



BEND URBAN RENEWAL AGENCY

A COMPONENT UNIT OF THE CITY OF BEND, OREGON

Annual Financial Report Fiscal Year Ended June 30, 2025



CITY OF BEND

**BEND URBAN RENEWAL AGENCY
A COMPONENT UNIT OF THE
CITY OF BEND, OREGON**

Annual Financial Report
Fiscal Year Ended June 30, 2025

Prepared by the City of Bend Finance Department
Samantha Nelson, Chief Financial Officer

BEND URBAN RENEWAL AGENCY
A COMPONENT UNIT OF THE CITY OF BEND, OREGON
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Fiscal Year Ended June 30, 2025

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**BEND URBAN RENEWAL AGENCY
A COMPONENT UNIT OF THE CITY OF BEND, OREGON**

Principal Officials

Board Officials as of June 30, 2025

Chair

Mike Riley

Board Members

Term Expiration

Melanie Kebler
Ariel Mendez
Mike Riley
Megan Perkins
Megan Norris
Gina Franzosa
Steve Platt

December 2026
December 2026
December 2026
December 2028
December 2028
December 2028
December 2028

Mailing Address:
Bend City Hall
710 NW Wall Street
Bend, OR 97703



Report of Independent Auditors

Honorable Mayor and City Council
Bend Urban Renewal Agency (A Component of the City of Bend, Oregon)
Bend, Oregon

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Bend Urban Renewal Agency, a component unit of the City of Bend, Oregon, (the Agency) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the governmental activities and each major fund of the Agency as of June 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Agency and do not purport to, and do not, present fairly the financial position of the City of Bend, Oregon, as of June 30, 2025, the changes in its financial position, or where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and 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.

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Required Supplementary Information, such as Management's Discussion and Analysis and the Budgetary Comparison Schedule for the Urban Renewal General Fund on 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 Management's Discussion and Analysis in accordance with GAAS, 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.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The budgetary schedule described above 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. The budgetary schedule 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 GAAS. In our opinion, the budgetary schedule is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Supplementary 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 accompanying Other Supplementary Information and Other Financial Schedules (collectively, Supplementary Information), as listed in the Table of Contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. The Supplementary Information 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 is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the principal officials and statistical section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

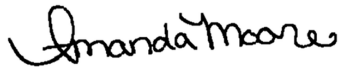
In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 12, 2025, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Other Reporting Required by Oregon Minimum Standards

In accordance with the *Minimum Standards for Audits of Oregon Municipal Corporations*, we have also issued our report dated December 12, 2025, on our consideration of the Agency's compliance with certain provisions of laws, regulations, contracts, and grant agreements, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-010-0000 through 162-010-0330 of the *Minimum Standards for Audits of Oregon Municipal Corporations*. 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.



Amanda Moore, Principal, for
Baker Tilly US, LLP
Medford, Oregon

December 12, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Fiscal Year Ended June 30, 2025

This Management's Discussion and Analysis (MD&A) is presented to facilitate financial analysis and provide an overview of the financial activities of the Bend Urban Renewal Agency (BURA) for the fiscal year ended June 30, 2025. Information in the MD&A is based on currently known facts, decisions and conditions. Please read it in conjunction with the basic financial statements and the accompanying notes to those financial statements.

FINANCIAL HIGHLIGHTS

- BURA's assets and deferred outflows of resources totaled \$24.3 million at June 30, 2025 and consisted mainly of restricted cash and investments of \$14.3 million and capital assets of \$9.2 million.
- BURA's liabilities totaled \$12.2 million at June 30, 2025 and consisted primarily of debt that was issued to finance Juniper Ridge development, Murphy Crossing improvements, projects within the City's Core Area and other infrastructure that has since been contributed to the City of Bend.
- Net position was \$12.1 million at June 30, 2025, an increase of \$3.7 million from the previous year.
- Revenues for the fiscal year ended June 30, 2025 totaled \$4.6 million and consisted mainly of property taxes.

THE FINANCIAL STATEMENTS

BURA's basic financial statements and other required supplementary information are presented using the integrated approach as prescribed by Governmental Accounting Standards Board (GASB) Statement No. 34. The basic financial statements are comprised of three components:

1. Government-wide financial statements
2. Fund financial statements
3. Notes to the basic financial statements

The basic financial statements present financial information about BURA as a whole and about its activities. Following the basic financial statements is the required supplementary information which provides a budgetary comparison for BURA's General Fund. Finally, completing the document is a series of other financial and statistical schedules, and the report of the independent certified public accountants, as required by statute.

Government-wide Financial Statements

The government-wide financial statements are comprised of the Statement of Net Position and the Statement of Activities and are designed to present the financial picture of BURA in a manner similar to a private-sector business, i.e. from the economic resources measurement focus using the accrual basis of accounting.

The Statement of Net Position includes all assets of BURA (including infrastructure) as well as all liabilities (including long-term debt). Net position is the difference between assets plus deferred outflows of resources and liabilities plus deferred inflows of resources, which is one way to measure BURA's financial health, or financial position. Over time, increases or decreases in BURA's net position may be an indicator of whether its financial health is improving or deteriorating.

The Statement of Activities reports all revenues when earned and expenses when incurred regardless of the timing of related cash flows. The focus of the Statement of Activities is to present the major program costs and match major resources with each. To the extent a program's cost is not recovered by grants and direct charges, it is paid from general taxes and other general resources. This Statement summarizes and simplifies the user's analysis to determine the extent to which programs are self-supporting and/or subsidized by general revenues.

Fund Financial Statements

Following the government-wide statements are the fund financial statements. Funds are used to segregate resources for specific activities or objectives. BURA has six (6) governmental funds, all of which are reported as major funds. The Juniper Ridge Urban Renewal Construction Fund serves as the General Fund in fiscal year 2024-2025. The other major funds are: BURA Murphy Crossing Debt Service Fund, BURA Juniper Ridge Debt Service Fund, BURA Core Area Debt Service Fund, BURA Murphy Crossing Construction Fund, and BURA Core Area Construction Fund.

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Fiscal Year Ended June 30, 2025

The governmental funds' statements emphasize available financial resources rather than net position. They are prepared using the current financial resources measurement focus and modified accrual basis of accounting.

The following reconciliations are provided to facilitate a comparison between governmental funds as reported in the fund financial statements and governmental activities as reported in the government-wide financial statements:

- A reconciliation of the fund balance reported in the governmental funds Balance Sheet to the net position reported on the government-wide Statement of Net Position, and
- A reconciliation of the change in fund balances reported in the governmental funds Statement of Revenues, Expenditures, and Changes in Fund Balances to the change in net position reported in the government-wide Statement of Activities.

Notes to the Basic Financial Statements

The notes provide information that is essential for a full understanding of the data presented in the government-wide and fund financial statements (the basic financial statements). Information such as significant accounting policies and detail of certain assets and liabilities are included in the notes which should be read in conjunction with the basic financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

This section discusses and analyzes significant changes from the prior year.

Statement of Net Position

BURA's net position (assets minus liabilities) totaled \$12.1 million at June 30, 2025 which is an increase of \$3.7 million from the previous year's net position. A condensed version of the Statement of Net Position as of June 30, 2025 and 2024 follows:

Net Position as of June 30 (in thousands)

	2025	2024	Change
Restricted cash and investments	\$ 14,181	\$ 8,040	\$ 6,141
Current and other assets	78	65	13
Non-Depreciable Capital assets	4,033	312	3,721
Depreciable Capital assets, net	5,200	5,333	(133)
Other noncurrent assets	750	750	-
Total Assets	24,242	14,500	9,742
Deferred Outflows of Resources	20	27	(7)
Current liabilities	1,939	790	1,149
Long-term debt	10,242	5,331	4,911
Total Liabilities	12,181	6,121	6,060
Net investment in capital assets	8,447	4,638	3,809
Restricted for debt service	10,761	6,405	4,356
Restricted for urban renewal	249	786	(537)
Other	3	-	3
Unrestricted	(7,379)	(3,423)	(3,956)
Total Net Position	\$ 12,081	\$ 8,406	\$ 3,675

MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended June 30, 2025

Restricted cash and investments increased \$6.1 million mainly due to debt issuance for projects in the City's core area. Total liabilities increased by \$6.0 million due to issuance of long term debt. Capital assets increased \$3.6 million due to the addition of construction in progress in the Core Area.

Statement of Activities

BURA's Statement of Activities for fiscal years ended June 30, 2025 and 2024 follows:

Changes in Net Position for the Year Ended June 30
(in thousands)

	2025	2024	Change
Revenues			
General revenue:			
Property Tax	\$ 3,873	\$ 3,204	\$ 669
Investment Income (Loss)	693	452	241
Total Revenues	<u>4,566</u>	<u>3,656</u>	<u>910</u>
Expenses			
Urban renewal	699	2,831	2,132
Interest on long-term debt	186	180	(6)
Total Expenses	<u>885</u>	<u>3,011</u>	<u>(2,126)</u>
Change in net position	3,681	645	3,036
Net Position (deficit), beginning	8,406	7,761	645
Restatement due to GASB 101 implementation	(6)	-	(6)
Net Position (deficit), restated	8,400	7,761	639
Net Position (deficit), ending	<u>\$ 12,081</u>	<u>\$ 8,406</u>	<u>\$ 3,675</u>

CAPITAL ASSETS

As of June 30, 2025 BURA had invested \$9.2 million in capital assets, net of depreciation as reflected in the following table.

Capital Assets as of June 30 (in thousands)

	2025	2024	Change
Buildings and improvements	\$ 14	\$ 15	\$ (1)
Infrastructure	5,185	5,317	(132)
Construction in Progress	4,034	312	3,722
Total Capital Assets, net	<u>\$ 9,233</u>	<u>\$ 5,644</u>	<u>\$ 3,589</u>

Please refer to Note 4 of the basic financial statements for further detailed information on BURA's capital assets.

DEBT ADMINISTRATION

At June 30, 2025, the Agency had \$10.8 million of direct borrowing and direct placement obligations, of which \$10.1 million was issued by the City of Bend on behalf of the BURA.

Please refer to Note 5 of the basic financial statements for further detailed information on long-term debt.

MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended June 30, 2025

ECONOMIC FACTORS

BURA uses tax increment financing (TIF) districts that levy a property tax on the new growth (or incremental assessed value) within the district.

Murphy Crossing Urban Renewal Area

BURA is responsible for the development of the Murphy Crossing Urban Renewal Area which consists of approximately 230 acres along the Bend Parkway from Powers Road on the north to China Hat Road on the south. East of the Parkway, the area includes the south end of the Third Street corridor. West of the Parkway, the urban renewal area includes the Murphy Crossing Refinement Plan Area. The goals of the urban renewal are transportation and public utility improvements, a park, enhanced environment for pedestrians and bicyclists, and mixed-use land development.

The Murphy Crossing Urban Renewal Area's tax assessed value and levy for the Murphy Crossing Area for this fiscal year and the prior four (4) years are as follows:

<u>(in thousands)</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Base assessed value	\$ 72,685	\$ 72,685	\$ 72,685	\$ 72,685	\$ 72,685
Incremental assessed value	43,414	54,120	60,660	60,659	65,530
Total assessed value	<u>116,099</u>	<u>126,805</u>	<u>133,345</u>	<u>133,344</u>	<u>138,215</u>
Tax Levy	<u>\$ 557</u>	<u>\$ 633</u>	<u>\$ 696</u>	<u>\$ 792</u>	<u>\$ 855</u>

For fiscal year ended June 30, 2025, the special tax levy for the Murphy Crossing Urban Renewal Area was \$854,615.

The maximum amount of indebtedness that may be issued or incurred under the Murphy Crossing Urban Renewal Plan is \$52,600,000. Total debt issued to date is \$4,188,279 with \$1,043,000 outstanding at June 30, 2025. There is \$48,411,721 available to be issued.

Juniper Ridge Urban Renewal Area

BURA is responsible for development of the Juniper Ridge Urban Renewal Area (Juniper Ridge) which consists of 1,500 acres of undeveloped land of which 500 acres is within the Juniper Ridge Urban Renewal District. BURA's primary goal for Juniper Ridge is to provide public utilities, improve traffic, and transportation infrastructure, support the development of high quality employment uses, and preserve the area's natural assets.

Juniper Ridge will be financed using a combination of revenue sources. These include:

- Tax increment revenues
- Advances, loans and grants from Federal, State or local governments or other public bodies
- Loans, grants, dedications and contributions from private developers

The Juniper Ridge Urban Renewal Area's tax assessed value and levy for the Juniper Ridge Area for this fiscal year and the prior four (4) years are as follows:

<u>(in thousands)</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
Base assessed value	\$ 13,753	\$ 13,753	\$ 13,753	\$ 13,753	\$ 13,753
Incremental assessed value	107,699	128,095	129,403	129,403	157,423
Total assessed value	<u>121,452</u>	<u>141,848</u>	<u>143,156</u>	<u>143,156</u>	<u>171,176</u>
Tax Levy	<u>\$ 302</u>	<u>\$ 1,615</u>	<u>\$ 1,651</u>	<u>\$ 1,701</u>	<u>\$ 2,072</u>

For the fiscal year ended June 30, 2025, the special tax levy for the Juniper Ridge Urban Renewal Area was \$2,072,041.

