

**SILVERTON URBAN RENEWAL AGENCY**

**ANNUAL FINANCIAL REPORT**

**For the Year Ended June 30, 2012**

# SILVERTON URBAN RENEWAL AGENCY

## Officers and Directors For the Year Ended June 30, 2012

	<u>Term Expires January,</u>
Stu Rasmussen 417 N Water Street Silverton, OR 97381	2013
Randal Thomas 111 Coolidge Street Silverton, OR 97381	2015
Bill Cummins 104 Breyona Way Silverton, OR 97381	2015
Kyle Palmer 429 S. Third Street Silverton, OR 97381	2013
Judy Schmidt 595 Edgewood Drive Silverton, OR 97381	2013
Laurie A. Carter 805 Shelokum Drive Silverton, OR 97381	2013
Scott Walker 717 Eureka Ave Silverton, OR 97381	2015

### AGENCY MANAGER

Rick Lewis – Interim from June 17, 2011 to January 2, 2012  
Bob Willoughby – Term began January 3, 2012

### FINANCE DIRECTOR

Kathleen Zaragoza

**SILVERTON URBAN RENEWAL AGENCY**

**TABLE OF CONTENTS  
For the Year Ended June 30, 2012**

	<u>Page</u>
<b>INDEPENDENT AUDITOR'S REPORT .....</b>	<b>A</b>
<b>MANAGEMENT'S DISCUSSION AND ANALYSIS.....</b>	<b>a – c</b>
<b>BASIC FINANCIAL STATEMENTS</b>	
Government-wide Financial Statements	
Statement of Net Assets .....	1
Statement of Activities.....	2
Fund Financial Statements	
Balance Sheet.....	3
Statement of Revenues, Expenditures and Changes in Fund Balances.....	4
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities.....	5
Statement of General (Special Revenue) Fund Revenues, Expenditures and Changes in Fund Balance – Budget and Actual.....	6
Notes to Basic Financial Statements .....	7 – 14
<b>INDEPENDENT AUDITOR'S REPORT REQUIRED BY THE MINIMUM STANDARDS FOR AUDITS OF OREGON MUNICIPAL CORPORATIONS.....</b>	<b>15, 16</b>



## INDEPENDENT AUDITOR'S REPORT

Agency Officials  
**SILVERTON URBAN RENEWAL AGENCY**  
Silverton, Oregon

We have audited the accompanying financial statements of the governmental activities and the major fund of **SILVERTON URBAN RENEWAL AGENCY**, a component unit of the CITY OF SILVERTON as of and for the year ended June 30, 2012, which collectively comprise the Agency's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Agency's management. 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the **SILVERTON URBAN RENEWAL AGENCY**, as of June 30, 2012, the respective changes in financial position, and the budgetary comparison for the General (Special Revenue) Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

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

**Boldt, Carlisle & Smith LLC**  
Certified Public Accountants  
Salem, Oregon  
October 26, 2012

Bradley G. Bingenheimer, Member

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

## SILVERTON URBAN RENEWAL AGENCY

### MANAGEMENT'S DISCUSSION AND ANALYSIS For the Year Ended June 30, 2012

This discussion and analysis presents the highlights of financial activities and financial position for the Silverton Urban Renewal Agency. 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.

Management's Discussion and Analysis (MD&A) focuses on current year activities

#### FINANCIAL HIGHLIGHTS

The Agency's liabilities exceeded its assets at June 30, 2012 by \$ 481,958 (*net deficit*).

The Agency's decrease in net deficit as compared to the previous fiscal year is primarily related to payments of existing debt. During the current 2011-2012 fiscal year the Agency did not provide any funding for small grants as none were requested.

The Agency was able to make an additional payment of \$30,000 towards the debt owed to the Silver Falls School District for the land purchase. They have also completely repaid the debt owed to the City of Silverton that was for the intersection improvement.

#### OVERVIEW OF THE FINANCIAL STATEMENTS

The Agency's Annual Financial Report consists of several sections. The components of the report include the following:

**Management's Discussion and Analysis.** This section of the report provides financial highlights, overview and economic factors affecting the Agency.

