

**Klamath Falls
Urban Renewal Agency**

**A Component Unit of the
City of Klamath Falls, Oregon**

Financial Statements

**For the Fiscal Year Ended
June 30, 2017**

**Prepared by the
Finance Department
of the City of Klamath Falls**

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Klamath Falls Urban Renewal Agency
Financial Statements
June 30, 2017

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**INTRODUCTORY
SECTION**

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**Klamath Falls Urban Renewal Agency
General Information
Listing of Principal District Officials and Staff
June 30, 2017**

Elected Officials

		<u>Length of Service</u>
Mayor	Carol Westfall	0 yrs. 6 mos.
City Council Member	William Adams	14 yrs. 6 mos.
City Council Member	Kendall Bell	0 yrs. 6 mos.
City Council Member	Matthew Dodson	4 yrs. 10 mos.
City Council Member	Philip Studenberg	0 yrs. 6 mos.
City Council Member	Dan Tofell	6 yrs. 6 mos.

Appointed Officials

		<u>Time in Position</u>	<u>Length of Employment</u>
City Manager	Nathan Cherpeski	4 yrs. 5 mos.	4 yrs. 5 mos.
City Attorney	Joanna Lyons-Antley	7 yrs. 3 mos.	7 yrs. 3 mos.

Appointed Directors

		<u>Time in Position</u>	<u>Length of Employment</u>
Public Works Director	Mark Willrett	11 yrs. 3 mos.	18 yrs. 10 mos.
Support Services Director	Brooke Marshall	0 yrs. 1 mos.	0 yrs. 1 mos.

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**FINANCIAL
SECTION**

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INDEPENDENT
AUDITOR'S REPORT

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INDEPENDENT AUDITOR'S REPORT

Agency Officials
Klamath Falls Urban Renewal Agency
Klamath Falls, Oregon

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the Klamath Falls Urban Renewal Agency, a component unit of the City of Klamath Falls, Oregon (the Agency), as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The Agency's 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.

Auditor's 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 auditor's 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 entity's 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 entity's 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 Agency, as of June 30, 2017, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information, such as management's discussion and analysis, as listed in the table of contents under required supplemental information, 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 management's discussion and analysis 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 schedules of revenues, expenditures and changes in fund balance – budget and actual, as listed in the table of contents under required supplementary information, are the responsibility of management and were 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, this information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The introductory section is presented for purposes of additional analysis and are not a required part of the basic financial statements.

The introductory section has 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.

Other Reporting Required by Oregon Minimum Standards

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have also issued our report dated January 31, 2018, on our consideration of the Agency's 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.



For Merina & Company, LLP
West Linn, Oregon
January 31, 2018

MANAGEMENT'S DISCUSSION
AND ANALYSIS

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Management's Discussion and Analysis

As management of the Klamath Falls Urban Renewal Agency (the Agency), a component unit of the City of Klamath Falls (City), we offer readers of the Agency's financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal years ended June 30, 2017 and June 30, 2016. The analysis focuses on significant financial issues, major financial activities, and resulting changes in financial position, budget changes and variances from the budget and specific issues related to funds and the economic factors affecting the Agency, composed of three urban renewal districts, downtown, lakefront and town center. The organization as a whole is referred to as the Agency. Individual districts are referred to as the district or the fund.

Financial Highlights

- The liabilities of the Agency exceeded its assets at the close of the most recent fiscal year by \$3,755,223 which created a negative net position. This is a decrease of \$2,392,087 from the prior fiscal year which occurred due to the transfer of assets to the City.
- At the close of the current fiscal year, the Agency's three governmental funds reported combined fund balances of \$105,890, a decrease of \$19,210 in comparison with the prior year. This amount is restricted for urban renewal capital projects and debt service.
-

Overview of the Financial Statements

The discussion and analysis provided here is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements and 3) the notes to the financial statements. This report also contains required supplementary information and other supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview 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 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 Agency'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 for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes).

The Agency is principally supported by property taxes. The purpose of an urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old deteriorated buildings and bad streets and utilities or the areas can lack streets and utilities altogether.

The government-wide financial statements include three legally separate districts for which the City is financially accountable. The Agency, although legally separate, functions for all practical purposes as a department of the City, and therefore has been included as an integral part of the primary government in addition to being reported separately in these statements.

The government-wide financial statements can be found on the pages immediately following this Management's Discussion and Analysis in the Basic Financial Statements of the Financial Section.

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. All of the funds of the Agency are governmental funds.

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 assessing a government's near-term financing 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 the 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 three 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 of each fund, which are considered to be major funds. All of the districts are funded by property taxes collected on the incremental value of properties located within each of the districts. The value of the properties in a district are "frozen" at the time the district is formed, and taxes assessed on the increased value of the properties over time are distributed to the district to implement the Urban Renewal Plan by funding projects identified in the plan. As property values increase or decrease, revenues to the districts will adjust accordingly.

The Agency adopts an annual appropriated budget for all its funds. A budgetary comparison statement has been provided for each fund in the required supplementary information to demonstrate compliance with this budget.

The basic governmental fund financial statements follow the government-wide financial statements in the financial section of this report.

Notes to Financial Statements – The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found at the end of the financial section's basic financial statements.