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Fiscal Year Ended June 30, 2025

The maximum amount of indebtedness that may be issued or incurred under the Juniper Ridge Urban Renewal Plan is \$41,250,000. Total debt issued to date is \$13,654,058 with \$3,375,122 outstanding at June 30, 2025. There is \$27,505,942 available to be issued.

Core Area Tax Increment Financing District

The Core Area TIF consists of 637.5 acres within the City of Bend where more intense development and redevelopment should occur to meet the City of Bend's housing and employment needs. The Core Area TIF includes four (4) of the nine (9) opportunity areas identified in the 2016 Comprehensive Plan update where growth is encouraged: Bend Central District, KorPine, East Downtown, and Inner Highway 20/Greenwood.

The Core Area Tax Increment Financing District Area's tax assessed value and levy for the Core Area for this fiscal year and the prior (3) fiscal years are as follows:

(in thousands)	2021-22	2022-23	2023-24	2024-25
Base assessed value	\$ 443,857	\$ 443,857	\$ 443,857	\$ 443,857
Incremental assessed value	60,931	61,138	61,138	80,495
Total assessed value	<u>504,788</u>	<u>504,995</u>	<u>504,995</u>	<u>524,352</u>
Tax Levy	<u>\$ 611</u>	<u>\$ 762</u>	<u>\$ 798</u>	<u>\$ 1,053</u>

For the fiscal year ended June 30, 2025, the special tax levy for the Core Area Tax Increment Financing District was \$1,052,951.

The maximum amount of indebtedness that may be issued or incurred under the Juniper Ridge Urban Renewal Plan is \$195,000,000. Total debt issued to date is \$7,180,8911 with \$5,690,000 outstanding at June 30, 2025. There is \$187,819,109 available to be issued.

NEXT YEAR'S BUDGET

Expenditures and other requirements budgeted for the FY 2023-25 biennium are as follow:

BURA Juniper Ridge Construction Fund (General Fund)	4,965,900
BURA Murphy Crossing Debt Service Fund	993,500
BURA Juniper Ridge Debt Service Fund	5,854,900
BURA Core Area Debt Service Fund	826,900
BURA Murphy Crossing Construction Fund	268,500
BURA Core Area Construction Fund	8,762,900
Reserved for future expenditures	7,631,000

The biennium budget is intended to cover current administrative costs, debt service for existing debt, revision to the Murphy Crossing Urban Renewal Plan, beginning the study and engineering for the Murphy Crossing Interchange, improvements to Cooley Road and Talus Road and funding for US20 and US97 North Corridor improvements in the Juniper Ridge Urban Renewal Area, and to begin identifying priority spending and program requirements for the Core Area TIF.

REQUESTS FOR INFORMATION

BURA's financial statements are designed to present users with a general overview of BURA's finances. Questions concerning any information provided in this report or requests for additional financial information should be addressed to Samantha Nelson, City of Bend Chief Financial Officer at 710 NW Wall Street Bend, Oregon 97703. The telephone number for the City's Finance Department is 541-385-6682.

BASIC FINANCIAL STATEMENTS

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Statement of Net Position
June 30, 2025

Governmental
Activities

Assets

Current assets	
Property taxes receivable	\$ 77,785
Total current assets	<u>77,785</u>
Noncurrent assets	
Restricted cash and investments	14,180,896
Loans and notes receivable, net	750,000
Non-depreciable capital assets	4,033,667
Depreciable capital assets, net	<u>5,199,731</u>
Total noncurrent assets	<u>24,164,294</u>
Total assets	<u>24,242,079</u>

Deferred Outflows of Resources

Deferred outflows from debt refunding	20,470
Total deferred outflows of resources	<u>20,470</u>

Liabilities

Current liabilities	
Accounts payable	1,122,638
Other liabilities	36,783
Long-term debt due or payable within one year	<u>779,699</u>
Total current liabilities	<u>1,939,120</u>
Noncurrent liabilities	
Due to the City of Bend	193,051
Long-term debt due or payable after one year	<u>10,049,360</u>
Total noncurrent liabilities	<u>10,242,411</u>
Total liabilities	<u>12,181,531</u>

Net Position

Net investment in capital assets	8,446,593
Restricted for	
Debt service	10,760,568
Urban renewal	249,388
Other	2,982
Unrestricted	<u>(7,378,513)</u>
Total net position	<u>\$ 12,081,018</u>

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

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Statement of Activities
For the fiscal year ended June 30, 2025

	Program Revenues				Net (Expenses) Revenues and Changes in Net Position		
	Direct Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		Total
					Governmental Activities	Business- type Activities	
Function/Programs							
Governmental Activities:							
Urban renewal	\$ 698,800	\$ -	\$ -	\$ -	(698,800)	-	(698,800)
Interest on long-term debt	186,361	-	-	-	(186,361)	-	(186,361)
Total governmental activities	<u>\$ 885,161</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(885,161)</u>	<u>-</u>	<u>(885,161)</u>
General Revenues							
Property taxes levied for debt service							3,873,212
Investment earnings (loss)							692,787
Total general revenues and transfers							<u>4,565,999</u>
Change in net position							3,680,838
Net position, July 1, 2024 as originally stated							<u>8,406,235</u>
Restatement due to GASB 101 Implementation							<u>(6,055)</u>
Net Position, July 1, 2024, as restated							<u>8,400,180</u>
Net position, June 30, 2025							<u>\$ 12,081,018</u>

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

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Balance Sheet
Governmental Funds
June 30, 2025

	BURA Juniper Ridge Construction Fund (General Fund)	BURA Murphy Crossing Debt Service Fund	BURA Juniper Ridge Debt Service Fund
<u>Assets</u>			
Restricted cash and investments	\$ 253,030	\$ 2,705,163	\$ 5,872,470
Receivables			
Property taxes receivable	-	17,194	40,805
Loans and notes receivable, net	-	-	-
Total assets	<u>\$ 253,030</u>	<u>\$ 2,722,357</u>	<u>\$ 5,913,275</u>
<u>Liabilities, Deferred Inflows of Resources and Fund Balances</u>			
<u>(Deficits)</u>			
<u>Liabilities</u>			
Accounts payable	\$ 3,616	\$ -	\$ -
Salaries and benefits payable	1,016	-	-
Total liabilities	<u>4,632</u>	<u>-</u>	<u>-</u>
<u>Deferred Inflows of Resources</u>			
Unavailable revenue - property taxes	-	12,687	29,919
Unavailable revenue - assessments & loans	-	-	-
Total deferred inflows of resources	<u>-</u>	<u>12,687</u>	<u>29,919</u>
<u>Fund Balances (Deficits)</u>			
Restricted	248,398	2,709,670	5,883,356
Total fund balances (deficits)	<u>248,398</u>	<u>2,709,670</u>	<u>5,883,356</u>
Total liabilities, deferred inflows of resources and fund balances (deficits)	<u>\$ 253,030</u>	<u>\$ 2,722,357</u>	<u>\$ 5,913,275</u>

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

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Balance Sheet (Continued)
Governmental Funds
June 30, 2025

	BURA Core Area Debt Service Fund	BURA Murphy Crossing Construction Fund	BURA Core Area Construction Fund	Total Governmental Funds
<u>Assets</u>				
Restricted cash and investments	\$ 2,162,198	\$ 5,036	\$ 3,182,999	\$ 14,180,896
Receivables				
Property taxes receivable	19,786	-	-	77,785
Loans and notes receivable, net	-	750,000	-	750,000
Total assets	<u>\$ 2,181,984</u>	<u>\$ 755,036</u>	<u>\$ 3,182,999</u>	<u>\$ 15,008,681</u>
<u>Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</u>				
<u>Liabilities</u>				
Accounts payable	\$ -	\$ 3,537	\$ 1,115,485	\$ 1,122,638
Salaries and benefits payable	-	509	1,016	2,541
Total liabilities	<u>-</u>	<u>4,046</u>	<u>1,116,501</u>	<u>1,125,179</u>
<u>Deferred Inflows of Resources</u>				
Unavailable revenue - property taxes	14,442	-	-	57,048
Unavailable revenue - assessments & loans	-	750,000	-	750,000
Total deferred inflows of resources	<u>14,442</u>	<u>750,000</u>	<u>-</u>	<u>807,048</u>
<u>Fund Balances (Deficits)</u>				
Restricted	<u>2,167,542</u>	<u>990</u>	<u>2,066,498</u>	<u>13,076,454</u>
Total fund balances (deficits)	<u>2,167,542</u>	<u>990</u>	<u>2,066,498</u>	<u>13,076,454</u>
Total liabilities, deferred inflows of resources and fund balances (deficits)	<u>\$ 2,181,984</u>	<u>\$ 755,036</u>	<u>\$ 3,182,999</u>	<u>\$ 15,008,681</u>

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

Concluded

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position
June 30, 2025

Total Fund Balances (Deficits)	\$ 13,076,454
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.	9,233,398
Other assets and deferred outflows of resources are not available to pay for current-period expenditures and therefore, are not reported in the funds:	
Deferred outflows of refunded debt	20,470
Liabilities and deferred inflows of resources that are not due and payable in the current period, are not reported in the funds:	
Interest payable	(36,783)
Due to the City of Bend	(190,510)
Long-term debt	(10,829,059)
Revenues collected or to be collected after year end but not available soon enough to pay for current obligations are unavailable in the governmental funds but are recognized as revenue in the Statement of Activities	
Property taxes	57,048
Other revenues	<u>750,000</u>
Total net position	<u><u>\$ 12,081,018</u></u>

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

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Statement of Revenues, Expenditures, and Changes in Fund Balances (Deficits)
Governmental Funds
For the fiscal year ended June 30, 2025

	BURA Juniper Ridge Construction Fund (General Fund)	BURA Murphy Crossing Debt Service Fund	BURA Juniper Ridge Debt Service Fund	BURA Core Area Debt Service Fund
<u>Revenues</u>				
Property taxes	\$ -	\$ 830,670	\$ 2,012,995	\$ 1,021,700
Investment earnings (loss)	3,566	156,181	339,138	124,624
Total revenues	<u>3,566</u>	<u>986,851</u>	<u>2,352,133</u>	<u>1,146,324</u>
<u>Expenditures</u>				
Current				
Urban renewal	244,661	-	-	-
Debt service				
Principal	-	345,700	337,985	-
Interest	-	16,565	146,817	-
Capital outlay	-	-	-	-
Total expenditures	<u>244,661</u>	<u>362,265</u>	<u>484,802</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(241,095)</u>	<u>624,586</u>	<u>1,867,331</u>	<u>1,146,324</u>
<u>Other Financing Sources (Uses)</u>				
Issuance of long-term debt	-	-	-	-
Premium on issuance of long-term debt	-	-	-	-
Transfers in	244,661	-	-	-
Transfers out	-	(59,141)	(244,662)	(285,009)
Total other financing sources (uses)	<u>244,661</u>	<u>(59,141)</u>	<u>(244,662)</u>	<u>(285,009)</u>
Net change in fund balances	3,566	565,445	1,622,669	861,315
Fund balances (deficits), July 1, 2024	<u>244,832</u>	<u>2,144,225</u>	<u>4,260,687</u>	<u>1,306,227</u>
Fund balances (deficits), June 30, 2025	<u>\$ 248,398</u>	<u>\$ 2,709,670</u>	<u>\$ 5,883,356</u>	<u>\$ 2,167,542</u>

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

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Statement of Revenues, Expenditures, and Changes in Fund Balances (Continued)
Governmental Funds
For the fiscal year ended June 30, 2025

	BURA Murphy Crossing Construction Fund	BURA Core Area Construction Fund	Total Governmental Funds
<u>Revenues</u>			
Property taxes	\$ -	\$ -	\$ 3,865,365
Investment earnings (loss)	-	69,278	692,787
Total revenues	<u>-</u>	<u>69,278</u>	<u>4,558,152</u>
<u>Expenditures</u>			
Current			
Urban renewal	59,142	285,010	588,813
Debt service			
Principal	-	-	683,685
Interest	-	-	163,382
Capital outlay	-	3,721,439	3,721,439
Total expenditures	<u>59,142</u>	<u>4,006,449</u>	<u>5,157,319</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(59,142)</u>	<u>(3,937,171)</u>	<u>(599,167)</u>
<u>Other Financing Sources (Uses)</u>			
Issuance of long-term debt	-	5,690,000	5,690,000
Premium on issuance of long-term debt	-	338,488	338,488
Transfers in	59,142	285,009	588,812
Transfers out	-	-	(588,812)
Total other financing sources (uses)	<u>59,142</u>	<u>6,313,497</u>	<u>6,028,488</u>
Net change in fund balances	-	2,376,326	5,429,321
Fund balances (deficits), July 1, 2024	990	(309,828)	7,647,133
Fund balances (deficits), June 30, 2025	<u>\$ 990</u>	<u>\$ 2,066,498</u>	<u>\$ 13,076,454</u>

