

**REEDSPORT URBAN RENEWAL AGENCY**  
(Component Unit of the City of Reedsport)  
**DOUGLAS COUNTY, OREGON**

**FINANCIAL REPORT**

**FOR THE YEAR ENDED JUNE 30, 2023**



**12700 SW 72<sup>nd</sup> Ave.  
Tigard, OR 97223**

**REEDSPORT URBAN RENEWAL AGENCY  
(Component Unit of the City of Reedsport)**

**FINANCIAL REPORT**

**WITH  
INDEPENDENT AUDITORS' REPORT**

**FOR THE YEAR ENDED JUNE 30, 2023**

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**REEDSPORT URBAN RENEWAL AGENCY**  
**DOUGLAS COUNTY, OREGON**

**Board of Directors**

June 30, 2023

<b><u>Mayor and Councilors</u></b>	<b><u>Term Expiration</u></b>
Linda McCollum, Mayor	December 31, 2024
Jeffrey Vanier	December 31, 2024
DeeDee Murphy	December 31, 2024
Chuck Miller	December 31, 2024
Allen Teitzel	December 31, 2026
Rich Patten	December 31, 2026
Debby Turner	December 31, 2026

All board members will receive mail at the following address:

Registered Agent  
Linda McCollum  
451 Winchester Ave.  
Reedsport, OR 97567

**REEDSPORT URBAN RENEWAL AGENCY**  
**DOUGLAS COUNTY, OREGON**

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**PAULY, ROGERS AND CO., P.C.**  
12700 SW 72<sup>nd</sup> Ave. ♦ Tigard, OR 97223  
(503) 620-2632 ♦ (503) 684-7523 FAX  
[www.paulyrogersandcocpas.com](http://www.paulyrogersandcocpas.com)

March 26, 2024

To the Agency Board of Directors  
Reedsport Urban Renewal Agency  
Reedsport, Oregon

## **INDEPENDENT AUDITORS' REPORT**

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Reedsport Urban Renewal Agency, a component unit of the City of Reedsport, 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 and each major fund of Reedsport Urban Renewal Agency, a component unit of the City of Reedsport, as of June 30, 2023, and the 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 Reedsport Urban Renewal Agency 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; 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.

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 Reedsport Urban Renewal Agency'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 Reedsport Urban Renewal Agency'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 Reedsport Urban Renewal Agency'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, budgetary comparison information and required supplementary information, as listed in the table of contents, 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 listing of board members, 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.

## **Reports on Other Legal and Regulatory Requirements**

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have issued our report dated March 22, 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.

A handwritten signature in dark ink, appearing to read "Ken Allen", is positioned above the printed name and title.

Kenneth Allen, CPA  
Municipal Auditor  
**PAULY, ROGERS AND CO., P.C.**

## Management's Discussion and Analysis

As management of the Urban Renewal Agency of Reedsport ("Agency"), we offer readers of the Agency's financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal year ended June 30, 2023.

### Financial Highlights

- The assets of the Agency exceeded its liabilities at the close of the most recent fiscal year by \$571,135 with \$381,445 unreserved and \$189,690 invested in capital assets.
- The Agency's total position increased by \$244,509.

### Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

**Government-wide financial statements.** The *government-wide financial statements* are designed to provide readers with a broad view of the Agency's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the Agency's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The *statement of activities* presents information showing how the government's net position changed during the most recent 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*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused time off).

Both of the government-wide financial statements distinguish functions of the Agency that are principally supported by taxes 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 governmental activities of the Agency include only general government. The Agency had no proprietary funds or business-type activity.

**Fund financial statements.** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Agency, like other state and local governments uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Agency has only governmental fund.

**Governmental funds.** *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, 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. Such information may be useful in evaluating a government's near-term financial requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.



The Agency maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the funds.

The Agency adopts an annual appropriated budget for its General Fund and the Main Street Fund. A budgetary comparison statement has been provided to demonstrate compliance with these budgets.

**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 Analysis**

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The Agency's assets exceeded liabilities by \$571,135 dollars at the close of the most recent fiscal year.