**Basic Financial Statements.** They include a statement of net assets, a statement of activities, fund financial statements and the notes to the financial statements.

The statements of net assets and activities focus on an entity-wide presentation using the accrual basis of accounting. This being the second year of activity for the Agency there was participation for one major project and one small project.

Governmental fund statements follow the more traditional presentation of financial statements. The Agency's General Fund is a major governmental fund and is a component unit within the Special Revenue Fund section of the City of Silverton's Financial Statements.

The notes to the financial statements provide additional disclosures required by governmental accounting standards and provide information to assist the reader in understanding the Agency's financial condition.

**Audit comments and disclosures required by state regulations.** These are supplemental communications on the Agency's compliance and internal controls as required by Oregon State Statutes.

**FINANCIAL SUMMARY AND ANALYSIS**

As mentioned earlier, the Agency's net deficit as of June 30, 2012 was (\$ 481,958). The Agency invested in capital assets to accomplish projects as provided for in the Urban Renewal Plan as follows:

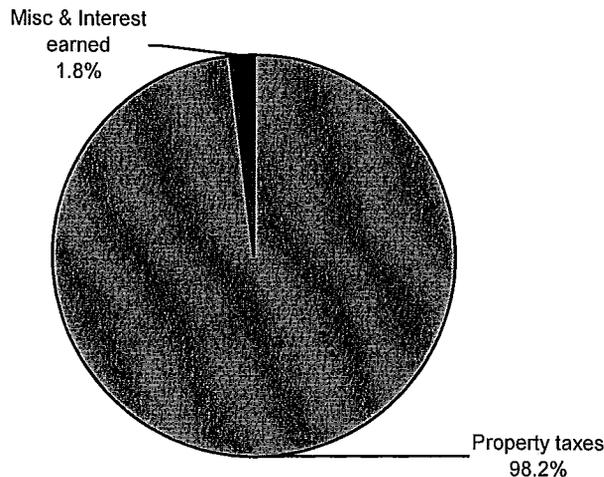
- Entered into a loan with the Silver Falls School District to purchase land located on Westfield Street for the new Senior Center.
- Provided a \$20,000 grant to assist Abiqua Property Management with a building improvement project at 301 E Main.
- Provided a \$50,000 small grant to Seven Brides Brewing.
- Made the second loan payment of \$130,000 to the Silver Falls School District for a land purchase.
- Made the final payment to the City of Silverton for \$155,574, which includes interest, for the intersection project.

**SILVERTON URBAN RENEWAL AGENCY'S NET ASSETS**

	Governmental Activities	
	2011	2012
Assets		
Current and other assets	\$ 545,362	\$ 623,986
Liabilities		
Current	2,760	2,616
Long-term obligations	1,381,992	1,103,328
Total liabilities	1,384,752	1,105,944
Net assets		
Restricted - debt service	\$ (839,390)	\$ (481,958)

The governmental activities revenue comes primarily from property taxes, and interest earnings.

**Silverton Urban Renewal Agency  
Governmental Activities Revenue**



Property taxes are the Agency's primary source of revenue comprising 98.2% of the Agency's governmental revenue. The Agency does not have a permanent tax rate. The Agency receives tax revenues based on how much the assessed property values increase over the amount of the frozen assessed property value that was determined when the Agency was formed. The assessed value is expected to increase, but at a minimal amount in the next several years. The reason for the slower increase in values is due to the slow down of the economy and the decline in real market value of homes.

The only expenses for governmental activities are for general governmental purposes.

## **FINANCIAL ANALYSIS OF FUNDS**

The General Fund is the primary operating fund of the Urban Renewal Agency. As of June 30, 2012, the budgetary basis General Fund balance is \$516,644.

During the 2011-2012 fiscal year, no changes were made to the adopted budget.

## **CAPITAL ASSETS AND DEBT ADMINISTRATION**

The governmental long-term principal debt outstanding as of June 30, 2012 was \$1,103,328.