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

Concluded

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of
Governmental Funds to the Statement of Activities
For the fiscal year ended June 30, 2025

Net Change in Fund Balance	\$ 5,429,321
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlay as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation was greater than capital outlay.	
Capital asset additions	3,721,439
Depreciation	(132,535)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the governmental funds.	
Unavailable property taxes	7,848
Some expenses (revenues) reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds.	
Accrued interest payable	(22,978)
Amortization of bond premiums and discounts	21,187
Amortization of deferred inflows and outflows	(6,824)
Accrued compensated absences and other payroll related expenses	8,183
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to the governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of the governmental funds. Neither report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	
Long-term debt principal repayments	683,685
Long-term debt proceeds	<u>(6,028,488)</u>
Change in net position	<u><u>\$ 3,680,838</u></u>

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

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Notes to Basic Financial Statements
For the fiscal year ended June 30, 2025

Note 1 - Summary of Significant Accounting Policies

Organization

The Bend Urban Renewal Agency (BURA), a component unit of the City of Bend, Oregon (the City) was established in September 1984 originally as the Bend Development Board, the Urban Renewal Agency of the City of Bend, by ordinance No. NS1403 of the City of Bend to address and resolve issues that exist in downtown Bend and the adjacent areas. BURA is a legally separate public body corporate and politic and on May 21, 2003, the authority to exercise the powers of BURA was transferred from the Bend Development Board to the City Council and the name was changed to the Bend Urban Renewal Agency. The City Council reviews and approves BURA's biennial budget. The services of BURA are exclusively for the benefit of the City, and the assets, liabilities, revenues and expenditures related to BURA are reported in the City's government-wide financial statements as a blended component unit of the City. BURA receives funds through tax increment financing pursuant to Oregon Revised Statutes (ORS) 457.420 through 457.450.

On August 29, 2005 the City of Bend Council adopted the Juniper Ridge Urban Renewal Plan to develop an area northeast of Bend known as the Juniper Ridge Urban Renewal Area (Juniper Ridge). Juniper Ridge consists of 1,500 acres of which approximately 500 acres are within the urban renewal district for which BURA is responsible. The Juniper Ridge Urban Renewal District is approximately 700 acres in size, encompassing the 500 acres of Juniper Ridge and another 200 acres northwest of Bend. BURA's primary goal for Juniper Ridge is to provide public utilities, improve traffic and transportation infrastructure, support the development of high quality employment uses, and preserve the area's natural assets.

On August 20, 2008, the City of Bend Council adopted the Murphy Crossing Urban Renewal Area to develop the south end of the Third Street corridor. The Murphy Crossing Urban Renewal Area consists of approximately 230 acres along the Bend Parkway from Powers Road on the north to China Hat Road on the south. East of the Parkway, the area includes the south end of the Third Street corridor. West of the Parkway, the urban renewal area includes the Murphy Crossing Refinement Plan Area. The goals of the urban renewal area include transportation and public utility improvements, a park, enhanced environment for pedestrians and bicyclists, and mixed use land development.

The Core Area Tax Increment Finance Area (Core Area TIF) was adopted on August 19, 2020 as a finance mechanism to address blight (as defined by ORS 457), and aid future development and redevelopment within a defined area of the City of Bend. The Core Area TIF consists of 637.15 acres within the City of Bend where more intense development and redevelopment should occur to meet the City of Bend's housing and employment needs. The Core Area TIF includes four (4) of the nine (9) Opportunity Areas identified in the 2016 Comprehensive Plan update where growth is encouraged: Bend Central District, KorPine, East Downtown, and Inner Highway 20/Greenwood.

The accounting and reporting policies of BURA included in the accompanying basic financial statements conform to accounting principles generally accepted in the United States of America (GAAP) applicable to state and local governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting standards. The more significant accounting policies of BURA are described below.

BURA has no component units and the accompanying basic financial statements present the financial position and activities of BURA.

Financial Statement Presentation, Measurement Focus and Basis of Accounting

Government-wide Financial Statements

The Statement of Net Position and Statement of Activities report information on all activities of BURA. Governmental activities are financed mainly through property taxes and debt.

The Statement of Activities presents a comparison between direct expenses and program revenues for BURA's program. BURA does not allocate indirect expenses. Property taxes and investment earnings or losses are not included among program revenues but are reported instead as general revenues.

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Notes to Basic Financial Statements
For the fiscal year ended June 30, 2025

Note 1 - Summary of Significant Accounting Policies (Continued)

Fund Financial Statements

BURA uses funds to report its financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance, and to aid financial management by segregating transactions related to certain functions or activities.

The following are BURA's major funds:

BURA Juniper Ridge Construction Fund (Serves as the BURA's General Fund) – This fund accounts for the cost of construction and related interim financing for transportation and public utility improvements and other land use development as well. The principal source of revenue is contributions from other funds and proceeds from borrowings.

BURA Murphy Crossing Debt Service Fund – This fund accounts for the debt-related activities of the Bend Urban Renewal Agency's Murphy Crossing urban renewal district. The principal source of revenue is property taxes which will be used to pay the principal and interest on outstanding tax increment bonds.

BURA Juniper Ridge Debt Service Fund – This fund accounts for the debt-related activities of the Bend Urban Renewal Agency's Juniper Ridge urban renewal district. The principal source of revenue is property taxes which will be used to pay principal and interest on outstanding tax increment bonds.

BURA Core Area Debt Service Fund – This fund accounts for the debt-related activities of the Bend Urban Renewal Agency's Core Area tax increment financing (TIF) district. The principal source of revenue is property taxes on new growth or assessed value increment within the Core Area TIF district.

BURA Murphy Crossing Construction Fund – This fund accounts for the cost of construction and related interim financing for transportation and public utility improvements and other land use development. The principal source of revenue is proceeds from borrowings.

BURA Core Area Construction Fund – This fund accounts for projects in the Core Area tax increment financing district. The principal source of revenue is proceeds from borrowings.

Measurement Focus and Basis of Accounting

Government-wide Financial Statements

The government-wide financial statements are accounted for using an economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of timing of related cash flows. Nonexchange transactions, in which BURA receives value without giving equal value in exchange, consist of property taxes. Property tax revenues are recognized in the year for which the taxes are levied.

All financial statements are presented in whole dollars. Actual amounts may vary due to rounding.

Fund Financial Statements

The governmental fund financial statements are accounted for using a current financial resources measurement focus whereby only current assets and liabilities are included in the Balance Sheet, while the Schedule of Revenues, Expenditures, and Changes in Fund Balances presents increases and decreases in the current fund balance. Governmental funds use the modified accrual basis of accounting where revenues are recognized when susceptible to accrual (i.e. when they become both measurable and available). "Measurable" means the amount can be determined and "available" means collectible within the current period or soon enough thereafter (60 days) to be used to pay liabilities of the current period. Expenditures are recorded when the related fund liability is incurred. Principal and interest on general long-term debt are recorded as fund liabilities when due. BURA considers property taxes available and susceptible to accrual if they are collected within sixty days after year-end.

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Notes to Basic Financial Statements
For the fiscal year ended June 30, 2025

Note 1 - Summary of Significant Accounting Policies (Continued)

Use of Estimates

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

Restricted Cash and Investments

At June 30, 2025 restricted cash and investments consisted of funds held by the City of Bend. BURA considers its cash and investments as a demand deposit account with the City of Bend, whereby funds may be deposited or withdrawn without prior notice or penalty. Interest earnings are allocated by the City based on the proportion of BURA's cash to total City pooled funds. It is not practical to determine the investment risk, collateral or insurance coverage for BURA's share of these pooled investments.

BURA accounts for its investments in accordance with the provisions of GASB Statement No. 31: Accounting and Financial Reporting for Certain Investments and External Investment Pools, which requires governmental entities, including governmental external investment pools, to report certain investments at fair value on the balance sheet and to recognize the corresponding change in the fair value of investments in the year in which the change occurred. Disclosures regarding risks associated with cash and investments required by GASB Statement No. 3: Deposits with Financial Institutions, Investments (including Repurchase Agreements), and Reverse Repurchase Agreements and GASB Statement No. 40: Deposit and Investment Risk Disclosures are included in the City's financial statements. This pool does not require classification within the three levels of inputs as provided by GASB 72, so it is not classified as such.

Reference should be made to the City of Bend's Annual Comprehensive Financial Report for the year ended June 30, 2025 for compliance with Oregon Revised Statutes relating to the collateralization of deposits and categorization of investments.

Restricted cash and investments are restricted to specific purposes by state statute, bond indenture or otherwise. At June 30, 2025, BURA had \$14,180,896 of cash and investments restricted for future construction and debt service.

Receivables

The BURA's primary receivables are property taxes receivables. Property taxes are assessed on a July 1 - June 30 fiscal year basis. The taxes are levied July 1 and property owners have the option of paying the full amount on November 15, or prior to February 15 and receiving a discount, or paying in three installments, November 15, February 15 and May 15. Property taxes attach as an enforceable lien on July 1 and are considered delinquent if not paid by the following May 15. The County Treasurer is the tax collection agent for all taxing entities within the County. Tax revenue is considered received when in the hands of the County as the intermediary collection agency. Management has determined that an allowance for uncollectible accounts is not required for property taxes.

Capital Assets

Capital assets are stated at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are recorded at the acquisition value of such assets at the date of donation. Capital assets include land, buildings and improvements, and street infrastructure costing over \$10,000 with an estimated life of more than one year. Maintenance and repairs that do not add to the value of the assets or extend the assets' lives are charged to expense as incurred and are not capitalized.

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Notes to Basic Financial Statements
For the fiscal year ended June 30, 2025

Note 1 - Summary of Significant Accounting Policies (Continued)

Capital Assets (Continued)

Depreciation is computed using the straight-line method over the estimated useful lives of the related capital assets, except for land, right-of-ways, land use rights and works of art which are considered inexhaustible in nature and are not depreciated. The estimated useful lives of the various categories of assets are as follows:

Building and improvements	5 to 75 years
Street infrastructure	10 to 75 years

Upon disposal of capital assets, the accounts are relieved of the related historical costs and accumulated depreciation, and if appropriate, resulting gains or losses are recognized.

Due to the City of Bend

Monies due to the City of Bend for BURA's contribution towards the City's payroll, pension liabilities and other post employment benefits (OPEB) liabilities. For more information on pension and OPEB liabilities, reference should be made to the Notes to the Basic Financial Statements in the City of Bend's Annual Comprehensive Financial Report for the year ended June 30, 2025.

Long-term Debt

Long-term debt is reported as a liability in the government-wide financial statements. The related bond discounts and premiums are deferred and amortized over the term of the bonds using the straight-line method in the government-wide financial statements. Bonds payable are reported net of applicable bond premium or discount.

In the governmental fund financial statements, bond premiums and discounts are recognized when incurred and not deferred. The face amount of the debt issued and premiums received are reported as other financing sources while discounts are reported as other financing uses.

Deferred Inflows and Outflows of Resources

In addition to liabilities, the statement of financial position may report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. BURA presents unavailable revenue as a deferred inflow of resources on the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes and loans receivable. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

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

Net Position/Fund Balances

In the financial statements, assets in excess of liabilities are presented in one of two ways depending on measurement of focus.

On the Statement of Net Position for government-wide reporting, net position is segregated into three categories: net investment in capital assets, restricted net position, and unrestricted net position.

Net investment in capital assets – represents total capital assets less accumulated depreciation and capital related debt and net of unspent bond proceeds. Deferred outflows/inflows of resources directly related to debt should also be included in this section. Significant unspent proceeds should not be included.

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Notes to Basic Financial Statements
For the fiscal year ended June 30, 2025

Note 1 - Summary of Significant Accounting Policies (Continued)

Net Position/Fund Balances (Continued)

Restricted net position – represents net position that is not subject solely to the government’s own discretion. Restrictions may be placed on net position by an external third party that provided the resources, by laws or regulations of other governments, by enabling legislation, by endowment agreements, or by the nature of the asset. Unspent bond proceeds for capital projects are used in the calculation of restricted net position.

Unrestricted net position – represents amounts not included in other categories.

In the fund financial statements, the fund balance for governmental funds is reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

Fund balance is reported as nonspendable when the resources cannot be spent because they are either legally or contractually required to be maintained intact, or are in a nonspendable form such as inventories, prepaid amounts, and assets held for resale.

Fund balance is reported as restricted 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.

Fund balance is reported as committed when BURA passes an ordinance or resolution that places specific constraints on how the resources may be used. BURA can modify or rescind the ordinance or resolution at any time through the passage of an additional ordinance or resolution, respectively.

