

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)

**INDEPENDENT AUDITOR'S REPORT,  
BASIC FINANCIAL STATEMENTS AND  
REQUIRED SUPPLEMENTARY INFORMATION**

For the Year Ended June 30, 2014



MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
June 30, 2014

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INTRODUCTORY SECTION

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**COUNCIL AND OFFICIALS**  
June 30, 2014

<u>NAME</u>	<u>ADDRESS</u>	<u>POSITION</u>
Debbie Rogge	Molalla, Oregon	Mayor
George Pottle	Molalla, Oregon	Council President
Stephen Clark	Molalla, Oregon	Councilor
Glen Boreth	Molalla, Oregon	Councilor
Jimmy Thompson	Molalla, Oregon	Councilor
Chris Cook	Molalla, Oregon	Councilor
Jason Griswold	Molalla, Oregon	Councilor

OFFICIALS

Dan Huff	Molalla, Oregon	City Manager
Heather Penni	Molalla, Oregon	Finance Director

FINANCIAL SECTION



Certified Public Accountants, LLP

George W. Wilber, CPA, CFF  
Robert M. Armstrong, CPA  
Jessica A. Knowles, CPA  
Mitch T. Saul, CPA  
Cara R. Wilber, CPA  
Kari J. Ott, CPA

Arlie W. Oster, CPA (1931-1998)  
Amy K. Walker, CPA

Offices in:  
Burns, Oregon  
John Day, Oregon

## INDEPENDENT AUDITOR'S REPORT

Council  
Molalla Urban Renewal Agency  
Molalla, Oregon

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the major fund of the Molalla Urban Renewal Agency (*a component unit of the City of Molalla, Oregon*) as of and for the year ended June 30, 2014, 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

Molalla Urban Renewal 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 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 district'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 district'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 governmental activities and the major fund of Molalla Urban Renewal Agency as of June 30, 2014, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in conformity 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 management's discussion and analysis on pages 5 through 8 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 this required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The budgetary comparison information for the General Fund on page 21 is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. This budgetary information is the responsibility of management and has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

### ***Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Molalla Urban Renewal Agency's financial statements as a whole. Other financial schedules and the introductory section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

Other financial schedules are the responsibility of management and were derived from and relate 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 financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

The introductory section, as listed in the table of contents, 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.

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

### ***Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have issued our report dated March 18, 2015 on our consideration of Molalla Urban Renewal Agency's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Molalla Urban Renewal Agency's internal control over financial reporting and compliance.

### ***Reporting Required by Oregon Revised Statutes***

In accordance with Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, we have issued our report dated March 18, 2015 on our consideration of Molalla Urban Renewal Agency's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations. The purpose of that report is to describe the scope of our

testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations in considering Molalla Urban Renewal Agency's internal control over financial reporting and compliance.

*Oster Professional Group, CPA's, LLP*

By 

March 18, 2015  
Burns, Oregon

# MOLALLA URBAN RENEWAL AGENCY

## Management's Discussion and Analysis

June 30, 2014

### Overview of the Financial Statements

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

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

*The Statement of Net Position.* This presents information on the accrual basis assets, deferred outflows of resources, liabilities, and deferred inflows of resources of the agency as of the date on the statement. Net Position is what remains after the liabilities have been paid off or otherwise satisfied. 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.* The *Statement of Activities* presents information showing how net position of the agency changed over the most recent fiscal year by tracking receipts, disbursements and other transactions that increase or decrease net position.

The government-wide statements distinguish functions of the agency that are principally supported by taxes and intergovernmental revenues (referred to as governmental activities). The agency does not have other functions that are intended to recover all or a significant portion of their cost through user fees and charges (referred to as business activities).

The government-wide financial statements can be found on pages 9 and 10 of this report.

**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 functions. The agency, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The agency only has one fund and this fund is considered a governmental fund.

*Governmental Funds* are used to account for agency functions that are supported primarily by taxes and intergovernmental revenues. These are essentially the same functions that are reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on the short-term inflows and outflows of spendable resources, as well as the balances of available spendable resources at the end of the fiscal year. Such information may be useful in evaluating a government's near-term requirements.

Because the focus of government 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 financial decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate the comparison between governmental funds and governmental activities. These reconciliations can be found on pages 12 and 14 of this report.

The agency adopts an annual budget. A budgetary comparison has been provided to demonstrate compliance with the adopted budget.

