value.

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, 2013, 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

Capital asset activity for the year ended June 30, 2013 was as follows:

Description	7/1/2012 Beginning Balance	Increases	Decreases	6/30/2013 Ending Balance
Governmental Activities				
Capital assets not depreciated				
Land and improvements	\$ 1,157,325	\$ -	\$ -	\$ 1,157,325
Construction in Progress	2,458,312	772,101	(2,616,806)	613,607
Total Capital assets not depreciated	3,615,637	772,101	(2,616,806)	1,770,932
Other capital assets at historical cost				
Buildings and improvements	3,164,852	18,864	-	3,183,716
Equipment and machinery	45,978	-	-	45,978
Total other capital assets at historical cost	3,210,830	18,864	-	3,229,694
Less Accumulated Depreciation				
Buildings and improvements	(205,159)	(85,466)	-	(290,625)
Equipment and machinery	(38,347)	(3,751)	-	(42,098)
Total accumulated depreciation	(243,506)	(89,217)	-	(332,723)
Other capital assets, net	2,967,324	(70,353)	-	2,896,971
Governmental activities capital assets, net	<u>\$ 6,582,961</u>	<u>\$ 701,748</u>	<u>\$ (2,616,806)</u>	<u>\$ 4,667,903</u>

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

Public Works	<u>\$ 89,217</u>
Total depreciation for governmental activities	<u>\$ 89,217</u>

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

5. LONG-TERM DEBT

All of the long term debt is associated with governmental activities.

\$5,700,000 of urban renewal current refunding bonds were issued on January 24, 2003, which are payable from the tax increment revenues of the Downtown Urban Renewal Area. The future requirements for amortization of these outstanding urban renewal bonds as of June 30, 2013, are as follows:

<u>Fiscal Year</u>	<u>Issue of January 24, 2003 (Series 2003 A)</u>		
	<u>Total</u>	<u>Principal</u>	<u>Interest</u>
2013-14	\$ 539,077	\$ 447,410	\$ 91,667
2014-15	532,769	461,122	71,647
2015-16	525,999	475,173	50,826
2016-17	518,615	489,818	28,797
2017-18	<u>256,382</u>	<u>250,504</u>	<u>5,878</u>
Total	<u>\$ 2,372,842</u>	<u>\$ 2,124,027</u>	<u>\$ 248,815</u>

Interest Rate: Fixed annual rate of 3.0%

\$2,600,000 of urban renewal current refunding bonds were issued on January 24, 2003, which are payable from the tax increment revenues of the Empire Urban Renewal Area. The future requirements for amortization of these outstanding urban renewal bonds as of June 30, 2013, are as follows:

<u>Fiscal Year</u>	<u>Issue of January 24, 2003 (Series 2003 A)</u>		
	<u>Total</u>	<u>Principal</u>	<u>Interest</u>
2013-14	\$ 249,087	\$ 207,273	\$ 41,814
2014-15	244,178	211,497	32,681
2015-16	238,967	215,783	23,184
2016-17	233,341	220,205	13,136
2017-19	<u>112,459</u>	<u>111,779</u>	<u>680</u>
Total	<u>\$ 1,078,032</u>	<u>\$ 966,537</u>	<u>\$ 111,495</u>

Interest Rate: Fixed annual rate of 2.0%

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

NOTES TO BASIC FINANCIAL STATEMENTS

5. LONG-TERM DEBT (CONTINUED)

\$1,402,000 of urban renewal debt service bonds were issued on August 28, 2009, which are payable from the tax increment revenues from the Downtown Urban Renewal Area. The future requirements for amortization of these outstanding urban renewal bonds as of June 30, 2013, are as follows:

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

Fiscal Year	Issue of August 28, 2009 (Series 2009)		
	Total	Principal	Interest
2013-14	\$ 173,080	\$ 137,000	\$ 36,080
2014-15	173,402	143,000	30,402
2015-16	173,477	149,000	24,477
2016-17	173,307	155,000	18,307
2017-19	347,230	330,153	17,077
Total	<u>\$ 1,040,496</u>	<u>\$ 914,153</u>	<u>\$ 126,343</u>

Interest Rate: Fixed annual rate of 4.1%

Changes in Long-term liabilities during the year are as follows:

	Balance	Additions	Reductions	Balance	Due Within
	7/1/2012			6/30/2013	One Year
Urban Renewal Bonds					
Downtown (Series 1/23/03 A)	\$ 2,530,740	\$ 26,216	\$ (432,929)	\$ 2,124,027	\$ 447,410
Empire (Series 1/24/03 A)	1,154,373	10,551	(198,387)	966,537	207,273
Downtown (Series 08/28/09)	1,046,000	-	(131,847)	914,153	137,000
Total	<u>\$ 4,731,113</u>	<u>\$ 36,767</u>	<u>\$ (763,163)</u>	<u>\$ 4,004,717</u>	<u>\$ 791,683</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. INTERNAL TRANSFERS