A summary of the City's principal long-term debt outstanding is as follows:

Notes payable to Silver Falls School District	\$ 1,103,328
---	--------------

## **ECONOMIC FACTORS**

During the 2011-2012, fiscal year there continued to be a decreased amount of housing construction. Construction activity will continue to be less than previous years for the next several years. Another issue has been the number of foreclosures and how they have affected the real market value related to property tax.

## **FINANCIAL CONTACT**

The Agency's financial statements are intended to present users (citizens, taxpayers, customers, investors, and creditors) with a general overview of the Agency's finances and to demonstrate the Agency's accountability.

If you have questions about the report or need additional financial information, please contact Kathleen Zaragoza, Finance Director at 306 S Water St Silverton, OR 97381.

**BASIC FINANCIAL STATEMENTS**

SILVERTON URBAN RENEWAL AGENCY

STATEMENT OF NET ASSETS

June 30, 2012

	<u>Governmental Activities</u>
<b><u>ASSETS</u></b>	
Cash and investments	\$ 596,719
Receivables	<u>27,267</u>
 TOTAL ASSETS	 <u>623,986</u>
<b><u>LIABILITIES</u></b>	
Accounts payable and accrued expenses	213
Accrued interest payable	2,403
Long-term obligations:	
Due within one year	100,727
Due in more than one year	<u>1,002,601</u>
 TOTAL LIABILITIES	 <u>1,105,944</u>
<b><u>NET ASSETS (DEFICIT)</u></b>	
Unrestricted	<u>\$ (481,958)</u>

SILVERTON URBAN RENEWAL AGENCY

STATEMENT OF ACTIVITIES  
For the Year Ended June 30, 2012

	<u>Governmental Activities</u>
<b>Program expenses</b>	
General government	<u>9,675</u>
<b>General revenues</b>	
Property taxes, levied for debt service	360,309
Unrestricted investment earnings	<u>6,798</u>
<b>TOTAL GENERAL REVENUES</b>	<u>367,107</u>
Change in net assets	357,432
NET ASSETS - beginning	<u>(839,390)</u>
NET ASSETS - ending	<u>\$ (481,958)</u>

SILVERTON URBAN RENEWAL AGENCY

BALANCE SHEET  
GOVERNMENTAL FUNDS  
June 30, 2012

	<u>General</u>
<b><u>ASSETS</u></b>	
Cash and investments	\$ 596,719
Receivables	<u>27,267</u>
TOTAL ASSETS	<u>\$ 623,986</u>
<b><u>LIABILITIES</u></b>	
Accounts payable	\$ 213
Deferred revenue	<u>20,681</u>
TOTAL LIABILITIES	<u>20,894</u>
<b><u>FUND BALANCES</u></b>	
Restricted for debt service	603,092
 <i>Amounts reported for governmental activities in the statement net assets are different because:</i>	
Some liabilities are not due and payable in the current period and, therefore, are not reported in the funds.	(1,105,731)
Long-term assets which are not available for current-period expenditures are deferred in the funds. However, such amounts are recognized as revenue in the government-wide financial statements	<u>20,681</u>
NET ASSETS OF GOVERNMENTAL ACTIVITIES	<u>\$ (481,958)</u>

**SILVERTON URBAN RENEWAL AGENCY**

**STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
For the Year Ended June 30, 2012**

	<u>General</u>
<b>REVENUES</b>	
Property taxes	\$ 368,175
Interest	<u>6,798</u>
<b>TOTAL REVENUES</b>	<u>374,973</u>
<b>EXPENDITURES</b>	
Current	
General government	2,951
Debt service	<u>130,774</u>
<b>TOTAL EXPENDITURES</b>	<u>133,725</u>
Net change in fund balance	241,248
Fund balance at beginning of year	<u>361,844</u>
Fund balance at end of year	<u><u>\$ 603,092</u></u>

SILVERTON URBAN RENEWAL AGENCY

RECONCILIATION OF THE STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES OF  
GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
For the Year Ended June 30, 2012