Government-wide Overall Financial Analysis

As noted earlier, net position over time, may serve as a useful indicator of a government's financial position. In the case of the Agency, liabilities exceeded assets by \$3,755,223, at the close of the most recent fiscal year.

Klamath Falls Urban Renewal Agency's Net Position

Net investment in capital assets decreased due to the Downtown Urban Renewal District contributing its remaining assets to the City to close out the district. The capital assets built or acquired in the Lakefront and Town Center Urban Renewal Districts are either contributed to the City or remain property of the developer when projects are complete, and any debt related to those assets is not included in net investment in capital assets.

At the end of the current fiscal year, the Agency reported negative net position as unrestricted net position. The Lakefront and Town Center Urban Renewal Districts have outstanding debt of \$3,874,985, which exceeds or is unrelated to any assets the districts own (primarily due to contributing assets to the primary government and developer). This causes a deficit that will continue unless debt is paid off. The same held true for the prior fiscal year.

The Agency's overall net position decreased \$2,392,087 from the prior fiscal year, which as noted above, is primarily due to the transfer of assets.

Statement of Net Position at June 30, 2017 and 2016

	Governmental Activities	
	2017	2016
Cash and investments	\$ 99,672	\$ 223,397
Other assets	29,672	44,392
Capital assets	-	2,385,520
Total assets	<u>129,344</u>	<u>2,653,309</u>
Other liabilities	180,649	325,247
Long-term liabilities	3,703,918	3,691,873
Total liabilities	<u>3,884,567</u>	<u>4,017,120</u>
Net position:		
Net investment in capital assets	-	51,781
Unrestricted (deficit)	<u>(3,755,223)</u>	<u>(1,414,917)</u>
Total net position	<u>\$ (3,755,223)</u>	<u>\$ (1,363,136)</u>

Statement of Activities for fiscal years ending June 30, 2017 and 2016

	Governmental Activities	
	2017	2016
Program revenues		
Charges for services	\$ -	\$ 69,821
General revenues		
Property taxes	258,566	255,839
Interest	3,773	5,327
Total revenues	<u>262,339</u>	<u>330,987</u>
Expenses		
General government	185,319	518,629
Interest on debt	48,097	53,151
Total expenses	<u>233,416</u>	<u>571,780</u>
Revenues over expenses	28,923	(240,793)
Transfer of capital assets to primary government	<u>(2,421,010)</u>	<u>-</u>
Change in net position	(2,392,087)	(240,793)
Beginning net position (deficit)	<u>(1,363,136)</u>	<u>(1,122,343)</u>
Ending net position (deficit)	<u>\$ (3,755,223)</u>	<u>\$ (1,363,136)</u>

Charges for Services decreased as the asset that provided rental revenue to the Downtown Urban Renewal District was transferred to the City. Property tax revenues only increased 1% due to reassessment of commercial property tax values. Expenses decreased due to the wind down of the Downtown Urban Renewal District, though Town Center Urban Renewal District did make a developer payment of \$150,000.

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 the near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Agency's financing requirements.

At June 30, 2017, the Agency's governmental funds reported combined fund balances of \$105,890, a decrease of \$19,210 in comparison with the prior year. Because the Agency is comprised of urban renewal districts, there are legal restrictions on how the funds are spent. Unlike other local governments that have *unassigned fund balance*, which is available for spending at the government's discretion, the most important aspect of the Agency is how much is restricted for capital projects and debt service within the districts. Restricted fund balance for the Agency for the current year was \$105,890.

Budgetary Highlights

Original budget compared to final budget

Town center urban renewal fund: increase in expenses and other financing sources due to an inter-fund loan which enabled the district to make a larger payment to the developer as work was completed quicker than anticipated.

Final budget compared to actual results

Downtown urban renewal fund: expenditures were less than budgeted as more of the final project was completed in the prior fiscal year than was anticipated.

Lakefront urban renewal fund: taxes and debt service decreased as commercial property tax values decreased and the fund was not able to make its full debt service payment on an inter-fund loan

Town center urban renewal fund: taxes increased due to the value the developer is adding to the property and debt service decreased as excess funds were applied to the developer payment instead of an additional principal payment.

Capital Assets

The Agency has no investment in capital assets as of June 30, 2017. As mentioned above, Downtown Urban Renewal District transferred its remaining assets to the City and Lakefront and Town Center Urban Renewal Districts transfer their capital assets to their developer or City as they are completed.

Capital Assets (net of depreciation)

	Governmental Activities	
	2017	2016
Land	\$ -	\$ 329,167
Construction in progress	-	293,287
Buildings & improvements	-	1,505,489
Infrastructure	-	257,577
Total	\$ -	\$ 2,385,520

Major capital asset events during the fiscal year included the following:

- Completion of Sugarman's Corner, a downtown pocket park and plaza

Long-term debt

At the end of the current fiscal year, the Agency had outstanding debt totaling \$3,874,985. Of this amount, \$848,152 is a loan with Washington Federal to be paid back over ten years, \$778,269 are loans from the City to be paid back over ten years and \$2,248,564 is a contract payable to Timbermill Shores after the loan from the City is paid off.

The Agency's total debt decreased by \$15,923 during the current fiscal year. The Agency issued additional debt in the amount of \$140,000 and repaid \$155,923.