**Notes to the financial statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 15 through 20 of this report.

**Other information.** In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information and other financial schedules*. These can be found on pages 21 through 24 of this report.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

### Statement of Net Position

The following table reflects a summary of net position compared to the prior fiscal year.

	Governmental Activities		Total Change
	6/30/2014	6/30/2013	+(-)
Assets			
Current assets	\$ 845,851	\$ 604,102	\$ 241,749
Total assets	845,851	604,102	241,749
Liabilities	-	-	-
Net position			
Restricted	845,851	604,102	241,749
Total net position	\$ 845,851	\$ 604,102	\$ 241,749

## Statement of Activities

The following table compares revenues and expenses for the government activities.

	Governmental Activities		Total Change
	6/30/2013	6/30/2013	+(-)
Revenues			
Program revenues			
Charges for services	\$ -	\$ -	\$ -
General receipts			
Property taxes	267,949	242,914	25,035
Interest	217	234	(17)
Total revenues	<u>268,166</u>	<u>243,148</u>	<u>25,018</u>
Expenses			
Community development	<u>26,417</u>	<u>20,006</u>	<u>6,411</u>
Total expenses	<u>26,417</u>	<u>20,006</u>	<u>6,411</u>
Change in net position	241,749	223,142	18,607
Net position - July 1			
as previously reported	<u>604,102</u>	<u>380,960</u>	<u>223,142</u>
Net position - June 30	<u>\$ 845,851</u>	<u>\$ 604,102</u>	<u>\$ 241,749</u>

## Fund-Based Financial Analysis

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

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

As of the end of the current fiscal year, the agency's governmental fund reported an ending fund balance of \$833,973. The increase of \$240,811 from the prior year is due entirely to property taxes received and the interest accrued on those funds.

## GENERAL FUND BUDGETARY HIGHLIGHTS

The General Fund received \$16,976 more than what was budgeted due to the conservative budgeting practices being utilized by the agency. Measuring tax compression and market trends the budget committee elected to project flat growth for property tax revenues. The year to date actual numbers presented with lesser compression than anticipated causing revenues received to be over budget.

The General Fund spent \$208,583 less than what was budgeted due to the city not doing major capital projects and not using contingency.

#### **CAPITAL ASSETS AND DEBT**

The agency does not have any capital assets or debt.

#### **CURRENTLY KNOWN FACTS, DECISIONS AND CONDITIONS**

Molalla Urban Renewal Board has the agency on a holding pattern for spending until a consultant comes in to do a revenue project analysis. The original analysis was done prior to 2008 and the data table does not reflect current market conditions. The council is collecting revenues in an effort to prepare the agency to be bond ready to be able to handle a large scale project.

#### **REQUESTS FOR INFORMATION**

This financial report is designed to present the user (citizens, taxpayers, investors and creditors) with a general overview of the agency's finances and to demonstrate the agency's accountability. Questions concerning any of the information provided in this report or requests for additional information should be addressed to:

Heather Penni  
Finance Director  
City of Molalla  
P.O. Box 248  
Molalla, Oregon 97038

BASIC FINANCIAL STATEMENTS

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**STATEMENT OF NET POSITION**  
June 30, 2014

	Governmental Activities
<b>ASSETS</b>	
Cash and cash equivalents	\$ 832,067
Receivables	
Property tax	13,784
Total assets	845,851
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	 -
 <b>LIABILITIES</b>	 -
 <b>DEFERRED INFLOWS OF RESOURCES</b>	 -
 <b>NET POSITION</b>	
Restricted for community development	845,851
Total net position	\$ 845,851

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**STATEMENT OF ACTIVITIES**  
For the Year Ended  
June 30, 2014

Functions/ Programs	Expenses	Program Revenues Charges for services	Net (Expense) Revenue and Changes in Net Position
Governmental activities			
Community development	\$ 26,417	\$ -	\$ (26,417)
Total governmental activities	\$ 26,417	\$ -	\$ (26,417)
General revenues			
Property taxes			267,949
Interest			217
Total general revenues			268,166
Change in net position			241,749
Net position July 1, 2013			604,102
Net position June 30, 2014			\$ 845,851

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GOVERNMENTAL FUND FINANCIAL STATEMENTS

