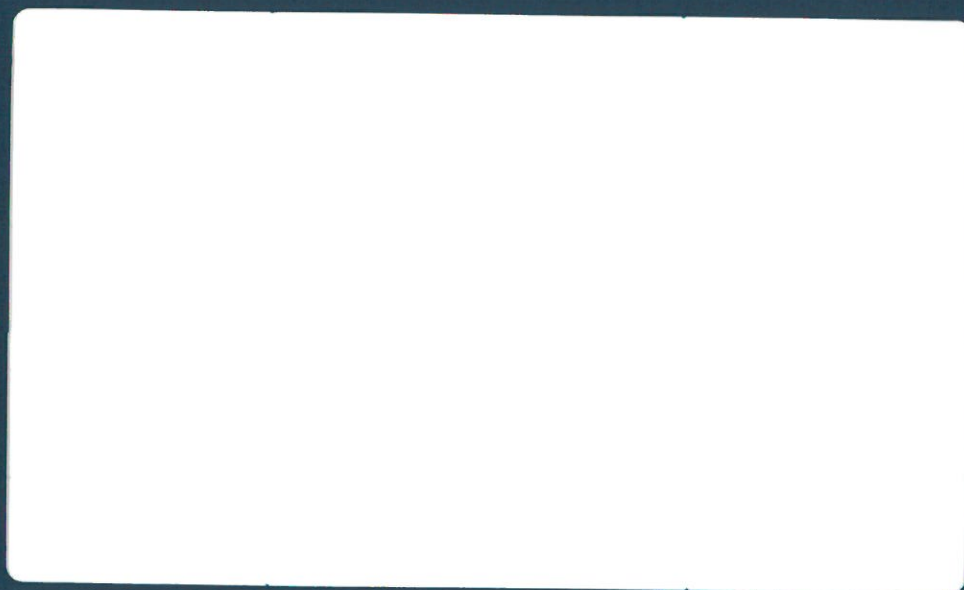


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& COMPANY, LLP

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**TILLAMOOK URBAN
RENEWAL AGENCY**

TILLAMOOK, OREGON

ANNUAL FINANCIAL REPORT

For the Fiscal Year Ended June 30, 2016

TILLAMOOK URBAN RENEWAL AGENCY
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INTRODUCTORY SECTION

TILLAMOOK URBAN RENEWAL AGENCY
AGENCY OFFICIALS
June 30, 2016

BOARD MEMBERS

Doug Henson, Chair

Adam Schwend, Vice Chair

Alene Allen

Carolyn Decker

Cheryl Davy

Ruth LaFrance

Suzanne Weber

AGENCY ADMINISTRATION

Paul Wyntergreen, City Manager

Debbi Reeves, Executive Assistant

All Commissioners receive mail at the address below

210 Laurel Ave
Tillamook, OR 97141
503-842-2472

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FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

The Board of Directors
Tillamook Urban Renewal Agency
Tillamook, Oregon

Report on the Financial Statements

We have audited the accompanying cash basis financial statements of the governmental activities and each major fund of the Tillamook Urban Renewal Agency, Oregon (the Agency), as of and for the year ended June 30, 2016, 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

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting as described in the Summary of Significant Accounting Policies Note; this includes determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities and each major fund of the Agency, as of June 30, 2016, and the respective changes in financial position, for the year then ended in accordance with the cash basis of accounting as described in the Summary of Significant Accounting Policies Note.

Basis of Accounting

We draw attention to the Summary of Significant Accounting Policies Note, which describes the basis of accounting. The financial statements are prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Matters

Other Information

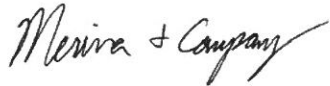
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The introductory section and supplementary information are presented for purposes of additional analysis and are not a required part of the basic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

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

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Report on Other Legal and Regulatory Requirements

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have also issued our report dated December 27, 2016, on our consideration of the Agency's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.

A handwritten signature in cursive script that reads "Merina & Company".

Merina & Company, LLP
West Linn, Oregon
December 27, 2016

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BASIC FINANCIAL STATEMENTS

BASIC FINANCIAL STATEMENTS

The basic financial statements include interrelated sets of financial statements as required by the GASB. The sets of statements include:

- Government-Wide Financial Statements
- Fund Financial Statements
 - Governmental Funds

In addition, the notes to the basic financial statements are included to provide information that is essential to a user's understanding of the basic financial statements.