Additional information on the Agency's long-term debt can be found in the financial section's notes to the financial statements.

Economic Factors

The following economic factors currently affect the Klamath Falls Urban Renewal Agency:

The Klamath County Assessor recently completed a reassessment of Commercial land. This has negatively impacted tax increment specifically in the Lakefront Urban Renewal District.

The City is still slowly recovering from the recession which has caused stagnant development in the Lakefront Urban Renewal District.

Requests for Information

This financial report is designed to provide a general overview of the Agency's finances for all those with an interest in the Agency's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Finance Manager, City of Klamath Falls, 500 Klamath Avenue, Klamath Falls, OR 97601. The City's financial statements are also available upon request.

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BASIC FINANCIAL
STATEMENTS

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Klamath Falls Urban Renewal Agency
Statement of Net Position
June 30, 2017

Assets	Governmental Activities
Current assets:	
Taxes receivable	\$ 29,085
Interest receivable	587
Temporarily restricted assets	
Cash and cash equivalents	99,672
Total current assets	129,344
Total assets	129,344
Liabilities	
Current liabilities:	
Accrued interest payable	\$ 9,582
Current liabilities (payable from restricted assets):	
Leases / loans payable	171,067
Total current liabilities	180,649
Noncurrent liabilities:	
Leases / loans / contracts payable	3,703,918
Total noncurrent liabilities	3,703,918
Total liabilities	3,884,567
Net Position	
Unrestricted	\$ <u>(3,755,223)</u>
Total net position	\$ (3,755,223)

The notes to the financial statements are an integral part of this statement.

Klamath Falls Urban Renewal Agency
Statement of Activities
June 30, 2017

Functions/Programs	Expenses	Net (expense) revenue and change in net position
Governmental Activities:		
General government	\$ 185,319	(185,319)
Interest on long-term debt	48,097	(48,097)
Total government activities	\$ 233,416	(233,416)
General revenues:		
Property taxes		258,566
Unrestricted investment earnings		3,773
Total general revenues		262,339
Transfer of capital assets to primary government		(2,421,010)
Total general revenues and transfers		(2,158,671)
Change in net position		(2,392,087)
Net position - beginning		(1,363,136)
Net position - ending		\$ (3,755,223)

The notes to the financial statements are an integral part of this statement.

**Klamath Falls Urban Renewal Agency
Balance Sheet
Government Funds
June 30, 2017**

<u>Assets</u>	<u>Downtown Urban Renewal Fund</u>	<u>Lakefront Urban Renewal Fund</u>	<u>Town Center Urban Renewal Fund</u>	<u>Total Governmental Funds</u>
Receivables				
Taxes	\$ -	\$ 8,801	\$ 20,284	\$ 29,085
Interest	-	216	371	587
Temporarily restricted assets				-
Cash and cash equivalents	-	2,491	97,181	99,672
Total assets	\$ -	\$ 11,508	\$ 117,836	\$ 129,344
 <u>Liabilities</u>				
Total liabilities	-	-	-	-
 <u>Deferred inflows of resources</u>				
Unavailable revenue - property taxes	-	7,075	16,379	23,454
Total deferred inflows of resources	-	7,075	16,379	23,454
Total liabilities and deferred inflows of resources	-	7,075	16,379	23,454
 <u>Fund Balances</u>				
Restricted	-	4,433	101,457	105,890
Total fund balances	-	4,433	101,457	105,890
Total liabilities, deferred inflows of resources, and fund balances	\$ -	\$ 11,508	\$ 117,836	

Amounts reported for governmental activities in the statement of net position are different because:

Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the funds.	23,454
Long-term liabilities, including notes payable, are not due and payable in the current period and, therefore, are not reported in the funds.	<u>(3,884,567)</u>
Net position of governmental activities	<u>\$ (3,755,223)</u>

The notes to the financial statements are an integral part of this statement.

Klamath Falls Urban Renewal Agency
Statement of Revenues, Expenditures, and changes in fund balances
Government Funds
June 30, 2017

	<u>Downtown Urban Renewal Fund</u>	<u>Lakefront Urban Renewal Fund</u>	<u>Town Center Urban Renewal Fund</u>	<u>Total Governmental Funds</u>
Revenues				
Taxes	\$ -	\$ 67,014	\$ 193,403	\$ 260,417
Investment income	138	1,197	2,438	3,773
Total revenues	<u>138</u>	<u>68,211</u>	<u>195,841</u>	<u>264,190</u>
Expenditures				
Current:				
General government	26,621	123	158,575	185,319
Capital outlay:				
General government	35,490	-	-	35,490
Debt service:				
Principal	-	41,000	114,923	155,923
Interest	-	25,473	23,989	49,462
Total expenditures	<u>62,111</u>	<u>66,596</u>	<u>297,487</u>	<u>426,194</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(61,973)</u>	<u>1,615</u>	<u>(101,646)</u>	<u>(162,004)</u>
Other financing sources (uses)				
Transfer In	2,794	-	-	2,794
Issuance of debt	-	-	140,000	140,000
Total other financing sources and uses	<u>2,794</u>	<u>-</u>	<u>140,000</u>	<u>142,794</u>
Net change in fund balances	(59,179)	1,615	38,354	(19,210)
Fund balances - beginning	<u>59,179</u>	<u>2,818</u>	<u>63,103</u>	<u>125,100</u>
Fund balances - ending	<u>\$ -</u>	<u>\$ 4,433</u>	<u>\$ 101,457</u>	<u>\$ 105,890</u>

The notes to the financial statements are an integral part of this statement.