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
June 30, 2014

	<u>General Fund</u>	<u>Total June 30, 2014</u>
<b>ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>		
Assets		
Cash and investments	\$ 832,067	\$ 832,067
Receivables		
Property taxes	<u>13,784</u>	<u>13,784</u>
Total assets	<u>845,851</u>	<u>845,851</u>
Deferred outflows of resources	<u>-</u>	<u>-</u>
Total assets and deferred outflows of resources	<u><u>\$ 845,851</u></u>	<u><u>\$ 845,851</u></u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>		
Liabilities	<u>\$ -</u>	<u>\$ -</u>
Deferred inflows of resources		
Deferred property taxes	<u>11,878</u>	<u>11,878</u>
Total deferred inflows of resources	<u>11,878</u>	<u>11,878</u>
Fund balance		
Restricted		
Community development	<u>833,973</u>	<u>833,973</u>
Total fund balance	<u>833,973</u>	<u>833,973</u>
Total liabilities, deferred inflows of resources, and fund balance	<u><u>\$ 845,851</u></u>	<u><u>\$ 845,851</u></u>

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**RECONCILIATION OF GOVERNMENTAL FUNDS**  
**BALANCE SHEET TO THE STATEMENT OF NET POSITION**  
June 30, 2014

TOTAL FUND BALANCES \$ 833,973

Amounts reported for governmental activities in the Statement of Net Position are different because:

Deferred revenue in the governmental fund financial statements represent the amount of assets that have been recognized, but not collected within the current period or expected to be collected soon enough thereafter to be used to pay liabilities of the current period.

11,878

TOTAL NET POSITION

\$ 845,851

**MOLALLA URBAN RENEWAL AGENCY**  
 (A Component Unit of the City of Molalla, Oregon)  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**GOVERNMENTAL FUNDS**  
 For the Year Ended  
 June 30, 2014

	General Fund	Total June 30, 2014
Revenues		
Property taxes	\$ 267,011	\$ 267,011
Interest	217	217
Total revenues	267,228	267,228
Expenditures		
Current		
Materials and services	26,417	26,417
Total expenditures	26,417	26,417
Net change in fund balance	240,811	240,811
Fund balance, July 1	593,162	593,162
Fund balance, June 30	\$ 833,973	\$ 833,973



**MOLALLA URBAN RENEWAL AGENCY**  
 (A Component Unit of the City of Molalla, Oregon)  
**RECONCILIATION OF THE STATEMENT OF REVENUES**  
**EXPENDITURES AND CHANGES IN FUND BALANCE OF**  
**GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
 For the Year Ended  
 June 30, 2014

NET CHANGE IN FUND BALANCE	\$	240,811
<p>Amounts reported for governmental activities in the Statement of            Activities are different because:</p>		
<p>Certain delinquent property tax not collected for several months after year end            is not considered available revenue and is deferred in the governmental funds.            The change in deferred revenue is not reflected in the governmental funds, but            is in the Statement of Activities as a change in revenues.</p>		
		938
CHANGE IN NET POSITION	<u>\$</u>	<u>241,749</u>

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NOTES TO THE BASIC FINANCIAL STATEMENTS

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
June 30, 2014

**Note 1. Significant Accounting Policies**

Organizational Authority

The Molalla Urban Renewal Agency, a component unit of the City of Molalla, Oregon, is the urban renewal agency of, and controlled by, the City of Molalla. It was established August 24, 2008 to assist in the redevelopment of blighted and deteriorated areas within the city through tax increment financing. The governing board consists of 7 members, the mayor and the city council of the City of Molalla.

A. Inclusion of the Agency in City of Molalla Audited Financial Statements

All significant activities and organizations for which the city exercises oversight responsibility have been included in the city's financial statements. The following criteria from Governmental Accounting Standards Board (GASB) Statement No. 14, "The Financial Reporting Entity" as amended by GASB Statement No.39, "Determining Whether Certain Organizations are Component Units", regarding manifestation of oversight were considered by the city in its evaluation of city organizations and activities:

- Financial interdependency – the city receives financial support for providing financial benefit to the agency.
- Authoritative appointment of governing authority – Molalla city council is the agency's governing authority.

City management has determined that the agency meets the criteria set forth above, and therefore is a component unit of the city. This report is issued solely to meet a State of Oregon, Department of Revenue interpretation of Oregon Revised Statutes that requires a separate audit report.

B. Basis of Presentation

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities displays information on all activities of the agency. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are financed through property taxes.