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS \$ 241,248

*Amounts reported for governmental activities in the Statement of Activities are different because of the following:*

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds as follows:

Taxes (7,866)

Repayment of long-term obligation principal is an expenditure in the governmental funds, but the repayment reduces long-term obligations in the Statement of Net Assets. 123,864

Interest accrued on long-term obligations is an expense on the Statement of Activities, however only amounts actually paid are expenditures in the funds 186

CHANGE IN NET ASSETS OF GOVERNMENTAL ACTIVITIES \$ 357,432

**SILVERTON URBAN RENEWAL AGENCY**

**GENERAL (SPECIAL REVENUE) FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCE - BUDGETARY BASIS - BUDGET TO ACTUAL  
For the Year Ended June 30, 2012**

	Original and Final Budget	Actual	Variance
<b>REVENUES</b>			
Property taxes	\$ 316,041	\$ 368,175	\$ 52,134
Interest	2,250	6,798	4,548
<b>TOTAL REVENUES</b>	<u>318,291</u>	<u>374,973</u>	<u>56,682</u>
<b>EXPENDITURES</b>			
Materials and services	5,100	2,951	2,149
Debt service	289,684	285,574	4,110
Capital outlay	467,220	-	467,220
Contingency	50,000	-	50,000
<b>TOTAL EXPENDITURES</b>	<u>812,004</u>	<u>288,525</u>	<u>523,479</u>
Net change in fund balance	(493,713)	86,448	580,161
Fund balance at beginning of year	<u>493,713</u>	<u>516,644</u>	<u>22,931</u>
Fund balance at end of year	<u>\$ -</u>	<u>603,092</u>	<u>\$ 603,092</u>

**SILVERTON URBAN RENEWAL AGENCY**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**June 30, 2012**

**1. Summary of Significant Accounting Policies**

A. Organization

The Agency, a component unit of the City of Silverton, was organized on November 29, 2004 under ORS 457 and is a municipal corporation created by the City of Silverton to facilitate urban renewal within the boundaries of the City. The City Council serves as the governing body and is accountable for the fiscal matters of the Agency.

B. Urban Renewal Areas

Tax Allocation Bonds for urban renewal plan areas are authorized by state law to 1) "...eliminate and prevent the development or spread of urban blight and deterioration; and 2) encourage needed urban conservation and rehabilitation and provide for redevelopment of blighted or deteriorated areas."

Projects are financed in urban renewal plan areas as follows:

- The Agency (City Council) selects an urban renewal plan area and defines its boundaries.
- The County Assessor "freezes" the assessed value of property within the urban renewal area. This is referred to as the "frozen" value.
- Any increase in assessed value above the frozen value is called the "incremental value." The tax revenue generated by the tax rate times the incremental value is provided for use in paying the principal and interest on any indebtedness incurred to finance Urban Renewal Projects.
- Urban Renewal Tax Increment revenues are used to repay the indebtedness of the Agency. The proceeds of the indebtedness finance the Agency's activities.

As required by ORS 457.190(3)(a), the Agency has included in its current plan the maximum amount of indebtedness that may be issued or incurred under the plan in the amount of \$12,700,000.

## NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

### 1. Summary of Significant Accounting Policies (continued)

#### C. Basis of Presentation, Measurement Focus, and Basis of Accounting

##### ***Government-wide Financial Statements***

The Statement of Net Assets and the Statement of Activities display information about the Agency, including all of its financial activities. Governmental activities are financed primarily through property taxes and proceeds from borrowings.

The Statement of Activities presents a comparison between direct expenses and program revenues for the Agency's program. The Agency does not allocate indirect expenses. Program revenues include grants and contributions that are restricted to meeting operational requirements. Revenues that are not classified as program revenues, including property taxes, earnings on investments and the gain on sale of property, are presented as general revenues.

##### ***Fund Financial Statements***

The fund financial statements provide information about the Agency's fund. The emphasis of fund financial statements is on major funds, each displayed in a separate column.