Klamath Falls Urban Renewal Agency
Reconciliation of the statement of revenues, expenditures, and changes in fund balance of governmental funds to the statement of activities
June 30, 2017

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$ (19,210)
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 outlay exceeded depreciation expense in the current period.	35,490
The net effect of various miscellaneous transactions involving capital assets (i.e. sales, trade-ins, and donations) is to decrease net assets.	(2,421,010)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	(4,645)
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	15,923
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	<u>1,365</u>
Change in net position of governmental activities	<u><u>\$ (2,392,087)</u></u>

The notes to the financial statements are an integral part of this statement.

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NOTES TO THE
FINANCIAL STATEMENTS

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Klamath Falls Urban Renewal Agency
Notes to the Financial Statements
June 30, 2017

Note 1 – Summary of significant accounting policies

A. Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary Agency and its component units. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

B. Reporting entity

The Klamath Falls Urban Renewal Agency (Agency), was organized in 1989 under the provisions of ORS Chapter 457 as the urban renewal agency in the City of Klamath Falls, Oregon (City), responsible for implementing various public improvement projects as identified in the revitalization plan of the City.

The “tax increment financing” method is being used to provide funds for the Agency. Under this method, a base year value within the urban renewal area is established for the duration of the urban renewal program. Any increase in the assessed value over the base year cannot be used by the assessor to compute tax rates for the local taxing bodies. The assessor computes the tax rate on the base year value of the area then applies that rate to the increase in assessed value. The tax on the increased value can be used by the Agency only to pay indebtedness incurred to finance the urban renewal projects.

The Agency has been determined under accounting standards generally accepted in the United States of America to be a blended component unit of the City as the Agency is governed by a board comprised of the members of the City Council and the Council has the ability to impose its will on the Agency as determined on the basis of budget adoption, taxing authority, and funding for the Agency. As a result, the Agency’s financial statements are blended with those of the City by including them in the appropriate statements and schedules of the City’s Comprehensive Annual Financial Report. Copies of which may be obtained from the City’s Finance Officer, City of Klamath Falls, 500 Klamath Avenue, Klamath Falls, OR 97601.

C. Basis of presentation – government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. All activities of the Agency are categorized as governmental activities.

The government-wide financial statements display information about the Agency as a whole. The focus is on its sustainability. As such, the reporting presents the change in the aggregate financial position of the Agency, resulting from the activities of the fiscal period. These aggregate statements consist of the Statement of Net Position and the Statement of Activities.

The Statement of Net Position demonstrates the entity’s financial position by displaying the difference between its total assets and total liabilities. The net position is further subdivided into two categories: net investment in capital assets and unrestricted.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses and revenues* are clearly identifiable with a specific function or segment. The majority of costs are supported by general revenues which include property taxes and interest earnings.

There is no interfund activity among the Agency.

Klamath Falls Urban Renewal Agency
Notes to the Financial Statements
June 30, 2017

Note 1 – Summary of significant accounting policies (continued)

D. Basis of presentation – fund financial statements

Fund financial statements display information at the individual fund level. Each fund is considered to be a separate accounting entity. Funds are classified and summarized as governmental, proprietary and fiduciary activities. Currently the Agency has only governmental fund types.

The emphasis of the fund financial statements is on the major governmental funds, each displayed in a separate column. There are no nonmajor funds in the Agency.

The Agency reports the following major governmental funds:

The *downtown urban renewal fund* accounts for public improvement projects in a district encompassing downtown Klamath Falls.

The *lakefront urban renewal fund* accounts for public improvement projects in a district encompassing the old Modoc Mill site and future Timber Mill Shores development.

The *town center urban renewal fund* accounts for public improvement projects in a district encompassing the old Klamath Mall site and future Town Center development.

The Agency is responsible for certain indirect expenses, which include support services and administrative costs the City incurs while managing the Agency.

E. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

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, the Agency considers revenues 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, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisition under capital leases are reported as other financing sources.

Property taxes, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Agency.

Klamath Falls Urban Renewal Agency
Notes to the Financial Statements
June 30, 2017

Note 1 – Summary of significant accounting policies (continued)

F. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

1. Cash and cash equivalents

The Agency participates in the City's cash and investment pool.

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

2. Investments

Investments for the Agency are reported at fair value. The Agency participates in the Oregon State Treasurer's Local Government Investment Pool (LGIP), an open-ended, no-load diversified portfolio created under ORS 294.805 to 294.895. The LGIP is administered by the State Treasurer and the Oregon Investment Council with the advice of the Oregon Short-Term Bond Fund Board. The Oregon State Treasurer's Office has calculated the fair value of the underlying investments of the LGIP and the Government's share of fair value is the same as the reported value. The individual funds' portion of the pool's fair value are presented as "Cash and Cash Equivalents" in the basic financial statements as these are demand deposits.

3. Receivables

All trade and property tax receivables are shown at full value as there is no need for an allowance for uncollectibles.

