URBAN RENEWAL AGENCY
OF THE CITY OF HOOD RIVER
(A Component Unit of the City of Hood River)
HOOD RIVER COUNTY, OREGON

FINANCIAL REPORT

FOR THE YEAR ENDED JUNE 30, 2020

URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER

(A Component Unit of the City of Hood River)

HOOD RIVER COUNTY, OREGON

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ANNUAL FINANCIAL REPORT

For the Year Ended June 30, 2020

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URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of the City of Hood River)

HOOD RIVER COUNTY, OREGON

AGENCY BOARD MEMBERS AS OF JUNE 30, 2020

NAME	TERM EXPIRES
Kate McBride, Chair	December 31, 2020
David Meriwether, Vice Chair	December 31, 2020
Megan Saunders	December 31, 2020
Mark Zanmiller	December 31, 2020
Gladys Rivera	December 31, 2020
Hoby Streich	December 31, 2021
Tim Counihan	December 31, 2022
Erick Haynie	December 31, 2022
Jessica Metta	December 31, 2022

Board Members receive mail at the address listed below.

BOARD ADDRESS
Rachael Fuller, Agency Administrator
Urban Renewal Agency of the City of Hood River
211 2nd St.
Hood River, Oregon 97031

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URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of the City of Hood River)

HOOD RIVER COUNTY, OREGON

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12700 SW 72nd Ave. Tigard, OR 97223
(503) 620-2632 (503) 684-7523 FAX
www.paulyrogersandcocpas.com

November 23, 2020

INDEPENDENT AUDITORS' REPORT

To the Agency Board
Urban Renewal Agency of the City of Hood River
Hood River, Oregon

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the Urban Renewal Agency of the City of Hood River, a component unit of the City of Hood River, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the 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 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.

Auditors' 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 auditors' 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 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 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 each major fund of the Urban Renewal Agency of the City of Hood River, as of June 30, 2020, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

The budgetary comparison schedules presented as Required Supplementary Information, as listed in the table of contents, have 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 records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and in our opinion are 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 basic financial statements. The supplementary information, as listed in the table of contents, 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 relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information, as listed in the table of contents, is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The listing of board members containing their term expiration dates, located before 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.

Report on Other Legal and Regulatory Requirements

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have issued our report dated November 23, 2020, on our consideration of compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.

Tara M. Kamp, CPA

Tara M. Kamp, CPA
PAULY, ROGERS AND CO., P.C.

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MANAGEMENT'S DISCUSSION AND ANALYSIS
Fiscal Year Ended June 30, 2020

This discussion and analysis presents the highlights of the financial activities and resulting financial position for the Urban Renewal Agency of the City of Hood River (Agency). It focuses on the significant issues and activities for the year under audit. Please read it in conjunction with the Agency's financial statements.

FINANCIAL HIGHLIGHTS

- Property tax revenues increased approximately 15% directly related to the increase in property tax increment tied to the assessed value of properties located within the Urban Renewal plan areas.

BASIC FINANCIAL STATEMENTS

The Management Discussion and Analysis (MD&A) is intended to serve as an introduction to the Urban Renewal Agency of the City of Hood River's basic financial statements. The basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. The report also contains other supplementary data in addition to the basic financial statements themselves.

Government-Wide Financial Statements - These two statements present an overview of the Agency's finances, in a manner similar to the private sector. Each statement presents highly condensed, entity-wide information and uses the full accrual basis of accounting.

- The Statement of Net Position presents information on the City's total assets and liabilities, with the resulting difference between the two presented as net position. Over time, increases or decreases to net position may serve as a useful indicator of whether the Agency's financial position is improving or deteriorating.

- The Statement of Activities focuses on the change in net position over the last year. The costs of the Agency's programs are presented and show to what extent governmental activities are subsidized by taxes and other general revenues.

Fund Financial Statements - Following the government-wide statements is a section containing fund financial statements. The Agency's funds are presented in their own columns. A "Budgetary Comparison Statement" for each fund is presented after the "Notes to the Basic Financial Statements."

Notes to Basic Financial Statements - The notes provide additional information that is essential to a full understanding of the financial data provided in the government-wide and fund financial statements.

Completing the document is a schedule of property tax transactions and balances as well as reports by the independent certified public accountant, as required by statute.