The single major fund, General (Special Revenue) Fund, accounts for general administration of the Agency's urban renewal areas, for acquisition and rehabilitation of blighted and deteriorated areas within the designated urban renewal areas, and repayment of debt incurred for these activities.

##### ***Measurement Focus and Basis of Accounting***

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 at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the Agency receives value without giving equal value in exchange, include property taxes, grants, entitlements and donations. On the accrual basis of accounting, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

The government-wide statements have applied all Financial Accounting Standards Board (FASB) Statements and Interpretations, Accounting Principles Board Opinions and Accounting Research Bulletins of the Committee on Accounting Procedures issued on or before November 30, 1989, unless those pronouncements conflict with or contradict Governmental Accounting Standards Board (GASB) pronouncements. The Agency has elected to not follow FASB pronouncements issued after November 30, 1989.

In the government-wide financial statements when both restricted and unrestricted net assets are available, unrestricted resources are used only after the restricted resources are depleted.

## NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

### 1. Summary of Significant Accounting Policies (continued)

#### C. Basis of Presentation, Measurement Focus, and Basis of Accounting (continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The Agency considers all revenues reported in the governmental funds to be available if they are collected within thirty days after year end. Property taxes and interest are considered to be susceptible to accrual. Expenditures are recorded when the related fund liability is incurred, except for claims and judgments, which are recognized as expenditures to the extent they have been incurred. Capital asset acquisitions are reported as expenditures in the governmental funds and proceeds from general long-term debt are reported as other financing sources.

In the governmental fund financial statements, when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the Agency considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Agency considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the City Council has provided otherwise in its commitment or assignment actions.

#### D. Governmental Fund Type Fund Balance Reporting

The Governmental Accounting Standards Board (GASB) has issued Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* (GASB 54). This Statement defines the different fund balance categories that a governmental entity must use for financial reporting purposes in its governmental fund types.

GASB 54 requires governmental type fund balance amounts to be properly reported within one of the fund balance categories list below:

***Non-spendable*** — Amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.

***Restricted*** — Amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

***Committed*** — Amounts that can be used only for specific purposes determined by a formal action of the City Council. The City Council is the highest level of decision making authority for the City. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the City Council.

***Assigned*** — Amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. The City Council has granted authority to the Administrative Services Director to assign fund balance amounts.

## NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

### 1. Summary of Significant Accounting Policies (continued)

#### D. Governmental Fund Type Fund Balance Reporting (continued)

*Unassigned*— The residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Additionally, other funds may report negative unassigned fund balance in certain circumstances.

#### E. Budget Policies and Budgetary Control

Generally, Oregon Local Budget Law requires annual budgets be adopted for all 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 governing body adopts the budget, makes appropriations, and declares the tax levy no later than June 30. Expenditure appropriations may not be legally overexpended.

The resolution authorizing appropriations for each fund sets the level at which expenditures cannot legally exceed appropriations. The governing body 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 financial statements have been revised since the original budget amounts were adopted. The governing body must authorize all appropriation transfers and supplementary budgetary appropriations.

#### F. Long-term Obligations

In the government-wide financial statements' long-term obligations are reported as liabilities in the governmental activities' Statement of Net Assets. Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are deferred and amortized over the life of the bond.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

## NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

### 1. Summary of Significant Accounting Policies (continued)

#### G. Use of Estimates

The process of preparing financial statements in conformity with accounting principles generally accepted in the United States 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.

### 2. Deposits and Investments

Investments are stated at fair value. In accordance with Governmental Accounting Standards Board (GASB) Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*, investments with a remaining maturity of more than one year, at the time of purchase are stated at fair value. Fair value is determined at the quoted market price, if available; otherwise the fair value is estimated based on the amount at which the investment could be exchanged in a current transaction between willing parties, other than a forced liquidation sale. Investments in the State of Oregon Local Government Investment Pool (LGIP) are stated at fair value.