#### **Urban Renewal Agency Net Position, in dollars**

	<b>2023</b>	<b>2022</b>	<b>Variance</b>
<b>Assets</b>			
Current assets	566,952	247,598	319,354
Noncurrent assets	189,690	79,128	110,562
Total assets	756,642	326,726	429,916
<b>Liabilities</b>			
Current and Other liabilities	185,507	100	185,407
<b>Net Position</b>			
Net Investment in Capital Assets	189,690	79,128	295,969
Unrestricted	381,445	247,498	133,947
Total liabilities and net position	571,135	326,626	244,509

The Agency's net position increased by \$244,509 during the current fiscal year.

**Governmental activities.** Governmental activities increased the Agency's net position by \$244,509 in the current year. Key elements of this are as follows:

### Change in Net Position at Fiscal Year End

	2023	2022	Variance
<b>Revenues:</b>			
Program			
Capital grants and contributions	334,491	98,231	236,260
General			
Property taxes	226,138	122,011	104,127
Investment Income	8,973	1,344	7,629
Other revenue	-	-	-
Total revenues	<u>569,602</u>	<u>221,586</u>	<u>348,016</u>
<b>Expenses:</b>			
Program			
Community Development	325,093	105,015	220,078
Total expenses	<u>325,093</u>	<u>105,015</u>	<u>220,078</u>
Change in Net position	244,509	116,571	127,938
Net Position – July 1	<u>326,626</u>	<u>210,055</u>	<u>116,571</u>
Net Position – June 30	<u><u>571,135</u></u>	<u><u>326,626</u></u>	<u><u>244,509</u></u>

### Financial Analysis of the Government's Funds

As noted earlier, the Agency uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental funds.** The focus of the Agency's *governmental funds* is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the Agency's financing requirements. In particular, *unreserved fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the Agency's governmental funds reported ending fund balances of \$368,365. The total amount constitutes unreserved fund balance, which is available for spending at the government's discretion.

The General Fund is the chief operating fund of the Agency. The fund balance of the Agency's general fund increased by \$157,933 during the current fiscal year. At the end of the current fiscal year, total fund balance reached \$336,352 all of which is unassigned.

The Main Street fund total fund balance reached \$32,013 at the end of the current fiscal year. This is the sixth year of the Main Street Fund.

### General Fund Budgetary Highlights

Revenues came in higher than anticipated in the 2022/23 FY due to a higher than anticipated revenue collection.

Due to the fact that expenses exceeded \$150,000 in both the 2021/22 and 2022/23 fiscal years the Urban Renewal District was required to have an Independent Accountant's Review report, rather than the Compilation report that has been completed in years past.

## **Main Street Budgetary Highlights**

The Main Street Program was started in 2014 and the Urban Renewal Agency acts as the umbrella agency for the program. The mission of the program is to cultivate a more active, vibrant and sustainable **downtown**. **To date, many projects supported by Main Street have improved the aesthetic of the downtown** and Highway 101 corridor, such as murals, banners, and a bicycle stop.

Revenues in the Main Street came in less than budget figures in 2022/23. Beginning fund balance came in slightly lower than budgeted.

In the 2022/23 FY two of the largest expenses was related to a Main Street Revitalization grant and a REDI grant. The Main Street Fund act as a pass thru entity. Grant expenses were paid on behalf of the building owner and reimbursed by the State. The façade improvement program was expanded to provide business owners with more money to make substantial improvements to their businesses, such as structural repairs. Other expenses included on-going street banner improvements, the annual tree lighting ceremony, waterfront revitalization and street landscaping/décor improvements.

## **Capital Assets and Debt Administration**

**Capital assets.** The Agency has investment in capital assets of \$189,690 for its governmental activities as of June 30, 2023.

## **Economic Factors and Next Year's Budgets and Rates.**

Like all municipalities in Oregon, the Agency is indirectly operating under Measure 50, the ad valorem tax limitation measure approved by voters on May 20, 1997. This measure rolled back assessed values to 1995-96 levels and effectively limited increased property tax revenues in future years to a maximum of 3 percent, with permitted allowances for increasing valuations based on new construction. No substantive changes to the basic provision of Measure 50 have been enacted during subsequent Oregon Legislative sessions. However, as an urban renewal agency, the agency receives tax increment revenues; calculated on the assessed value over the frozen base, which was set at the time the urban renewal district was formed.

