

**Multnomah County Library District  
A Component Unit of  
Multnomah County, Oregon**

**Financial Statements and Reports of  
Independent Auditors**

**For the Fiscal Year Ended June 30, 2018**



Prepared by:

Department of County Management  
Joseph Mark Campbell, Chief Financial Officer  
501 SE Hawthorne Blvd, Suite 531  
Portland, Oregon 97214

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**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
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## **INTRODUCTORY SECTION**

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**Department of County Management**

**MULTNOMAH COUNTY OREGON**

**501 SE Hawthorne Blvd, Suite 531**

**Portland, Oregon 97214**

**(503) 988-3786 phone**

**(503) 988-3292 fax**



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December 21, 2018

Honorable County Chair and Multnomah County Library District Board of Commissioners  
Multnomah County, Portland, Oregon

**INTRODUCTION**

We are pleased to submit the Basic Financial Statements for Multnomah County Library District, Portland, Oregon (the District), for the year ended June 30, 2018. This report includes the opinion of our independent auditors, Moss Adams LLP.

We prepared this report for the Secretary of the State of Oregon as required under ORS 297.425. The District's financial statements are also included in the Comprehensive Annual Financial Report of Multnomah County (the County) as a blended component unit. This is necessary because the Board of County Commissioners of Multnomah County serves as the governing body and maintains overall financial accountability for the District.

Accounting principles generally accepted in the United States of America (U.S. GAAP) requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The Library District's MD&A can be found immediately following the independent auditors' report.

**PROFILE OF THE DISTRICT**

In 1864, a small group of local citizens joined to form a subscription library, which today is known as the Multnomah County Library. The Library began operation in 1902 as Oregon's first tax-supported public library. Multnomah County assumed the entire tax support of the library in 1911, and, for much of its history, the County's General Fund was the primary source of financing for the Library. Challenging economic times over the years led to passing various serial levies to provide additional temporary funding for the libraries; however, library supporters recognized the need for stable and dedicated library funding.

In November 2010, the voters amended the Multnomah County Charter and established a method under which the Multnomah County Board of County Commissioners could form a library district upon voter approval (Multnomah County Home Rule Charter Chapter IX). In August 2012, the County Board referred to the voter's ballot measure to approve formation of a Multnomah County Library District (Resolution 2012-104). The voters approved the formation of the library district at the November 6, 2012 general election (Measure 23-143). The effect of this measure created the Multnomah County

Library District on July 1, 2013 as a separate taxing district for the Library as a mechanism to secure permanent funding for library operations. The District's boundaries are contiguous with those of Multnomah County.

The District was formed to provide a stable source of funding for library services. District taxes replace the Library's previous funding model of temporary local option levies and annual contributions from Multnomah County's General Fund. District taxes are dedicated solely to fund library services.

The District is the repository of the revenues generated for library services. However, Library Services is a department of Multnomah County. The County and the District have executed an intergovernmental agreement, which states that the County will be reimbursed by the District for the cost of library operations, including administrative overhead costs such as finance, legal, human resources, risk management and internal services. This agreement exists in perpetuity unless both parties agree to amend it.

In fiscal year 2015, the County and the District convened a "Library Asset Transfer Group (LATG)" to review capital assets, which were in service to support library operations. The County Board approved a resolution in December, 2014 (Resolution 2014-142) which authorized the Chair to execute a Library Asset Transfer Agreement with the District that provided for the County to convey to the District all real properties, books and collections of rare books and artwork. These assets now belong to the District and appear on the District's financial statements.

In the budget for fiscal year 2018, another fund has been added to the District's books to record capital acquisitions and dispositions. This fund is in addition to the District's General Fund which is the source of reimbursements to the County for operations of the Library Services Department.

The District's financial statements are prepared on the accrual basis of accounting, revenues are recorded at the time they are earned and expenses are recorded at the time the liabilities are incurred. The District's budget is prepared on the modified accrual basis of accounting. Oregon Budget Law requires the use of budgetary control. See pages 19-20 for the *Statements of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual*.

As Oregon's largest public library, Multnomah County Library serves nearly one-fifth of the state's population with a wide variety of programs and services. Multnomah County Library is the oldest public library west of the Mississippi, with a history that reaches back to 1864.

## **FACTORS AFFECTING FINANCIAL CONDITION**

The District provides library funding to a countywide population of 803,000, residents. The County's library system consists of 20 neighborhood branches that house nearly 900 computer search stations for the public and a collection of two million books and other library materials. In addition to books, the library serves the community via its website, electronic databases, social media, e-books, and more.

Fiscal year 2018 marked the fifth full year of the District, which was authorized by voters in November 2012. The District formation relieved Multnomah County of a \$15.3 million commitment for ongoing General Fund support in fiscal year 2014 and beyond. Increased property tax compression results in an offsetting loss to the County General Fund of approximately \$7.2 million. For the Library, the County and its patrons, the District's permanent rate means County libraries will no longer be dependent on

successive 5-year local option tax levies. The permanent tax rate of \$1.24 replaced a lower local option rate of \$0.89 and addressed significant cuts the Library experienced in fiscal year 2013.

Property taxes are the District's largest revenue source accounting for 97.3 percent of total budgeted revenues for the fiscal year ended June 30, 2018. Property taxes have remained relatively insulated from declining real estate values. Property taxes are governed by two state constitutional measures. Measure 5, which set limits on the amount of tax that can be collected. In Measure 50, individual property taxable values, in general, may not grow by more than 3 percent year over year. For fiscal year ended June 30, 2019, property tax collections are expected to increase by 4 percent driven by new construction and decreased Measure 5 compression.

The District's permanent rate is limited to \$1.24 per \$1,000 assessed value. For fiscal year 2019, the District will levy the same rate as the prior year, \$1.18 per \$1,000. The District permanent tax rate supports the County's library system in accordance with the intergovernmental agreement between Multnomah County and the District.

### **AWARDS AND ACKNOWLEDGEMENTS**

I would like to acknowledge the help of the Finance and Risk Management Division staff, who contributed in the preparation of this report. I also want to thank the staff in Library Services and the Department of County Management for their contributions during the year.