4. Inventories and prepaid items

All inventories are valued at cost using first-in/first-out (FIFO) basis and are accounted for using the consumption method. Prepaid items are accounted for using the purchases method.

5. Restricted assets

Cash and cash equivalents, investments, interest and loan receivables that are constrained for specific purposes by external providers, creditors and enabling legislation are classified as restricted assets.

6. Capital assets

Capital assets include land, construction in progress, buildings and system, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), and are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the Agency as assets with an initial, individual cost of more than \$5,000 and an estimated useful life extending beyond a single reporting period. The Agency reports infrastructure assets on a network and subsystem basis. Accordingly, the amounts spent for the construction or acquisition of infrastructure assets are capitalized and reported in the government-wide financial statements regardless of their amount.

In the case of the initial capitalization of general infrastructure assets, (i.e., those reported by the governmental activities) the Agency chose to include all such items regardless of their acquisition date or amount. The Agency was able to estimate historical cost for the initial reporting of these assets through back trending (i.e., estimating the current replacement cost of the infrastructure to be capitalized and using an appropriate price-level index to deflate the cost to acquisition year or estimated acquisition year). As the Agency constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. In the case of donations, the Agency values these capital assets at the estimated fair value of the item at the date of its donation.

Klamath Falls Urban Renewal Agency
Notes to the Financial Statements
June 30, 2017

Note 1 – Summary of significant accounting policies (continued)

The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or extend its useful life beyond the original estimate.

Land and construction in progress are not depreciated. Buildings and their improvements and infrastructure of the Agency are depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	40
Building improvements	25
Public domain infrastructure	25-50

7. *Deferred outflows/inflows of resources*

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

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

8. *Long-term obligations*

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the governmental activities statement of net position.

In the fund financial statements, the debt issued is reported as other financing sources. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

9. *Net position flow assumption*

Sometimes the Agency will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Agency's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

10. *Fund balance flow assumptions*

Sometimes the Agency will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Agency's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Klamath Falls Urban Renewal Agency
Notes to the Financial Statements
June 30, 2017

Note 1 – Summary of significant accounting policies (continued)

11. Fund balance policies

In accordance with Government Accounting Standards Board 54, Fund Balance Reporting and Governmental Fund Type Definitions, the Agency classifies governmental fund balances as follows:

- Non-spendable – includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual constraints.
- Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.
- Committed – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the Agency through formal action of the highest level of decision making authority (ordinance) and does not lapse at year-end.
- Assigned – includes fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Fund Balance may be assigned by the City Manager or his/her designee per the Financial Policies amended and adopted by Council resolution 14-05 on February 3, 2014.
- Unassigned – includes positive fund balance which has not been classified within the above-mentioned categories and negative fund balances in other governmental funds.

G. Revenues and expenditures/expenses

Property taxes

Property taxes attach as an enforceable lien on real property and are levied as of July 1. Taxes are billed in October and payments are due on November 15 of the same calendar year. Under the partial payment schedule, the first one-third of taxes is due on November 15, the second one-third on February 15, and the remaining one-third on May 15. A discount of 3 percent is allowed if full payment is made by November 15; a 2 percent discount is allowed for a two-thirds payment made by November 15. Taxes unpaid and outstanding on May 16 are considered delinquent and are subject to lien, and penalties and interest are assessed.

H. Use of 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 the reported amounts of assets, liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Note 2 – Stewardship, compliance, and accountability

A. Budgetary information

On or before June 30 of each year, the Agency enacts a resolution adopting the budget, appropriating the expenditures, and levying the property taxes. The Agency is required to prepare a budget for each fund that is balanced in accordance with ORS 294 – Local Budget Law. The Agency’s budget is presented on the modified accrual basis of accounting which is not the same basis as GAAP.

The Budget Committee, which consists of the City Council and an equal number of citizens of the City, conducts public hearings for the purpose of obtaining citizens’ comments, and then approves a budget and submits it to the

Klamath Falls Urban Renewal Agency
Notes to the Financial Statements
June 30, 2017

Note 2 – Stewardship, compliance, and accountability (continued)

City Council for final adoption. The approved expenditures for each fund may not be increased by more than 10 percent by Council without returning to the Budget Committee for a second approval.

The resolution authorizing appropriations for each fund sets the legal level of control by which expenditures cannot legally exceed appropriations. Total expenditures by department as established by the resolution are the legal level of control for the funds. Non-departmental expenditures within the funds are categorized by materials and services, capital outlay, debt service, transfers and contingency and are the legal level of control for non-departmental expenditures. The detail budget document, however, is required to contain more specific information for the above-mentioned expenditure categories.

The City Council may modify the budget by transferring appropriations between levels of control and by adopting supplemental budgets. Unexpected additional resources may be added to the budget through the use of a supplemental budget. A supplemental budget requires hearings before the public, publications in newspapers, and adoption by the City Council. Original and supplemental budgets may be modified by the use of appropriation transfers between the levels of control. Such transfers require approval by the City Council. The Agency had appropriation transfers during the year-ended June 30, 2017. Appropriations lapse as of year-end.