While property tax compression within the City of Reedsport seems to be improving overall, many properties within the Urban Renewal District have been revitalized and are showing a slight improvement. Property taxes in the 2021/22 FY were budgeted at a more conservative figure. With this information, the 2022/23 FY budget has been adopted to reflect the slight improvement for this resource.

It is anticipated that with improvements to downtown infrastructure, business development grants provided by the Main Street Program, and the continued efforts of levee certification, Urban Renewal District property tax revenues will start trending in an upward fashion more consistent with that of the City's property tax collections. To further support the concept of upward trending, the Agency recognizes that new businesses are beginning to relocate to the area. Several buildings have been refurbished and a new apartment complex is being constructed. In addition property sales have seen an increase which will equate to more business growth in the district in the near future.

Moreover, City management continues to support the overall economic improvement of Reedsport and the Urban Renewal District through planning efforts. In the 2017/18 FY code amendments, to allow for more uses in the downtown that promote a live-work lifestyle, were adopted. Recent trail planning projects, providing connectivity to services, as well as, outlying communities have been publicly vetted. City management and the -Agency see great promise in the future of the Urban Renewal District.

**Request for Information**

This financial report is designed to provide a general overview of the Agency of Reedsport's finances for all or those interested in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Agency Manager at City of Reedsport, 451 Winchester Avenue, Reedsport, Oregon 97467.

**REEDSPORT URBAN RENEWAL AGENCY**  
**DOUGLAS COUNTY, OREGON**  
**BASIC FINANCIAL STATEMENTS**

**URBAN RENEWAL AGENCY OF THE CITY OF REEDSPORT**  
**(A Component Unit of the City of Reedsport, Oregon)**  
**DOUGLAS COUNTY, OREGON**

**STATEMENT OF NET POSITION**

**June 30, 2023**

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**ASSETS:**

Cash and Cash Equivalents	\$ 448,810
Accounts Receivable	105,062
Taxes Receivable	<u>13,080</u>

Total Current Assets	<u>566,952</u>
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Noncurrent Assets:

Capital Asset, Land	<u>189,690</u>
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Total Assets	<u>756,642</u>
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**LIABILITIES:**

Accounts Payable	<u>185,507</u>
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Total Liabilities	<u>185,507</u>
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**NET POSITION:**

Net Investment in Capital Assets	189,690
Unrestricted	<u>381,445</u>

Total Net Position	<u><u>\$ 571,135</u></u>
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See accompanying notes to basic financial statements

**URBAN RENEWAL AGENCY OF THE CITY OF REEDSPORT**  
**(A Component Unit of the City of Reedsport, Oregon)**  
**DOUGLAS COUNTY, OREGON**

**STATEMENT OF ACTIVITIES**  
**For the Year Ended June 30, 2023**

<u>FUNCTIONS</u>	<u>EXPENSES</u>	<u>PROGRAM REVENUES</u>		<u>NET (EXPENSE) REVENUE AND CHANGES IN NET POSITION</u>
		<u>CHARGES FOR SERVICES</u>	<u>CAPITAL GRANTS AND CONTRIBUTIONS</u>	
Economic and Physical Development	\$ 325,093	\$ -	\$ 334,491	\$ 9,398
Interest Expense on Long-Term Debt	-	-	-	-
Total Governmental Activities	<u>\$ 325,093</u>	<u>\$ -</u>	<u>\$ 334,491</u>	<u>9,398</u>
General Revenues:				
Property Taxes				226,138
Income Not Restricted to Specific Programs:				
Investment earnings				<u>8,973</u>
Total General Revenues				<u>235,111</u>
Change in Net Position				244,509
Net Position - Beginning				<u>326,626</u>
Net Position - Ending				<u>\$ 571,135</u>

See accompanying notes to basic financial statements

**URBAN RENEWAL AGENCY OF THE CITY OF REEDSPORT**  
**(A Component Unit of the City of Reedsport, Oregon)**  
**DOUGLAS COUNTY, OREGON**