The composition of interfund transfers as of June 30, 2013, is as follows:

<u>Transfers Out:</u>	
Downtown Speical Revenue	\$ 1,079,571
Empire Special Revenue	612,940
Downtown Bond Reserve	16,872
Other Governmental	13,885
Total	<u>\$ 1,723,268</u>
<u>Transfers In</u>	
Downtown Bond Fund	\$ 1,046,215
Downtown Capital Projects	16,872
Downtown Bond Reserve	33,356
Empire Capital Projects	13,884
Empire Bond Fund	612,938
Other Governmental	3
Total	<u>\$ 1,723,268</u>

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.

8. INTERGOVERNMENTAL LOAN RECEIVABLE

A \$600,000 intergovernmental loan was made July of 2011 to the City of Coos Bay. The loan is receivable over 10 years beginning in 2012 at an interest rate of 1%. The future requirements for amortization of the loan receivable are as follows:

Financing	\$ 600,000	1.00%	
<u>Year FYE</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2014	\$ 60,000	\$ 5,400	\$ 65,400
2015	60,000	4,800	64,800
2016	60,000	4,200	64,200
2017	60,000	3,600	63,600
2018-22	300,000	9,000	309,000
Total	<u>\$ 540,000</u>	<u>\$ 27,000</u>	<u>\$ 567,000</u>

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

REQUIRED SUPPLEMENTARY INFORMATION

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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, 2013

DOWNTOWN SPECIAL REVENUE FUND

	<u>ORIGINAL BUDGET</u>	<u>FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET</u>
REVENUES:				
Property Taxes	\$ 971,770	\$ 971,770	\$ 963,410	\$ (8,360)
Interest on Investments	1,000	1,000	3,078	2,078
Total Revenues	<u>972,770</u>	<u>972,770</u>	<u>966,488</u>	<u>(6,282)</u>
EXPENDITURES:				
Debt Service	<u>222,064</u>	<u>222,064</u> (1)	-	222,064
Total Expenditures	<u>222,064</u>	<u>222,064</u>	-	222,064
Excess of Revenues, Over (Under) Expenditures	750,706	750,706	966,488	215,782
Other Financing Sources, (Uses)				
Transfers Out	<u>(1,088,296)</u>	<u>(1,088,296)</u> (1)	<u>(1,079,571)</u>	<u>8,725</u>
Total Other Financing Sources, (Uses)	<u>(1,088,296)</u>	<u>(1,088,296)</u>	<u>(1,079,571)</u>	<u>8,725</u>
Net Change in Fund Balance	(337,590)	(337,590)	(113,083)	224,507
Beginning Fund Balance	<u>337,590</u>	<u>337,590</u>	<u>337,850</u>	<u>260</u>
Ending Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 224,767</u>	<u>\$ 224,767</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, 2013

EMPIRE SPECIAL REVENUE FUND

	<u>ORIGINAL BUDGET</u>	<u>FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET</u>
REVENUES:				
Property Taxes	\$ 592,059	\$ 592,059	\$ 614,458	\$ 22,399
Interest on Investments	100	100	1,359	1,259
Total Revenues	<u>592,159</u>	<u>592,159</u>	<u>615,817</u>	<u>23,658</u>
EXPENDITURES:				
Debt Service	-	- (1)	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of Revenues Over, (Under) Expenditures	592,159	592,159	615,817	23,658
Other Financing Sources, (Uses)				
Transfers Out	<u>(619,886)</u>	<u>(619,886) (1)</u>	<u>(612,940)</u>	<u>6,946</u>
Total Other Financing Sources, (Uses)	<u>(619,886)</u>	<u>(619,886)</u>	<u>(612,940)</u>	<u>6,946</u>
Net Change in Fund Balance	(27,727)	(27,727)	2,877	30,604
Beginning Fund Balance	<u>27,727</u>	<u>27,727</u>	<u>60,251</u>	<u>32,524</u>
Ending Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 63,128</u>	<u>\$ 63,128</u>

(1) Appropriation Level

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

SUPPLEMENTARY INFORMATION

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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, 2013