Resources that are constrained by the government’s intent to use them for a specific purpose, but are neither restricted nor committed, are reported as assigned fund balance. When the adopted budget calls for spending down the existing fund balance in the ensuing biennium, an assignment is created through the budget process in the amount of that appropriation.

Unassigned fund balance is the residual classification for the General Fund. The Juniper Ridge Construction Fund serves as the General Fund for the BURA. This classification represents a fund balance that has not been restricted, committed, or assigned within the General Fund. This classification is also used to report any negative fund balance amounts in other governmental funds.

Finally, GASB Statement No. 54 requires a spending policy, as it relates to ending fund balance. The following hierarchy applies to the order in which funds are spent in all governmental funds:

1. Restricted Fund Balance
2. Committed Fund Balance
3. Assigned Fund Balance
4. Unassigned Fund Balance

Risk Management

BURA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which BURA is covered under the City of Bend’s commercial insurance policies. BURA does not engage in risk financing activities where risk is retained (self-insurance). There has been no significant reduction in insurance coverage from the prior year for any category of risk and settled claims from these risks have not exceeded commercial insurance limits in any of the past three fiscal years.

Adoption of New Accounting Pronouncements

During the fiscal year ended June 30, 2025, the BURA implemented the following GASB Pronouncements:

GASB Statement No. 101, Compensated Absences. Issued June 2022. This Statement amends the existing requirement to disclose the gross increases and decreases in a liability for compensated absences to allow governments to disclose only the net change in liability (as long as they identify it as a net change). In addition, governments are no longer required to disclose which governmental funds typically have been used to liquidate the liability for compensated absences. The requirements related to GASB Statement No. 101 were implemented by the

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Notes to Basic Financial Statements
For the fiscal year ended June 30, 2025

Note 1 - Summary of Significant Accounting Policies (Continued)

Adoption of New Accounting Pronouncements (Continued)

BURA and implementation resulted in decreasing the fund balance as of July 1, 2024 for governmental funds by \$6,055. Refer to the Government-Wide Statement of activities for more information.

GASB Statement No. 102, Certain Risk Disclosures. Issued December 2023, the primary objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This Statement defines concentration and constraint and requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. The requirements related to GASB Statement No. 102 were implemented by the BURA and there were no material impacts.

Note 2 - Stewardship, Compliance and Accountability

BURA is subject to provisions of the Oregon Revised Statutes which set forth local budget procedures. A resolution authorizing appropriations for each fund sets the level by which expenditures cannot legally exceed appropriations. Within each fund, appropriations are established at the program/division level.

BURA may, however, approve additional appropriations for necessary expenditures which could not be reasonably estimated at the time the budget was adopted. Additionally, budgets may be modified during the biennium by the use of appropriation transfers between legal categories or supplemental budgets. Such transfers must be authorized by official resolution of the BURA Board.

Transfers of operating contingency appropriations which in aggregate during a fiscal year exceed 15% of the total appropriations of the fund may only be made after adoption of a supplemental budget prepared for that purpose. A supplemental budget of less than 10% of the fund's original budget may be adopted at a regular meeting of the governing body. A supplemental budget greater than 10% of the fund's original budget requires publication, a public hearing, and approval by the BURA Board.

There was one supplemental budget or additional appropriation adjustment adopted in fiscal year 2024 for the BURA funds. The supplemental budget reduced reserves for future expenditures by \$100,000 to fund Debt service to repay the City General Fund for a short term loan to the Juniper Ridge Construction Fund.

In accordance with state law, all appropriations will terminate on June 30, 2025. Goods and services delivered during the ensuing year must be charged against the ensuing year's appropriations.

Note 3 - Notes Receivable

Promissory notes receivable consist of Affordable Housing loans to qualified organizations in the Murphy Crossing Urban Renewal Area with 20 year terms and 0% interest. As of June 30, 2025, the balance of notes receivable was \$750,000.

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Notes to Basic Financial Statements
For the fiscal year ended June 30, 2025

Note 4 - Capital Assets

Governmental capital asset activity for the year ended June 30, 2025 was as follows:

	Balance July 1, 2024	Increases	Transfers	Balance June 30, 2025
<u>Governmental activities</u>				
Construction in Progress	\$ 312,228	\$ 3,721,439	\$ -	\$ 4,033,667
Total capital assets not depreciated	312,228	3,721,439	-	4,033,667
Capital assets being depreciated:				
Building and improvements	35,456	-	-	35,456
Infrastructure	5,877,167	-	-	5,877,167
Total capital assets being depreciated	5,912,623	-	-	5,912,623
Less accumulated depreciation for:				
Building and improvements	20,780	437	-	21,217
Infrastructure	559,578	132,097	-	691,675
Total accumulated depreciation	580,358	132,534	-	712,892
Total capital assets being depreciated, net	5,644,493	(132,534)	-	9,233,398
Governmental activities capital assets, net	<u>\$ 5,644,493</u>	<u>\$ 3,588,905</u>	<u>\$ -</u>	<u>\$ 9,233,398</u>

Depreciation expense totaled \$132,534 during the fiscal year ended June 30, 2025, and was charged fully to urban renewal activities.

Note 5 - Long-Term Debt

Long-term debt transactions for the year are as follows:

	Original Amount	Balance July 1, 2024	Additions	Decreases	Balance June 30, 2025	Due within one year
Direct Borrowing & Direct Placement Obligations						
2021A Series, refunding 2015	\$ 1,648,100	\$ 1,007,300	\$ -	\$ (219,700)	\$ 787,600	\$ 222,700
2021A Series, refunding 2016	1,751,000	1,020,300	-	(249,800)	770,500	252,300
2021B Series, Murphy Crossing	752,300	381,400	-	(126,000)	255,400	127,100
2023 Series, Juniper Ridge	2,771,278	2,692,808	-	(88,185)	2,604,623	92,599
2025 Series, Core Area	5,690,000	-	5,690,000	-	5,690,000	85,000
Long-term debt obligations		5,101,808	-	(683,685)	10,108,123	779,699
Premiums and discounts		403,637	338,487	(21,188)	720,936	-
Total governmental activities		<u>\$ 5,505,445</u>	<u>\$ 6,028,487</u>	<u>\$ (704,873)</u>	<u>\$ 10,829,059</u>	<u>\$ 779,699</u>

On May 20, 2021 the City of Bend issued on behalf of BUR A \$4,151,400 in full faith and credit obligations in two series: \$3,399,100 of tax exempt series 2021A with an interest rate of 1.36% and final maturity in fiscal year 2029 and \$752,300 of taxable series 2021B with an interest rate of 0.90% and final maturity in fiscal year 2027. Proceeds of 2021A Series were used to refund the outstanding portions of the 2015 Murphy Crossing Tax Increment Note and series 2016 direct borrowing & direct placement obligations.

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Notes to Basic Financial Statements
For the fiscal year ended June 30, 2025

Note 5 - Long-Term Debt (Continued)

On May 16, 2023 the City of Bend issued on behalf of BURA \$2,771,278 in full faith and credit obligations with an interest rate of 5% and final maturity in fiscal year 2043. Proceeds will fund the expansion of the Bend Urban Renewal Area.

On May 29, 2025 the City of Bend issued on behalf of BURA \$5,690,000 in full faith and credit obligations with an interest rate of 5% and final maturity date of 2055. Proceeds will fund construction in the Core Area of the Bend Urban Renewal Area.

Annual debt service for the BURA's obligations are as follows:

Year ending June 30	Governmental activities	
	Principal	Interest
2026	\$ 779,699	\$ 437,513
2027	799,208	419,404
2028	686,064	402,873
2029	317,572	388,139
2030	217,529	376,279
2031-2035	1,257,940	1,707,403
2036-2040	1,603,333	1,360,007
2041-2045	1,586,778	928,165
2046-2050	1,255,000	595,750
2051-2055	1,605,000	248,750
	<u>\$ 10,108,123</u>	<u>\$ 6,864,283</u>

The 2013 note payable contains provisions that, in the event of default (by either the BURA or the City as guarantor), outstanding amounts become immediately due if the BURA 1) fails to make any payment when due, 2) fails to comply with other terms, obligations, covenants or conditions contained in the notes; 3) makes material false or misleading statements, 4) becomes insolvent, is appointed a receiver, commences bankruptcy proceeding or forfeiture; 5) an adverse material change in the City's financial condition occurs.

Note 6 - Tax Abatements

As of June 30, 2025, BURA provides tax abatements through four programs:

Nonprofit low income rental (ORS 307.541) - In 1985, Oregon legislature authorized a property tax exemption for low-income housing held by charitable, nonprofit organizations. The tax exemption is intended to benefit low-income renters by alleviating the property tax burden on those agencies that provide this type of housing.

Charitable, nonprofit organizations that provide housing to low-income persons are eligible, and must be certified by the Internal Revenue Service as 501(c)(3) or (4) organization. Organizations must own or have a leasehold interest in the property or participate in a partnership as long as the nonprofit organization is responsible for the day-to-day management of the property. Applicants who are leaseholders must have a signed leasehold agreement by the application deadline. Vacant land intended to be developed as low-income housing is also eligible for the exemption.

Housing for low income rental (ORS 307.517) - An exemption is allowed for property or a portion of property if it meets certain criteria. The property must be offered for rent or held for the purpose of developing low income rental housing, be occupied by low income persons, and have a rent required payment that reflects the full value of the tax exemption.

Enterprise zones (ORS 285C.175) - The Oregon Enterprise Zone program is a State of Oregon economic development program established, that allows for property tax exemptions for up to five years. In exchange for receiving property tax exemption, participating firms are required to meet the program requirements set by state statute and the local sponsor.

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Notes to Basic Financial Statements
For the fiscal year ended June 30, 2025

Note 6 - Tax Abatements (Continued)

The Enterprise Zone program allows industrial firms that will be making a substantial new capital investment a waiver of 100% of the amount of real property taxes attributable to the new investment for a 5-year period after completion. Land or existing machinery or equipment is not tax exempt; therefore, there is no loss of current property tax levies to local taxing jurisdiction.

Construction in process in enterprise zones (ORS 285C.170) - The Oregon Enterprise Zone program is a State of Oregon economic development program established, that allows for property tax exemptions. A Construction-in-Process exemption is available for qualifying properties currently under construction in an Enterprise Zone.

To qualify, the property must be owned or leased by an authorized business that is contractually obligated to own or lease the property until placed in service, it may not be previously subject to exemption as a commercial facility (ORS 307.330), and may not be operated, in all or part, as a hotel, motel, or destination resort.

Property may be exempt for no more than two tax years, which must be consecutive, and is not dependent on the property already receiving or being qualified to receive the Enterprise Zone exemption.

	Estimated Taxes Abated During 2024-25
Tax abatement program	
Housing for low income rental ⁽¹⁾	\$ 25,916
Enterprise zones	15,652
Construction in process in enterprise zones	10,241
Total	<u>\$ 51,809</u>

(1) Nonprofit low income rental (ORS 307.541) is now included with Housing for low income rental (ORS 307.517) per Deschutes County Reports.

Note 7 - Commitment and Contingencies

At June 30, 2025 BURA was committed on outstanding construction planning, engineering, consulting service or other contracts totaling approximately \$19,770.

Note 8 - Related Parties

BURA has no employees, so it contracts with the City of Bend to provide management, administrative, and operational support. For the fiscal year ended June 30, 2025 amounts provided for personnel services totaled \$209,842. BURA also contributes its pro-rata share of the City's pension and other post employment benefit liabilities. Those costs are recorded as long term liabilities Due to the City and will be paid when required to the City.

REQUIRED SUPPLEMENTARY INFORMATION

GENERAL FUND

BURA Juniper Ridge Construction Fund (General Fund)

This fund accounts for the cost of construction and related interim financing for transportation and public utility improvements and other land use development. The principal source of revenue is contributions from other funds and proceeds from borrowings. This fund also serves as the BURA's General Fund.