**BALANCE SHEET - GOVERNMENTAL FUNDS**  
**June 30, 2023**

	GENERAL FUND	MAIN STREET PROGRAM FUND	TOTAL GOVERNMENTAL
<b>ASSETS:</b>			
Cash and Cash Equivalents	\$ 415,468	\$ 33,342	\$ 448,810
Accounts Receivable	1,184	103,878	105,062
Taxes Receivable	13,080	-	13,080
Total Assets	<u>\$ 429,732</u>	<u>\$ 137,220</u>	<u>\$ 566,952</u>
<b>LIABILITIES, DEFERRED OUTFLOWS OF RESOURCES, AND FUND BALANCE:</b>			
<b>Liabilities:</b>			
Accounts Payable	\$ 80,300	\$ 105,207	\$ 185,507
Total Liabilities	<u>80,300</u>	<u>105,207</u>	<u>185,507</u>
<b>Deferred Outflows of Resources:</b>			
Unavailable Revenue - Taxes	13,080	-	13,080
Total Deferred Outflows of Resources	<u>13,080</u>	<u>-</u>	<u>13,080</u>
<b>Fund Balance:</b>			
Unassigned	336,352	32,013	368,365
Total Fund Balance	<u>336,352</u>	<u>32,013</u>	<u>368,365</u>
Total Liabilities, Deferred Outflows of Resources, and Fund Equity	<u>\$ 429,732</u>	<u>\$ 137,220</u>	<u>\$ 566,952</u>

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

Deferred property tax are collected in subsequent periods and are not available for current year's operation. However, on a full accrual basis of accounting, they are reported as revenues	13,080
The cost of 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.	<u>189,690</u>
Total Net Position	<u>\$ 571,135</u>

See accompanying notes to basic financial statements



**URBAN RENEWAL AGENCY OF THE CITY OF REEDSPORT**  
**(A Component Unit of the City of Reedsport, Oregon)**  
**DOUGLAS COUNTY, OREGON**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE-GOVERNMENTAL FUNDS**  
**For the Year Ended June 30, 2023**

	GENERAL FUND	MAIN STREET PROGRAM FUND	TOTAL GOVERNMENTAL
REVENUES:			
Taxes	\$ 220,878	\$ -	\$ 220,878
Grants and Contributions	88,000	189,650	277,650
Interest	7,883	1,090	8,973
Miscellaneous	56,021	820	56,841
	<hr/>	<hr/>	<hr/>
Total Revenues	372,782	191,560	564,342
	<hr/>	<hr/>	<hr/>
EXPENDITURES:			
Materials and Services	3,097	27,438	30,535
Capital Outlay	211,752	193,368	405,120
	<hr/>	<hr/>	<hr/>
Total Expenditures	214,849	220,806	435,655
	<hr/>	<hr/>	<hr/>
Net Change in Fund Balance	157,933	(29,246)	128,687
Beginning Fund Balance	178,419	61,259	239,678
	<hr/>	<hr/>	<hr/>
Ending Fund Balance	\$ 336,352	\$ 32,013	\$ 368,365
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

**RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS TO STATEMENT OF ACTIVITIES**

Deferred property tax revenues are collected in subsequent periods and are not available for current year's operation. However, on a full accrual basis of accounting, they are reported as revenues

5,260

Items capitalized

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110,562

Change in net position of governmental activities

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\$ 244,509

See accompanying notes to basic financial statements

**REEDSPORT URBAN RENEWAL AGENCY**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**June 30, 2023**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. ORGANIZATION (REPORTING ENTITY)**

The Agency was established by the City of Reedsport (Agency) per Ordinance 2007-107 4. The Board consists of seven members who serve on the Urban Renewal Agency governing body. Although the majority of this Agency Board and the City Council are made up of the same members, each is a legally separate entity and conducts all business as such. Based on GASB No. 61, the Agency is considered a component unit of the City as it is accountable to the City. Accordingly, the financial statements of the Agency are included in the City's basic financial statements.

The accompanying financial statements present all activities, funds, and component units for which the Agency is considered to be financially accountable. The criteria used in making this determination includes appointment of a voting majority, imposition of will, financial benefit or burden on the primary government, and fiscal dependency on the primary government. Based upon the evaluation of this criteria, the Agency is a primary government with no includable component units.