The Statement of Net Position presents the agency's assets, deferred outflows, liabilities and deferred inflows with the difference reported as net position. Net position is reported in three categories:

*Net investment in capital assets* consists of capital assets, net of accumulated depreciation and reduced by outstanding balances for bonds, notes and other debt attributable to the acquisition, construction or improvement of those assets. The agency has no capital assets.

*Restricted net position* results when constraints placed on net position use are either externally imposed or imposed by law through constitutional provisions or enabling legislation.

*Unrestricted net position* consists of net position that does not meet the definition of the two preceding categories. Unrestricted net position often has constraints on resources imposed by management which can be removed or modified.

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
June 30, 2014

The Statement of Activities presents a comparison between direct expenses and program revenues for each of its functions/programs. Direct expenses are those that are specifically associated with a function and, therefore, are clearly identifiable to that function. Eliminations have been made to minimize the double counting of internal activities in the Statement of Activities. Program revenues include: (1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function and (2) grants and contributions restricted to meeting the operational or capital requirements of a particular function. Property tax and other items not properly included among program revenues are reported instead as general revenues.

Fund Financial Statements

Separate financial statements are provided for governmental funds. The agency uses only one fund to account for the operations of the urban renewal agency.

C. Measurement Focus and Basis of Accounting

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 at the time liabilities are incurred, regardless when related cash flows take place. Property tax is recognized as revenue in the year for which the taxes are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been satisfied.

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 to finance expenditures of the fiscal period. 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 city considers revenues to be available if they are collected within 60 days after year end.

Property tax, intergovernmental revenues (shared revenues, grants and reimbursements from other governments) and interest associated with the current fiscal period are all considered to be susceptible to accrual. All other revenue items are considered to be measurable and available only when cash is received by the city.

Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, principal and interest on long-term debt, claims and judgments and compensated absences are recognized as expenditures only when payment is due. Capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

D. Budgets and Budgetary Accounting

A budget is prepared for the agency in accordance with the modified cash basis of accounting and legal requirements set forth in the Oregon local budget law. The resolution authorizing appropriations for each fund sets the level by which expenditures cannot legally exceed appropriations. Total personal services, materials and services, capital outlay, special payments, transfers and contingencies by fund are the levels of control. The detail budget document, however, is required to contain more specific detailed information for

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
June 30, 2014

the above mentioned expenditure categories. All appropriations lapse at June 30.

Unexpected additional resources may be added to the budget by a supplemental budget and appropriations resolution. A supplemental budget may require hearings before the public, publications in newspapers, and approval by the council. Original and supplemental budgets may be modified by using appropriations transfers between the levels of control. Such transfers require approval by the council.

E. Property Taxes Receivable

Property taxes assessed but not yet collected are reported on the balance sheet, but are offset by deferred inflows of resources. The city levies taxes on a fiscal year from July 1 to June 30. The current levy becomes a lien on July 1. Taxes are due November 15 and become delinquent May 15. Foreclosure is started three years after taxes become delinquent. The city turns all tax collection duties over to Clackamas County, Oregon.

Uncollected property taxes are recorded on the Statement of Net Position. Uncollected taxes are deemed to be substantially collected or recoverable through liens; therefore, no allowance for uncollectible taxes has been established. All property taxes receivable are due from property owners within the district.

F. Deferred Outflows of Resources

Deferred outflows of resources in the Statement of Net Position represent consumption of net position that is applicable to a future reporting period. The agency does not have any deferred outflows of resources.

G. Cash and Investments

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.

Oregon statutes and local ordinances authorize the city to invest (short-term and long-term) in certificates of deposit (considered deposits for risk categorization purposes), certain bond obligations of civil subdivisions, general obligations of the states of Oregon, Washington, Idaho, and California, certain interest bearing bonds of a county, port, or school district, certain interest bearing bonds of any city in the state of Oregon, life insurance and annuity contracts, pooled deferred compensation trusts, banker's acceptances, and certain corporate bonds. The agency has no investments at June 30, 2014.

H. Encumbrances

The agency does not use encumbrance accounting

I. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that is applicable to a future reporting period. In the Statement of Net Position, this includes resources that are received before the agency has met its eligibility requirements related to time. In the governmental fund financial statements, deferred inflows of resources also include revenues that are measurable but not available.