Note 3 – Detailed notes on all activities and funds

A. Cash, cash equivalents and investments

At June 30, 2017 the Agency’s cash, cash equivalents and investments were comprised of the following:

Investments:

Oregon State Treasurer’s Local Investment Pool	\$ 99,672
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Custodial credit risk-deposits. In the case of deposits, this is the risk that in the event of a bank failure, the Agency’s deposits may not be returned to it. The Agency’s deposit policy is in accordance with ORS 295. All deposits are collateralized with eligible securities in amounts determined by the Office of the State Treasurer (OST). The Agency’s deposit policy requires that all deposits are covered by the Federal Deposit Insurance Corporation (FDIC), and/or are collateralized as required by compliance with ORS 295. As of June 30, 2017 the Agency’s deposits were fully insured.

Interest Rate Risk. In accordance with its investment policy, the Agency manages its exposure to declines in fair values by limiting the duration of its investments for operating purposes to eighteen months. Reserve or capital improvement project monies may be invested in securities exceeding three years when the funds in question are being accumulated for an anticipated use that will occur more than 18 months after the funds are invested, then, upon the approval of the City Council, the maturity of the investment or investments made with the funds may occur when the funds are expected to be used.

Credit Risk. The Agency has adopted the policies as described in Oregon Revised Statutes, Chapter 294, as it pertains to credit risk. Oregon Revised Statutes, Chapter 294, authorizes the Agency to invest in obligations of the U.S. Treasury, U.S. Government agencies and instrumentalities, bankers’ acceptances guaranteed by an Oregon financial institution, repurchase agreements, State of Oregon Local Government Investment Pool, certain high grade commercial paper, and various interest-bearing bonds of Oregon municipalities, among others.

The Agency’s investment portfolio as of June 30, 2017 is representative of the types of investments made throughout the year. The Agency’s investments in the state treasurer’s investment pool are unrated. Investments in the LGIP are included in the Oregon Short-Term Fund, which is not registered with the U.S. Securities and **Klamath Falls Urban**

Renewal Agency
Notes to the Financial Statements
June 30, 2017

Note 3 – Detailed notes on all activities and funds (continued)

Exchange Commission as an investment company. The fair value of the LGIP is the same amount as the value of the pool shares. Investments in the Short-Term Fund are governed by ORS 294.135, Oregon Investment Council, and portfolio guidelines issued by the Oregon Short-Term Fund Board.

Concentration of credit risk. The Agency has adopted the policies as described in the Oregon Revised Statutes, Chapter 294, as it pertains to investments. The policy does not allow for an investment in any one issuer that is in excess of five percent of the Agency’s total investments.

Custodial credit risk. For an investment, this is the risk that, in the event of the failure of the counterparty, the Agency will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. None of the Agency’s investments are subject to custodial credit risk.

B. Lease receivables

Due to the closing of the Downtown Urban Renewal Fund the leased assets were transferred to the Downtown Maintenance District of the City this fiscal year so there are no current or future lease receivables.

C. Capital Assets

Capital asset activity for the year ended June 30, 2017 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 329,167	\$ -	\$ (329,167)	\$ -
Construction in progress	293,287	1,353	(294,640)	-
Total capital assets, not being depreciated	<u>622,454</u>	<u>1,353</u>	<u>(623,807)</u>	<u>-</u>
Capital assets, being depreciated:				
Buildings	1,946,486	26,957	(1,973,443)	-
Infrastructure	330,985	7,180	(338,165)	-
Total capital assets being depreciated	<u>2,277,471</u>	<u>34,137</u>	<u>(2,311,608)</u>	<u>-</u>
Less accumulated depreciation for:				
Buildings	(440,997)	-	440,997	-
Infrastructure	(73,408)	-	73,408	-
Total accumulated depreciation	<u>(514,405)</u>	<u>-</u>	<u>514,405</u>	<u>-</u>
Total capital assets being depreciated,	<u>1,763,066</u>	<u>34,137</u>	<u>(1,797,203)</u>	<u>-</u>
Governmental activities capital assets, net	<u>\$ 2,385,520</u>	<u>\$ 35,490</u>	<u>\$ (2,421,010)</u>	<u>\$ -</u>

Depreciation expense was charged to functions/programs of the Agency as follows:

Governmental activities:	
General Government	<u>\$ 0</u>
Capital assets contributed to primary government	<u>\$ 2,421,010</u>

Klamath Falls Urban Renewal Agency
Notes to the Financial Statements
June 30, 2017

Note 3 – Detailed notes on all activities and funds (continued)

D. Construction and other significant commitments

The Lakefront Urban Renewal District has an active development agreement with Timbermill Shores for development of the lakefront of Lake Ewauna. \$2,248,564 remains payable to Timbermill Shores for work done in prior years. The Town Center Urban Renewal District has an active development agreement with Argo Klamath Two, LLC.

E. 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; and natural disasters. The Agency is covered under the City's insurance policies. The City carries commercial insurance for all risks of loss described. Settlements have not exceeded coverage for each of the past three fiscal years.

F. Long-Term Liabilities

The Agency does not sell receivables or future revenues. The Agency does however pledge revenues to collateralize debt until the debt is fully repaid. The following information discloses the Agency's pledged revenues:

Washington Federal – Town Center Urban Renewal

The government has pledged future tax increment revenues to repay a \$1,117,262 loan with Washington Federal as of May 20, 2015. This loan refinanced the outstanding long-term and short term loans with Washington Federal which were for improvements to the Town Center Urban Renewal District. The loan is termed out over nine annual payments of \$138,912. The loan includes a variable interest of prime minus .800% (currently 2.75%) with a floor of 2.275% based on the lender's Prime Rate (the "Index") which will not change more than daily. Interest rate changes will not occur more often than each sixty months and the last rate change occurred in December 2015. The government uses increment property taxes to pay the loan. For the current year, principal and interest paid and total incremental property tax revenues were \$138,912 and \$193,403, respectively.