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
BURA Juniper Ridge Construction Fund (General Fund)
Schedule of Revenues, Expenditures, and Changes in Fund Balance (Deficit) - Budget and Actual
For the fiscal year ended June 30, 2025

	<u>Biennium Budget</u>		FY2023-24 Actual	FY2024-25 Actual	Total Actual Budget Basis	Variance with Final Budget Over/Under
	Original	Final				
Investment earnings	\$ -	\$ -	\$ -	\$ 3,566	\$ 3,566	\$ 3,566
Total Revenues	-	-	-	3,566	3,566	3,566
<u>Expenditures</u>						
Current:						
Community and economic development	4,564,700	4,664,700	2,194,317	94,064	2,288,381	2,376,319
Interfund charges	301,200	301,200	147,200	150,600	297,800	3,400
Total Expenditures	4,865,900	4,965,900	2,341,517	244,664	2,586,181	2,379,719
Excess (deficiency) of revenues over (under) expenditures	(4,865,900)	(4,965,900)	(2,341,517)	(241,098)	(2,582,615)	2,383,285
<u>Other Financing Sources (Uses)</u>						
Interfund loan proceeds	4,468,100	4,568,100	2,308,033	244,662	2,552,695	(2,015,405)
Issuance of long-term debt	397,800	397,800	-	-	-	(397,800)
Total Other Financing Sources (Uses)	4,865,900	4,965,900	2,308,033	244,662	2,552,695	(2,413,205)
Net change in fund balance	-	-	(33,484)	3,564	(29,920)	(29,920)
Beginning Fund Balance	-	-	242,166	208,682	242,166	242,166
Ending Fund Balance (Deficit)	\$ -	\$ -	\$ 208,682	\$ 212,246	\$ 212,246	\$ 212,246

Reconciliation of Budgetary basis to GAAP basis

Unrealized gain/(loss) from investments	\$ 36,152
Transfers into Construction Fund for debt service	244,662
Reclass loan proceeds for budgetary reporting	(244,662)
Ending fund balance - GAAP basis	<u>\$ 248,398</u>

OTHER SUPPLEMENTARY INFORMATION

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
BURA Juniper Ridge Construction Fund (General Fund)
Schedule of Expenditures and Uses by Appropriation Levels
For the biennium ending June 30, 2025

	<u>Appropriations</u>	<u>Actual Expenditures</u>	<u>Total Actual Budget Over/Under</u>
<u>BURA Juniper Ridge Construction Fund (General Fund)</u>			
Community and economic development	\$ 4,664,700	\$ 2,288,381	\$ 2,376,319
Transfers	301,200	297,800	3,400
Total BURA Juniper Ridge Construction Fund (General Fund)	<u>\$ 4,965,900</u>	<u>\$ 2,586,181</u>	<u>\$ 2,379,719</u>

MAJOR GOVERNMENTAL FUNDS

MAJOR DEBT SERVICE AND CAPITAL PROJECTS FUNDS

BURA Murphy Crossing Debt Service Fund

This fund accounts for the debt-related activities of the Bend Urban Renewal Agency's Murphy Crossing urban renewal district. The principal source of revenue is property taxes which will be used to pay the principal and interest on outstanding debt obligations.

BURA Juniper Ridge Debt Service Fund

This fund accounts for the debt-related activities of the Bend Urban Renewal Agency's Juniper Ridge urban renewal district. The principal source of revenue is property taxes which will be used to pay principal and interest on outstanding debt obligations.

BURA Core Area Debt Service Fund

This fund accounts for the debt-related activities of the Bend Urban Renewal Agency's Core Area tax increment financing (TIF) district. The principal source of revenue is property taxes which will be used to pay principal and interest on debt obligations.

BURA Murphy Crossing Construction Fund

This fund accounts for the cost of construction and related interim financing for transportation and public utility improvements and other land use development. The principal source of revenue is proceeds from borrowings.

BURA Core Area Construction Fund

This fund accounts for projects in the Core Area tax increment financing district. The principal source of revenue is proceeds from borrowings.

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
BURA Murphy Crossing Debt Service Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance (Deficit) - Budget and Actual
For the fiscal year ended June 30, 2025

	<u>Biennium Budget</u>					
	<u>Original</u>	<u>Final</u>	<u>FY2023-24 Actual</u>	<u>FY2024-25 Actual</u>	<u>Total Actual Budget Basis</u>	<u>Variance with Final Budget Over/Under</u>
<u>Revenues</u>						
Property taxes:						
Current year's property tax levy	\$ 1,514,200	\$ 1,514,200	\$ 759,736	\$ 819,154	\$ 1,578,890	\$ 64,690
Delinquent property taxes	29,800	29,800	9,413	11,516	20,929	(8,871)
Investment earnings	41,700	41,700	60,160	98,276	158,436	116,736
Total revenues	<u>1,585,700</u>	<u>1,585,700</u>	<u>829,309</u>	<u>928,946</u>	<u>1,758,255</u>	<u>172,555</u>
<u>Expenditures</u>						
Current:						
Debt service	993,500	993,500	412,080	421,405	833,485	160,015
Reserved for debt service	2,349,000	2,349,000	-	-	-	2,349,000
Total expenditures	<u>3,342,500</u>	<u>3,342,500</u>	<u>412,080</u>	<u>421,405</u>	<u>833,485</u>	<u>2,509,015</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,756,800)</u>	<u>(1,756,800)</u>	<u>417,229</u>	<u>507,541</u>	<u>924,770</u>	<u>2,681,570</u>
Net change in fund balance	(1,756,800)	(1,756,800)	417,229	507,541	924,770	2,681,570
Beginning fund balance	1,756,800	1,756,800	1,771,784	2,189,013	1,771,784	14,984
Ending fund balance (deficit)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,189,013</u>	<u>\$ 2,696,554</u>	<u>\$ 2,696,554</u>	<u>\$ 2,696,554</u>

Reconciliation of Budgetary basis to GAAP basis

Unrealized gain/(loss) on investments	\$ 13,116
Reclass debt service for budgetary reporting	59,142
Transfers out to Construction Fund for debt service	<u>(59,142)</u>
Ending fund balance - GAAP basis	<u>\$ 2,709,670</u>

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
BURA Juniper Ridge Debt Service Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance (Deficit) - Budget and Actual
For the fiscal year ended June 30, 2025

	<u>Biennium Budget</u>					
	<u>Original</u>	<u>Final</u>	<u>FY2023-24 Actual</u>	<u>FY2024-25 Actual</u>	<u>Total Actual Budget Basis</u>	<u>Variance with Final Budget Over/Under</u>
<u>Revenues</u>						
Property taxes:						
Current year's property tax levy	\$ 3,397,400	\$ 3,397,400	\$ 1,631,587	\$ 1,986,065	\$ 3,617,652	\$ 220,252
Delinquent property taxes	58,000	58,000	21,997	26,930	48,927	(9,073)
Investment earnings	119,700	119,700	175,222	210,858	386,080	266,380
Total revenues	<u>3,575,100</u>	<u>3,575,100</u>	<u>1,828,806</u>	<u>2,223,853</u>	<u>4,052,659</u>	<u>477,559</u>
<u>Expenditures</u>						
Debt service	5,754,900	5,854,900	2,989,446	729,462	3,718,908	2,135,992
Reserved for debt service	3,274,300	3,174,300	-	-	-	3,174,300
Total expenditures	<u>9,029,200</u>	<u>9,029,200</u>	<u>2,989,446</u>	<u>729,462</u>	<u>3,718,908</u>	<u>5,310,292</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(5,454,100)</u>	<u>(5,454,100)</u>	<u>(1,160,640)</u>	<u>1,494,391</u>	<u>333,751</u>	<u>5,787,851</u>
Net change in fund balance	(5,454,100)	(5,454,100)	(1,160,640)	1,494,391	333,751	5,787,851
Beginning fund balance	5,454,100	5,454,100	5,527,187	4,366,547	5,527,187	73,087
Ending fund balance (deficit)	\$ -	\$ -	\$ 4,366,547	\$ 5,860,938	\$ 5,860,938	\$ 5,860,938

Reconciliation of Budgetary basis to GAAP basis

Unrealized gain/(loss) on investments	\$ 22,418
Reclass debt service for budgetary reporting	244,662
Transfers out to Construction Fund for debt service	(244,662)
Ending fund balance - GAAP basis	<u>\$ 5,883,356</u>

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
BURA Core Area Debt Service Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance (Deficit) - Budget and Actual
For the fiscal year ended June 30, 2025

	<u>Biennium Budget</u>						Variance with
	<u>Original</u>	<u>Final</u>	<u>FY2023-24</u>	<u>FY2024-25</u>	<u>Total Actual</u>		<u>Final Budget</u>
			<u>Actual</u>	<u>Actual</u>	<u>Budget Basis</u>		<u>Over/Under</u>
<u>Revenues</u>							
Property taxes							
Current year's property tax levy	\$ 2,115,200	\$ 2,115,200	\$ 765,636	\$ 1,009,260	\$ 1,774,896	\$	(340,304)
Delinquent property taxes	22,600	22,600	8,527	12,440	20,967		(1,633)
Investment earnings	10,000	10,000	37,126	73,965	111,091		101,091
Total revenues	<u>2,147,800</u>	<u>2,147,800</u>	<u>811,289</u>	<u>1,095,665</u>	<u>1,906,954</u>		<u>(240,846)</u>
<u>Expenditures</u>							
Debt service	826,900	826,900	299,032	285,009	584,041		242,859
Reserves	<u>2,107,700</u>	<u>2,107,700</u>	-	-	-		<u>2,107,700</u>
Total expenditures	<u>2,934,600</u>	<u>2,934,600</u>	<u>299,032</u>	<u>285,009</u>	<u>584,041</u>		<u>2,350,559</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(786,800)</u>	<u>(786,800)</u>	<u>512,257</u>	<u>810,656</u>	<u>1,322,913</u>		<u>2,109,713</u>
Net change in fund balance	(786,800)	(786,800)	512,257	810,656	1,322,913		2,109,713
Beginning fund balance	786,800	786,800	804,299	1,316,556	804,299		17,499
Ending fund balance (deficit)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,316,556</u>	<u>\$ 2,127,212</u>	<u>\$ 2,127,212</u>	<u>\$</u>	<u>\$ 2,127,212</u>

Reconciliation of Budgetary basis to GAAP basis

Unrealized gain/(loss) on investments	\$ 40,330
Reclass debt service for budgetary reporting	285,010
Transfers out to Construction Fund for debt service	(285,010)
Ending fund balance - GAAP basis	<u>\$ 2,167,542</u>

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
BURA Murphy Crossing Construction Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance (Deficit) - Budget and Actual
For the fiscal year ended June 30, 2025

	<u>Biennium Budget</u>		FY2023-24 Actual	FY2024-25 Actual	Total Actual Budget Basis	Variance with Final Budget Over/Under
	Original	Final				
<u>Expenditures</u>						
Current						
Community and economic development	\$ 233,500	\$ 233,500	\$ 32,440	\$ 41,642	\$ 74,082	\$ 159,418
Interfund charges	35,000	35,000	16,700	17,500	34,200	800
Total expenditures	<u>268,500</u>	<u>268,500</u>	<u>49,140</u>	<u>59,142</u>	<u>108,282</u>	<u>160,218</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(268,500)</u>	<u>(268,500)</u>	<u>(49,140)</u>	<u>(59,142)</u>	<u>(108,282)</u>	<u>319,636</u>
<u>Other Financing Sources (Uses)</u>						
Interfund loan proceeds	268,500	268,500	49,940	59,142	109,082	(159,418)
Total Other Financing Sources (Uses)	<u>268,500</u>	<u>268,500</u>	<u>49,940</u>	<u>59,142</u>	<u>109,082</u>	<u>(159,418)</u>
Net change in fund balance	-	-	800	-	74,882	234,300
Beginning fund balance	-	-	-	800	-	-
Ending fund balance (deficit)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 800</u>	<u>\$ 800</u>	<u>\$ 800</u>	<u>\$ 160,218</u>

Reconciliation of Budgetary basis to GAAP basis

Unrealized gain/(loss) on investments	\$ 190
Transfers into Construction Fund for debt service	59,142
Reclass loan proceeds for budgetary reporting	(59,142)
Ending fund balance - GAAP basis	<u>\$ 990</u>

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
BURA Core Area Construction Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance (Deficit) - Budget and Actual
For the fiscal year ended June 30, 2025

	Biennium Budget		FY2023-24 Actual	FY2024-25 Actual	Total Actual Budget Basis	Variance with Final Budget Over/Under
	Original	Final				
Investment earnings	\$ -	\$ -	\$ -	\$ 9,539	\$ 9,539	\$ 9,539
Total revenues	-	-	-	9,539	9,539	9,539
<u>Expenditures</u>						
Current						
Community and economic development	6,049,300	6,049,300	504,459	3,899,649	4,404,108	1,645,192
Interfund charges	213,600	213,600	104,400	106,800	211,200	2,400
Reserves	1,500,000	1,500,000	-	-	-	1,500,000
Total expenditures	7,762,900	7,762,900	608,859	4,006,449	4,615,308	3,147,592
Excess (deficiency) of revenues over (under) expenditures	(7,762,900)	(7,762,900)	(608,859)	(3,996,910)	(4,605,769)	3,157,131
<u>Other Financing Sources (Uses)</u>						
Issuance of long-term debt	6,936,000	6,936,000	-	5,690,000	5,690,000	(1,246,000)
Premium on issuance of long-term debt	-	-	-	338,488	338,488	338,488
Interfund loan proceeds	1,826,900	1,826,900	612,031	285,009	897,040	(929,860)
Interfund loan repayments	(1,000,000)	(1,000,000)	-	(313,000)	(313,000)	687,000
Total Other Financing Sources (Uses)	7,762,900	7,762,900	612,031	6,000,497	6,612,528	(1,150,372)
Net change in fund balance	-	-	3,172	2,003,587	2,006,759	2,006,759
Beginning fund balance	-	-	-	3,172	-	-
Ending fund balance (deficit)	\$ -	\$ -	\$ 3,172	\$ 2,006,759	\$ 2,006,759	\$ 2,006,759
Urealized gain/(loss) from investments					\$ 59,739	
Transfers in to Construction Fund for debt service					285,009	
Reclass loan proceeds for budgetary reporting					(285,009)	
Ending fund balance - GAAP basis					<u>\$ 2,066,498</u>	