TILLAMOOK URBAN RENEWAL AGENCY
STATEMENT OF NET POSITION (CASH BASIS)
June 30, 2016

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 881,869
Total assets	<u>\$ 881,869</u>
NET POSITION	
Net investment in capital assets	-
Restricted for:	
Urban Renewal	554,392
Unrestricted	<u>\$ 327,477</u>
Total net position	<u>\$ 881,869</u>

The accompanying notes are an integral part of the basic financial statements.

TILLAMOOK URBAN RENEWAL AGENCY
STATEMENT OF ACTIVITIES (CASH BASIS)
For the Fiscal Year Ended June 30, 2016

<u>Functions/Programs</u>	<u>Disbursements</u>	<u>Charges for Program Receipts</u>	<u>Net Receipt (Disbursement) and Change in Net Position</u>
Governmental activities:			
General government	\$ 296,288	\$ 43,729	\$ (252,559)
Principal and interest on indebtedness	<u>1,900,501</u>	<u>-</u>	<u>(1,900,501)</u>
Total government	<u>\$ 2,196,789</u>	<u>\$ 43,729</u>	<u>(2,153,060)</u>
General Receipts:			
Taxes:			
Property taxes			263,861
Interest and investment earnings			3,541
Loan proceeds			<u>2,297,114</u>
Total general receipts			<u>2,564,516</u>
Change in net position			411,456
Net position - beginning			<u>470,413</u>
Net position - ending			<u>\$ 881,869</u>

The accompanying notes are an integral part of the basic financial statements.

FUND FINANCIAL STATEMENTS
Major Governmental Funds

Urban Renewal General Fund

This fund accounts for all financial receipts and disbursements, except those required to be accounted for in another fund. The principal sources of receipt are loan principal and interest

Urban Renewal Tax Increment Fund

This fund accounts for payments on debt obligations arising from Urban Renewal projects. Property tax receipts are recorded in the TIF fund.

TILLAMOOK URBAN RENEWAL AGENCY
BALANCE SHEET (CASH BASIS)
June 30, 2016

	Urban Renewal General Fund	Urban Renewal Tax Increment Fund	Total Governmental
ASSETS			
Cash and cash equivalents	\$ 554,392	\$ 327,477	\$ 881,869
Total assets	<u>\$ 554,392</u>	<u>\$ 327,477</u>	<u>\$ 881,869</u>
FUND BALANCES			
Restricted:			
Urban Renewal	\$ 554,392	\$ -	\$ 554,392
Assigned:			
Debt service	<u>-</u>	<u>327,477</u>	<u>327,477</u>
Total fund balance	<u>\$ 554,392</u>	<u>\$ 327,477</u>	<u>\$ 881,869</u>
Total liabilities and fund balance	<u>\$ 554,392</u>	<u>\$ 327,477</u>	<u>\$ 881,869</u>

The accompanying notes are an integral part of the basic financial statements.

TILLAMOOK URBAN RENEWAL AGENCY
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES (CASH BASIS)
For the Fiscal Year Ended June 30, 2016

	Urban Renewal General Fund	Urban Renewal Tax Increment Fund	Total Governmental
REVENUES			
Property taxes	\$ -	\$ 263,861	\$ 263,861
Fines and forfeitures	1,350	-	1,350
Special assessments	42,379	-	42,379
Investment income	138	3,403	3,541
	<u>43,867</u>	<u>267,264</u>	<u>311,131</u>
Total receipts			
EXPENDITURES			
Current:			
General government	66,375	15,461	81,836
Capital outlay	214,452	-	214,452
Debt service:			
Principal	-	1,848,006	1,848,006
Interest	-	52,495	52,495
	<u>280,827</u>	<u>1,915,962</u>	<u>2,196,789</u>
Total disbursements			
Receipts over (under) disbursements	(236,960)	(1,648,698)	(1,885,658)
OTHER FINANCING SOURCES (USES)			
Loan proceeds	441,877	1,855,237	2,297,114
	<u>441,877</u>	<u>1,855,237</u>	<u>2,297,114</u>
Total other financing sources (uses)			
Net changes in cash basis fund balances	204,917	206,539	411,456
CASH BASIS FUND BALANCES, BEGINNING	<u>349,475</u>	<u>120,938</u>	<u>470,413</u>
CASH BASIS FUND BALANCES, ENDING	<u>\$ 554,392</u>	<u>\$ 327,477</u>	<u>\$ 881,869</u>

The accompanying notes are an integral part of the basic financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The Tillamook Urban Renewal Agency was created in July 2006, under the Oregon Revised Statutes, to provide for rehabilitation of blighted and deteriorated areas within the City's designated urban renewal areas. The Agency is governed by a seven-member board of directors, including two representatives from the City Council, which are appointed by the Mayor.