**B. BASIS OF PRESENTATION**

**GOVERNMENT-WIDE FINANCIAL STATEMENTS (GWFS)**

The Statement of Net Position and Statements of Activities display information about the reporting government as a whole. Fiduciary funds are not included in the Government-wide financial statements.

The Statement of Net Position and the Statement of Activities 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. Revenues, expenses, gains, losses, assets and liabilities resulting from nonexchange transactions are recognized in accordance with the requirements of GASB Statement No. 33 "Accounting and Financial Reporting for Nonexchange Transactions".

Program Revenues included in the Statement of Activities derive directly from the program itself or from parties outside the Agency's taxpayers or citizenry, as a whole; program revenues reduce the cost of the function to be financed from the Agency's general revenues.

The Agency reports all direct expenses by function in the Statement of Activities. Direct expenses are those that are clearly identifiable with a function. Interest of general long-term debt is considered an indirect expense and is reported separately on the Statement of Activities. In the process of aggregating data for the Statement of Net Position and the Statement of Activities, some amounts reported as interfund activity and balances in the funds were eliminated or reclassified.

**FUND FINANCIAL STATEMENTS**

The accounts of the Agency 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.

**REEDSPORT URBAN RENEWAL AGENCY**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**June 30, 2023**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**GOVERNMENTAL FUND TYPES**

Governmental funds are used to account for the Agency's general government activities. Governmental fund types use the flow of current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they are "measurable and available"). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Property tax revenue and proceeds from sale of property are not considered available and, therefore, are not recognized until received. Expenditures are recorded when the liability is incurred, except for unmatured interest on general long-term debt which is recognized when due, interfund transactions, and certain compensated absences and claims and judgments which are recognized as expenditures because they will be liquidated with expendable financial resources.

Revenues susceptible to accrual are interest, state, county and local shared revenue and federal and state grants. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other grant requirements have been met.

The Agency reports the following major governmental funds:

General Fund - This fund accounts for the capital projects and serves as the general fund of the Agency. The primary source of revenue is property taxes.

Main Street Fund - This fund accounts for resources accumulated for Main Street. The primary sources of revenue are from grants, donations and transfers from the General Fund.

**C. BUDGETS POLICIES AND BUDGETARY CONTROL**

Generally, Oregon Local Budget Law requires annual budgets be adopted for all funds except agency funds. The modified accrual basis of accounting is used for all budgets. All annual appropriations lapse at fiscal year end.

The Agency begins its budgeting process by appointing Budget Committee members in the fall of each year. Budget recommendations are developed by management through early spring, with the Budget Committee meeting and approving the budget document in late spring. Public notices of the budget hearing are generally published in May or June and the hearing is held in June. The Agency board adopts the budget, makes appropriations, and declares the tax levy no later than June 30. Expenditure appropriations may not be legally over-expended, except in the case of grant receipts and bond sale proceeds which could not be reasonably estimated at the time the budget was adopted. The resolution authorizing appropriations for each fund sets the level at which expenditures cannot legally exceed appropriations. The Agency established the levels of budgetary control at the personal services, materials and services, capital outlay, operating contingencies, debt service, and all other requirement levels for all funds.

Budget amounts shown in the basic financial statements have been revised since the original budget amounts were adopted. The Agency board must authorize all appropriation transfers and supplementary budgetary appropriations. The Agency's disbursements did not exceed appropriations.

**REEDSPORT URBAN RENEWAL AGENCY**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**June 30, 2023**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. USE OF ESTIMATES**

The process of preparing financial statements in conformity with accounting principles generally accepted in the United States of America requires the use of estimates and assumptions regarding certain types of assets, liabilities, revenues, and expenses. Such estimates primarily relate to unsettled transactions and events as of the date of the financial statements. Accordingly, upon settlement, actual results may differ from estimated amounts.

**E. CASH AND CASH EQUIVALENTS**

For purposes of reporting cash flows, cash and cash equivalents include cash on hand, checking, savings and money market accounts, and any highly-liquid debt instruments purchased with a maturity of three months or less.

**F. RECEIVABLES**

Property taxes are assessed 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 or February 15. Taxes unpaid and outstanding on May 16 are considered delinquent. Property taxes receivable collected within 60 days subsequent to year-end are considered measurable and available, and are recognized as revenues. All other property taxes receivable are offset by deferred revenue because they are not deemed available to finance operations of the current period.