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Major Debt Service and Capital Projects Funds
Schedule of Expenditures and Other Uses by Appropriation Levels
For the biennium ending June 30, 2025

	<u>Appropriations</u>	<u>Actual Expenditures</u>	<u>Total Actual Budget Over/Under</u>
<u>BURA Murphy Crossing Debt Service Fund</u>			
Debt service	\$ 993,500	\$ 833,485	\$ 160,015
Reserves	2,349,000	-	2,349,000
Total BURA Murphy Crossing Debt Service Fund	<u>\$ 3,342,500</u>	<u>\$ 833,485</u>	<u>\$ 2,509,015</u>
 <u>BURA Juniper Ridge Debt Service Fund</u>			
Debt service	\$ 5,854,900	\$ 3,718,908	\$ 2,135,992
Reserves	3,174,300	-	3,174,300
Total BURA Juniper Ridge Debt Service Fund	<u>\$ 9,029,200</u>	<u>\$ 3,718,908</u>	<u>\$ 5,310,292</u>
 <u>BURA Core Area Debt Service Fund</u>			
Debt service	\$ 826,900	\$ 584,041	\$ 242,859
Reserves	2,107,700	-	2,107,700
Total BURA Core Area Debt Service Fund	<u>\$ 2,934,600</u>	<u>\$ 584,041</u>	<u>\$ 2,350,559</u>
 <u>BURA Murphy Crossing Construction Fund</u>			
Community and economic development	\$ 233,500	\$ 74,082	\$ 159,418
Transfers	35,000	34,200	800
Total BURA Murphy Crossing Construction Fund	<u>\$ 268,500</u>	<u>\$ 108,282</u>	<u>\$ 160,218</u>
 <u>BURA Core Area Construction Fund</u>			
Community and economic development	\$ 6,049,300	\$ 4,404,108	\$ 1,645,192
Interfund loan repayments	1,000,000	313,000	687,000
Transfers	213,600	211,200	2,400
Reserves	1,500,000	-	1,500,000
Total BURA Core Area Construction Fund	<u>\$ 8,762,900</u>	<u>\$ 4,928,308</u>	<u>\$ 3,834,592</u>

OTHER FINANCIAL SCHEDULES

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Schedule of Property Tax Collections - Murphy Crossing Urban Renewal District
For the fiscal year ended June 30, 2025

Fiscal Year	Uncollected Balances July 1, 2024	Current Year's Levy	Adjustments, Interest and Discounts	Net Collections	Uncollected Balances June 30, 2025
Prior	\$ 25	\$	\$ 4	\$ (14)	\$ 15
2015-16	(28)		1	(6)	(33)
2016-17	14		-	(4)	10
2017-18	35		(1)	(8)	26
2018-19	63		1	(27)	37
2019-20	115		-	(46)	69
2020-21	633		54	(578)	109
2021-22	1,557		154	(1,035)	676
2022-23	2,843		92	(1,412)	1,523
2023-24	10,127		8	(6,719)	3,416
2024-25	-	854,615	(24,115)	(819,154)	11,346
Totals	<u>\$ 15,384</u>	<u>\$ 854,615</u>	<u>\$ (23,802)</u>	<u>\$ (829,003)</u>	<u>\$ 17,194</u>

Other distributions

Interest earned on unsegregated taxes	\$ (429)
Other tax distributions and credits	(556)
Total Property Tax Cash Collections	<u>(829,988)</u>

Reconciliation to revenues

Collections	829,988
Change in accrued revenue	<u>682</u>
Property Tax Revenues Governmental Funds	830,670
Change in unavailable revenue	<u>1,128</u>
Total Property Tax Revenues Governmental Activities	<u>\$ 831,798</u>

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Schedule of Property Tax Collections - Juniper Ridge Urban Renewal District
For the fiscal year ended June 30, 2025

Fiscal Year	Uncollected Balances July 1, 2024	Current Year's Levy	Adjustments, Interest and Discounts	Net Collections	Uncollected Balances June 30, 2025
Prior	\$ 169	\$	\$ 35	\$ (103)	\$ 101
2015-16	(121)		3	(27)	(145)
2016-17	62		(1)	(18)	43
2017-18	90		(2)	(22)	66
2018-19	166		4	(68)	102
2019-20	305		-	(123)	182
2020-21	1,577		136	(1,441)	272
2021-22	3,973		394	(2,639)	1,728
2022-23	6,745		217	(3,350)	3,612
2023-24	21,741		24	(14,430)	7,335
2024-25	-	2,072,041	(58,467)	(1,986,065)	27,509
Totals	<u>\$ 34,707</u>	<u>\$ 2,072,041</u>	<u>\$ (57,657)</u>	<u>\$ (2,008,286)</u>	<u>\$ 40,805</u>

Other distributions

Interest earned on unsegregated taxes	\$ (1,036)
Other tax distributions and credits	(1,318)
Total Property Tax Cash Collections	<u>(2,010,640)</u>

Reconciliation to revenues

Collections	2,010,640
Change in accrued revenue	<u>2,356</u>
Property Tax Revenues Governmental Funds	2,012,996
Change in unavailable revenue	<u>3,733</u>
Total Property Tax Revenues Governmental Activities	<u>\$ 2,016,729</u>

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Schedule of Property Tax Collections - Core Area Urban Renewal District
For the fiscal year ended June 30, 2025

Fiscal Year	Uncollected Balances July 1, 2024	Current Year's Levy	Adjustments, Interest and Discounts	Net Collections	Uncollected Balances June 30, 2025
2021-22	\$ 1,503	\$ -	\$ 148	\$ (999)	\$ 652
2022-23	3,194	-	103	(1,586)	1,711
2023-24	10,202	-	11	(6,770)	3,443
2024-25	-	1,052,951	(29,711)	(1,009,260)	13,980
Totals	<u>\$ 14,899</u>	<u>\$ 1,052,951</u>	<u>\$ (29,449)</u>	<u>\$ (1,018,615)</u>	<u>\$ 19,786</u>

Other distributions

Interest earned on unsegregated taxes	\$ (527)
Other tax distributions and credits	<u>(660)</u>
Total property tax cash collections	\$ (1,019,802)

Reconciliation to revenues

Collections	\$ 1,019,802
Change in accrued revenue	<u>1,898</u>
Property Tax Revenues Governmental Funds	1,021,700
Change in unavailable revenue	<u>2,984</u>
Total Property Tax Revenues Governmental Activities	<u>\$ 1,024,684</u>

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Schedule of Future Debt Service Requirements of Long-Term Debt
June 30, 2025

Fiscal Year	Total Requirements			2021A FF&C Refund Murphy Crossing Urban Renewal Series 2015 Note		2021A FF&C Refund Cooley Road Series 2016 Note		2021B FF&C Murphy Crossing		2023 FF&C BURA	
	Principal	Interest	Total	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2025-26	\$ 779,699	\$ 437,513	\$ 1,217,212	\$ 222,700	\$ 10,711	\$ 252,300	\$ 8,763	\$ 127,100	\$ 1,727	\$ 92,599	\$ 130,231
2026-27	799,207	419,404	1,218,611	225,700	7,683	258,000	5,293	128,300	577	97,207	125,601
2027-28	686,064	402,873	1,088,937	228,800	4,613	260,200	1,769	-	-	102,064	120,741
2028-29	317,572	388,140	705,712	110,400	1,502	-	-	-	-	107,172	115,638
2029-30	217,529	376,279	593,808	-	-	-	-	-	-	112,529	110,279
2030-31	228,164	365,403	593,567	-	-	-	-	-	-	118,164	104,653
2031-32	239,076	353,994	593,070	-	-	-	-	-	-	124,076	98,744
2032-33	250,266	342,041	592,307	-	-	-	-	-	-	130,266	92,541
2033-34	261,789	329,527	591,316	-	-	-	-	-	-	136,789	86,027
2034-35	278,645	316,438	595,083	-	-	-	-	-	-	143,645	79,188
2035-36	290,806	302,506	593,312	-	-	-	-	-	-	150,806	72,006
2036-37	303,356	287,965	591,321	-	-	-	-	-	-	158,356	64,465
2037-38	321,267	272,799	594,066	-	-	-	-	-	-	166,267	56,549
2038-39	334,594	256,734	591,328	-	-	-	-	-	-	174,594	48,234
2039-40	353,310	240,004	593,314	-	-	-	-	-	-	183,310	39,504
2040-41	372,470	222,339	594,809	-	-	-	-	-	-	192,470	30,339
2041-42	387,102	203,715	590,817	-	-	-	-	-	-	202,102	20,715
2042-43	407,207	184,360	591,567	-	-	-	-	-	-	212,207	10,610
2043-44	205,000	164,000	369,000	-	-	-	-	-	-	-	-
2044-45	215,000	153,750	368,750	-	-	-	-	-	-	-	-
2045-46	225,000	143,000	368,000	-	-	-	-	-	-	-	-
2046-47	240,000	131,750	371,750	-	-	-	-	-	-	-	-
2047-48	250,000	119,750	369,750	-	-	-	-	-	-	-	-
2048-49	265,000	107,250	372,250	-	-	-	-	-	-	-	-
2049-50	275,000	94,000	369,000	-	-	-	-	-	-	-	-
2050-51	290,000	80,250	370,250	-	-	-	-	-	-	-	-
2051-52	305,000	65,750	370,750	-	-	-	-	-	-	-	-
2052-53	320,000	50,500	370,500	-	-	-	-	-	-	-	-
2053-54	335,000	34,500	369,500	-	-	-	-	-	-	-	-
2054-55	355,000	17,750	372,750	-	-	-	-	-	-	-	-
Total	\$ 10,108,123	\$ 6,864,284	\$ 16,972,407	\$ 787,600	\$ 24,509	\$ 770,500	\$ 15,825	\$ 255,400	\$ 2,304	\$ 2,604,623	\$ 1,406,065

**Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Schedule of Future Debt Service Requirements of Long-Term Debt(Continued)
June 30, 2025**

Fiscal Year	2025 FF&C BURA Franklin & 2nd	
	Principal	Interest
2025-26	\$ 85,000	\$ 286,081
2026-27	90,000	280,250
2027-28	95,000	275,750
2028-29	100,000	271,000
2029-30	105,000	266,000
2030-31	110,000	260,750
2031-32	115,000	255,250
2032-33	120,000	249,500
2033-34	125,000	243,500
2034-35	135,000	237,250
2035-36	140,000	230,500
2036-37	145,000	223,500
2037-38	155,000	216,250
2038-39	160,000	208,500
2039-40	170,000	200,500
2040-41	180,000	192,000
2041-42	185,000	183,000
2042-43	195,000	173,750
2043-44	205,000	164,000
2044-45	215,000	153,750
2045-46	225,000	143,000
2046-47	240,000	131,750
2047-48	250,000	119,750
2048-49	265,000	107,250
2049-50	275,000	94,000
2050-51	290,000	80,250
2051-52	305,000	65,750
2052-53	320,000	50,500
2053-54	335,000	34,500
2054-55	355,000	17,750
Total	<u>\$ 5,690,000</u>	<u>\$ 5,415,581</u>

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Summary of Urban Renewal Revenues & Expenditures
For the biennium ending June 30, 2025

	FY 2023-2025 Actuals	FY 2023-2025 Budget
<u>Revenue</u>		
BURA Juniper Ridge Construction Fund (General Fund)	\$ 3,566	\$ -
BURA Murphy Crossing Debt Service Fund	1,758,255	1,585,700
BURA Juniper Ridge Debt Service Fund	4,052,659	3,575,100
BURA Core Area Debt Service Fund	1,906,954	2,147,800
BURA Murphy Crossing Construction Fund	-	-
BURA Core Area Construction Fund	9,539	-
Total	<u>\$ 7,730,973</u>	<u>\$ 7,308,600</u>
<u>Expenditure</u>		
BURA Juniper Ridge Construction Fund (General Fund)	\$ 2,586,181	\$ 4,965,900
BURA Murphy Crossing Debt Service Fund	833,485	3,342,500
BURA Juniper Ridge Debt Service Fund	3,718,908	9,029,200
BURA Core Area Debt Service Fund	584,041	2,934,600
BURA Murphy Crossing Construction Fund	108,282	268,500
BURA Core Area Construction Fund	4,615,308	7,762,900
Total	<u>\$ 12,446,205</u>	<u>\$ 28,303,600</u>

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Impact on Overlapping Taxing Districts of Property Tax Levied by Urban Renewal Districts
Murphy Crossing Urban Renewal District
For the fiscal year ended June 30, 2025