Respectfully submitted,



Joseph Mark Campbell  
Chief Financial Officer



Samina S. Gillum  
Accounting Manager

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Principal Officers**

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BOARD OF COUNTY COMMISSIONERS\* AS OF JUNE 30, 2018  
501 SE Hawthorne Blvd, 6<sup>th</sup> floor  
Portland, Oregon 97214

<b>Title</b>	<b>Name</b>	<b>Term Expires</b>
Chair of Board	Deborah Kafoury 501 SE Hawthorne Blvd, 6 <sup>th</sup> Floor Portland, OR 97214	12/31/2018* <i>*New term eff. 1/1/2019</i>
Commissioner - District No. 1	Sharon Meieran 501 SE Hawthorne Blvd, 6 <sup>th</sup> Floor Portland, OR 97214	12/31/2020
Commissioner - District No. 2	Loretta Smith 501 SE Hawthorne Blvd, 6 <sup>th</sup> Floor Portland, OR 97214	12/31/2018
Commissioner - District No. 3	Jessica Vega Pederson 501 SE Hawthorne Blvd, 6 <sup>th</sup> Floor Portland, OR 97214	12/31/2020
Commissioner - District No. 4	Lori Stegmann 501 SE Hawthorne Blvd, 6 <sup>th</sup> Floor Portland, OR 97214	12/31/2020

REGISTERED AGENT

Joseph Mark Campbell

REGISTERED OFFICE

501 SE Hawthorne Blvd, Suite 531  
Portland, Oregon 97214-3501

\* Governing body of Multnomah County Library District reported on herein.

**FINANCIAL SECTION**

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## **Report of Independent Auditors**

The Board of County Commissioners  
Multnomah County Library District  
Multnomah County, Oregon

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the major fund, and the budgetary comparison of Multnomah County Library District (“the District”), a component unit of Multnomah County, Oregon, as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements as listed in the table of contents.

#### ***Management’s Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

#### ***Auditor’s Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

## ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of Multnomah County Library District as of June 30, 2018 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.

## ***Other Matters***

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 8 through 12 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Supplementary Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The schedule of property tax collections and outstanding balances (Supplementary Information), as identified 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*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The introductory section (Principal Officers and transmittal letter) is presented for purposes of additional analysis and is not a required part of the basic financial statements.

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

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated December 21, 2018 on our consideration of the Multnomah County Library District 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 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 Multnomah County Library District's internal control over financial reporting and compliance.

### *Other Reporting Required by Minimum Standards for Audits of Oregon Municipal Corporations*

In accordance with the Minimum Standards for Audits of Oregon Municipal Corporations, we have issued our report dated December 21, 2018 on our consideration of Multnomah County Library District's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.



James C. Lanzarotta, Partner  
On behalf of Moss Adams LLP  
Certified Public Accountants  
Eugene, Oregon  
December 21, 2018

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**Department of County Management**

**MULTNOMAH COUNTY OREGON**

**501 SE Hawthorne Blvd, Suite 531**

**Portland, Oregon 97214**

**(503) 988-3786 phone**

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**MANAGEMENT DISCUSSION AND ANALYSIS**

As management of Multnomah County Library District (the District), we offer readers of the District’s basic financial statements this narrative overview and analysis of the financial activities of the District for the year ended June 30, 2018. Multnomah County (the County) and the District have entered into an intergovernmental agreement that provides for a structure of governance, internal services and management. Through this IGA, the District’s resources support the operations of the County libraries and related County services.

Readers are encouraged to consider the information presented here in conjunction with the additional information that is furnished in the letter of transmittal, which can be found on pages 1-3 of this report.

***Financial highlights***

**Government-wide statements**

- The District’s assets exceeded its liabilities at June 30, 2018 by \$84,632,002. Of this amount, \$25,356,773 is restricted for Library operations and \$5,892,895 is unrestricted and may be used to meet ongoing obligations.
- Total net position as of June 30, 2018 was \$84,632,002, a decrease of \$(2,421,450). This change is primarily due to a loss on disposal of capital assets \$(6,868,588), and depreciation expense of \$5,820,336.
- For fiscal year 2018, the District recognized \$78,326,574 in property taxes. The District’s property tax rate was \$1.18 per \$1,000 of assessed value for fiscal year ended June 30, 2018. Total expenses for the District in fiscal year 2018 were \$77,262,966. All of the District’s expenses were used to support Library operations.
- Total assets net of depreciation for the District were \$84,895,770. Of this, \$25,356,773 is recorded as restricted by the approved property tax levy or by contracts with the District’s grantors or contributors.

**Fund financial statements**

- At June 30, 2018, the District’s governmental funds reported ending fund balance of \$29,653,887, an increase of 22.8 percent over the prior year.

## Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements include: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also contains supplementary information in addition to the basic financial statements themselves.

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

The *Statement of Net Position* presents information on all of the District's assets and liabilities with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *Statement of Activities* presents information showing how the District's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes).

**Fund financial statements.** A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The district reports two governmental funds, the General fund and the Capital fund.

**Notes to the basic financial statements.** The notes provide additional information that is essential to a full understanding of the data provided in the fund financial statements. The notes to the financial statements can be found on pages 21-31 of this report.

## Government-Wide Financial Analysis

Net position may serve as a useful indicator of a government’s financial condition. As noted earlier, the District’s total assets exceeded its liabilities and deferred inflows of resources by \$84,632,002. At the end of the fiscal year, the District is able to report positive balances in each category of net position. The following statements summarize the District’s net position at June 30, 2018 and for the previous fiscal year ending June 30, 2017.

### Multnomah County Library District Statement of Net Position June 30,

	<u>2018</u>	<u>2017</u>
<b>Assets:</b>		
Cash and investments	\$ 28,301,974	\$ 23,806,966
Receivables	3,211,462	3,802,502
Capital assets, net	<u>53,382,334</u>	<u>59,679,016</u>
Total assets	<u>84,895,770</u>	<u>87,288,484</u>
<b>Liabilities:</b>		
Due to other governments	<u>263,768</u>	<u>179,532</u>
<b>Deferred Inflows of Resources:</b>		
Resources received before time requirements met	<u>-</u>	<u>55,500</u>
<b>Net position:</b>		
Net investment in capital assets	53,382,334	59,679,016
Restricted for library operations	25,356,773	21,506,652
Unrestricted	5,892,895	5,867,784
Total net position	<u>\$ 84,632,002</u>	<u>\$ 87,053,452</u>

**Multnomah County Library District**  
**Changes in Net Position**  
**June 30,**

	2018	2017
<b>Revenues:</b>		
Program revenues:		
Fines, fees and charges for services	\$ 1,033,352	\$ 1,072,609
Operating grants and contributions	1,784,991	1,814,179
Capital grants and contributions	-	17,000
General Revenues:		
Property taxes	78,326,574	76,136,208
Interest earnings	565,187	231,350
Gain (loss) on disposal of capital assets	(6,868,588)	(21,623)
Total revenues	74,841,516	79,249,723
<b>Expenses</b>		
Operating expenses:		
Library services	77,262,966	61,062,630
Total expenses	77,262,966	61,062,630
Increase (decrease) in net position	(2,421,450)	18,187,093
Beginning net position	87,053,452	68,866,359
Ending net position	\$ 84,632,002	\$ 87,053,452

**Governmental activities**

During fiscal year ended June 30, 2018, library service expenses increased by \$16,200,336 from the prior year. This increase is primarily attributed to an increase in operating expenses \$11,759,938 and a capital loss in the amount of \$6,868,588, which resulted in a decrease in capital assets in the *Statement of Net Position*.