B. Basis of Accounting

These financial statements are reported on a cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America (GAAP) established by the Governmental Accounting Standards Board (GASB), but is acceptable under Oregon Law (ORS 294.333), which leaves the selection of the method of accounting to the discretion of the municipal corporation. The cash basis of accounting is based on the recording of cash and cash equivalents and changes therein, and only recognizes revenues and expenditures reported in the period in which they occurred.

The cash basis of accounting differs from GAAP primarily because cash revenues are recognized when received in cash rather than when earned and susceptible to accrual, and cash expenditures are recognized when paid rather than when incurred or subject to accrual.

C. Basis of Presentation

The financial transactions of the Agency are recorded in individual funds. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, net position or fund balance, revenues and expenditures. The various funds are reported by generic classification within the financial statements.

D. Basic Financial Statements

Basic financial statements are presented at both the government-wide and fund financial level. Both levels of statements categorize primary activities as governmental. Governmental activities are normally supported by taxes and intergovernmental revenues. All expenditures are categorized as program expenditures and interest on long term debt.

Government-wide financial statements display information about the reporting government as a whole. For the most part, the effect of interfund activity has been removed from these statements. These statements focus on the sustainability of the Agency as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. These aggregated statements consist of the Statement of Net Position (Cash Basis) and the Statement of Activities (Cash Basis).

The Statement of Activities (Cash Basis) demonstrates the degree to which the direct expenditures of a given function or segment are offset by program revenues. *Direct expenditures* are those that are clearly identifiable with a specific function or segment. *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 or segment, and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Fund financial statements display information at the individual fund level. Each fund is considered to be a separate accounting entity. Funds are classified and summarized as governmental, proprietary, or fiduciary. Currently, the Agency has governmental (general and debt service). The reporting model sets forth minimum criteria (percentage of the assets, revenues or expenditures of either fund category or the government and enterprise combined) for the determination of major funds.

TILLAMOOK URBAN RENEWAL AGENCY
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2016

The Agency reports the following major governmental funds:

Urban Renewal General Fund

This fund accounts for all financial revenues and expenditures, except those required to be accounted for in another fund. The principal sources of receipt are loan principal and interest repayments.

Urban Renewal Tax Increment Fund

This fund accounts for payments on debt obligations arising from Urban Renewal projects.

E. Fund Balance

In the fund financial statements, Governmental Accounting Standards Board Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* (GASB 54) defines the different types of fund balances that a governmental entity must use for financial reporting purposes. GASB 54 requires the fund balance amounts to be properly reported within one of the five fund balance components listed below:

Nonspendable

This component is reported when the resources cannot be spent because they are either in a nonspendable form or legally or contractually required to be maintained intact.

Restricted

This component is reported when the constraints placed on the use of resources are either: (a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Committed

This component consists of amounts that can only be used for the specific purposes determined by a formal action of the Agency's highest level of decision-making authority, which includes resolutions. Those committed amounts cannot be used for any other purpose unless the Agency removes or changes the specified use by taking the same type of action it employed previously to commit those amounts.

Assigned

Resources that are constrained by the Agency's intent to use them for a specific purpose, but are neither restricted nor committed, are reported as an assigned fund balance. The authority for assigning fund balance is expressed by the Board of Directors during the adoption of the annual budget.

Unassigned

This is the residual classification of fund balance that includes all spendable amounts that have not been restricted, committed, or assigned.

When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, then unrestricted resources (committed, assigned, and unassigned) as needed. When components of unrestricted fund balance can be used for the same purpose, it is the Agency's policy to use committed resources first, followed assigned and unassigned as needed.