DOWNTOWN BOND FUND

	<u>ORIGINAL BUDGET</u>	<u>FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET</u>
EXPENDITURES:				
Debt Service				
Principal	\$ 546,717	\$ 560,672	\$ 564,776	\$ (4,104)
Interest	152,359	152,359	139,530	12,829
Total Expenditures	<u>699,076</u>	<u>713,031 (2)</u>	<u>704,306</u>	<u>8,725</u>
Excess of Revenues Over, (Under) Expenditures	(699,076)	(713,031)	(704,306)	8,725
Other Financing Sources, (Uses)				
Bond Proceeds	-	13,955	13,955	-
Du Jour Financing	(355,864)	(355,864) (2)	(355,864)	-
Transfers In	1,054,940	1,054,940	1,046,215	(8,725)
Total Other Financing Sources, (Uses)	<u>699,076</u>	<u>713,031</u>	<u>704,306</u>	<u>(8,725)</u>
Net Change in Fund Balance	-	-	-	-
Beginning Fund Balance	<u>1,034</u>	<u>1,034</u>	<u>1,034</u>	<u>-</u>
Ending Fund Balance	<u>\$ 1,034</u>	<u>\$ 1,034</u>	<u>\$ 1,034</u>	<u>\$ -</u>

(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 BALANCE
ACTUAL AND BUDGET

For the Year Ended June 30, 2013

DOWNTOWN CAPITAL PROJECTS FUND

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET
REVENUES:				
Grants	\$ 644,000	\$ 644,000	\$ 399,395	\$ (244,605)
Revenue from Other Agencies	20,000	20,000	-	(20,000)
Interest on Investments	2,300	2,300	8,979	6,679
Seismic Project Loan - City of Coos Bay	66,000	66,000	66,000	-
Miscellaneous	-	502	46,001	45,499
Total Revenues	732,300	732,802	520,375	(212,427)
EXPENDITURES:				
Materials and Services	457,237	487,611 (1)	434,814	52,797
Capital Outlay	1,539,750	1,173,210 (1)	274,131	899,079
Total Expenditures	1,996,987	1,660,821	708,945	951,876
Excess of Revenues Over, -Under Expenditures	(1,264,687)	(928,019)	(188,570)	739,449
Other Financing Sources, (Uses)				
Bond Proceeds	-	-	12,262	12,262
Du Jour Financing	355,834	355,834	355,834	-
Transfers In	-	16,872	16,872	-
Total Other Financing Sources, (Uses)	355,834	372,706	384,968	12,262
Net Change in Fund Balance	(908,853)	(555,313)	196,398	751,711
Beginning Fund Balance	1,200,378	846,838	1,560,312	713,474
Ending Fund Balance	\$ 291,525	\$ 291,525	\$ 1,756,710	\$ 1,465,185

(1) 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, 2013

EMPIRE BOND FUND

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET
EXPENDITURES:				
Debt Service				
Principal	\$ 189,170	\$ 189,170	\$ 198,387	\$ (9,217)
Interest	50,544	50,544	40,746	9,798
Total Expenditures	239,714	239,714 (2)	239,133	581
Excess of Revenues Over, -Under Expenditures	(239,714)	(239,714)	(239,133)	581
Other Financing Sources, (Uses)				
Bond Proceeds	-	-	6,365	6,365
Du Jour Financing	(380,169)	(380,169) (2)	(380,170)	(1)
Transfers In	619,883	619,883	612,938	(6,945)
Total Other Financing Sources, (Uses)	239,714	239,714	239,133	(581)
Net Change in Fund Balance	-	-	-	-
Beginning Fund Balance	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -

(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, 2013

DOWNTOWN BOND RESERVE FUND

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET
REVENUES:				
Interest on Investments	\$ -	\$ -	\$ -	\$ -
Total Revenues	-	-	-	-
EXPENDITURES:				
Contingency	\$ 699,076	\$ 682,204 (1)	\$ -	\$ 682,204
Total Expenditures	699,076	682,204	-	682,204
Excess of Revenues Over, -Under Expenditures	(699,076)	(682,204)	-	682,204
Other Financing Sources, (Uses)				
Transfers In	33,356	33,356	33,356	-
Transfers Out	-	(16,872) (1)	(16,872)	-
Total Other Financing Sources, (Uses)	33,356	16,484	16,484	-
Net Change in Fund Balance	(665,720)	(665,720)	16,484	682,204
Beginning Fund Balance	665,720	665,720	665,720	-
Ending Fund Balance	\$ -	\$ -	\$ 682,204	\$ 682,204