**Financial analysis of the Government's funds**

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The District's governmental fund provides information on near-term inflows, outflows and balances of spendable resources. Unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of a fiscal year.

The General Fund is used to account for all revenues and expenditures applicable to the general operations of the District. Restricted fund balance was \$23,760,992 and the assigned fund balance was \$5,892,895 at June 30, 2018. The restricted amounts are for property taxes and grant programs.

**General fund budgetary highlights**

The District adopted a budget for its General Fund (see page 19) in accordance with Oregon budget law and prior to the start of the fiscal year. The adopted budget was not amended during fiscal year 2018; therefore, the original and final budgets are the same.

The District's actual expenditures were below the total budgeted expenditures by \$3,259,620 or 4.0 percent for the period from July 1, 2017 through June 30, 2018. Budgeted expenditures are based on the amount of projected revenues (primarily property tax collections) while actual expenditures reflect the total amount paid to support the cost of District operations.

### **Economic factors and budget information for next year**

The District's adopted budget for fiscal year 2019 total \$124,890,530, which represents an increase of \$3,722,143 or 4.75 percent from the prior year. Property tax revenues are the single largest source of revenue for the District. Property tax revenues are expected to increase in fiscal year 2019 by 4.8 percent due to an increase in assessed values.

The District maintains its intergovernmental agreement (IGA) with Multnomah County to provide library operations and support to the District. The IGA is effective from January 1, 2013 to June 30, 2018. The IGA renews annually on an automatic basis unless both parties decide to terminate the agreement.

### **Requests for Information**

This financial report is designed to provide a general overview of Multnomah County Library District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be directed to the following address:

Multnomah County  
Department of County Management  
501 SE Hawthorne Blvd, Suite 531  
Portland, OR  
97214-3501

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**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Statement of Net Position**  
**June 30, 2018**

	<b>Primary Government Governmental Activities</b>
<b>ASSETS</b>	
Current assets (unrestricted):	
Cash and investments	\$ 5,782,200
Receivables:	
Accounts	110,695
Current assets (restricted):	
Cash and investments	22,519,774
Receivables:	
Taxes	3,100,767
Total current assets	31,513,436
Non-current assets:	
Other capital assets (net of accumulated depreciation)	53,382,334
Total noncurrent assets	53,382,334
Total assets	84,895,770
<b>LIABILITIES</b>	
Current liabilities (payable from restricted assets):	
Accounts payable	263,768
Total liabilities	263,768
<b>NET POSITION</b>	
Net investment in capital assets	53,382,334
Restricted for:	
Expendable - Library operations	25,356,773
Unrestricted	5,892,895
Total net position	\$ 84,632,002

The notes to this financial statements are an integral part of this statement.

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Statement of Activities**  
**For the Year Ended June 30, 2018**

<b>Functions/Programs</b>	<b>Program Revenues</b>				<b>Net (Expense) Revenues and Changes in Net Position</b>
	<b>Expenses</b>	<b>Charges for Services</b>	<b>Operating Grants and Contributions</b>	<b>Capital Grants and Contributions</b>	<b>Primary Governmental Activities</b>
Primary government:					
Library services and operations	\$ 77,262,966	\$ 1,033,352	\$ 1,784,991	\$ -	\$ (74,444,623)
Total governmental activities	\$ 77,262,966	\$ 1,033,352	\$ 1,784,991	\$ -	\$ (74,444,623)
General revenues:					
Taxes:					
Property taxes, levied for general purposes					78,326,574
Interest and investment earnings					565,187
Gain (loss) on disposal of capital assets					(6,868,588)
Total general revenues					72,023,173
Change in net position					(2,421,450)
Net position - beginning					87,053,452
Net position - ending					\$ 84,632,002

The notes to this financial statement are an integral part of this statement.

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Balance Sheet**  
**Governmental Funds**  
**June 30, 2018**

	<u>General Fund</u>	<u>Capital Fund</u>	<u>Total</u>
<b>ASSETS</b>			
Unrestricted:			
Cash and investments	\$ 5,782,200	\$ -	\$ 5,782,200
Receivables:			
Accounts	110,695	-	110,695
Restricted:			
Cash and investments	13,428,725	9,091,049	22,519,774
Receivables:			
Taxes	3,100,767	-	3,100,767
Total assets	<u>\$ 22,422,387</u>	<u>\$ 9,091,049</u>	<u>\$ 31,513,436</u>
<b>LIABILITIES</b>			
Liabilities payable from restricted assets:			
Accounts payable	\$ 50	\$ 263,716	\$ 263,766
Total liabilities	<u>50</u>	<u>263,716</u>	<u>263,766</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Restricted:			
Property taxes	1,595,783	-	1,595,783
Total deferred inflows of resources	<u>1,595,783</u>	<u>-</u>	<u>1,595,783</u>
<b>FUND BALANCE</b>			
Restricted	14,933,659	8,827,333	23,760,992
Assigned	5,892,895	-	5,892,895
Total fund balance	<u>20,826,554</u>	<u>8,827,333</u>	<u>29,653,887</u>
Total liabilities, deferred inflows of resources and fund balance	<u>\$ 22,422,387</u>	<u>\$ 9,091,049</u>	<u>\$ 31,513,436</u>

The notes to the financial statements are an integral part of this statement.

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Reconciliation of the Balance Sheet to the Statement of Net Position**  
**Governmental Funds**  
**June 30, 2018**

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Fund balances - governmental funds		\$ 29,653,887
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 governmental fund:		
Governmental capital assets	\$ 119,502,460	
Less accumulated depreciation	<u>(66,120,126)</u>	53,382,334
Deferred inflows represent amounts that were not available to fund current expenditures and therefore are only reported in the governmental funds:		
Property taxes		<u>1,595,781</u>
Net position of governmental activities		<u><u>\$ 84,632,002</u></u>

The notes to the financial statements are an integral part of this statement.