CONDENSED COMPARATIVE DATA AND FINANCIAL ANALYSIS

Government-Wide Financial Statements – Statement of Net Position

Table 1
Government Activities

ASSETS	2020	2019
Current Assets	$ 5,849,015	$ 4,203,365
Capital Assets, net	5,646,290	5,764,296
Total assets	11,495,305	9,967,661
LIABILITIES		
Current Liabilities	-	16,088
Noncurrent Liabilities		
Due within one year	93,072	91,651
Due within more than one year	567,177	678,564
Total liabilities	660,249	786,303
NET Position		
Net Investment in Capital Assets	4,986,041	4,994,081
Restricted	5,849,015	4,187,277
Total net position	$ 10,835,056	$ 9,181,358

Government-Wide Financial Statements – Statement of Activities

Table 2
Government Activities

REVENUES	2020	2019	Change	
Property Taxes	$ 2,114,046	$ 1,841,046	$ 273,000	14.8%
Other Revenues	124,817	114,301	10,516	9.2%
Total revenues	2,238,863	1,955,347	$ 245,465	12.6%
EXPENSES				
General Government	579,346	389,791	189,555	48.6%
Interest	5,819	8,589	(2,770)	-32.3%
Total expenses	585,165	398,380	85,028	21.3%
Changes in Net Position	1,653,698	1,556,967	96,731	6.2%
Net Position - Beginning	9,181,358	7,624,391	1,556,967	20.4%
Net Position - Ending	$ 10,835,056	$ 9,181,358	$2,570,346	28.0%

Property tax revenues increased 15% directly related to the increase in property tax increment tied to the assessed value of properties located within the Urban Renewal plan areas. General Government were primarily repayment of debt, administrative costs, and consultant fees for planning activities.

BUDGETARY VARIATIONS

Budgetary schedules by fund can be found on pages 20-23.

CAPITAL ASSET AND DEBT ACTIVITY

Capital Assets – The Statement of Activities discussion above includes a description of capital assets activity during the year.

Debt Outstanding – Debt obligation balances decreased as the Urban Renewal Agency continues to pay down debt associated with an WWTP odor control project and purchase of a waterfront area passive park. Refer to page 18 of the notes for more detailed information on the Agency's debt and amortization terms.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

Tax increment revenue is the primary resource for the Urban Renewal Agency of the City of Hood River. When an urban renewal district is formed, the existing tax base is frozen. The urban renewal plan then receives property taxes that are generated from the increase in assessed value over the frozen base. Urban renewal does not create an additional tax; rather property tax collections are "divided" among the affected taxing districts and the urban renewal plan. When the plan is completed, taxes are no longer divided, and taxing districts once again receive the full distribution of property tax collections.

Each of the Agency's three plan areas is in a very different stage of development:

- The Columbia Cascade (Downtown) Plan, adopted in 1987, is a mature plan with steady, reliable increases in assessed value. The district's fund balance nearly equal to its remaining borrowing authority. The district is not collecting tax in FY2020-21 to assist overlapping districts during the COVID-19 pandemic. It may administer a partial collection in FY2021-22 to exactly reach total maximum indebtedness or it may cease operations. Accumulated balance in the Columbia-Cascade district may be used as part of a portfolio of funding sources if structured parking moves forward in downtown Hood River.

- The Waterfront Plan, adopted in 2008, is a middle-aged plan that has experienced rapid growth in recent years. With the exception of the Port of Hood River's "Lot 1", the Waterfront Plan area is approaching full build out. The recent failure of the primary stormwater line in the district may necessitate the expenditure of all remaining waterfront plan borrowing authority for the line's replacement. The Waterfront paused division of tax for FY2020-21 in order to aid overlapping taxing districts during the COVID-19 pandemic.

- Finally, the most recent Heights Plan, adopted in 2011. The district is currently engaging urban design and engineering consultants to develop a phased implementation plan for district improvements. This project is anticipated to be completed in FY2020-21 with bidding of the resulting construction projects to follow.

REQUESTS FOR INFORMATION

The Agency's financial statements are designed to present users (citizens, taxpayers, customers, investors, and creditors) with a general overview of the Agency's finances and to demonstrate the Agency's accountability. If you have questions about the report or need additional financial information, please contact the City of Hood River's Finance Director at 211 2nd Street, Hood River, Oregon 97031.

URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of The City of Hood River)

HOOD RIVER, OREGON

BASIC FINANCIAL STATEMENTS

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URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of the City of Hood River, Oregon)
HOOD RIVER COUNTY, OREGON

STATEMENT OF NET POSITION
June 30, 2020

ASSETS:		
Cash Held at City of Hood River	$	5,719,706
Taxes Receivable		129,309
Capital Assets - Nondepreciable		395,000
Capital Assets, Decpreciable - Net of Accumulated Depreciation		5,251,290
Total Assets		11,495,305
LIABILITIES:		
Long Term Debt		
Due Within One Year		93,072
Due in More Than One Year		567,177
Total Liabilities		660,249
NET POSITION:		
Net Investment in Capital Assets		4,986,041
Restricted for Urban Renewal		5,849,015
Total Net Position	$	10,835,056

See accompanying notes to basic financial statements

URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of the City of Hood River, Oregon)
HOOD RIVER COUNTY, OREGON

STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2020

FUNCTIONS	EXPENSES	PROGRAM REVENUES: CHARGES FOR SERVICES	PROGRAM REVENUES: CAPITAL GRANTS AND CONTRIBUTIONS	NET (EXPENSE) REVENUE AND CHANGES IN NET POSITION
Economic and Physical Development	$ 579,346	$ -	$ 15,080	$ (564,266)
Interest Expense on Long-Term Debt	5,819	-	-	(5,819)
Total Governmental Activities	$ 585,165	$ -	$ 15,080	(570,085)
General Revenues:				
Property Taxes				2,114,046
Investment earnings				109,737
Total General Revenues				2,223,783
Change in Net Position				1,653,698
Net Position - Beginning				9,181,358
Net Position - Ending				$ 10,835,056

See accompanying notes to basic financial statements

URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of the City of Hood River, Oregon)
HOOD RIVER COUNTY, OREGON

BALANCE SHEET - GOVERNMENTAL FUNDS
June 30, 2020

GOVERNMENTAL FUND TYPES

	GENERAL FUND	COLUMBIA CASCADE DISTRICT FUND	WATERFRONT DISTRICT FUND	THE HEIGHTS DISTRICT FUND	TOTAL GOVERNMENTAL
ASSETS:					
Cash Held at City of Hood River	$ 59,558	$ 4,106,090	$ 792,325	$ 761,733	$ 5,719,706
Receivables:					
Taxes	-	78,281	38,277	12,751	129,309
Total Assets	$ 59,558	$ 4,184,371	$ 830,602	$ 774,484	$ 5,849,015
LIABILITIES, DEFERRED OUTFLOWS OF RESOURCES, AND FUND BALANCE:					
Deferred Outflows of Resources:					
Unavailable Revenue - Taxes	$ -	$ 69,166	$ 33,041	$ 11,079	$ 113,286
Total Deferred Outflows of Resources	-	69,166	33,041	11,079	113,286
Fund Balance:					
Restricted for Urban Renewal	59,558	4,115,205	797,561	763,405	5,735,729
Total Fund Balance	59,558	4,115,205	797,561	763,405	5,735,729
Total Liabilities, Deferred Outflows of Resources, and Fund Equity	$ 59,558	$ 4,184,371	$ 830,602	$ 774,484	$ 5,849,015

See accompanying notes to basic financial statements

URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of the City of Hood River, Oregon)
HOOD RIVER COUNTY, OREGON

RECONCILIATION OF BALANCE SHEET OF GOVERNMENTAL FUNDS
TO STATEMENT OF NET POSITION
June 30, 2020

Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

Fund Balances	$	5,735,729
The cost of governmental capital assets (land, buildings, improvements, machinery and equipment, infrastructure, and construction in progress) is reported as an expenditure in governmental funds. The statement of net position includes those capital assets among the assets of the Agency as a whole.		
Net Capital Assets		5,646,290
Long-term liabilities applicable to the Agency's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities, both current and long-term, are reported in the statement of net position.		
Long-term debt		(660,249)
Other long-term assets are not available to pay for current-period expenditures and therefore are deferred in the funds.		
Deferred Revenue, Net		113,286
Net Position	$	10,835,056

See accompanying notes to basic financial statements

URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of the City of Hood River, Oregon)
HOOD RIVER COUNTY, OREGON

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE-GOVERNMENTAL FUNDS
For the Year Ended June 30, 2020

	GENERAL FUND	COLUMBIA CASCADE DISTRICT FUND	WATERFRONT DISTRICT FUND	THE HEIGHTS DISTRICT FUND	TOTAL GOVERNMENTAL
REVENUES:					
Taxes	$ -	$ 1,179,108	$ 696,783	$ 218,303	$ 2,094,194
Interest on Investments	1,239	76,967	16,622	14,909	109,737
Capital Contributions - Assessments	-	15,080	-	-	15,080
Total Revenues	1,239	1,271,155	713,405	233,212	2,219,011
EXPENDITURES:					
Current:					
Materials and Services	8,794	55,753	301,538	95,255	461,340
Debt Service	-	-	115,785	-	115,785
Total Expenditures	8,794	55,753	417,323	95,255	577,125
Excess of Revenues, Over (Under) Expenditures	(7,555)	1,215,402	296,082	137,957	1,641,886
OTHER FINANCING SOURCES (USES):					
Transfers In	6,000	-	-	-	6,000
Transfers Out	-	(2,000)	(2,000)	(2,000)	(6,000)
Total Other Financing Sources (Uses)	6,000	(2,000)	(2,000)	(2,000)	-
Net Change in Fund Balance	(1,555)	1,213,402	294,082	135,957	1,641,886
Beginning Fund Balance	61,113	2,901,803	503,479	627,448	4,093,843
Ending Fund Balance	$ 59,558	$ 4,115,205	$ 797,561	$ 763,405	$ 5,735,729

See accompanying notes to basic financial statements

URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of the City of Hood River, Oregon)
HOOD RIVER COUNTY, OREGON

RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS TO STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2020

Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balance and the government-wide statement of activities		
Net Change in Fund Balance	$	1,641,886
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Depreciation Expense		(118,006)
Under the modified accrual basis of accounting used in the governmental funds, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the statement of activities, however, which is presented on the accrual basis of accounting, expenses and liabilities are reported regardless of when financial resources are available. This adjustment combines the net changes in liability balances between years.		
Long Term Debt Principal Payments		109,966
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. This adjustment combines the net changes in deferred taxes and revenues between years.		
Property Taxes		19,852
Change in Net Position	$	1,653,698

See accompanying notes to basic financial statements

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

The financial statements are prepared in accordance with Generally Accepted Accounting Principles (GAAP). The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the accounting policies are described below.