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
June 30, 2014

J. Use of Estimates

The preparation of basic 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 and liabilities and disclosures of contingent assets and liabilities at the date of the basic financial statements and reported amounts of revenues and expenses/expenditures during the reporting period.

K. Fund Balances

GASB Statement No. 54 requires analysis and presentation of fund balances in five categories; the fund balance categories are:

- *Nonspendable*—Includes items not immediately converted to cash, such as prepaid items, interfund receivables and inventory.
- *Restricted*—Includes items that are restricted by external creditors, grantors or contributors, or restricted by legal constitutional provisions.
- *Committed*—Includes items committed by the council, by formal council resolution.
- *Assigned*—Includes items assigned for specific uses, authorized by the person approved by the council.
- *Unassigned*—This is the residual classification used for those balances not assigned to another category.

GASB 54 requires a spending policy, as it relates to ending fund balance. The spending policy states in what order fund balance categories are spent.

The council has not adopted GASB Statement No. 54.

**Note 2. Receivables**

At June 30, 2014 the agency's accounts receivable were as follows:

Property tax receivable	\$ 13,784
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**Note 3. Deposits and Investments**

The agency maintains its cash in a separate bank account from the city.

Cash and investments are comprised of the following at June 30, 2014:

Deposits with banks	\$ 832,067
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Cash and investments are shown on the basic financial statements as:

Statement of Net Position	
Cash and investments	\$ 832,067

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
June 30, 2014

Deposits

The Governmental Accounting Standards Board has adopted accounting principles generally accepted in the United States of America (GAAP), which include standards to categorize deposits to give an indication of the level of custodial risk assumed by the city at June 30, 2014. If bank deposits at year end are not entirely insured or collateralized with securities held by the agency or by its agent in the agency's name, the agency must disclose the custodial credit risk (below) that exists. Deposits with financial institutions are comprised of bank demand deposits. For deposits in excess of federal depository insurance, Oregon Revised Statutes require depository institutions to be in compliance with ORS 295.

At June 30, 2014, the carrying amount of the agency's deposits was \$832,067 and the bank balance was \$832,067. Of these deposits, all were covered by federal depository insurance or were in qualified depositories. The insurance and collateral requirements for deposits are established by banking regulations and Oregon law. Federal depository insurance (FDIC) of \$250,000 applies to the deposits in each depository. Where balances continually exceed \$250,000, ORS 295.018 requires the depositor to verify that deposit accounts are only maintained at financial institutions on the list of qualified depositories found on the Oregon state treasurer's website. Qualifying depository banks must pledge securities with a particular value based on the banks level of capitalization. The agency deposits were in compliance with requirements of ORS 295.018.

*Custodial credit risk*—Custodial credit risk for deposits is the risk that, in the event of a bank failure, a government's deposits may not be returned to it. The agency does not have a policy for custodial credit risk for deposits.

Effective July 1, 2008, House Bill 2901 created a shared liability structure for participating bank depositories in Oregon. Barring any exceptions, a qualifying bank depository is required to pledge collateral valued at least 10% of their quarter-end public fund deposits if they are well capitalized, 25% of their quarter-end public fund deposits if they are adequately capitalized, or 110% of their quarter-end public fund deposits if they are undercapitalized or assigned to pledge 110% by the Office of State Treasurer. In the event of a bank failure, the entire pool of collateral pledged by all qualified Oregon public bank depositories is available to repay the deposits of public funds of government entities.

Investments

At June 30, 2014, the agency did not have any investments.

**Note 4. New Accounting Pronouncements and Accounting Standards**

***GASB Statement No. 67 – Financial Reporting for Pension Plans***

The objective of this statement is to improve the financial reporting by state and local governmental pension plans. This statement replaces the requirements of statements No. 25 and was effective for fiscal year ending June 30, 2014. This statement has no impact to the agency's financial statements or related accounting and financial reporting.



MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
June 30, 2014

*The following pronouncements have been issued by the Governmental Accounting Standards Board (GASB) but not yet implemented by the agency.*

***GASB Statement No. 68 – Accounting and Financial Reporting for Pensions***

This statement was issued to improve accounting and financial reporting by state and local government for pensions. This statement replaces statement No. 27 as well as requirements of statement No. 50. This statement and statement No. 67 establish a definition of a pension plan that reflects the primary activities associated with the pension arrangement – determining pensions, accumulating and managing assets dedicated for pension and paying benefits to plan members as they come due. This statement will have no impact to the agency’s financial statements or related accounting and financial reporting.