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Governmental Funds**  
**For the Year Ended June 30, 2018**

	<u>General Fund</u>	<u>Capital Fund</u>	<u>Total</u>
<b>REVENUES</b>			
Taxes	\$ 79,966,681	\$ -	\$ 79,966,681
Intergovernmental	151,482	-	151,482
Licenses and permits	103,795	-	103,795
Charges for services	920,685	-	920,685
Interest	552,989	12,198	565,187
Other:			
Non-governmental grants	1,633,509	-	1,633,509
Miscellaneous	8,871	-	8,871
Total revenues	<u>83,338,012</u>	<u>12,198</u>	<u>83,350,210</u>
<b>EXPENDITURES</b>			
Current:			
Intergovernmental - payments to Multnomah County	77,381,072	453,797	77,834,869
Total expenditures	<u>77,381,072</u>	<u>453,797</u>	<u>77,834,869</u>
Revenues over (under) expenditures	<u>5,956,940</u>	<u>(441,599)</u>	<u>5,515,341</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in	-	9,268,932	9,268,932
Transfers out	(9,268,932)	-	(9,268,932)
Total other financing sources (uses)	<u>(9,268,932)</u>	<u>9,268,932</u>	<u>-</u>
Net change in fund balance	(3,311,992)	8,827,333	5,515,341
Fund balances - beginning	<u>24,138,546</u>	<u>-</u>	<u>24,138,546</u>
Fund balances - ending	<u>\$ 20,826,554</u>	<u>\$ 8,827,333</u>	<u>\$ 29,653,887</u>

The notes to the financial statements are an integral part of this statement.

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Reconciliation of the Statement of Revenues, Expenditures and**  
**Changes in Fund Balance to the Statement of Activities**  
**Governmental Fund**  
**For the Year Ended June 30, 2018**

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Net change in fund balances - governmental funds	\$	5,515,341
<p>Amounts reported for governmental activities in the Statement of Net Position are different because:  Governmental funds report capital outlay as expenditures. However in the Statement of Activities,  the costs of those assets are depreciated over their estimated useful lives:</p>		
<p>Net payments to Multnomah County for capital asset activities, with the effect of:</p>		
Capital outlays made during the year		6,392,240
Current year depreciation expense		(5,820,336)
Loss on disposal of capital assets		(6,868,588)
<p>Revenues in the Statement of Activities that do not provide current financial resources are not  reported as revenues in the governmental funds:</p>		
Decrease in deferred inflows of resources - property taxes		(1,640,107)
Change in net position of governmental activities	\$	(2,421,450)

The notes to the financial statements are an integral part of this statement.

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual**  
**General Fund**  
**For the Year Ended June 30, 2018**

	<u>Budgeted Amounts</u>		<u>Actual</u> <u>Amounts</u>	<u>Variance</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Taxes - property	\$ 79,177,010	\$ 79,177,010	\$ 79,966,681	\$ 789,671
Intergovernmental	104,600	104,600	151,482	46,882
Licenses and permits	88,000	88,000	103,795	15,795
Charges for services	973,000	973,000	920,685	(52,315)
Interest	50,000	50,000	552,989	502,989
Other:				
Non-governmental grants	1,700,164	1,776,980	1,633,509	(143,471)
Miscellaneous	100	100	8,871	8,771
Total revenues	<u>82,092,874</u>	<u>82,169,690</u>	<u>83,338,012</u>	<u>1,168,322</u>
<b>EXPENDITURES</b>				
Current:				
Payments to County for library operations	80,063,876	80,140,692	77,381,072	2,759,620
Contingency	500,000	500,000	-	500,000
Total expenditures	<u>80,563,876</u>	<u>80,640,692</u>	<u>77,381,072</u>	<u>3,259,620</u>
Revenues over (under) expenditures	<u>1,528,998</u>	<u>1,528,998</u>	<u>5,956,940</u>	<u>4,427,942</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	<u>(9,268,932)</u>	<u>(9,268,932)</u>	<u>(9,268,932)</u>	-
Total other financing sources (uses)	<u>(9,268,932)</u>	<u>(9,268,932)</u>	<u>(9,268,932)</u>	-
Net change in fund balances	<u>(7,739,934)</u>	<u>(7,739,934)</u>	<u>(3,311,992)</u>	<u>4,427,942</u>
Fund balances - beginning	<u>15,657,635</u>	<u>15,657,635</u>	<u>24,138,546</u>	<u>8,480,911</u>
Fund balances - ending	<u>\$ 7,917,701</u>	<u>\$ 7,917,701</u>	<u>\$ 20,826,554</u>	<u>\$ 12,908,853</u>

The notes to the financial statements are an integral part of this statement.

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual**  
**Capital Fund**  
**For the Year Ended June 30, 2018**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	
<b>REVENUES</b>				
Interest	\$ -	\$ -	\$ 12,198	\$ 12,198
Total revenues	<u>-</u>	<u>-</u>	<u>12,198</u>	<u>12,198</u>
<b>EXPENDITURES</b>				
Current:				
Library	1,000,000	1,000,000	453,797	546,203
Contingency	8,268,932	8,268,932	-	8,268,932
Total expenditures	<u>9,268,932</u>	<u>9,268,932</u>	<u>453,797</u>	<u>8,815,135</u>
Revenues over (under) expenditures	<u>(9,268,932)</u>	<u>(9,268,932)</u>	<u>(441,599)</u>	<u>8,827,333</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	9,268,932	9,268,932	9,268,932	-
Total other financing sources (uses)	<u>9,268,932</u>	<u>9,268,932</u>	<u>9,268,932</u>	<u>-</u>
Net change in fund balances	-	-	8,827,333	8,827,333
Fund balances - beginning	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,827,333</u>	<u>\$ 8,827,333</u>

The notes to the financial statements are an integral part of this statement.

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Notes to Basic Financial Statements**  
**June 30, 2018**

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**Note I. Summary of significant accounting policies**

**A. Reporting entity**

In 2010, the voters amended Multnomah County's charter and established a method under which the Multnomah County Board of County Commissioners (the Board) could form a library district upon voter approval (Multnomah County Home Rule Charter Chapter IX). Subsequently, in August 2012, the Board referred to the voters a ballot measure to approve formation of the Multnomah County Library District (Resolution 2012-104). The voters approved the formation of the Library District at the November 6, 2012 general election (Measure 23-143). The Multnomah County Library District (the District) was created on July 1, 2013 with the approval of measure 23-143. The effect of passing this measure created the District with a permanent tax rate dedicated to library services, operations, books, materials, programs, activities and oversight of the District. The District's permanent rate is a mechanism to secure permanent funding for library operations. The Board is the governing body of the District. The boundaries for the District include all territory within Multnomah County (the County). Since the County is financially accountable for and significantly influences the operations of the District, the District is included in the financial statements of the County as a special revenue fund, a blended component unit.