Receivables for federal and state grants and state, county, and local shared revenue are recorded as revenue in all fund types as earned. Receivables of the Proprietary Funds are recorded as revenue in all funds as earned. The allowance for doubtful accounts is established on a historical view of delinquencies.

**G. CAPITAL ASSETS**

Capital assets are recorded at original or estimated original cost. Donated capital assets are recorded at their estimated fair market value on the date donated. Capital assets are defined as assets with an initial cost of more than \$5,000 and an estimated life in excess of a single reporting period. Interest incurred during construction is not capitalized. 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:

Buildings and Improvements	20-50 years
Office, athletic, maintenance, tools, machinery and other equipment	10 years
Kitchen Service Equipment	15 years
Playground Equipment	20 years
Vehicles	20 years

**REEDSPORT URBAN RENEWAL AGENCY**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**June 30, 2023**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**H. 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. The Agency does not have any nonspendable balance items.
- 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.
- 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 Board has approved the following order of spending 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.

**I. NET POSITION**

Net position comprises the various net earnings from operations, nonoperating revenues, expenses and contributions of capital, and is classified in the following hierarchy based on the extent to which a government is bound to observe constraints imposed on the use of resources reported in government funds:

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

Unrestricted – consists of all other assets that are not included in the other categories previously mentioned.

When both restricted and unrestricted net position is available for use, restricted net position is assumed to be utilized first.

**REEDSPORT URBAN RENEWAL AGENCY**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**June 30, 2023**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**J. DEFERRED OUTFLOWS/INFLOWS OF RESOURCES**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflow of resources. This separate financial statement element 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 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.

**K. 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.

**2. DEPOSITS AND INVESTMENTS**

As of June 30, 2023, the Agency had a deposit of \$448,810 with the City of Reedsport. All of the Agency's deposits were adequately secured during the year. See the City's financial report for more information on FDIC coverages and collateralized amounts.

*Credit risk:* State law limits investments to obligations of the United States Treasury and United States Government agencies and instrumentalities, certain, bankers' acceptances, repurchase agreements, certain high-grad commercial paper and corporate bonds and obligations of states and municipalities. The Agency has no investment policy that would further limit its investment choices. The Agency's deposit with the City of Reedsport is not rated.

**REEDSPORT URBAN RENEWAL AGENCY**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**June 30, 2023**

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**2. DEPOSITS AND INVESTMENTS (CONTINUED)**

*Interest Rate Risk:* The Agency's policy to manage its exposure to fair-value losses arising from increases in interest rates is to limit investment maturities to 18 months.

*Concentration of Credit Risk:* The Agency policy does not allow for an investment in anyone issuer that is in excess of 50 percent of the Agency's total investments with the exception of the LGIP, Treasury Direct, or the Agency's banking institution.

*Custodial Credit Risk - Investments:* This is the risk that, in the event of the failure of a counterparty, the Agency will not be able to recover the value of its investments that are in the possession of an outside party. None of the Agency's investments have custodial credit risk. The Agency's policy does not limit the amount of investments that can be held by counterparties.

**3. CAPITAL ASSETS**

Changes in Governmental Capital Assets for the year ended June 30, 2023 are as follows:

	Balance June 30, 2022	Additions	Deletions	Balance June 30, 2023
Capital Assets, not Depreciated:				
Land	\$ 79,128	\$ 110,562	\$ -	\$ 189,690
Total Capital Assets not being depreciated	<u>\$ 79,128</u>	<u>\$ 110,562</u>	<u>\$ -</u>	<u>\$ 189,690</u>

**4. RISK MANAGEMENT**

The Agency is exposed 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. The Agency purchases commercial insurance for such risks of loss. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

**5. PROPERTY TAX LIMITATIONS**

Real property taxes are assessed and become a lien against the property as of July 1 each year, and are payable in three installments on November 15, February 15, and May 15. Agency management believes that the amount of any uncollectable accounts included in receivables is not significant. Therefore, no provision for uncollectable accounts has been made. The State of Oregon has a constitutional limit on property taxes for schools and non-school government operations. Under the provisions of the limitation, tax revenues are separated into operations other than the public school system. The limitation specifies \$10 is the maximum allowable tax for each \$1,000 of property real market value imposed on by local governments other than the public school system. This limitation may affect the availability of future tax revenues for the Agency, as taxes levied for urban renewal debt services are subject to the \$10 limitation.