	District #	Total Assessed Value	Permanent Rate	Billing Rate	BURA Excess Assessed Value Used	Division of Tax Imposed (1)	Taxes Levied on TAV (1)	Percent of Taxes Allocated to BURA
<u>Taxing District</u>								
Deschutes County	001	\$ 33,092,393,394	\$ 1.2783	\$ 1.2783	\$ 72,685,192	\$ 82,242	\$ 42,851,925	0.19 %
County Library	011	33,092,393,394	0.5500	0.5500	72,685,192	35,477	18,222,186	0.19 %
Countywide Law Enforcement	020	33,092,393,394	1.2500	1.2500	72,685,192	80,630	41,409,838	0.19 %
County Extension/4H	090	33,092,393,394	0.0224	0.0224	72,685,192	-	744,146	- %
911	093	33,092,393,394	0.4250	0.3618	72,685,192	22,576	11,986,949	0.19 %
City of Bend	101	15,822,480,812	2.8035	2.8035	72,685,192	182,223	44,386,952	0.41 %
Bend Metro Park & Recreation	301	16,682,088,488	1.4610	1.4610	72,685,192	95,084	24,653,673	0.39 %
School District #1	601	23,651,949,992	4.7641	4.7641	72,685,192	311,230	112,286,909	0.28 %
High Desert ESD	651	33,092,393,394	0.0964	0.0964	72,685,192	4,838	3,182,602	0.15 %
COCC	670	33,092,393,394	0.6204	0.6204	72,685,192	40,315	20,462,667	0.20 %

Source:

Deschutes County Assessor's Office

Notes:

(1) After truncation gain/loss and compression

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Impact on Overlapping Taxing Districts of Property Tax Levied by Urban Renewal Districts
Juniper Ridge Urban Renewal District
For the fiscal year ended June 30, 2025

	District #	Total Assessed Value	Permanent Rate	Billing Rate	BURA Excess Assessed Value Used	Division of Tax Imposed (1)	Taxes Levied on TAV (1)	Percent of Taxes Allocated to BURA
<u>Taxing District</u>								
Deschutes County	001	\$ 33,092,393,394	\$ 1.2783	\$ 1.2783	\$ 13,752,568	\$ 199,962	\$ 42,851,925	0.47 %
County Library	011	33,092,393,394	0.5500	0.5500	13,752,568	85,468	18,222,186	0.47 %
Countywide Law Enforcement	020	33,092,393,394	1.2500	1.2500	13,752,568	196,737	41,409,838	0.48 %
County Extension/4H	090	33,092,393,394	0.0224	0.0224	13,752,568	3,225	744,146	0.43 %
911	093	33,092,393,394	0.4250	0.3618	13,752,568	56,441	11,986,949	0.47 %
City of Bend	101	15,822,480,812	2.8035	2.8035	13,752,568	440,238	44,386,952	0.99 %
Bend Metro Park & Recreation	301	16,682,088,488	1.4610	1.4610	13,752,568	228,845	24,653,673	0.93 %
School District #1	601	23,651,949,992	4.7641	4.7641	13,752,568	749,857	112,286,909	0.67 %
High Desert ESD	651	33,092,393,394	0.0964	0.0964	13,752,568	14,513	3,182,602	0.46 %
COCC	670	33,092,393,394	0.6204	0.6204	13,752,568	96,756	20,462,667	0.47 %

Source:

Deschutes County Assessor's Office

Notes:

(1) After truncation gain/loss and compression

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Impact on Overlapping Taxing Districts of Property Tax Levied by Urban Renewal Districts
Core Area Urban Renewal District
For the fiscal year ended June 30, 2025

	District #	Total Assessed Value	Permanent Rate	Billing Rate	BURA Excess Assessed Value Used	Division of Tax Imposed(1)	Taxes Levied on TAV (1)	Percent of Taxes allocated to BURA
<u>Taxing District</u>								
Deschutes County	001	\$ 33,092,393,394	\$ 1.2783	\$ 1.2783	\$ 443,857,101	\$ 101,593	\$ 42,851,925	0.24 %
County Library	011	33,092,393,394	0.5500	0.5500	443,857,101	43,540	18,222,186	0.24 %
Countywide Law Enforcement	020	33,092,393,394	1.2500	1.2500	443,857,101	99,981	41,409,838	0.24 %
County/Extension 4H	090	33,092,393,394	0.0224	0.0224	443,857,101	1,613	744,146	0.22 %
911	093	15,134,533,636	0.4250	0.3618	443,857,101	29,027	11,986,949	0.24 %
City of Bend	101	16,121,011,096	2.8035	2.8035	443,857,101	224,150	44,386,952	0.50 %
Bend Metro Park & Recreation	301	22,604,243,732	1.4610	1.4610	443,857,101	116,034	24,653,673	0.47 %
School District #1	601	31,626,229,666	4.7641	4.7641	443,857,101	382,185	112,286,909	0.34 %
High Desert ESD	651	33,092,393,394	0.0964	0.0964	443,857,101	6,450	3,182,602	0.20 %
COCC	670	33,092,393,394	0.6204	0.6204	443,857,101	48,378	20,462,667	0.24 %

Source:

Deschutes County Assessor's Office

Notes:

(1) After truncation gain/loss compression

STATISTICAL SECTION

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Net Position
Last ten years
(accrual basis of accounting; in thousands)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<u>Governmental activities</u>										
Net investment in capital assets	\$ 433	\$ 606	\$ 777	\$ 901	\$ 916	\$ 2,722	\$ 1,164	\$ 4,206	\$ 4,638	\$ 8,447
Restricted	3,055	2,451	2,964	466	6,208	5,304	6,174	7,742	7,190	11,013
Unrestricted	(6,063)	(4,624)	(2,404)	1,284	(3,455)	(4,565)	(2,050)	(4,188)	(3,422)	(7,379)
Total Governmental Activities Net Position	<u>\$ (2,575)</u>	<u>\$ (1,567)</u>	<u>\$ 1,337</u>	<u>\$ 2,651</u>	<u>\$ 3,669</u>	<u>\$ 3,461</u>	<u>\$ 5,288</u>	<u>\$ 7,760</u>	<u>\$ 8,406</u>	<u>\$ 12,081</u>

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Changes in Net Position
Last ten fiscal years
(accrual basis of accounting; in thousands)

	2016	2017	2018	2019	2020
<u>Expenses</u>					
Governmental activities:					
Urban renewal	\$ 42	\$ 51	\$ 108	\$ 176	\$ 990
Interest on long-term debt	227	195	152	143	119
Total Governmental Activities Expenses	269	246	260	319	1,109
<u>Program Revenues:</u>					
Governmental activities:					
Charges for services:					
Urban renewal	-	-	-	-	-
Capital grants and contributions	-	-	-	-	2
Total Governmental Activities Program Revenues	-	-	-	-	2
Net Revenues (Expenses)	\$ (269)	\$ (246)	\$ (260)	\$ (319)	\$ (1,107)
<u>General Revenues</u>					
Governmental activities:					
Taxes:					
Property taxes, levied for debt service	1,257	1,239	1,347	1,601	1,859
Net investment income	47	15	19	234	265
Loss on disposal of capital assets	-	-	-	(140)	-
Transfers	-	-	1,797	(61)	-
Total General Revenues	1,304	1,254	3,163	1,634	2,124
Change in Net Position	\$ 1,035	\$ 1,008	\$ 2,903	\$ 1,315	\$ 1,017

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Changes in Net Position (Continued)
Last ten fiscal years
(accrual basis of accounting; in thousands)

	2021	2022	2023	2024	2025
<u>Expenses</u>					
Governmental activities:					
Urban renewal	\$ 2,765	\$ 647	\$ 606	\$ 2,831	\$ 699
Interest on long-term debt	107	64	62	180	186
Total Governmental Activities Expenses	<u>2,872</u>	<u>711</u>	<u>668</u>	<u>3,011</u>	<u>885</u>
<u>Program Revenues:</u>					
Governmental activities:					
Charges for services:					
Urban renewal	750	-	-	-	-
Capital grants and contributions	-	4	-	-	-
Total Governmental Activities Program Revenues	<u>750</u>	<u>4</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Revenues (Expenses)	<u>\$ (2,122)</u>	<u>\$ (707)</u>	<u>\$ (668)</u>	<u>\$ (3,011)</u>	<u>\$ (885)</u>
<u>General Revenues</u>					
Governmental activities:					
Taxes:					
Property taxes, levied for debt service	1,895	2,782	3,055	3,204	3,873
Net investment income	19	(249)	86	452	693
Loss on disposal of capital assets	-	-	-	-	-
Transfers	-	-	-	-	-
Total General Revenues	<u>1,914</u>	<u>2,533</u>	<u>3,141</u>	<u>3,656</u>	<u>4,566</u>
Change in Net Position	<u>\$ (208)</u>	<u>\$ 1,826</u>	<u>\$ 2,473</u>	<u>\$ 645</u>	<u>\$ 3,681</u>

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Fund Balances (Deficits), Governmental Funds
Last ten fiscal years
(modified accrual basis of accounting; in thousands)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<u>Juniper Ridge Construction Fund</u>										
<u>(General Fund)⁽¹⁾</u>										
Restricted	\$ 362	\$ 322	\$ 588	\$ 459	\$ 139	\$ -	\$ 39	\$ 278	\$ 245	\$ 248
Total General Fund	<u>\$ 362</u>	<u>\$ 322</u>	<u>\$ 588</u>	<u>\$ 459</u>	<u>\$ 139</u>	<u>\$ -</u>	<u>\$ 39</u>	<u>\$ 278</u>	<u>\$ 245</u>	<u>\$ 248</u>
<u>All Other Governmental Funds</u>										
Restricted	2,693	2,735	3,153	7	6,069	5,304	6,135	7,463	6,946	12,828
Committed	360	-	-	-	-	-	-	-	-	-
Assigned	-	-	1,433	5,133	-	-	-	300	767	-
Unassigned	(360)	-	-	-	-	-	-	-	(310)	-
Total All Other Governmental Funds	<u>\$ 2,693</u>	<u>\$ 2,735</u>	<u>\$ 4,586</u>	<u>\$ 5,140</u>	<u>\$ 6,069</u>	<u>\$ 5,304</u>	<u>\$ 6,135</u>	<u>\$ 7,763</u>	<u>\$ 7,403</u>	<u>\$ 12,828</u>

(1) The Urban Renewal General Fund was closed June 30, 2021. Beginning July 1, 2021, the Juniper Ridge Construction Fund serves as the General Fund.

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Changes in Fund Balance, Governmental Funds
Last ten fiscal years
(modified accrual basis of accounting; in thousands)

	2016	2017	2018	2019	2020
<u>Revenues</u>					
Taxes	\$ 1,257	\$ 1,238	\$ 1,349	\$ 1,600	\$ 1,854
Intergovernmental	-	-	-	-	2
Contributions	-	-	-	-	-
Investment earnings (loss)	47	15	19	234	266
Total Revenues	<u>1,304</u>	<u>1,253</u>	<u>1,368</u>	<u>1,834</u>	<u>2,122</u>
<u>Expenditures</u>					
Urban renewal	41	59	99	166	600
Debt service					
Principal	701	716	753	946	792
Interest	228	192	161	145	121
Capital outlay	1,258	299	35	91	-
Total Expenditures	<u>2,228</u>	<u>1,266</u>	<u>1,048</u>	<u>1,348</u>	<u>1,513</u>
<u>Other Financing Sources (Uses)</u>					
Issuance of long-term debt	-	2,434	-	-	-
Premium on issuance of long-term debt	-	-	-	-	-
Discount on issuance of long-term debt	-	(2,419)	-	-	-
Transfers in	-	-	1,797	177	140
Transfers out	-	-	-	(237)	(140)
Total Other Financing Sources (Uses)	<u>-</u>	<u>15</u>	<u>1,797</u>	<u>(60)</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ (924)</u>	<u>\$ 2</u>	<u>\$ 2,117</u>	<u>\$ 426</u>	<u>\$ 609</u>
Debt service as a percentage of noncapital expenditures	95.80 %	93.90 %	90.20 %	86.80 %	60.30 %

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Changes in Fund Balance, Governmental Funds (Continued)
Last ten fiscal years
(modified accrual basis of accounting; in thousands)

	2021	2022	2023	2024	2025
<u>Revenues</u>					
Taxes	\$ 1,900	\$ 2,776	\$ 3,047	\$ 3,197	\$ 3,865
Intergovernmental	-	-	-	-	-
Contributions	-	4	-	-	-
Investment earnings (loss)	19	(249)	87	452	693
Total Revenues	<u>1,919</u>	<u>2,531</u>	<u>3,134</u>	<u>3,649</u>	<u>4,558</u>
<u>Expenditures</u>					
Urban renewal	2,676	634	508	2,651	589
Debt service					
Principal	4,187	962	975	862	684
Interest	111	66	51	182	163
Capital outlay	-	-	2,931	348	3,721
Total Expenditures	<u>6,974</u>	<u>1,662</u>	<u>4,465</u>	<u>4,043</u>	<u>5,157</u>
<u>Other Financing Sources (Uses)</u>					
Issuance of long-term debt	4,151	-	2,771	-	5,690
Premium on issuance of long-term debt	-	-	428	-	338
Discount on issuance of long-term debt	-	-	-	-	-
Transfers in	614	629	480	2,657	589
Transfers out	(614)	(629)	(480)	(2,657)	(589)
Total Other Financing Sources (Uses)	<u>4,151</u>	<u>-</u>	<u>3,199</u>	<u>-</u>	<u>6,028</u>
Net Change in Fund Balance	<u>\$ (904)</u>	<u>\$ 869</u>	<u>\$ 1,868</u>	<u>\$ (394)</u>	<u>\$ 5,429</u>
Debt service as a percentage of noncapital expenditures	61.60 %	61.90 %	66.90 %	28.25 %	58.98 %