**B. Government-wide and fund financial statements**

The government-wide financial statements (i.e. the *Statement of Net Position* and the *Statement of Activities*) report information on all of the nonfiduciary activities of the District (the primary government). Governmental activities are primarily supported by taxes.

The *Statement of Activities* demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

The General Fund is the County's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The Capital Projects Fund accounts for expenditures on major construction projects or equipment acquisition. The principal source of revenues are transfers from the General Fund.

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Notes to Basic Financial Statements**  
**June 30, 2018**

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**C. Measurement focus, basis of accounting, and financial statement preparation**

The District's government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. With this measurement focus, all assets and all liabilities associated with the operations are included on the *Statement of Net Position*.

The financial statements of the District have been prepared in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). U.S. GAAP statements include all relevant Governmental Accounting Standards Board (GASB) pronouncements. The financial statements have incorporated all applicable GASB pronouncements.

The accompanying basic financial statements have been prepared for purposes of Oregon statutory reporting requirements. The District's General Fund is a governmental fund, which is reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

**D. Assets, liabilities, deferred inflows, and net position or fund balances**

***Cash and investments***

The District's cash and investments are deposited in the County's Local Government Investment Pool (the Pool). 100 percent of the District's cash and investments are included in the Pool rather than specific, identifiable securities. The District's share of County pooled cash and investments can be drawn upon demand, and therefore, the entire amount on deposit with the County is considered cash equivalents. Interest earned on pooled investments is allocated monthly based on the average daily cash balance of the District in relation to total investments in the pool. It is not practical to determine the investment risk, collateral, or insurance coverage for the District's share of these pooled investments.

State statutes authorize the County to invest in obligations of the U.S. Treasury, commercial paper, corporate bonds, municipal bonds, banker's acceptances, repurchase agreements, and the State Treasurer's Local Government Investment Pool (LGIP). Investments for the County, as well as for its component units, are reported at fair value. The LGIP operates in accordance with appropriate state laws and regulations.

Information about the pooled investments is included in the County's CAFR and may be obtained through the County's Finance and Risk Management Division at 501 SE Hawthorne Boulevard, Suite 531, Portland, OR 97214, or at: <https://multco.us/finance/financial-reports>.

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Notes to Basic Financial Statements**  
**June 30, 2018**

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***Accounts receivables***

The District's receivables are tax distributions, which are collected through the County's property tax system. Real and personal property taxes are assessed and become a lien against the property as of July 1 each year, and are payable in three installments on November 15th, February 15th and May 15th. All property taxes receivable are due from property owners within the District. Property tax receivables are deemed to be substantially collectible or recoverable through the County's collection and foreclosure process. Accordingly, no allowance for doubtful tax accounts is deemed necessary. The District also reports receivables at year-end for expenditure driven grants and contributions.

***Capital assets***

The District's capital assets, which consist of land, buildings, equipment, works of art, and their improvements, are reported on the government-wide financial statements. Capital assets are defined as assets with an initial, individual cost of more than \$5,000 for equipment and \$100,000 for buildings and land. Internally developed software must have an estimated useful life of at least three years and a minimum cost of \$100,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs are expensed as incurred. Expenditures for major additions, improvements and replacements are capitalized. Capital assets are depreciated unless they are inexhaustible in nature, such as land. Property plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset class</u>	<u>Useful life</u>	<u>Threshold</u>
Equipment	3 to 20 years	\$ 5,000
Software, internally developed	3 to 10 years	100,000
Buildings and improvements	40 years	100,000

***Deferred inflows of resources***

Deferred inflows of resources represent an acquisition of net position that is applicable to a future reporting period. In the governmental fund financial statements, deferred inflows of resources include revenues that are measurable but not available.

***Fund balances / net position***

Net position is reported on the *Statement of Net Position*. The restricted component of net position consists of external constraints on resources imposed by grantors, contributors, laws or regulations of other governments, or constraints imposed by law through constitutional provisions or enabling legislation. Of the total restricted balance, the majority is restricted by enabling legislation, as a result of the amendment to the County's charter to allow the District to impose ad valorem property taxes

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Notes to Basic Financial Statements**  
**June 30, 2018**

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sufficient to support Library function and services, with a permanent rate limit for operating taxes approved by County voters. The remaining restricted balance represents restrictions by third parties such as grantors and contributors. Amounts reported as unrestricted consist of assets that do not meet the definition of “restricted” as noted. Unrestricted resources include fines, fees and charges for services that do not carry any constraints on spending.

On the *Governmental Fund Balance Sheet*, the District’s fund balances, equity is classified as restricted and assigned. The *Restricted* component of net position consists of external constraints on resources imposed by grantors, contributors, laws or regulations of other governments, or constraints imposed by law through constitutional provisions or enabling legislation. Resources that are constrained by the District's intent to use them for a specific purpose, but are not restricted, are reported as *Assigned* fund balance. There were no nonspendable, committed, or unassigned fund balances at June 30, 2018.

***Intergovernmental agreements***

The District and the County have entered into an intergovernmental agreement (IGA) that states the District will reimburse the County for the cost of library operations. The IGA also provides a structure for governance, internal services and management of the Districts as well as defining ownership of library assets. The terms of the agreement are effective January 1, 2013 to June 30, 2014 and the agreement has been renewed through June 30, 2019. In May of 2013 the term of the agreement was extended to June 30, 2015 or until terminated according to the agreement's terms. The agreement will automatically renew on an annual basis, unless all parties agree to terminate the agreement. All other terms and conditions of the contract shall remain the same.

***Estimates***

In preparing the basic financial statements in conformity with U.S. GAAP, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosures of contingent assets and liabilities at the date of the financial statements, and revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Note II. Stewardship, compliance, and accountability**

**A. Budgetary information**

The District's budget is prepared and adopted in accordance with Oregon local budget law. Certain adjustments are necessary to reconcile from the budgetary basis to the U.S. GAAP basis. All annual appropriations lapse at fiscal year-end.

During the month of February each year, the District submits requests for appropriations to the County Chair so that a budget may be prepared. By May 15, the proposed budget is presented to the Board for approval. The Board holds public hearings and a final budget must be prepared and adopted no later than June 30 of each year.