(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, 2013

EMPIRE CAPITAL PROJECTS FUND

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET
REVENUES:				
OTC Flex Funds	\$ 3,394,687	\$ 3,394,687	\$ -	\$ (3,394,687)
Interest on Investments	400	400	5,622	5,222
Total Revenues	<u>3,395,087</u>	<u>3,395,087</u>	<u>5,622</u>	<u>(3,389,465)</u>
EXPENDITURES:				
Materials and Services	178,887	197,772 (1)	139,519	58,253
Capital Outlay	4,380,469	4,375,469 (1)	147,120	4,228,349
Total Expenditures	<u>4,559,356</u>	<u>4,573,241</u>	<u>286,639</u>	<u>4,286,602</u>
Excess of Revenues Over, (Under) Expenditures	(1,164,269)	(1,178,154)	(281,017)	897,137
Other Financing Sources, (Uses)				
Bond Proceeds	-	-	4,185	4,185
Du Jour Financing	380,137	380,137	380,137	-
Transfers In	-	13,885	13,884	(1)
Total Other Financing Sources, (Uses)	<u>380,137</u>	<u>394,022</u>	<u>398,206</u>	<u>4,184</u>
Net Change in Fund Balance	(784,132)	(784,132)	117,189	901,321
Beginning Fund Balance	<u>784,132</u>	<u>784,132</u>	<u>1,111,521</u>	<u>327,389</u>
Ending Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,228,710</u>	<u>\$ 1,228,710</u>

(1) Appropriation Level

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

COMBINING BALANCE SHEET
NON MAJOR GOVERNMENTAL FUNDS
June 30, 2013

	<u>SPECIAL REVENUE</u>		<u>DEBT SERVICE</u>	<u>TOTAL NONMAJOR GOVERNMENTAL</u>
	<u>EMPIRE PROGRAM</u>	<u>DOWNTOWN PROGRAM</u>	<u>EMPIRE BOND RESERVE</u>	
ASSETS:				
Cash and Investments	\$ 434,765	\$ 23,344	\$ 225,829	\$ 683,938
Total Assets	<u>\$ 434,765</u>	<u>\$ 23,344</u>	<u>\$ 225,829</u>	<u>\$ 683,938</u>
LIABILITIES:				
Total Liabilities	\$ -	\$ -	\$ -	\$ -
FUND EQUITY:				
Fund Equity:				
Restricted	-	-	225,829	225,829
Assigned	434,765	23,344	-	458,109
Total Fund Equity	<u>434,765</u>	<u>23,344</u>	<u>225,829</u>	<u>683,938</u>
Total Liabilities and Fund Equity	<u>\$ 434,765</u>	<u>\$ 23,344</u>	<u>\$ 225,829</u>	<u>\$ 683,938</u>

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - NON MAJOR GOVERNMENTAL FUNDS

For the Year Ended June 30, 2013

	<u>SPECIAL REVENUE</u>		<u>DEBT SERVICE</u>	<u>TOTAL NONMAJOR GOVERNMENTAL</u>
	<u>EMPIRE PROGRAM</u>	<u>DOWNTOWN PROGRAM</u>	<u>EMPIRE BOND RESERVE</u>	
REVENUES:				
Interest on Investments	\$ 2,413	\$ 129	\$ -	\$ 2,542
Total Revenues	2,413	129	-	2,542
EXPENDITURES:				
Total Expenditures	-	-	-	-
Excess of Revenues Over, -Under Expenditures	2,413	129	-	2,542
Other Financing Sources, (Uses)				
Transfers In	-	-	3	3
Transfers Out	-	-	(13,885)	(13,885)
Total Other Financing Sources, (Uses)	-	-	(13,882)	(13,882)
Net Change in Fund Balance	2,413	129	(13,882)	(11,340)
Beginning Fund Balance	432,352	23,215	239,711	695,278
Ending Fund Balance	\$ 434,765	\$ 23,344	\$ 225,829	\$ 683,938

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, 2013

EMPIRE PROGRAM FUND

	<u>ORIGINAL BUDGET</u>	<u>FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET</u>
REVENUES:				
Interest on Investments	<u>\$ 1,326</u>	<u>\$ 1,326</u>	<u>\$ 2,413</u>	<u>\$ 1,087</u>
Total Revenues	<u>1,326</u>	<u>1,326</u>	<u>2,413</u>	<u>1,087</u>
EXPENDITURES:				
Capital Outlay	<u>443,326</u>	<u>433,678 (1)</u>	<u>-</u>	<u>433,678</u>
Total Expenditures	<u>443,326</u>	<u>433,678</u>	<u>-</u>	<u>433,678</u>
Net Change in Fund Balance	<u>(442,000)</u>	<u>(432,352)</u>	<u>2,413</u>	<u>(432,591)</u>
Beginning Fund Balance	<u>442,000</u>	<u>432,352</u>	<u>432,352</u>	<u>-</u>
Ending Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 434,765</u>	<u>\$ 434,765</u>