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Property Tax Levies and Collections - Murphy Crossing Urban Renewal District
Last ten fiscal years

Fiscal Year	Collected within the Fiscal Year of the Levy			Collections in Subsequent Years	Total Collections to Date	
	Total Tax Levy	Amount	Percentage of Levy Collected		Amount	Percentage of Levy Collected
2016	\$ 241,610	\$ 229,348	94.9 %	\$ 6,127	\$ 235,475	97.5 %
2017	249,306	237,287	95.2 %	5,465	242,752	97.4 %
2018	375,685	359,285	95.6 %	7,465	366,750	97.6 %
2019	462,065	441,968	95.7 %	8,415	450,383	97.5 %
2020	513,031	491,426	95.8 %	8,281	499,707	97.4 %
2021	556,847	533,136	95.7 %	6,891	540,027	97.0 %
2022	633,141	607,704	96.0 %	6,338	614,042	97.0 %
2023	695,797	670,647	96.4 %	6,836	677,483	97.4 %
2024	792,358	759,736	95.9 %	6,719	766,455	96.7 %
2025	854,615	819,154	95.9 %	-	819,154	95.9 %

Source: Deschutes County Assessor's Office

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Property Tax Levies and Collections - Juniper Ridge Urban Renewal District
Last ten fiscal years

Fiscal Year	Collected within the Fiscal Year of the Levy			Collections in Subsequent Years	Total Collections to Date	
	Total Tax Levy	Amount	Percentage of Levy Collected		Amount	Percentage of Levy Collected
2016	\$ 1,055,960	\$ 1,002,664	95.0 %	\$ 27,827	\$ 1,030,491	97.6 %
2017	1,027,018	977,552	95.2 %	22,469	1,000,021	97.4 %
2018	1,007,130	963,322	95.7 %	20,372	983,694	97.7 %
2019	1,183,929	1,134,175	95.8 %	21,202	1,155,377	97.6 %
2020	1,367,257	1,309,681	95.8 %	22,069	1,331,750	97.4 %
2021	1,389,517	1,330,354	95.7 %	17,193	1,347,547	97.0 %
2022	1,615,126	1,550,222	96.0 %	16,168	1,566,390	97.0 %
2023	1,650,700	1,591,491	96.4 %	16,217	1,607,708	97.4 %
2024	1,701,645	1,631,587	95.9 %	14,430	1,646,017	96.7 %
2025	2,072,041	1,986,065	95.9 %	-	1,986,065	95.9 %

Source: Deschutes County Assessor's Office

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Property Taxes Levies and Collections - Core Area Urban Renewal District
Last Ten Fiscal Years

Fiscal Year	Collected within the Fiscal Year of the Levy			Collections in Subsequent Years	Total Collections to Date	
	Total Tax Levy	Amount	Percentage of Levy Collected		Amount	Percentage of Levy Collected
2022	\$ 611,166	\$ 586,369	95.94 %	\$ 6,118	\$ 592,487	96.9 %
2023	781,680	753,020	96.3 %	7,679	760,699	97.3 %
2024	798,511	765,636	95.9 %	6,771	772,407	96.7 %
2025	\$ 1,052,951	\$ 1,009,260	95.9 %	\$ -	\$ 1,009,260	95.9 %

Source: Deschutes County Assessor's Office

COMPLIANCE SECTION

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



Report of Independent Auditors Required by Oregon State Regulations

Honorable Mayor and City Council
Bend Urban Renewal Agency (A Component of the City of Bend, Oregon)
Bend, Oregon

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States the financial statements of the governmental activities and each major fund of the Bend Urban Renewal Agency (the Agency), a component of the City of Bend, Oregon, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated December 12, 2025.

Compliance

As part of obtaining reasonable assurance about whether the Agency's basic financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, including provisions of Oregon Revised Statutes (ORS) as specified in Oregon Administrative Rules (OAR) 162-010-0000 to 162-010-0330, of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the financial statements. 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:

- Accounting records and internal control
- Public fund deposits
- Indebtedness
- Budget
- Insurance and fidelity bonds
- Programs funded from outside sources
- Investments
- Public contracts and purchasing

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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 grant agreements, including the provisions of ORS as specified in OAR 162-010-0000 through 162-010-0330 of the Minimum Standards for Audits of Oregon Municipal Corporations.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing 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.

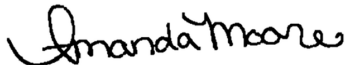
A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination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

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. Accordingly, this communication is not suitable for any other purpose.

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



Amanda Moore, Principal, for,
Baker Tilly US, LLP
Medford, Oregon

December 12, 2025



Report of Independent Auditors on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Honorable Mayor and City Council
Bend Urban Renewal Agency (A Component of the City of Bend, Oregon)
Bend, Oregon

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities and each major fund of the Bend Urban Renewal Agency (the Agency), a component of the City of Bend, Oregon, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated December 12, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing 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.

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 a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. 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. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

A handwritten signature in black ink that reads "Baker Tilly US, LLP". The signature is written in a cursive, flowing style.

Medford, Oregon
December 12, 2025

City of Bend Urban Renewal Notice

The Urban Renewal Agency of the City of Bend, Oregon (BURA), has prepared the annual urban renewal financial report and an analysis of the impact of carrying out the urban renewal plans on the tax collections for other taxing districts that levy taxes within the urban renewal area. The information contained in the statement is on file with the City and the Agency and is available to all interested persons at 710 NW Wall St, Bend, OR 97703. The Statement is summarized here and reproduced in part in compliance with ORS 457.460.

**Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Summary of Urban Renewal Revenues & Expenditures
For the biennium ending June 30, 2025**

	FY 2023-2025 Actuals	FY 2023-2025 Budget
<u>Revenue</u>		
BURA Juniper Ridge Construction Fund (General Fund)	\$ 3,566	\$ -
BURA Murphy Crossing Debt Service Fund	1,758,255	1,585,700
BURA Juniper Ridge Debt Service Fund	4,052,659	3,575,100
BURA Core Area Debt Service Fund	1,906,954	2,147,800
BURA Murphy Crossing Construction Fund	-	-
BURA Core Area Construction Fund	9,539	-
Total	\$ 7,730,973	\$ 7,308,600
<u>Expenditure</u>		
BURA Juniper Ridge Construction Fund (General Fund)	\$ 2,586,181	\$ 4,965,900
BURA Murphy Crossing Debt Service Fund	833,485	3,342,500
BURA Juniper Ridge Debt Service Fund	3,718,908	9,029,200
BURA Core Area Debt Service Fund	584,041	2,934,600
BURA Murphy Crossing Construction Fund	108,282	268,500
BURA Core Area Construction Fund	4,615,308	7,762,900
Total	\$ 12,446,205	\$ 28,303,600

Impact on Overlapping Taxing Districts of Property Tax Levied by Urban Renewal Districts for Fiscal Year 2024-25:

**Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Impact on Overlapping Taxing Districts of Property Tax Levied by Urban Renewal Districts
Murphy Crossing Urban Renewal District
For the fiscal year ended June 30, 2025**

	District #	Total Assessed Value	Permanent Rate	Billing Rate	BURA Excess Assessed Value Used	Division of Tax Imposed (1)	Taxes Levied on TAV (1)	Percent of Taxes Allocated to BURA
<u>Taxing District</u>								
Deschutes County	001	\$ 33,092,393,394	\$ 1.2783	\$ 1.2783	\$ 72,685,192	\$ 82,242	\$ 42,851,925	0.19 %
County Library	011	33,092,393,394	0.5500	0.5500	72,685,192	35,477	18,222,186	0.19 %
Countywide Law Enforcement	020	33,092,393,394	1.2500	1.2500	72,685,192	80,630	41,409,838	0.19 %
County Extension/4H	090	33,092,393,394	0.0224	0.0224	72,685,192	-	744,146	- %
911	093	33,092,393,394	0.4250	0.3618	72,685,192	22,576	11,986,949	0.19 %
City of Bend	101	15,822,480,812	2.8035	2.8035	72,685,192	182,223	44,386,952	0.41 %
Bend Metro Park & Recreation	301	16,682,088,488	1.4610	1.4610	72,685,192	95,084	24,653,673	0.39 %
School District #1	601	23,651,949,992	4.7641	4.7641	72,685,192	311,230	112,286,909	0.28 %
High Desert ESD	651	33,092,393,394	0.0964	0.0964	72,685,192	4,838	3,182,602	0.15 %
COCC	670	33,092,393,394	0.6204	0.6204	72,685,192	40,315	20,462,667	0.20 %

Source:

Deschutes County Assessor's Office

Notes:

(1) After truncation gain/loss and compression

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Impact on Overlapping Taxing Districts of Property Tax Levied by Urban Renewal Districts
Juniper Ridge Urban Renewal District
For the fiscal year ended June 30, 2025

	District #	Total Assessed Value	Permanent Rate	Billing Rate	BURA Excess Assessed Value Used	Division of Tax Imposed (1)	Taxes Levied on TAV (1)	Percent of Taxes Allocated to BURA
Taxing District								
Deschutes County	001	\$ 33,092,393,394	\$ 1.2783	\$ 1.2783	\$ 13,752,568	\$ 199,962	\$ 42,851,925	0.47 %
County Library	011	33,092,393,394	0.5500	0.5500	13,752,568	85,468	18,222,186	0.47 %
Countywide Law Enforcement	020	33,092,393,394	1.2500	1.2500	13,752,568	196,737	41,409,838	0.48 %
County Extension/4H	090	33,092,393,394	0.0224	0.0224	13,752,568	3,225	744,146	0.43 %
911	093	33,092,393,394	0.4250	0.3618	13,752,568	56,441	11,986,949	0.47 %
City of Bend	101	15,822,480,812	2.8035	2.8035	13,752,568	440,238	44,386,952	0.99 %
Bend Metro Park & Recreation	301	16,682,088,488	1.4610	1.4610	13,752,568	228,845	24,653,673	0.93 %
School District #1	601	23,651,949,992	4.7641	4.7641	13,752,568	749,857	112,286,909	0.67 %
High Desert ESD	651	33,092,393,394	0.0964	0.0964	13,752,568	14,513	3,182,602	0.46 %
COCC	670	33,092,393,394	0.6204	0.6204	13,752,568	96,756	20,462,667	0.47 %

Source:

Deschutes County Assessor's Office

Notes:

(1) After truncation gain/loss and compression

Bend Urban Renewal Agency
A Component Unit of the City of Bend, Oregon
Impact on Overlapping Taxing Districts of Property Tax Levied by Urban Renewal Districts
Core Area Urban Renewal District
For the fiscal year ended June 30, 2025

	District #	Total Assessed Value	Permanent Rate	Billing Rate	BURA Excess Assessed Value Used	Division of Tax Imposed (1)	Taxes Levied on TAV (1)	Percent of Taxes allocated to BURA
Taxing District								
Deschutes County	001	\$ 33,092,393,394	\$ 1.2783	\$ 1.2783	\$ 443,857,101	\$ 101,593	\$ 42,851,925	0.24 %
County Library	011	33,092,393,394	0.5500	0.5500	443,857,101	43,540	18,222,186	0.24 %
Countywide Law Enforcement	020	33,092,393,394	1.2500	1.2500	443,857,101	99,981	41,409,838	0.24 %
County/Extension 4H	090	33,092,393,394	0.0224	0.0224	443,857,101	1,613	744,146	0.22 %
911	093	15,134,533,636	0.4250	0.3618	443,857,101	29,027	11,986,949	0.24 %
City of Bend	101	16,121,011,096	2.8035	2.8035	443,857,101	224,150	44,386,952	0.50 %
Bend Metro Park & Recreation	301	22,604,243,732	1.4610	1.4610	443,857,101	116,034	24,653,673	0.47 %
School District #1	601	31,626,229,666	4.7641	4.7641	443,857,101	382,185	112,286,909	0.34 %
High Desert ESD	651	33,092,393,394	0.0964	0.0964	443,857,101	6,450	3,182,602	0.20 %
COCC	670	33,092,393,394	0.6204	0.6204	443,857,101	48,378	20,462,667	0.24 %

Source:

Deschutes County Assessor's Office

Notes:

(1) After truncation gain/loss compression