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Notes to Basic Financial Statements**  
**June 30, 2018**

The adopted budget is prepared by fund and department. The District may make transfers of appropriations within a department and fund. Transfers and changes of appropriations between departments or funds require the approval of the Board. The legal level of budgetary control, the level at which expenditures may not legally exceed appropriations, is the fund and department level.

**Note III. Detailed notes**

**A. Cash and investments**

The District's cash and investments reported on the Statement of Net Position represent the District's share of the County's cash and investment pool. The District's participation in the cash and investment pool is involuntary. Interest earnings from this pool are allocated to the District on a monthly basis. At June 30, 2018, the District's share of the County's cash and investment pool totaled \$22,519,774. Of this amount, \$20,957,598 is restricted by external grant agreements and the requirements of the District's property tax levy.

**B. Receivables**

For fiscal year ended June 30, 2018, the District levied property taxes in the amount of \$82,053,925 and collected property taxes in the amount of \$78,326,574. The tax rate for fiscal year 2017-2018 was \$1.18 per \$1,000 of assessed value. Property tax receivable at June 30, 2018 was \$3,100,767, which is reported as restricted.

**C. Capital assets**

	Beginning Balance	Increases*	Transfers and Reclassifications	Decreases	Ending Balance
Capital assets not being depreciated:					
Land	\$ 2,912,912	\$ -	\$ -	\$ -	\$ 2,912,912
Land Improvements	-	-	-	-	-
Works of art	4,447,335	-	-	-	4,447,335
Total not being depreciated	<u>7,360,247</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,360,247</u>
Capital assets being depreciated:					
Buildings	64,128,799	134,732	-	-	64,263,531
Land improvements	431,041	-	-	-	431,041
Works of art	-	-	-	-	-
Equipment	60,777,991	7,314,715	-	(20,645,064)	47,447,642
Total being depreciated	<u>125,337,831</u>	<u>7,449,447</u>	<u>-</u>	<u>(20,645,064)</u>	<u>112,142,214</u>
Accumulated depreciation	(73,019,062)	(6,877,542)	-	13,776,476	(66,120,128)
Capital assets being depreciated, net	<u>52,318,769</u>	<u>571,905</u>	<u>-</u>	<u>(6,868,588)</u>	<u>46,022,086</u>
Total capital assets	<u>\$ 59,679,016</u>	<u>\$ 571,905</u>	<u>\$ -</u>	<u>\$ (6,868,588)</u>	<u>\$ 53,382,333</u>

\*Increases to equipment include payments made by the Library District to the County for the effect of capital outlays with an acquisition value of \$7,314,715 and the associated depreciation of \$1,057,205, for a net value of \$6,257,510. Increases to depreciation for \$6,877,542, include \$5,820,337 of current year depreciation expense and the \$1,057,205 depreciation noted above.

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Notes to Basic Financial Statements**  
**June 30, 2018**

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**D. Transactions with Multnomah County**

In fiscal year 2018, the District reports expenditures in the General Fund of the *Statement of Revenues, Expenditures, and Changes in Fund Balance* for \$77,381,072, which are payments made to the County for library services and operations under the Intergovernmental Agreement. The District expenses in the *Statement of Activities* of \$77,262,966, which is net of the effects of capital outlays made during the year, consisted of, \$11,744,691 acquisition value and \$6,732,390 depreciation.

**E. Net position and fund balances**

As of June 30, 2018, the government-wide *Statement of Net Position* reports \$25,356,773 of restricted net position. Of this amount, \$129,515 is restricted by external grantors and contributors for special library programs, the remaining is restricted by enabling legislation for library operations. \$53,382,334 is reported as net investment in capital assets.

Fund balances for governmental funds reports \$29,653,887 restricted fund balance. Of this amount, \$29,524,372 is restricted by enabling legislation for library operations and \$129,515 is restricted by external grantors and contributors for special library programs. The remaining amount of \$5,892,895 is reported as assigned fund balance in the governmental fund.

**Note IV. Other Information**

**A. Risk management**

As a component unit of the County, the District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the County carries commercial insurance. The County has established risk management programs for liability insurance coverage. The District is covered under the policies and programs insuring the County. The County maintains an internal service fund, the Risk Management Fund, to account for and finance its risks of loss. The County established risk management programs for liability and workers' compensation, whereby premiums are calculated on payroll expenses in all funds and are paid into the Risk Management Fund. The funds are available to pay claims, claim reserves, and reduce administrative costs of the program. These interfund premiums are used to offset the amount of claims expenditures reported in the Risk Management Fund. As of June 30, 2018, interfund premiums exceeded reimbursable expenditures. Settlements have not exceeded the County's coverage balance for each of the past three fiscal years.

**B. Pension plans**

The District itself does not have any employees but is serviced by County employees who are covered under the County's pension plans and other benefit plans. The County's Comprehensive Annual Financial Report (CAFR) provides further details on these plans. The CAFR is posted online at: <https://multco.us/finance/financial-reports>

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Notes to Basic Financial Statements**  
**June 30, 2018**

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**C. Tax Abatements**

***Multnomah County Library District tax abatements***

As of June 30, 2018, the Library provided no tax abatements directly.

***Tax abatements granted by other governments***

Eight tax abatement programs administered by outside municipalities impact the Library's property tax revenues.

**Strategic Key Investment Program (ORS 307.123)**

Multnomah County's Strategic Key Investment Program (SIP) provides property tax abatements to encourage additional investment and employment within the State by capital-intensive firms, particularly those in the semiconductor industry. While the program was established by Oregon State Statute (ORS 307.123), its implementation occurs at the County level. A partial property tax abatement is allowed for up to 15 years on eligible projects if the real market value of the new investment is equal to or exceeds \$100 million (\$25 million in rural areas). The assessed value of the property below this threshold in the first year is subject to taxes; the remainder, in excess of the threshold, is abated. The abatement threshold then increases three percent a year during the abatement period. The new investment must benefit a traded-sector industry, which is one that sells goods or services in markets with national or international competition, including but not limited to manufacturing.

Once an SIP contract is in place, the applicant will report annually on how it is meeting each of the terms and conditions of the contract. Consistent with State law, a Community Service Fee (CSF) equal to the lesser of \$2 million or 25 percent of the abated taxes will be paid to the County by the firm receiving an SIP tax abatement or its successors each year an abatement is in effect.