F. Budgetary Information

Annual budgets are adopted in accordance with the cash basis of accounting and legal requirements set forth in the Oregon Local Budget Law. Oregon Budget Law establishes standard procedures relating to the preparation, adoption, and execution of the annual budget. The Agency begins its budget 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

TILLAMOOK URBAN RENEWAL AGENCY
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2016

published in May or June and the hearing is held in June. The Board may amend the budget prior to adoption; however, budgeted expenditures for each fund may not be increased by more than ten percent. The Board then adopts the budget, appropriations are made, and the tax levy is declared no later than June 30. Appropriations may not be legally over expended, except in the case of grant revenues and bond sale proceeds which could not be reasonably estimated at the time the budget was adopted.

The resolution authorizing appropriations for each fund sets the level by which expenditures cannot legally exceed appropriations. The level of budgetary control is established at the personnel services, materials and services, capital outlay, operating contingency, interfund transfers, and debt services.

Unexpected additional resources may be added to the budget and appropriated for disbursement through the use of a supplemental budget. The supplemental budget process requires publication in the newspaper and approval by the Board of Directors, and, if it is over 10% of the operating budget of the affected fund, a hearing before the public is also required. Oregon Budget Law also provides certain specific exceptions to the supplemental budget process to increase appropriations. Management must obtain Board authorization for all appropriation transfers and supplementary budgetary appropriations.

Appropriations are limited to a single fiscal year; therefore, all spending authority of the Agency lapses as of year-end.

G. Property Taxes

Ad valorem property taxes are levied on all taxable property as of July 1 of the beginning of each fiscal year. Property taxes become an enforceable lien on that date for real property and for personal property. Collection dates are November 15, February 15, and May 25. Discounts are allowed if the amount due is received by November 15. Uncollected taxes, including delinquent amounts, are considered by management substantially collectible or recoverable through liens.

H. Use of Estimates

The preparation of financial statements in conformity with the cash basis of accounting requires management to make estimates and assumptions that affect reporting amounts of certain revenues and expenditures as of, and for the year ended, June 30, 2016. Actual results may differ from such estimates.

I. Cash and Cash Equivalents

For the purposes of the statement of cash flows the Agency considers all highly liquid investments with an original maturity of three months or less when purchased, to be cash equivalents. The Agency's cash and cash equivalents are considered to be cash on hand, demand deposits and savings accounts of three months or less. Oregon Revised Statutes and the Agency's investment policy authorize the Agency to invest in certificates of deposit, savings accounts, bank repurchase agreements, bankers' acceptances, general obligations of U.S. Government and its agencies, certain bonded obligations of Oregon Municipalities and the State Treasurer's Local Government Investment Pool, among others. Investments in the Local Government Investment Pool are stated at cost, which approximates fair value.

TILLAMOOK URBAN RENEWAL AGENCY
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2016

J. Capital Assets

Acquisitions of capital assets, which include property, plant, equipment, infrastructure and intangibles, (items costing more than \$5,000 and lasting more than one year) are usually reported in the government-wide financial statements. In the fund statements capital assets are charged as expenditures as they are purchase. However, under the cash basis of accounting, the cost of capital assets of the Agency are not required to be displayed in the financial statements. Instead, they are included as cash expenditures based on cash outlays. The costs of significant betterments to capital assets are similarly recorded as expenditures and not capitalized. Depreciation is not recorded. When assets are donated, the estimated value is used to increase the balances of the capital assets. No revenues or expenditures are recorded since no cash was received or used when assets are donated. Normal repairs and maintenance are charged to expenditures as capital outlay or as materials and services. When property is retired or sold, any related proceeds are recorded in a governmental or proprietary fund.

Although the cash basis does not require that capital assets be displayed, the Agency believes that presentation of this information is important. Accordingly, the original cost of such assets has been estimated or tracked and is recorded by the Agency. Capital asset details are presented in these notes to the financial statements, based on the following estimated useful lives:

General Improvements	25 years
Equipment	5-15 years

K. Long-Term Debt

Although the cash basis of accounting does not require that debt be displayed, the Agency believes that presentation of this information is important. Accordingly, the details of debt are presented in these notes to the financial statements.

2. CASH AND CASH EQUIVALENTS

At June 30, 2016 are as follows:

Deposits with financial institutions	\$ 123,427
Investments	<u>758,442</u>
Total cash and investments	<u>\$ 881,869</u>

A. Deposits

Bank deposits are secured to legal limits by federal deposit insurance. The remaining amount is secured in accordance with ORS 295 under a collateral program administered by the Oregon State Treasurer.