City of Klamath Falls, Escrow Reserve Fund – Town Center Urban Renewal

The Agency has pledged future tax increment revenues to repay a \$140,000 loan with the City of Klamath Falls, Escrow Reserve Fund. The loan originated in fiscal year 2017 and was used to reimburse costs for Project Milestone 2 of the developer agreement. The interest rate is 4.00%. Payments will be made over ten years. For the current year, principal and interest paid and total incremental property tax revenues were \$0 and \$0, respectively. Total principal remaining on the loan at June 30, 2017 is \$140,000.

City of Klamath Falls, Escrow Reserve Fund – Lakefront Urban Renewal

The Agency has pledged future tax increment revenues to repay a \$900,000 loan with the City of Klamath Falls, Escrow Reserve Fund. The loan originated in fiscal year 2014 and was used to reimburse Timbermill Shores for work done on the lakefront of Lake Ewauna. The interest rate is 3.75%. Payments will be made over ten years. For the current year, principal and interest paid and total incremental property tax revenues were \$66,473 and \$67,014, respectively. Total principal remaining on the loan at June 30, 2017 is \$638,269.

Timbermill Shores – Lakefront Urban Renewal

The Agency has pledged future tax increment revenues to repay \$2,248,564 for reimbursement of infrastructure constructed by Timbermill Shores on the lakefront of Lake Ewauna. There is no interest associated with this liability as it is strictly reimbursement to the developer. The district will begin making payments once the \$900,000 loan with the City of Klamath Falls is paid in full.

Klamath Falls Urban Renewal Agency
Notes to the Financial Statements
June 30, 2017

Note 3 – Detailed notes on all activities and funds (continued)

Long-term liability activity for the year ended June 30, 2017:

	Balance June 30, 2016	Additions	Reductions	Balance June 30, 2017	Due Within One Year
<u>Lakefront Urban Renewal</u>					
Timbermill Shores	\$ 2,248,564	\$ -	\$ -	\$ 2,248,564	\$ -
City of Klamath Falls	679,269	-	41,000	638,269	42,744
<u>Town Center Urban Renewal</u>					
Washington Federal	963,075	-	114,923	848,152	117,844
City of Klamath Falls		140,000		140,000	10,479
Governmental activities total	\$ 3,890,908	\$ 140,000	\$ 155,923	\$ 3,874,985	\$ 171,067

Other long-term liabilities debt service requirements to maturity are as follows:

	2018	2019	2020	2021	2022	2023-2027	2028-2032	2033-2037	2038-2042	2043-2047	Total
<u>Lakefront Urban Renewal</u>											
Timbermill Shores											
Principal						\$ 485,600	\$ 575,000	\$ 575,000	\$ 575,000	\$ 37,964	\$ 2,248,564
City of Klamath Falls											
Principal	\$ 42,744	\$ 87,253	\$ 90,473	\$ 93,918	\$ 97,440	\$ 226,442					\$ 638,270
Interest	\$ 23,935	\$ 22,332	\$ 19,112	\$ 15,667	\$ 12,146	\$ 8,492					\$ 101,684
<u>Town Center Urban Renewal</u>											
Washington Federal											
Principal	\$ 117,844	\$ 120,771	\$ 123,771	\$ 126,812	\$ 129,995	\$ 228,958					\$ 848,151
Interest	\$ 21,068	\$ 18,141	\$ 15,141	\$ 12,100	\$ 8,917	\$ 8,065					\$ 83,432
Total	\$ 205,591	\$ 248,497	\$ 248,497	\$ 248,497	\$ 248,498	\$ 957,557	\$ 575,000	\$ 575,000	\$ 575,000	\$ 37,964	\$ 3,920,101

G. Related party transactions

Transactions with the Agency and the City of Klamath Falls for the year ended June 30, 2017 are as follows:

Expenses:

Administrative service charge	\$ 8,450
Debt service	66,473
Total Expenses	\$ 74,923

H. Net Position

Unrestricted net position is negative due to outstanding long term debt.

Note 4 – Contingent liabilities

The Agency does not have any contingent liabilities.

Klamath Falls Urban Renewal Agency
Notes to the Financial Statements
June 30, 2017

Note 5 – New pronouncements

GASB Statement No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*. Issued June 2015, this statement replaces Statements No. 43, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*, as amended, and No. 57, *OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans*. It also includes requirements for defined contribution OPEB plans that replace the requirements for those OPEB plans in Statement No. 25, *Financial Reporting for Defined Benefit Pension Plans and Note Disclosures for Defined Contribution Plans*, as amended, Statement 43, and Statement No. 50, *Pension Disclosures*. The Agency does not have any pension plans that fall within the scope of this Statement, therefore the provisions of this statement do not apply to the Agency.