Multnomah County's SIP policy contains a repayment clause, which states that in the event of noncompliance, repayment of abated taxes (i.e. penalties) must be equal to or greater than the savings the company would realize by not meeting the requirement. In the event of noncompliance, specific terms for repayment would be negotiated for each standard and condition and included in the SIP contract. In any case, total repayment for noncompliance would not exceed 75 percent of the total abatement for the year the penalty is cited.

**Low Income Rental Housing Program (ORS 307.540 to 307.548)**

The State of Oregon's Low Income Rental Housing program (LIRH) provides property tax abatements to encourage nonprofit organizations to help fill the need for low-income housing. The LIRH program allows a city or county to abate property taxes for low income rental housing owned or being purchased by a nonprofit corporation. The property must be in use as housing or must be held for that purpose. Qualifying nonprofit corporations must be exempt from federal income tax [Section 501(c)(3) or (4) of

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Notes to Basic Financial Statements**  
**June 30, 2018**

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the Internal Revenue Code] and upon liquidation distribute remaining assets to other tax-exempt charitable organizations or the State of Oregon. The nonprofit corporation must certify that the income level of each renter is at or below sixty percent of area median income, which is determined by the State Housing Council based on information from the U.S. Department of Housing and Urban Development. In addition, the nonprofit corporation must describe how the abatement will benefit project residents. This program will sunset as of June 30, 2027 (ORS 307.541).

Core Area Multi-Unit & Transit Oriented Development-GR/PDX (ORS 307.600 to 307.637)

This State of Oregon's Core Area Multi-Unit program (CAMU) provides property tax abatements to stimulate the construction of rental housing in the core areas of Oregon's urban centers to improve the balance between the residential and commercial nature of those areas. The CAMU program also encourages city programs emphasizing the development of vacant or underused sites in the core areas with rental rates accessible to a broad range of the general public. The CAMU program provides property tax abatements for multiple family rental housing (excluding land) in core, light rail station, and transit oriented areas for up to ten successive years. The abatement does not include the land or any improvements not part of the multiple unit housing, but may include parking constructed as part of the multiple unit housing construction, addition or conversion. In the case of a structure to which improvements are added or the structure is converted, only the addition or conversion value is abated. Construction is to be completed by January 1, 2022, but an extension is possible. This program will sunset as of January 1, 2022 (ORS 307.612).

Enterprise Zone Programs (ORS 285C.050-.255)

The State of Oregon's Enterprise Zone Programs (EZ) allow for property tax abatements on qualified real and personal property owned or leased and newly placed into service by a qualified business in an enterprise zone. Property taxes on qualified property are abated for three years. However, the abatement period may be increased to a total of four or five consecutive years.

In order to qualify for the abatement, the business must meet all of the conditions outlined in ORS 285C.135 and 285C.200, such as engaging in eligible business operations and increasing zone employment by the greater of one additional job or 10 percent. In order to be eligible, property of the business must satisfy applicable timing, lease, location and minimal cost requirements, described in ORS 285C.180. Property is disqualified if it is used for an ineligible activity, such as retail operations, or if the business substantially curtails operations or closes during the abatement period. If property becomes disqualified, prior abated taxes are billed for payment.

New Housing Homebuyer Opportunity Limited Tax Exemption (ORS 307.651 to ORS307.687)

The City of Portland, Oregon's Homebuyer Opportunity Limited Tax Exemption (HOLTE) program abates the real property taxes billed on the residential improvement value for a 10-year period, while the land remains taxable. At the end of the 10-year abatement period, the taxes due will reflect the full assessed value of the property. Homes approved for the HOLTE program must sell for less than the

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Notes to Basic Financial Statements**  
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annually established price cap to homebuyers who will live in the homes and meet program income requirements. There is a 100-unit cap on the number of new applications approved each year, although the cap does not apply to applications for properties including long-term affordability covenants.

Historic Property (ORS 358.505)

The Historic Property Program allows qualified historic property to be specially assessed at a frozen value for 10 years. The specially assessed value is the assessed value at the time of application for abatement. The assessed value cannot exceed the assessed value at the time of application; increased value from improvements or inflation is exempt for 10 years. Applications for special assessment must be approved by the State Historical Preservation Officer. Applicants must pay a fee and file a plan for proposed rehabilitation and maintenance. Property may not be classified and specially assessed if the application is filed after June 30, 2020.

Property is dropped from this special assessment at the end of the 10 year period, but can qualify for a second 10 year period if reapplication is approved and the local government (city, or county if not located in a city) does not prohibit it (by resolution). Approval of reapplication requires plans for significant investment in seismic upgrades, energy conservation, or disability access. Following the second 10 year period, the property can no longer qualify.

If, during the course of a special assessment term, the historic property is disqualified, either at the owner's request or from failure to meet the requirements, the tax savings from having a frozen value must be repaid. The additional tax and interest is equal to the sum of the tax benefit received for each year of special assessment as historic property. In addition, a penalty of 15 percent of the back taxes and interest owed is levied upon the disqualified property owner. However, if the property is destroyed or substantially altered by acts of nature or other events for which the owner is not responsible, or transferred to a tax-exempt owner, or transferred to a new owner who expressly assents to and continues to implement the preservation plan in effect, no additional tax or penalty is charged.

Senate Bill 192, passed in 2009, made several changes to the historic property tax special assessment program including:

- Special assessment period reduced from 15 years to 10
- As part of a submitted preservation plan, applicants must commit to expending ten percent of the property's real market value (at time of first year's special assessment) within the first five years of special assessment
- Property owners must now submit progress reports concerning the original preservation plan to the State Historical Preservation Officer in the third, sixth, and ninth years of special assessment
- The application fee was reduced from one-third of one percent of real market value to one-tenth of one percent of the assessed value of the property at time of application
- Qualifying properties no longer have to be open to public sight-seeing at least one day per year
- Restricted tax benefits for converting historic property to condominium use

**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
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Residential Rehabilitation Property (ORS 308.450 to 308.481)

The Residential Rehabilitation Housing Program (RRH) encourages the rehabilitation of existing units in substandard condition and the conversion of transient accommodations to permanent residential units. The RRH program also supports the conversion of nonresidential structures to permanent residential units in order to make these units sound additions to the housing stock of the state.

A city or county may abate property taxes on any value that is attributed to the rehabilitation of housing or conversion of buildings for housing (single or multifamily) for 10 years. If the housing is at least 25 years old at the time of application, it may qualify if it has undergone rehabilitation during or after September 13, 1975, and before January 1, 2017. The rehabilitation must have cost at least five percent of the assessed value of the property before rehabilitation. Regardless of the age of the housing, it may qualify if it has undergone rehabilitations (after October 3, 1989 and before January 1, 2017) that cost at least 50 percent of the assessed value of the property before rehabilitation.