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REQUIRED SUPPLEMENTARY INFORMATION

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL - GENERAL FUND**  
**(Budget Basis)**  
For the Year Ended  
June 30, 2014

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Favorable (Unfavorable) Variance with Final Budget
Revenues				
Property taxes	\$ 250,000	\$ 250,000	\$ 267,009	\$ 17,009
Interest	<u>250</u>	<u>250</u>	<u>217</u>	<u>(33)</u>
Total revenues	<u>250,250</u>	<u>250,250</u>	<u>267,226</u>	<u>16,976</u>
Expenditures				
Materials and services	35,000	35,000	26,417	8,583
Capital outlay	100,000	100,000	-	100,000
Contingency	<u>100,000</u>	<u>100,000</u>	<u>-</u>	<u>100,000</u>
Total expenditures	<u>235,000</u>	<u>235,000</u>	<u>26,417</u>	<u>208,583</u>
Net change in fund balance	15,250	15,250	240,809	225,559
Fund balance, July 1	<u>569,352</u>	<u>569,352</u>	<u>591,258</u>	<u>21,906</u>
Fund balance, June 30	<u><u>\$ 584,602</u></u>	<u><u>\$ 584,602</u></u>	<u><u>\$ 832,067</u></u>	<u><u>\$ 247,465</u></u>

**MOLALLA URBAN RENEWAL AGENCY**  
 (A Component Unit of the City of Molalla, Oregon)  
**BUDGETARY COMPARISON SCHEDULE**  
**BUDGET TO GAAP RECONCILIATION**  
**GOVERNMENTAL FUNDS**

For the Year Ended  
 June 30, 2014

	<u>Budget Basis</u>		<u>Adjustments</u>	<u>Modified Accrual Basis</u>
	<u>General Fund</u>	<u>Total Governmental Funds</u>		
Receipts				
Property taxes	\$ 267,009	\$ 267,009	\$ 2	\$ 267,011
Interest	217	217	-	217
Total receipts	<u>267,226</u>	<u>267,226</u>	<u>2</u>	<u>267,228</u>
Disbursements				
Materials and services	26,417	26,417	-	26,417
Capital outlay	-	-	-	-
Total disbursements	<u>26,417</u>	<u>26,417</u>	<u>-</u>	<u>26,417</u>
Net change in fund balance	240,809	240,809	2	240,811
Balances at beginning of year	591,258	591,258	1,904	593,162
Balances at end of year	<u>\$ 832,067</u>	<u>\$ 832,067</u>	<u>\$ 1,906</u>	<u>\$ 833,973</u>
Prior year accruals			<u>\$ 1,904</u>	

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION**  
**BUDGETARY REPORTING**  
For the Year Ended  
June 30, 2014

A budget is prepared for each agency fund in accordance with the modified cash basis of accounting and legal requirements set forth in the state of Oregon's local budget law. The resolution authorizing appropriations for each fund sets the level by which expenditures cannot legally exceed appropriations. Total personal services, material and services, capital outlay, special payments, transfers and contingencies are the levels of control for all funds except the general fund. Total expenditures by department are the levels of control in the general fund. The detail budget document, however, is required to contain more specific, detailed information for the above mentioned expenditure categories.

Unexpected additional resources may be added to the budget through the use of a supplemental budget and appropriations resolution. A supplemental budget requires a hearing before the public, publications in newspapers, and approval by the council. Original and supplemental budgets may be modified by the use of appropriations transfers between the levels of control. Such transfers require approval by the council. Budget appropriations lapse at June 30. Encumbrance accounting is not utilized in the preparation of budgeted funds.

During the year ended June 30, 2014 the agency had no budget violations.