B. Custodial Credit Risk - Deposits

Custodial credit risk is the risk that in the event of a bank failure, the Urban Renewal's deposits may not be returned. The Urban Renewal does not have a deposit policy for custodial credit risk. The Federal Depository Insurance Corporation (FDIC) and National Credit Union Administration (NCUA) provides insurance for the Urban Renewal's deposits up to \$250,000 for the combined total of all deposit accounts at each financial institution. The remaining deposits are covered by the Public Funds Collateralization program (PFCP) of the State of Oregon in accordance with ORS 295. Depositories qualified under this program are required to pledge collateral against any public funds deposits in excess of deposit insurance amounts. This provides additional protection for public funds in the event of a bank failure or loss. ORS 295 sets the specific value of the collateral, as well as the types of collateral that are acceptable. ORS 295 creates a shared liability structure for participating depositories, better protecting public funds though still not guaranteeing that all funds are 100% protected. As of June 30, 2016, the book value of the Urban Renewal's deposits was \$123,427 and the bank

TILLAMOOK URBAN RENEWAL AGENCY
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2016

balance was \$126,153. None of the Urban Renewal's bank balances were exposed to custodial credit risk as they were collateralized under PFCP.

C. Investments

The State Treasurer of the State of Oregon maintains the Oregon Short-Term Fund, of which the Local Government Investment Pool is part. Participation by local governments is voluntary. The State of Oregon investment policies are governed by statute and the Oregon Investment Council. In accordance with Oregon Statutes, the investment funds are invested as a prudent investor would do, exercising reasonable care, skill and caution. The Oregon Short-Term Fund is the LGIP for local governments and was established by the State Treasurer. It was created to meet the financial and administrative responsibilities of federal arbitrage regulations. The investments are regulated by the Oregon Short-Term Fund Board and approved by the Oregon Investment Council (ORS 294.805 to 294.895). At June 30, 2016, the fair value of the position in the Oregon State Treasurer's Short-Term Investment Pool was approximately equal to the value of the pool shares. The investment in the Oregon Short-Term Fund is not subject to risk evaluation. LGIP is not rated for credit quality. Separate financial statements for the Oregon Short-Term Fund are available from the Oregon State Treasurer.

D. Interest Rate Risk

In accordance with its investment policy, the Agency manages its exposure to declines in fair value of its investments by limiting the weighted average maturity of its investments through use of the Local Government Investment Pool.

E. Custodial Risk - Investments

For an investment, this is the risk that, in the event of a failure of the counterparty, the Agency will not be able to recover the value of its investments or collateralized securities that are in the possession of an outside party. The Agency's investment policy limits the types of investments that may be held and does not allow securities to be held by the counterparty.

The LGIP is administered by the Oregon State Treasury with the advice of other state agencies and is not registered with the U.S. Securities and Exchange Commission. The LGIP is an open-ended no-load diversified portfolio offered to any agency, political subdivision, or public corporation of the state that by law is made the custodian of, or has control of any fund. The LGIP is commingled with the State's short-term funds. In seeking to best serve local governments of Oregon, the Oregon Legislature established the Oregon Short-Term Fund Board, which has established diversification percentages and specifies the types and maturities of the investments. The purpose of the Board is to advise the Oregon State Treasury in the management and investment of the LGIP. These investments within the LGIP must be invested and managed as a prudent investor would, exercising reasonable care, skill and caution. Professional standards indicate that the investments in external investment pools are not subject to custodial risk because they are not evidenced by securities that exist in physical or book entry form. Nevertheless, management does not believe that there is any substantial custodial risk related to investments in the LGIP.

F. Concentration of Credit Risk

As of June 30, 2016, 100% of total investments were in the State Treasurer's Investment Pool. State Statutes do not limit the percentage of investments in State Treasurer's Investment Pool.