**REEDSPORT URBAN RENEWAL AGENCY  
DOUGLAS COUNTY, OREGON**

**REQUIRED SUPPLEMENTARY INFORMATION**



**URBAN RENEWAL AGENCY OF THE CITY OF REEDSPORT**  
**(A Component Unit of the City of Reedsport, Oregon)**  
**DOUGLAS COUNTY, OREGON**

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

<u>GENERAL FUND</u>				
	<u>ORIGINAL BUDGET</u>	<u>FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET</u>
REVENUES:				
Property Tax	\$ 140,000	\$ 140,000	\$ 217,302	\$ 77,302
Delinquent Property Tax	4,500	4,500	3,576	(924)
Grants	82,500	82,500	88,000	5,500
Miscellaneous	300,050	354,696	56,021	(298,675)
Interest	1,050	1,050	7,883	6,833
Total Revenues	<u>528,100</u>	<u>582,746</u>	<u>372,782</u>	<u>(209,964)</u>
EXPENDITURES:				
Materials and Services	41,640	41,640 (1)	3,097	38,543
Capital Outlay	689,460	744,106 (1)	211,752	532,354
Debt Service	55,000	55,000 (1)	-	55,000
Total Expenditures	<u>786,100</u>	<u>840,746</u>	<u>214,849</u>	<u>625,897</u>
Net Change in Fund Balance	(258,000)	(258,000)	157,933	415,933
Beginning Fund Balance	<u>258,000</u>	<u>258,000</u>	<u>178,419</u>	<u>(79,581)</u>
Ending Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 336,352</u>	<u>\$ 336,352</u>

(1) Appropriation Level

**REEDSPORT URBAN RENEWAL AGENCY**  
**DOUGLAS COUNTY, OREGON**

**SUPPLEMENTARY INFORMATION**

**URBAN RENEWAL AGENCY OF THE CITY OF REEDSPORT**  
**(A Component Unit of the City of Reedsport, Oregon)**  
**DOUGLAS COUNTY, OREGON**

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

**MAIN STREET PROGRAM FUND**

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET
REVENUES:				
Grants and Contributions	\$ 373,000	\$ 385,500	\$ 189,650	\$ (183,350)
Interest	100	100	1,090	990
Miscellaneous	-	-	820	820
Total Revenues	373,100	385,600	191,560	(181,540)
EXPENDITURES:				
Materials and Services	17,500	30,000 (1)	27,438	2,562
Capital Outlay	417,600	417,600 (1)	193,368	224,232
Total Expenditures	435,100	447,600	220,806	226,794
Net Change in Fund Balance	(62,000)	(62,000)	(29,246)	32,754
Beginning Fund Balance	62,000	62,000	61,259	(741)
Ending Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 32,013</u>	<u>\$ 32,013</u>

(1) Appropriation Level

**REEDSPORT URBAN RENEWAL AGENCY  
DOUGLAS COUNTY, OREGON**

**INDEPENDENT AUDITORS' REPORT REQUIRED BY  
OREGON STATE REGULATIONS**



**PAULY, ROGERS AND CO., P.C.**  
12700 SW 72<sup>nd</sup> Ave. ♦ Tigard, OR 97223  
(503) 620-2632 ♦ (503) 684-7523 FAX  
[www.paulyrogersandcocpas.com](http://www.paulyrogersandcocpas.com)

March 26, 2024

### **Independent Auditors' Report Required by Oregon State Requirements**

We have audited the basic financial statements of the Reedsport Urban Renewal Agency as of and for the year ended June 30, 2023, and have issued our report thereon dated March 26, 2024. 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 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 Reedsport Urban Renewal Agency 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 control 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 internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of internal control over financial reporting.

This report is intended solely for the information and use of the Agency Board, 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 dark ink, appearing to read "Ken Allen", is positioned above the printed name.

Kenneth Allen, CPA  
PAULY, ROGERS AND CO., P.C.