The government adopted GASB Statement No. 77, *Tax Abatement Disclosures*, required for fiscal years ending after December 31, 2016. Issued August 2015, this statement requires governments that enter into tax abatement agreements to disclose information about those agreements.

The government adopted GASB Statement No. 80, *Blending Requirements for Certain Component Units*, required for fiscal years ending June 30, 2017. Issued January 2016, this statement improves financial reporting by clarifying the financial statement presentation requirements for certain component units.

Unless otherwise noted, management is in the process of determining the effects that the adoption of these statements will have on the government's financial statements.

**REQUIRED
SUPPLEMENTARY
INFORMATION**

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Downtown Urban Renewal Fund
Schedule of revenues, expenditures, and changes in fund balances - Budget and Actual
June 30, 2017

	Budgeted Amounts			Schedule A-1
	Original	Final	Actual	Variance with Final Budget
Revenues				
Charges for services				
Investment income	\$ 500	\$ 500	\$ 138	\$ (362)
Total revenues	500	500	138	(362)
Expenditures				
Downtown urban renewal	127,450	127,450	62,111	65,339
Total expenditures	127,450	127,450	62,111	65,339
Excess (deficiency) of revenues over expenditures	(126,950)	(126,950)	(61,973)	64,977
Other financing sources (uses)				
Transfers in	3,000	3,000	2,794	(206)
Total other financing source (uses)	3,000	3,000	2,794	(206)
Net change in fund balances	(123,950)	(123,950)	(59,179)	64,771
Fund balances - beginning	-	-	59,179	59,179
Fund balances - ending	\$ (123,950)	\$ (123,950)	\$ -	\$ 123,950

Lakefront Urban Renewal Fund
Schedule of revenues, expenditures, and changes in fund balances - Budget and Actual
June 30, 2017

	Budgeted Amounts			Schedule A-2
	Original	Final	Actual	Variance with Final Budget
Revenues				
Taxes	\$ 77,725	\$ 77,725	\$ 67,014	\$ (10,711)
Investment income	1,050	1,050	1,197	147
Total revenues	78,775	78,775	68,211	(10,564)
Expenditures				
Lakefront urban renewal	125	125	123	2
Debt service	78,650	78,650	66,473	12,177
Total expenditures	78,775	78,775	66,596	12,179
Excess (deficiency) of revenues over expenditures	-	-	1,615	1,615
Fund balances - beginning	-	-	2,818	2,818
Fund balances - ending	\$ -	\$ -	\$ 4,433	\$ 4,433

Town Center Urban Renewal Fund
Schedule of revenues, expenditures, and changes in fund balances - Budget and Actual
June 30, 2017

	Budgeted Amounts			Schedule A-3
	Original	Final	Actual	Variance with Final Budget
Revenues				
Taxes	\$ 177,875	\$ 177,875	\$ 193,403	\$ 15,528
Investment income	1,525	1,525	2,438	913
Total revenues	179,400	179,400	195,841	16,441
Expenditures				
Town center urban renewal	68,575	158,575	158,575	-
Debt service	158,800	158,800	138,912	19,888
Total expenditures	227,375	317,375	297,487	19,888
Excess (deficiency) of revenues over expenditures	(47,975)	(137,975)	(101,646)	36,329
Other financing sources (Uses)				
Issuance of debt - interfund loan	-	140,000	140,000	-
Total other financing source (uses)	-	140,000	140,000	-
Net change in fund balances	(47,975)	2,025	38,354	36,329
Fund balances - beginning	47,975	47,975	63,103	15,128
Fund balances - ending	\$ -	\$ 50,000	\$ 101,457	\$ 51,457

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**AUDIT COMMENTS AND
DISCLOSURES SECTION**

**REQUIRED BY
STATE REGULATION**

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**INDEPENDENT AUDITOR'S REPORT
ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL
REPORTING ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH OREGON STATE REGULATION**

Agency Officials
Klamath Falls Urban Renewal Agency
Klamath Falls, Oregon

We have audited the basic financial statements of Klamath Falls Urban Renewal Agency, a component unit of the City of Klamath Falls (the Agency), as of and for the year ended June 30, 2017 and have issued our report thereon dated January 31, 2018. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the provisions of the *Minimum Standards of Audits of Oregon Municipal Corporations*, prescribed by the Secretary of State.

Compliance

As part of obtaining reasonable assurance about whether the Agency'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 the Oregon Administrative Rules 162 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 statement amounts:

- Deposits of public funds with financial institutions (ORS Chapter 295).
- Indebtedness limitations, restrictions, and repayments.
- Budgets legally required (ORS Chapter 294).
- Insurance and fidelity bonds in force or required by law.
- Programs funded from outside sources.
- Highway revenues used for public highways, roads, and streets. The Agency Does not receive highway revenues.
- Authorized investment of surplus funds. (ORS Chapter 294).
- Public contracts and purchasing (ORS Chapters 279A, 279B, and 279C).
- Accountability for collecting or receiving money by elected officials. The Agency does not have any elected officials collecting or receiving money.

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. In connection with our testing, nothing came to our attention that caused us to believe the 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 the Oregon Administrative Rules 162-10-000 through 162-10-330 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 Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Minimum Standards of Audits of Oregon Municipal Corporations*, prescribed by the Secretary of State, in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



For Merina & Company, LLP
West Linn, Oregon
January 31, 2018