A. THE FINANCIAL REPORTING ENTITY

The Urban Renewal Agency of the City of Hood River (Agency) was formed September 22, 1986, under the provisions of the Oregon Revised Statutes (ORS). The Agency operates under a Board-Manager form of government and provides specific projects located in each Urban Renewal District.

The Agency is a blended component unit of the City of Hood River and is a municipal corporation governed by an elected nine member board composed of seven members concurrently serving on the Hood River City Council and two members concurrently serving on the Port of Hood River Board of Commissioners. Generally accepted accounting principles, in the United States of America, require that these basic financial statements present the Agency and all component units, if any. Component units, as established by the Governmental Accounting Standards Board (GASB) Statement No. 61, are separate organizations that are included in the Agency's reporting entity because of the significance of their operational or financial relationships with the Agency and the existence of a financial benefit/burden relationship. All significant activities and organizations with which the Agency exercises oversight responsibility have been considered for inclusion in the basic financial statements. There are no component units. The Urban Renewal Agency of the City of Hood River is a component unit of the City of Hood River because the Hood River City Council exercises oversight authority over the Agency as demonstrated by the make-up of the Agency's Board Members, and because of its economic dependency on the City of Hood River.

B. BASIS OF PRESENTATION

GOVERNMENT-WIDE FINANCIAL STATEMENTS (GWFS)

The government-wide statements report information irrespective of fund activity, and the fund financial statements report information using the funds. The government-wide 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 and the Statement of Activities. These statements were prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

General receipts are from property and related taxes, assessments, and interest. All disbursements are categorized as program disbursements and interest on long-term debt.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. BASIS OF PRESENTATION (CONTINUED)

FUND FINANCIAL STATEMENTS

The accounts are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, revenues are considered to be available if they are collected within one (1) month of the end of the current fiscal year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

While the financial position, results of operations, and changes in fund balance/net position is reported on the basis of accounting principles generally accepted in the United States of America (GAAP), the budgetary basis of accounting differs from generally accepted accounting principles. The budgetary statements provided as part of supplementary information elsewhere in this report are presented on the budgetary basis to provide a meaningful comparison of actual results with the budget. The primary differences between the budgetary basis and GAAP basis are that capital outlay is expensed when purchased, depreciation and amortization expenses are not reported, property taxes and assessment revenue are recognized as revenue when received instead of when levied, proceeds of long-term borrowing are recognized as an "other financing source" when borrowed and principal paid is considered an expenditure when paid. Bond issue costs are recognized as expenditures when bonds are issued.

Financial operations are accounted for in the following major governmental funds:

General Fund
This fund accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Columbia Cascade District Fund
This fund accounts for the payments of principal and interest on urban renewal debt and other costs specific to the Columbia Cascade Plan. The primary sources of revenue are tax increment revenues and interest income.

Waterfront District Fund
This fund accounts for the financial activities specific to the Waterfront Plan. The primary sources of revenue are tax increment revenues and interest income.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. BASIS OF PRESENTATION (CONTINUED)

The Heights District Fund
This fund accounts for the financial activities specific to The Heights Plan. The primary sources of revenue are tax increment revenues and interest income.

C. BUDGETS

A budget is prepared for each governmental fund type in accordance with the legal requirements set forth in the Oregon Local Budget Law. The budget process begins early in each fiscal year with the establishment of the budget committee. Recommendations are developed through late winter with the budget committee approving the budget in early spring. Public notices of the budget hearing are generally published in early spring with a public hearing being held approximately three weeks later. The budget may be amended prior to adoption. However, budgeted expenditures for each fund may not be increased by more than ten percent. The budget is then adopted, appropriations are made and the tax levy declared no later than June 30.

The expenditure budgets are appropriated at the following levels:

LEVEL OF CONTROL

Operations Program
Materials and Services (unallocated)
Debt Service
Contingency
Transfers

Expenditures cannot legally exceed the above appropriation levels except in the case of grants which could not be estimated at the time of budget adoption. Appropriations lapse at the fiscal year end. Management may amend line items in the budget without Board approval as long as appropriation levels (the legal level of control) are not changed. Supplemental appropriations may occur if the Board approves them due to a need which exists which was not determined at the time the budget was adopted.