TILLAMOOK URBAN RENEWAL AGENCY
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2016

3. CAPITAL ASSETS

Although not required under the cash basis, the Tillamook Urban Renewal Agency has tracked the original historical cost of assets, and the changes in capital assets each year. As of June 30, 2016, the governmental activities were as follows:

	Beginning Balance	Additions	Deletions	Transfers	Ending Balance
Capital assets, non-depreciable:					
Land	\$ 304,082	\$ -	\$ -	\$ -	\$ 304,082
Total capital assets, non-depreciable	304,082	-	-	-	304,082
Capital assets, depreciable:					
Improvements other than buildings	110,845	-	-	-	110,845
Total capital assets, depreciable	110,845	-	-	-	110,845
Less accumulated depreciation for:					
Improvements other than buildings	(17,736)	(4,434)	-	-	(22,170)
Total accumulated depreciation	(17,736)	(4,434)	-	-	(22,170)
Net depreciable capital assets	93,109	(4,434)	-	-	88,675
Net capital assets	\$ 397,191	\$ (4,434)	\$ -	\$ -	\$ 392,757

4. LONG-TERM DEBT

The Tillamook Urban Renewal Agency's long-term debt for the year ending June 30, 2016 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Urban Renewal Loans					
TLC Loan 161	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ 4,162
TLC Loan 160	-	300,000	-	300,000	24,973
TLC Loan 159	-	99,938	8,940	90,998	7,062
TLC Loan 158	72,370	-	8,087	64,283	8,361
TLC Loan 157	31,445	-	31,445	-	-
TLC Loan 155	99,938	50,000	149,938	-	-
TLC Loan 154	14,625	300,000	314,625	-	-
TLC Loan 153	1,334,971	-	1,334,971	-	-
Oregon Coast Bank - Line of Credit	-	78,430	-	78,430	- *
Oregon Coast Bank	-	1,418,746	-	1,418,746	- *
	\$ 1,553,349	\$ 2,297,114	\$ 1,848,006	\$ 2,002,457	\$ 44,558

*Drawing down on loan, no required principal payments due within one year

TILLAMOOK URBAN RENEWAL AGENCY
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2016

Estimated annual debt service payments as of June 30, 2016 are as follows:

	TLC Loan 158		TLC Loan 159		TLC Loan 160	
	Principal	Interest	Principal	Interest	Principal	Interest
2017	\$ 8,361	\$ 2,010	\$ 7,062	\$ 2,845	\$ 24,973	\$ 4,957
2018	8,623	1,748	7,283	2,624	21,336	8,595
2019	8,892	1,479	7,510	2,396	22,003	7,928
2020	9,170	1,201	7,745	2,162	22,690	7,240
2021	9,457	915	7,987	1,920	23,399	6,531
2022-2026	19,780	960	43,838	5,695	128,431	21,219
2027-2031	-	-	9,573	334	57,168	2,694
Total	<u>\$ 64,283</u>	<u>\$ 8,313</u>	<u>\$ 90,998</u>	<u>\$ 17,976</u>	<u>\$ 300,000</u>	<u>\$ 59,164</u>

	TLC Loan 161		Loan Total Governmental	
	Principal	Interest	Principal	Interest
2017	\$ 4,162	\$ 826	\$ 44,558	\$ 10,638
2018	3,556	1,432	40,798	14,399
2019	3,667	1,321	42,072	13,124
2020	3,782	1,207	43,387	11,810
2021	3,900	1,089	44,743	10,455
2022-2026	21,406	3,537	213,455	31,411
2027-2031	9,527	449	76,268	3,477
Total	<u>\$ 50,000</u>	<u>\$ 9,861</u>	<u>\$ 505,281</u>	<u>\$ 95,314</u>

5. COMMITMENT AND CONTINGENCIES

The Agency purchases commercial insurance to cover all commonly insurable risks, which includes property damage, liability and employee bonds. Most policies carry a small deductible amount. No insurance claims settled in each of the prior three years have exceeded policy coverage.

6. SUBSEQUENT EVENTS

Management has evaluated subsequent events through December 27, 2016, the date on which the financial statements were issued. Management is not aware of any subsequent events that require recognition or disclosure in the financial statements.

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SUPPLEMENTARY INFORMATION

SUPPLEMENTARY INFORMATION

Supplementary information includes financial information and disclosures that are required by the GASB but are not considered a part of the basic financial statements.