OTHER FINANCIAL SCHEDULES

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**SCHEDULE OF PROPERTY TAX TRANSACTIONS**  
For the Year Ended  
June 30, 2014

Tax Year Special Levy	Uncollected Taxes June 30, 2013	2013-14 Assessment	(Abatement) and Adjustments	Rebates Allowed	Interest Collected	Taxes Collected	Total Amount Collected	Uncollected Taxes June 30, 2014
2013-14	-	\$ 275,527	\$ (451)	\$ (6,996)	\$ 77	\$ 261,155	\$ 261,232	\$ 6,925
2012-13	\$ 7,394	-	(202)	4	189	3,590	3,779	3,606
2011-12	3,580	-	(56)	1	179	1,342	1,521	2,183
2010-11	1,567	-	(11)	-	142	697	839	859
2009-10	304	-	(6)	-	22	87	109	211
<b>Total</b>	<u>\$ 12,845</u>	<u>\$ 275,527</u>	<u>\$ (726)</u>	<u>\$ (6,991)</u>	<u>\$ 609</u>	<u>\$ 266,871</u>	<u>\$ 267,480</u>	<u>\$ 13,784</u>



REPORTS REQUIRED BY THE STATE OF OREGON

## INDEPENDENT AUDITOR'S REPORT REQUIRED BY OREGON STATE REGULATIONS

Council  
Molalla Urban Renewal Agency  
A Component Unit of the City of Molalla, Oregon

We have audited, in accordance with auditing standards generally accepted in the United States of America and standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Molalla Urban Renewal Agency (*Component Unit of the City of Molalla, Oregon*) as of and for the year ended June 30, 2014, and the related notes to the financial statements, which collectively comprise the Molalla Urban Renewal Agency's basic financial statements and have issued our report thereon dated March 18, 2015.

### Compliance

As part of obtaining reasonable assurance about whether Molalla Urban Renewal 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 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion.

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

- Deposit of public funds with financial institutions (ORS Chapter 295)
- Indebtedness limitations, restrictions, and repayment
- Budgets legally required (ORS Chapter 294)
- Insurance and fidelity bonds in force or required by law
- Programs funded from outside sources
- Authorized investment of surplus funds (ORS Chapter 294)
- Public contracts and purchasing (ORS Chapters 279A, 279B, 279C)
- Accountability for Independently Elected Officials

In connection with our testing nothing came to our attention that caused us to believe Molalla Urban Renewal Agency was not in substantial compliance with certain provisions of laws, regulations, contracts and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations.

### OAR 162-10-230 Internal Control

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

*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 agency's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or 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 over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies, and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, we identified certain deficiencies in internal control over financial reporting, described in the accompanying schedule of findings and responses that we consider to be significant deficiencies in internal control over financial reporting, see finding 2014-1. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we considered to be material weaknesses. However, material weaknesses may exist that have not been identified.

Molalla Urban Renewal Agency's Response to Finding

Molalla Urban Renewal Agency's response to the finding identified in our audit is described in the accompanying schedule of findings and responses. Molalla Urban Renewal Agency's response was not subjected to the auditing procedures applied in the audit of the financial statements and accordingly, we express no opinion on it.

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 agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with Oregon Minimum Standards in considering the district's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Oster Professional Group, CPA's, LLP*

By 

Burns, Oregon  
March 18, 2015

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**COMMENTS AND DISCLOSURES REQUIRED BY THE STATE OF OREGON**  
June 30, 2014

Oregon Administration Rules 162-10-200 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, prescribed by the secretary of state in cooperation with the Oregon State Board of Accountancy, require certain comments and disclosures relating to the review of fiscal affairs and compliance with legal requirements. Comments relating to significant accounting policies, organization and fund structure, cash, and investments are included in the notes to financial statements. Other required comments and disclosures relating to this audit are set forth below.

Accounting Systems and Control Structure

Where possible, the agency has maintained a plan of organization encompassing methods and measures on internal control to safeguard its assets, check the accuracy and reliability of its accounting data, promote operational efficiency, and carry out council policies. The organizational structure has the capabilities for maintaining an effective system of accountability and responsibility of funds. We note however, that the agency clerk performs certain functions incompatible with preferred internal control procedures, such as recording revenues and expenditures and performing account reconciliations. The agency accepts the risk of loss due to misappropriation when incompatible functions of financial management are not appropriately segregated.

As we have stated in the following report on compliance and on internal control over financial reporting in accordance with *Government Auditing Standards*, we do not express an opinion on the city's effectiveness in those areas. However, there were deficiencies reported in accordance with *Government Auditing Standards*.

Indebtedness

It is noted that no new bonded indebtedness was incurred during the year and since there were no amounts outstanding the agency appears to be within the legal debt limitations as set forth in the statutes.

Budgets

Our review of the 2013-2014 and 2014-2015 budgets indicates the agency substantially complied with the local budget law in the preparation, adoption, and execution of the 2013-2014 budget, and with the preparation and adoption of the 2014-2015 budget.