(1) 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, 2013

DOWNTOWN PROGRAM FUND

	<u>ORIGINAL BUDGET</u>	<u>FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET</u>
REVENUES:				
Interest on Investments	\$ 75	\$ 75	\$ 129	\$ 54
Total Revenues	<u>75</u>	<u>75</u>	<u>129</u>	<u>54</u>
EXPENDITURES:				
Materials and Services	<u>23,825</u>	<u>23,290</u> (1)	<u>-</u>	<u>23,290</u>
Total Expenditures	<u>23,825</u>	<u>23,290</u>	<u>-</u>	<u>23,290</u>
Net Change in Fund Balance	(23,750)	(23,215)	129	(23,236)
Beginning Fund Balance	<u>23,750</u>	<u>23,215</u>	<u>23,215</u>	<u>-</u>
Ending Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 23,344</u>	<u>\$ 23,344</u>

(1) 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, 2013

EMPIRE BOND RESERVE FUND

	<u>ORIGINAL BUDGET</u>	<u>FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET</u>
REVENUES:				
Interest on Investments	\$ -	\$ -	\$ -	\$ -
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES:				
Contingency	239,714	225,829 (1)	-	225,829
Total Expenditures	<u>239,714</u>	<u>225,829</u>	<u>-</u>	<u>225,829</u>
Excess of Revenues Over, -Under Expenditures	(239,714)	(225,829)	-	225,829
Other Financing Sources, (Uses)				
Transfers In	3	3	3	-
Transfers Out	-	(13,885) (1)	(13,885)	-
Total Other Financing Sources, (Uses)	<u>3</u>	<u>(13,882)</u>	<u>(13,882)</u>	<u>-</u>
Net Change in Fund Balance	(239,711)	(239,711)	(13,882)	225,829
Beginning Fund Balance	<u>239,711</u>	<u>239,711</u>	<u>239,711</u>	<u>-</u>
Ending Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 225,829</u>	<u>\$ 225,829</u>

(1) - Appropriation Level

URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

SCHEDULE OF PROPERTY TAX TRANSACTIONS AND BALANCES
OF TAXES UNCOLLECTED
For the Year Ended June 30, 2013

TAX YEAR	ORIGINAL LEVY OR BALANCE UNCOLLECTED 7/1/12	DEDUCT DISCOUNTS	ADJUSTMENTS TO ROLLS	INTEREST	CASH COLLECTIONS BY COUNTY TREASURER	BALANCE UNCOLLECTED OR UNSEGREGATED AT 6/30/13
Current:						
2012-13	\$ 1,627,670	\$ 39,355	\$ (14,896)	\$ 1,118	\$ 1,486,769	\$ 87,768
Prior Years:						
2011-12	90,246	(23)	(6,607)	2,918	36,169	50,411
2010-11	49,512	-	(4,781)	3,357	17,478	30,610
2009-10	26,698	-	(5,373)	4,758	15,375	10,708
2008-09	9,072	-	(2,779)	2,365	6,215	2,443
2007-08 & Prior	6,219	-	(1,719)	695	1,199	3,996
Total Prior	181,747	(23)	(21,259)	14,093	76,436	98,168
Total	\$ 1,809,417	\$ 39,332	\$ (36,155)	\$ 15,211	\$ 1,563,205	\$ 185,936

BALANCE UNCOLLECTED OR UNSEGREGATED

Downtown Special Revenue Fund	\$ 115,958
Empire Special Revenue Fund	69,978
Total Balance Uncollected or Unsegregated - All Funds	\$ 185,936

RECONCILIATION TO REVENUE:

	DOWNTOWN SPECIAL REVENUE	EMPIRE SPECIAL REVENUE
Cash Collections by County Treasurer Above	\$ 970,592	\$ 592,613
Add Additional Tax Payments by County		
Accrual of Receivables:		
June 30, 2012	(16,370)	(9,808)
June 30, 2013	13,446	8,456
Taxes, (Adjustments) in Lieu	(4,258)	23,197
Total Revenue	\$ 963,410	\$ 614,458

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URBAN RENEWAL AGENCY OF THE CITY OF COOS BAY

COOS COUNTY, OREGON

INDEPENDENT AUDITORS' REPORT REQUIRED
BY OREGON STATE REGULATIONS

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September 24, 2013

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, 2013, and have issued our report thereon dated September 24, 2013. 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 162-10-000 through 162-10-320 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 162-10-000 through 162-10-320 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.



Tara M. Kamp, CPA

PAULY, ROGERS AND CO., P.C.