Budget amounts shown in the basic financial statements reflect the original and final budget amounts. Expenditures in all funds were within authorized appropriations for the year ended June 30, 2020, except for URA Waterfront Fund – Operations by $219,538 due to a misclassification of a payment to City of Hood River.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. PROPERTY TAXES AND PROPERTY TAXES RECEIVABLE

Property taxes receivable is recorded to indicate the amount of uncollected taxes that are expected to be received in the future. Such taxes are offset by a liability to indicate that these amounts have been recorded as receipts in the governmental statements. Ad valorem property taxes are levied and become a lien on all taxable property as of July 1. Collection dates are November 15, February 15, and May 15. Discounts are allowed if the amount due is received by November 15. Taxes unpaid and outstanding on May 16 are considered delinquent. Taxes are billed and collected by Hood River County and remittance to the Agency is made at periodic intervals.

E. ESTIMATES

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires the management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues, expenditures and expenses during the reporting period. Actual results could differ from those estimates.

F. CASH AND INVESTMENTS

For financial reporting purposes, all highly liquid investments with a maturity of three months or less when purchased are considered to be cash equivalents.

Fair Value Inputs and Methodologies and Hierarchy

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Observable inputs are developed based on market data obtained from sources independent of the reporting entity. Unobservable inputs are developed based on the best information available about the assumptions market participants would use in pricing the asset. The classification of securities within the fair value hierarchy is based up on the activity level in the market for the security type and the inputs used to determine their fair value, as follows:

Level 1 – unadjusted price quotations in active markets/exchanges for identical assets or liabilities that each Fund has the ability to access
Level 2 – other observable inputs (including, but not limited to, quoted prices for similar assets or liabilities in markets that are active, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the assets or liabilities (such as interest rates, yield curves, volatilities, loss severities, credit risks and default rates) or other market–corroborated inputs)
Level 3 – unobservable inputs based on the best information available in the circumstances, to the extent observable inputs are not available (including each Fund's own assumptions used in determining the fair value of investments)

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). Accordingly, the degree of judgment exercised in determining fair value is greatest for instruments categorized in Level 3. The inputs used to measure fair value may fall into different levels of the fair value hierarchy. In such cases, for disclosure purposes, the fair value hierarchy classification is determined based on the lowest level input that is significant to the fair value measurement in its entirety.

G. DUE FROM CITY OF HOOD RIVER - ASSESSMENTS

For legal reasons, assessments on Agency property are assessed by City of Hood River on the Agency's behalf and are recognized as receivables at the time property owners are assessed on property improvements. These assessments are liens on the affected properties. The receivable balance, if any, represents the net balance on the City of Hood River's financial statements.

H. CAPITAL ASSETS

Capital assets—which include property, plant, buildings and improvements, equipment, and infrastructure assets (e.g., streets, roads, bridges, sidewalks, and similar items)—are reported in the agency-wide financial statements. Capital assets are defined as tangible assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of one operating cycle. Such assets are recorded at historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. No capital assets have been acquired with funding provided by federal assistance or from other agencies. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during construction is not capitalized. Depreciation on exhaustible assets is depreciated using the straight-line method. The Agency has not acquired any capital assets other than infrastructure and these assets are depreciated over an estimated useful life of forty years.

I. LONG-TERM OBLIGATIONS

Long-term obligations are reported in the government-wide financial statements as liabilities. The governmental individual fund financial statements do not report long-term obligations because they do not require the use of current financial resources.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

J. NET POSITION

Net position comprises the various net earnings from operations, nonoperating revenues, expenses and contributions of capital. Net position is classified in the following three categories:

Net investment in capital assets – consists of all capital assets, net of accumulated depreciation and reduced by any outstanding balances of any bonds or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

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

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

K. FUND BALANCE

In March 2009, the GASB issued Statement No. 54, *Fund Balance Reporting and Governmental Fund-type Definitions*. The objective of this statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing governmental fund-type definitions. This statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed on the use of the resources reported in governmental funds. Under this standard, the fund balance classifications of reserved, designated, and unreserved/undesignated were replaced with five new classifications – nonspendable, restricted, committed, assigned, and unassigned.

- Nonspendable fund balance represents amounts that are not in a spendable form.
- Restricted fund balance represents amounts that are legally restricted by outside parties for a specific purpose (such as debt covenants, grant requirements, donor requirements, or other governments) or are restricted by law (constitutionally or by enabling legislation).
- Committed fund balance represents funds formally set aside by the governing body for a particular purpose. The use of committed funds would be approved by resolution.
- Assigned fund balance represents amounts that are constrained by the expressed intent to use resources for specific purposes that do not meet the criteria to be classified as restricted or committed. Intent can be stipulated by the governing body or by an official to whom that authority has been given by the governing body. By resolution, the decision-making for assigning amounts are delegated to the Urban Renewal Administrator and the Finance Director.
- Unassigned fund balance is the residual classification of the General Fund. Only the General Fund may report a positive unassigned fund balance. Other governmental funds would report any negative residual fund balance as unassigned.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

There are no nonspendable, committed, assigned or unassigned fund balances.

The governing body has approved the following order of spending regarding fund balance categories: Restricted resources are spent first when both restricted and unrestricted (committed, assigned or unassigned) resources are available for expenditures. When unrestricted resources are spent, the order of spending is committed (if applicable), assigned (if applicable) and unassigned.

L. DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources,* represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/ expenditure) until then. The government has no such items.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting, which qualifies for reporting in this category. Accordingly, the item, *unavailable revenue,* is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

2. CASH AND INVESTMENTS

The Agency's cash is pooled with the City of Hood River. Please refer to the City's basic financial statements, issued under separate cover, for additional information pertaining to the nature and collateralization of the City's cash and investments. The balance at June 30, 2020 was $5,719,706.

3. PROPERTY TAX LIMITATIONS

The State of Oregon imposes a constitutional limit on property taxes for schools and nonschool government operations. The limitation provides that property taxes for nonschool operations are limited to $10.00 for each $1,000 of property market value. This limitation does not apply to taxes levied for principal and interest on general obligation bonded debt.

The State further reduced property taxes by replacing the previous constitutional limits on tax bases with a rate and value limit in 1997. This reduction is accomplished by rolling property values back to their 1995-96 values less 10% and limiting future tax value growth of each property to no more than 3% per year, subject to certain exceptions. Taxes levied to support bonded debt are exempted from the reductions.

The State Constitution sets restrictive voter approval requirements for most tax and many fee increases and new bond issues.

4. CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2020 was as follows:

	GOVERNMENTAL ACTIVITIES CAPITAL ASSETS			
	June 30, 2019	Additions	Disposals	June 30, 2020
Capital Assets not being depreciated				
Land	$ 395,000	$ -	$ -	$ 395,000
Capital Assets being depreciated				
Infrastructure	5,900,324	-	-	5,900,324
Accumulated Depreciation				
Infrastructure	531,028	118,006	-	649,034
Total Net Capital Assets	$ 5,764,296	$ (118,006)	$ -	$ 5,646,290

5. LONG-TERM OBLIGATIONS

Changes in long-term liabilities during the year are as follows:

	GOVERNMENTAL ACTIVITES						
	Interest Rate	Original Issue	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Direct Borrowings:							
Upland Property	0.00%	$ 395,000	$ 395,000	$ -	$ 18,317	$ 376,683	$ -
City of Hood River	1.55%	469,000	375,215	-	91,649	283,566	93,072
Total Long-term Obligations			$ 770,215	$ -	$ 109,966	$ 660,249	$ 93,072

During the fiscal year ended June 30, 2018, the Agency's Waterfront District borrowed $469,000 from the City of Hood River's Sewer Fund for Odor Control upgrades at the Waste Water Treatment Plant. There are no provisions in the agreement for collateral, event of default, or termination. Repayments will be made over five years with 1.55% annual interest as follows:

Fiscal Year	Principle	Interest
2020-21	$ 93,072	$ 4,395
2021-22	94,515	2,953
2022-23	95,980	1,488
	$ 283,566	$ 8,836

5. LONG-TERM OBLIGATIONS (CONTINUED)

In February 2016, the Agency received loan proceeds related to the purchase of property referred to as the Upland Property. There are no provisions in the agreement for collateral, event of default, or termination. The agreement bears no interest until the debt becomes payable and will be paid by the Agency's incremental tax revenues when available; therefore there are no payment schedules.

6. RISK MANAGEMENT

There is exposure to various risks of loss related to torts; errors and omissions; and natural disasters. The Agency is covered by The City of Hood River's commercial insurance to minimize its exposure to these risks. Settled claims have not exceeded this commercial coverage for three years.

7. INTERFUND TRANSFERS

Interfund transfers are budgeted and recorded to show legal and operational commitments between funds. Each of the three plan funds transfer to the general fund its shared operational costs.

8. RELATED PARTY TRANSACTIONS

Administrative services are contracted with the City of Hood River, including general administration and project management. Administrative costs for the year ended June 30, 2019 and June 30, 2020 were $144,000 per year. The Agency is an additional insured on the City of Hood River's commercial insurance policy and the City pays the premium on this policy.

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URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of The City of Hood River)

HOOD RIVER COUNTY, OREGON

REQUIRED SUPPLEMENTARY INFORMATION

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URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of the City of Hood River, Oregon)
HOOD RIVER COUNTY, OREGON

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL AND BUDGET
For the Year Ended June 30, 2020

GENERAL FUND

	ORIGINAL BUDGET	FINAL BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET
REVENUES:					
Interest on Investments	$ 1,492	$ 1,492		$ 1,239	$ (253)
Total Revenues	1,492	1,492		1,239	(253)
EXPENDITURES:					
Operations	11,900	11,900	(1)	8,794	3,106
Contingency	4,500	4,500	(1)	-	4,500
Total Expenditures	16,400	16,400		8,794	7,606
Excess of Revenues, Over (Under) Expenditures	(14,908)	(14,908)		(7,555)	7,353
Other Financing Sources, (Uses)					
Transfers In	6,000	6,000		6,000	-
Total Other Financing Sources, (Uses)	6,000	6,000		6,000	-
Net Change in Fund Balance	(8,908)	(8,908)		(1,555)	7,353
Beginning Fund Balance	59,697	59,697		61,113	1,416
Ending Fund Balance	$ 50,789	$ 50,789		$ 59,558	$ 8,769