- Budgetary Comparison Schedules
 - Urban Renewal General Fund
 - Urban Renewal Tax Increment Fund

TILLAMOOK URBAN RENEWAL AGENCY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - CASH BASIS
BUDGET AND ACTUAL - URBAN RENEWAL GENERAL FUND
For the Fiscal Year Ended June 30, 2016

	Budget		Actual	Variance Positive (Negative)
	Original	Final		
REVENUES				
Grants	\$ 20,000	\$ 20,000	\$ -	\$ (20,000)
Fines and forfeitures	1,000	1,000	1,350	350
Special assessments	43,150	43,150	42,379	(771)
Investment income	600	600	138	(462)
Total receipts	64,750	64,750	43,867	(20,883)
EXPENDITURES				
Materials and service	114,100	114,100	66,375	47,725
Capital outlay	2,091,972	2,091,972	214,452	1,877,520
Total disbursements	2,206,072	2,206,072	280,827	1,925,245
Receipts over (under) disbursements	(2,141,322)	(2,141,322)	(236,960)	1,904,362
OTHER FINANCING SOURCES (USES)				
Transfers in	314,572	314,572	-	(314,572)
Loan proceeds	1,701,750	1,701,750	441,877	(1,259,873)
Total other financing sources (uses)	2,016,322	2,016,322	441,877	(1,574,445)
Net changes in cash basis fund balances	(125,000)	(125,000)	204,917	329,917
BEGINNING FUND BALANCE	345,000	345,000	349,475	4,475
ENDING FUND BALANCE	\$ 220,000	\$ 220,000	\$ 554,392	\$ 334,392

TILLAMOOK URBAN RENEWAL AGENCY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - CASH BASIS
BUDGET AND ACTUAL - URBAN RENEWAL TAX INCREMENT FUND
For the Fiscal Year Ended June 30, 2016

	Budget			Variance
	Original	Final	Actual	Positive (Negative)
REVENUES				
Property taxes	\$ 275,000	\$ 275,000	\$ 263,861	\$ (11,139)
Investment income	1,800	1,800	3,403	1,603
Total receipts	276,800	276,800	267,264	(9,536)
EXPENDITURES				
Materials and service	15,000	15,000	15,461	(461) ¹
Debt service:				
Principal	1,567,000	1,567,000	1,848,006	(281,006) ^{1,2}
Interest	50,000	50,000	52,495	(2,495) ^{1,2}
Total disbursements	1,632,000	1,632,000	1,915,962	(283,962)
Receipt over (under) disbursements	(1,355,200)	(1,355,200)	(1,648,698)	(293,498)
OTHER FINANCING SOURCES (USES)				
Transfers out	(314,572)	(314,572)	-	314,572 ¹
Loan proceeds	-	-	1,855,237	1,855,237
Total other financing sources (uses)	(314,572)	(314,572)	1,855,237	2,169,809
Net changes in cash basis fund balances	(1,669,772)	(1,669,772)	206,539	1,876,311
BEGINNING FUND BALANCE	109,772	109,772	120,938	11,166
ENDING FUND BALANCE	<u>\$ (1,560,000)</u>	<u>\$ (1,560,000)</u>	<u>\$ 327,477</u>	<u>\$ 1,887,477</u>

¹ Appropriation level for Oregon Budget Law

² Exception to Oregon Budget Law

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**INDEPENDENT AUDITOR'S REPORT REQUIRED
BY OREGON STATE REGULATION**

**INDEPENDENT AUDITOR'S REPORT
REQUIRED BY OREGON STATE REGULATION**

We have audited the basic financial statements of the Tillamook Urban Renewal Agency (the Agency), as of and for the year ended June 30, 2016 and have issued our report thereon dated December 27, 2016. 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 the Oregon Administrative Rules 162-10-000 through 162-10-330 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:

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

In connection with our testing, nothing came to our attention that caused us to believe the Agency was not in substantial compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in the Oregon

Administrative Rules 162-10-000 through 162-10-330 of the *Minimum Standards for Audits of Oregon Municipal Corporations*.

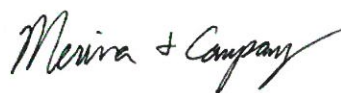
OAR 162-10-0230 Internal Control

In planning and performing our audit, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We consider the deficiency as communicated in a separate letter to management dated December 27, 2016 to be a material weakness.

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. This report is intended solely for the information and use of the Board of Directors, Oregon Secretary of State Audits Division, and management, and is not intended to be and should not be used by anyone other than these specified parties.



Merina & Company, LLP
West Linn, Oregon
December 27, 2016