The Oregon State Treasury administers the LGIP. The LGIP is an unrated, open-ended, no-load, diversified portfolio offered to any agency, political subdivision or public corporation of the state who by law is made the custodian of, or has control of, any fund. The LGIP is commingled with the State's short-term funds. To provide regulatory oversight, the Oregon Legislature established the Oregon Short-Term Fund Board and LGIP investments are approved by the Oregon Investment Council. The fair value of the Agency's position in the LGIP is the same as the value of the pool shares.

*Credit risk:* Oregon statutes authorize the Agency to invest in obligations of the U.S. Treasury and U.S. agencies, bankers' acceptances, repurchase agreements, commercial paper rated A-1 by Standard & Poor's Corporation or P-1 by Moody's Commercial Paper Record, and the state treasurer's investment pool.

As of June 30, 2012, investments were as follows:

<u>Investment</u>	<u>Carrying Value</u>	<u>Fair Value</u>
Oregon State Local Government Investment Pool	<u>\$ 589,397</u>	<u>\$ 589,397</u>

*Interest Rate Risk:* The Agency does not have a formal policy that limits investment maturities as a means of managing its exposure to fair-value losses arising from increases in interest rates.

## NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

### 2. Deposits and Investments (continued)

*Concentration of Credit Risk:* The Agency does not have a formal policy that places a limit on the amount that may be invested in any one insurer.

*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. Investments, except those in the Local Government Investment Pool have custodial credit risk because the related securities are uninsured, unregistered and held by the Agency's brokerage firm, which is the counterparty to those securities. The Agency does not have a policy which limits the amount of investments that can be held by counterparties.

*Custodial credit risk – Deposits:* This is the risk that in the event of a bank failure, the Agency's deposits may not be returned. The Federal Depository Insurance Corporation (FDIC) provides insurance for the Agency's deposits with financial institutions up to \$250,000 each for the aggregate of all non-interest bearing accounts and the aggregate of all interest bearing accounts at each institution. Deposits in excess of FDIC coverage with institutions participating in the Oregon Public Funds Collateralization Program are considered fully collateralized. As of June 30, 2012, none of the Agency's bank balances were exposed to custodial risk.

The Agency's deposits and investments at June 30, 2012 are as follows:

Total investments	\$ 589,397
Deposits with financial institutions	<u>7,322</u>
Total deposits and investments	<u>\$ 596,719</u>

### 3. Receivables

A. The Agency's receivables at June 30, 2012 are shown below:

Property taxes	<u>\$ 27,267</u>
----------------	------------------

B. Property taxes

i. Collection procedures

Taxes are levied on July 1 and are payable in three installments due November 15, February 15, and May 15. Marion County bills and collects property taxes for the Agency.

**NOTES TO BASIC FINANCIAL STATEMENTS (Continued)**

**3. Receivables (continued)**

B. Property taxes (continued)

ii. Transactions

	Balances July 1, 2011	2011-12 Levy	Adjustments	Interest (Discounts)	Collections	Balances June 30, 2012
Current	\$ -	\$ 376,488	\$ 75	\$ (9,336)	\$ (353,680)	\$ 13,547
Prior	\$ 28,547	-	(1,768)	3,021	(15,580)	14,220
	<u>\$ 28,547</u>	<u>\$ 376,488</u>	<u>\$ (1,693)</u>	<u>\$ (6,315)</u>	<u>\$ (369,260)</u>	<u>\$ 27,767</u>

iii. Ensuing year's levy

The Agency will levy 100 percent of the amount of its authority under option one of ORS 457.435(2)(a) for the retirement of long-term obligations principal and interest without making a special levy in 2012-13.

The tax rate limit of \$10 per thousand of assessed value imposed by the Oregon Constitution is not expected to affect this levy.

**4. Deferred Revenue**

Resources owned by the Agency, which are measurable, but not available, and therefore, deferred in the funds, consist of the following:

Property taxes	<u>\$ 20,681</u>
----------------	------------------

**5. Due to Primary Government**

During 2008-09, the Agency borrowed \$488,402 from the City of Silverton. This amount is being repaid over three years with interest equal to the current local government investment pool rate of return. In the current year the Agency made principal and interest payments of \$154,800 and \$729, respectively.