(1) Appropriation Level

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URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of The City of Hood River)

HOOD RIVER COUNTY, OREGON

SUPPLEMENTARY INFORMATION

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URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of the City of Hood River, Oregon)
HOOD RIVER COUNTY, OREGON

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL AND BUDGET
For the Year Ended June 30, 2020

COLUMBIA CASCADE DISTRICT FUND

	ORIGINAL BUDGET	FINAL BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET
REVENUES:					
Property Taxes	$ 1,151,329	$ 1,151,329		$ 1,179,108	$ 27,779
Interest on Investments	69,872	69,872		76,967	7,095
Capital Contributions - Assessments	50,568	50,568		15,080	(35,488)
Total Revenues	1,271,769	1,271,769		1,271,155	27,779
EXPENDITURES:					
Operations	88,000	88,000	(1)	55,753	32,247
Expenditures Not Allocated:					
Contingency	3,600,000	3,600,000	(1)	-	3,600,000
Total Expenditures	3,688,000	3,688,000		55,753	3,632,247
Excess of Revenues, Over (Under) Expenditures	(2,416,231)	(2,416,231)		1,215,402	3,660,026
Other Financing Sources, (Uses)					
Transfer out	(2,000)	(2,000)	(1)	(2,000)	-
Total Other Financing Sources (Uses)	(2,000)	(2,000)		(2,000)	-
Net Change in Fund Balance	(2,418,231)	(2,418,231)		1,213,402	3,631,633
Beginning Fund Balance	2,794,876	2,794,876		2,901,803	106,927
Ending Fund Balance	$ 376,645	$ 376,645		$ 4,115,205	$ 3,738,560

(1) Appropriation Level

URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of the City of Hood River, Oregon)
HOOD RIVER COUNTY, OREGON

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL AND BUDGET
For the Year Ended June 30, 2020

WATERFRONT DISTRICT FUND

	ORIGINAL BUDGET	FINAL BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET
REVENUES:					
Property Taxes	$ 586,523	$ 586,523		$ 696,783	$ 110,260
Interest on Investments	15,014	15,014		16,622	1,608
Total Revenues	601,537	601,537		713,405	111,868
EXPENDITURES:					
Operations	282,000	82,000	(1)	301,538	(219,538)
Expenditures Not Allocated:					
Debt Service	97,467	115,785	(1)	115,785	-
Contingency	650,000	581,682	(1)	-	581,682
Total Expenditures	1,029,467	779,467		417,323	362,144
Excess of Revenues, Over (Under) Expenditures	(427,930)	(177,930)		296,082	474,012
Other Financing Sources, (Uses)					
Transfers Out	(2,000)	(252,000)	(1)	(2,000)	250,000
Total Other Financing Sources, (Uses)	(2,000)	(252,000)		(2,000)	250,000
Net Change in Fund Balance	(429,930)	(429,930)		294,082	724,012
Beginning Fund Balance	600,548	600,548		503,479	(97,069)
Ending Fund Balance	$ 170,618	$ 170,618		$ 797,561	$ 626,943

(1) Appropriation Level

URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of the City of Hood River, Oregon)
HOOD RIVER COUNTY, OREGON

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL AND BUDGET
For the Year Ended June 30, 2020

HEIGHTS DISTRICT FUND

	ORIGINAL BUDGET	FINAL BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET
REVENUES:					
Property Taxes	$ 217,286	$ 217,286		$ 218,303	$ 1,017
Interest on Investments	15,865	15,865		14,909	(956)
Total Revenues	233,151	233,151		233,212	61
EXPENDITURES:					
Operations	188,000	188,000	(1)	95,255	92,745
Expenditures Not Allocated:					
Contingency	502,000	502,000	(1)	-	502,000
Total Expenditures	690,000	690,000		95,255	594,745
Excess of Revenues, Over (Under) Expenditures	(456,849)	(456,849)		137,957	594,806
Other Financing Sources, (Uses)					
Transfers Out	(2,000)	(2,000)	(1)	(2,000)	-
Total Other Financing Sources, (Uses)	(2,000)	(2,000)		(2,000)	-
Net Change in Fund Balance	(458,849)	(458,849)		135,957	594,806
Beginning Fund Balance	634,606	634,606		627,448	(7,158)
Ending Fund Balance	$ 175,757	$ 175,757		$ 763,405	$ 587,648