Insurance and Fidelity Bond Coverage

We examined policies relating to insurance and fidelity bond coverage and ascertained that the Molalla Urban Renewal Agency does not have an insurance policy and is not listed as insured under the policies of the City of Molalla. We are not competent by training to state whether the insurance policies in force at June 30, 2014, provide adequate coverage.

Programs Funded From Outside Sources

The agency does not have any programs funded from outside sources.

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**COMMENTS AND DISCLOSURES REQUIRED BY THE STATE OF OREGON**  
June 30, 2014

Public Contracts and Purchasing

Our review of agency operations indicates the agency is in compliance with the statutes relating to public contracting.

Investments

The agency does not have any investments.

Collateral

The agency's bank balances of deposit at June 30, 2014, were either entirely insured or collateralized with the Federal Deposit Insurance Corporation, or the agency deposit accounts were only maintained at financial institutions on the list of qualified depositors compiled by the Oregon state treasurer.

Highway Funds

The agency does not receive revenue from taxes on motor vehicle fuel.

Accountability for Independently Elected Officials

The agency does not have elected officials collecting or receiving money.

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REPORT REQUIRED BY *GOVERNMENTAL AUDITING STANDARDS*

## REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Council  
Molalla Urban Renewal Agency  
A Component Unit of the City of Molalla, Oregon

We have audited, in accordance with auditing standards generally accepted in the United States of America and standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Molalla Urban Renewal Agency (*Component Unit of the City of Molalla, Oregon*) as of and for the year ended June 30, 2014, and the related notes to the financial statements, which collectively comprise the Molalla Urban Renewal Agency's basic financial statements and have issued our report thereon dated March 18, 2015.

### Internal Control Over Financial Reporting

Management of the Molalla Urban Renewal Agency is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered Molalla Urban Renewal Agency's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Molalla Urban Renewal Agency's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of Molalla Urban Renewal Agency's internal control over financial reporting.

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 misstatements 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 agency'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 over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses as defined above. However, we identified certain deficiencies in internal control over financial reporting, described in the accompanying schedule of findings and responses that we consider to be significant deficiencies in internal control over financial reporting, see finding 2014-1.

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether Molalla Urban Renewal Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion.



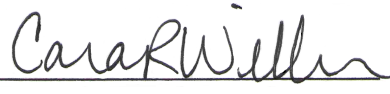
Molalla Urban Renewal Agency's Response to Finding

Molalla Urban Renewal Agency's response to the finding identified in our audit is described in the accompanying schedule of findings and responses. Molalla Urban Renewal Agency's response was not subjected to the auditing procedures applied in the audit of the financial statements and accordingly, we express no opinion on it.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control over financial reporting and compliance, and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control over financial reporting or on compliance. This report is an integral part of an audit performed in accordance with *Governmental Auditing Standards* in considering the agency's internal control over financial reporting and compliance. Accordingly, this report is not suitable for any other purpose.

***Oster Professional Group, CPA's, LLP***

By 

Burns, Oregon  
March 18, 2015

MOLALLA URBAN RENEWAL AGENCY  
(A Component Unit of the City of Molalla, Oregon)  
**SCHEDULE OF FINDINGS AND RESPONSES**  
For the Year Ended  
June 30, 2014

**Finding 2014-1**

**Significant Deficiency in Internal Control over Financial Reporting – Segregation of Duties**

*Criteria:* Custody, recording and authorization should be segregated among different personnel within financial management over each transaction cycle to provide adequate internal control for the prevention, detection and correction of an error or fraud.

*Condition:* Our evaluation of the agency's internal control disclosed that the agency does not have adequate segregation of duties. Accounting duties are concentrated on one or two individuals which is resulting in approval and authorization procedures not to be completed on a consistent basis.

*Cause:* The number of agency employees is limited due to funding available to the city.

*Effect or Potential Effect:* Without segregation of critical duties and proper authorizations, accounting errors or fraud may not be prevented, detected or corrected in a timely manner.

*Recommendation:* We acknowledge that a complete segregation of duties may not be possible due to staffing limitations and funding availability. However, we recommend that management review accounting positions and related functions to identify specific duties that could be segregated to achieve the strongest control possible. This would include all available employees and council members.

*Management Response:* We have hired a part-time employee in the finance department in order to segregate some specific duties. The City Manager will also become more involved in financial oversight of the city.