## NOTES TO BASIC FINANCIAL STATEMENTS (Continued)

### 6. Long-term obligations

A. Transactions for the Governmental activities for the year ended June 30, 2012 were as follows:

	Outstanding June 30, 2011	Additions	Reductions	Outstanding June 30, 2012	Balances Due Within One Year
Note payable - Silver Falls School District 4J, original issue of \$1,255,000, due over 14 years in annual installments payable on February 15, including interest at the prevailing rate of the Local Government Investment Pool on December 31 of each year.					
Principal	\$ 1,057,216	\$ -	\$ 114,714	\$ 942,502	\$ 79,265
Interest	2,230	5,109	5,286	2,053	
	<u>1,059,446</u>	<u>5,109</u>	<u>120,000</u>	<u>944,555</u>	
Note payable - Silver Falls School District 4J, original issue of \$195,000, due over 11 years in annual installments payable on February 15, including interest at the prevailing rate of the Local Government Investment Pool on December 31 of each year.					
Principal	169,976	-	9,150	160,826	<u>21,462</u>
Interest	359	841	850	350	
	<u>170,335</u>	<u>841</u>	<u>10,000</u>	<u>161,176</u>	
Total governmental activities long-term obligations	1,229,781	5,950	130,000	1,105,731	<u>\$ 100,727</u>
Accrued interest payable	2,589	5,950	6,136	2,403	
Principal	<u>\$ 1,227,192</u>	<u>\$ -</u>	<u>\$ 123,864</u>	<u>\$ 1,103,328</u>	

In addition the Agency paid \$774 in interest to the City of Silverton during 2011-2.

B. The future maturities of Governmental activities long-term obligations are as follows:

Fiscal Year	Silver Falls SD		Silver Falls SD		Totals	
	Principal	Interest	Principal	Interest	Principal	Interest
2013	\$ 79,265	\$ 20,735	\$ 21,462	\$ 3,538	\$ 100,727	\$ 24,273
2014	81,009	18,991	21,934	3,066	102,943	22,057
2015	81,031	18,969	22,417	2,583	103,448	21,552
2016	82,813	17,186	22,910	2,090	105,723	19,276
2017	84,636	15,364	23,413	1,586	108,049	16,950
2018-22	446,598	53,402	48,690	2,375	495,288	55,777
2023	87,150	3,677	-	-	87,150	3,677
	<u>\$ 942,502</u>	<u>\$ 148,324</u>	<u>\$ 160,826</u>	<u>\$ 15,238</u>	<u>\$ 1,103,328</u>	<u>\$ 163,562</u>

This schedule is based upon a rate of return at 2.2%.

**INDEPENDENT AUDITOR'S REPORT REQUIRED BY THE  
MINIMUM STANDARDS FOR AUDITS OF  
OREGON MUNICIPAL CORPORATIONS**



**INDEPENDENT AUDITOR'S REPORT REQUIRED BY THE  
MINIMUM STANDARDS FOR AUDITS OF OREGON MUNICIPAL CORPORATIONS**

Agency Officials  
SILVERTON URBAN RENEWAL AGENCY  
Silverton, Oregon

We have audited the basic financial statements of the SILVERTON URBAN RENEWAL AGENCY as of and for the year ended June 30, 2012, and have issued our report thereon dated October 26, 2012. 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 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 Oregon Administrative Rules 162-10-240 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, our audit was not directed primarily toward obtaining knowledge of such noncompliance. As such, 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 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 162-10-240 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations.

Agency Officials  
SILVERTON URBAN RENEWAL AGENCY  
Silverton, Oregon

**Internal Control OAR 162-10-0230**

In planning and performing our audit, we considered the Agency's internal control over financial reporting as a basis for designing our auditing procedures 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 over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over financial reporting.

This report is intended solely for the information and use of the agency officials and management of SILVERTON URBAN RENEWAL AGENCY and the Oregon Secretary of State and is not intended to be and should not be used by anyone other than these parties.

*Boldt, Carlisle & Smith*

October 26, 2012