(1) Appropriation Level

CITY OF HOOD RIVER
HOOD RIVER COUNTY, OREGON

SCHEDULE OF PROPERTY TAX COLLECTIONS AND UNPAID BALANCES

For the Year Ended June 30, 2020

URA COLUMBIA CASCADE PLAN FUND

TAX YEAR	IMPOSED LEVY OR BALANCE UNCOLLECTED 07/01/19	DEDUCT DISCOUNTS	ADJUSTMENT TO ROLLS	CASH COLLECTIONS BY COUNTY TREASURER	BALANCE UNCOLLECTED OR UNSEGREGATED 06/30/20
Current:					
2019-20	$ 1,223,862	$ 35,467	$ (541)	$ 1,151,064	$ 36,790
Prior years					
2018-19	28,543	-	165	12,151	16,557
2017-18	12,933	-	321	4,946	8,308
2016-17	8,932	-	646	4,136	5,442
2015-16	5,421	-	592	3,562	2,451
Prior	10,463	-	22	1,752	8,733
Total Prior	66,292	-	1,746	26,547	41,491
Total	$ 1,290,154	$ 35,467	$ 1,205	$ 1,177,611	$ 78,281

RECONCILIATION TO REVENUE

Cash Collections by County Treasurer Above	$ 1,177,611
Other Collections/Credits	1,497
Total per budgetary statement	$ 1,179,108

CITY OF HOOD RIVER
HOOD RIVER COUNTY, OREGON

SCHEDULE OF PROPERTY TAX COLLECTIONS AND UNPAID BALANCES

For the Year Ended June 30, 2020

URA WATERFRONT PLAN FUND

TAX YEAR	IMPOSED LEVY OR BALANCE UNCOLLECTED 07/01/19	DEDUCT DISCOUNTS	ADJUSTMENT TO ROLLS	CASH COLLECTIONS BY COUNTY TREASURER	BALANCE UNCOLLECTED OR UNSEGREGATED 06/30/20
Current:					
2019-20	$ 727,812	$ 21,087	$ (494)	$ 684,358	$ 21,873
Prior years					
2018-19	13,952	-	80	5,939	8,093
2017-18	5,869	-	146	2,245	3,770
2016-17	3,822	-	277	1,770	2,329
2015-16	1,842	-	202	1,211	833
Prior	1,777	-	5	403	1,379
Total Prior	27,262	-	710	11,568	16,404
Total	$ 755,074	$ 21,087	$ 216	$ 695,926	$ 38,277

RECONCILIATION TO REVENUE

Cash Collections by County Treasurer Above	$ 695,926
Other Collections/Credits	857
Total per budgetary statement	$ 696,783

CITY OF HOOD RIVER
HOOD RIVER COUNTY, OREGON

SCHEDULE OF PROPERTY TAX COLLECTIONS AND UNPAID BALANCES

For the Year Ended June 30, 2020

URA THE HEIGHTS PLAN FUND

TAX YEAR	IMPOSED LEVY OR BALANCE UNCOLLECTED 07/01/19	DEDUCT DISCOUNTS	ADJUSTMENT TO ROLLS	CASH COLLECTIONS BY COUNTY TREASURER	BALANCE UNCOLLECTED OR UNSEGREGATED 06/30/20
Current:					
2019-20	$ 227,830	$ 6,588	$ (606)	$ 213,803	$ 6,833
Prior years					
2018-19	5,139	-	6,030	8,188	2,981
2017-18	2,205	-	155	943	1,417
2016-17	1,368	-	98	633	833
2015-16	672	-	73	441	304
Prior	499	-	(6,097)	(5,981)	383
Total Prior	9,883	-	259	4,224	5,918
Total	$ 237,713	$ 6,588	$ (347)	$ 218,027	$ 12,751

RECONCILIATION TO REVENUE

Cash Collections by County Treasurer Above	$ 218,027
Other Collections/Credits	276
Total per budgetary statement	$ 218,303

URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
(A Component Unit of The City of Hood River)

HOOD RIVER COUNTY, OREGON

INDEPENDENT AUDITORS' REPORT REQUIRED BY
OREGON STATE REGULATIONS

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November 23, 2020

Independent Auditors' Report Required by Oregon State Regulations

We have audited the basic financial statements of the Urban Renewal Agency of the City of Hood River as of and for the year ended June 30, 2020 and have issued our report thereon dated November 23, 2020. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we performed tests of compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statues as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the determination of financial statements amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

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

- **Deposit of public funds with financial institutions (ORS Chapter 295)**
- **Indebtedness limitations, restrictions and repayment.**
- **Budgets legally required (ORS Chapter 294).**
- **Insurance and fidelity bonds in force or required by law.**
- **Authorized investment of surplus funds (ORS Chapter 294).**
- **Public contracts and purchasing (ORS Chapters 279A, 279B, 279C).**

In connection with our testing nothing came to our attention that caused us to believe the Urban Renewal Agency of the City of Hood River 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, except for the following:

1. Budget overexpenditure as noted on page 13 of the report.

OAR 162-10-0230 Internal Control

In planning and performing our audit, we considered 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 the internal control over financial reporting. Accordingly, we do not express an opinions on the effectiveness of the internal control over financial reporting.

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

Tara M. Kamp, CPA

Tara M. Kamp, CPA
PAULY, ROGERS AND CO., P.C.