In addition, the property must satisfy these four conditions:

- Before rehabilitation, fail to comply with one or more standards of applicable building or housing codes
- Be residential units of which at least 50 percent are for non-transient occupants
- If owner-occupied, be in a distressed area as designated by the city or county
- Be approved for abatement by the city or county.

A property's value is frozen at its value before rehabilitation for 10 years. However, if the owners of the property enter into in a low income rental assistance contract with a government agency during this time, and if the contract expires after the ten year period, the property value remains frozen through the term of the contract. Generally, only city or county taxes on qualified property are abated. However, if districts representing at least 51 percent of the taxes on the property pass resolutions supporting the abatement, then the abatement applies to the taxes of all districts.

Riparian Habitat Land (ORS 308A.350 to 308A.383)

The State of Oregon Riparian Habitat Land program specifies that property taxation for property designated as riparian land by the State Department of Fish and Wildlife is abated. Designated riparian land must be privately owned streambeds and the land under adjacent vegetation influenced by the proximity to water, but which does not extend more than 100 feet from the stream bank.

The following types of designated riparian land qualify for the abatement:

- Lands located outside urban growth boundaries (UGB) and zoned as forest or agricultural (including range land) in compliance with statewide planning goals.
- Lands that were outside a UGB and zoned as forest or agricultural (including range land) as of July 1, 1997, but are no longer outside a UGB or so zoned, qualify. The landowner must apply for riparian designation within five years of the change.

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- Lands within city and urban growth boundaries may qualify if the city and county authorize the abatement (ORS 308A.360).

The Department of Fish and Wildlife can designate land as riparian habitat land if the owner has developed and implemented a plan for continued protection of the land using approved rehabilitation techniques. The department cannot approve more than 200 miles (increased from 100 miles in 1997) of private stream bank in any one county per year.

The abatement continues until withdrawn by the owner or use is incompatible with riparian use. Upon withdrawal or disqualification, an additional tax equal to the sum of the tax benefit for each year abated (up to five years) is due.

The abatement value is based on farm use assessed value as the alternative to riparian abatement. When land is specially assessed as farm, forest, or open space before riparian designation, any additional tax for a change in designation to riparian is abated.

For the fiscal year ended June 30, 2018, Multnomah County Library District abated property taxes totaling \$1,831,714 under these programs:

	Tax Abated Fiscal Year Ended June 30, 2018
Tax Abatements Granted by Other Governments	
Strategic Key Investment Program	\$ 48,604
Low Income Rental Housing Programs	592,248
Core Area Multi-Unit and Transit Oriented Development	132,698
Enterprise Zone Programs	356,278
New Housing Homebuyer Opportunity Limited Tax Exemption	132,988
Historic Property (2 Term, 10 Year, and 15 Year)	568,467
Residual Rehabilitation Property	38
Riparian Habitat Land	393
Total property taxes abated	\$ 1,831,714

**SUPPLEMENTARY INFORMATION SECTION**

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**MULTNOMAH COUNTY LIBRARY DISTRICT**  
**(A component unit of Multnomah County, Oregon)**  
**Schedule of Property Tax Collections and Outstanding Balances**  
**For the year Ended June 30, 2018**  
**(unaudited)**

<b>Tax Year</b>	<b>Taxes Receivable June 30, 2017</b>	<b>Current Levy</b>	<b>Add (Deduct) Corrections and Adjustments</b>	<b>Add Interest on Delinquent Taxes</b>	<b>Deduct Discounts Allowed</b>	<b>Deduct Collections Including Interest on Delinquent Taxes</b>	<b>Taxes Receivable June 30, 2018</b>
2017-18	\$ -	\$ 82,053,925	\$ (636,521)	\$ 27,527	\$ (2,157,110)	\$ (78,043,086)	\$ 1,244,735
2016-17	1,508,698	-	(371,263)	40,622	209	(604,654)	573,612
2015-16	930,199	-	(299,571)	41,361	307	(242,673)	429,623
2014-15	1,195,531	-	(99,827)	85,637	149	(328,693)	852,797
	<u>\$ 3,634,428</u>	<u>\$ 82,053,925</u>	<u>\$ (1,407,182)</u>	<u>\$ 195,147</u>	<u>\$ (2,156,445)</u>	<u>\$ (79,219,106)</u>	<u>\$ 3,100,767</u>

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**REPORTS OF INDEPENDENT AUDITORS  
REQUIRED BY STATE STATUTES**

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

Board of County Commissioners  
Multnomah County Library District

We have audited the basic financial statements of Multnomah County Library District (the “District”), as of and for the year ended June 30, 2018 and have issued our report thereon dated December 21, 2018. We conducted our audit in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and the provisions of the *Minimum Standards for Audits of Oregon Municipal Corporations*, prescribed by the Oregon Secretary of State. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement.

### **Compliance**

As part of obtaining reasonable assurance about whether the District’s basic financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, grants, including provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules OAR 162-010-000 to 162-010-330, as set forth below, noncompliance with which could have a direct and material effect on the determination of financial statement amounts:

- The accounting records and related internal control structure.
- The use of various depositories to secure the deposit of public funds.
- The requirements relating to the preparation, adoption and execution of the annual budgets for fiscal years 2018 and 2019.
- The requirements relating to insurance and fidelity bond coverage.
- The appropriate laws, rules and regulations pertaining to programs funded wholly or partially by other governmental agencies.
- The statutory requirements pertaining to the investment of public funds.
- The requirements pertaining to the awarding of public contracts and the construction of public improvements.

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 that are required to be reported under *Minimum Standards for Audits of Municipal Corporations*, prescribed by the Secretary of State.

## **Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District'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 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. This report is an integral part of an audit performed in accordance with *Minimum Standards for Audits of Oregon Municipal Corporations*, prescribed by the Secretary of State, in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



James C. Lanzarotta, Partner  
For Moss Adams LLP  
Certified Public Accountants  
Eugene, Oregon  
December 21, 2018

**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 Audit Standards***

The Board of County Commissioners  
Multnomah County, 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, the financial statements of the Multnomah County Library District, (“the District”), a Component Unit of Multnomah County, Oregon, as of and for the year ended June 30, 2018 and the related notes to the financial statements, which collectively comprise the District’s basic financial statements, and have issued our report thereon dated December 21, 2018.

**Internal Control Over Financial Reporting**

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

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District'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 determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. 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 result 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.

*Moss Adams, LLP*

Eugene, Oregon  
December 21, 2018