

DOWNTOWN PHOENIX HOTEL CORPORATION

AN ARIZONA NONPROFIT CORPORATION

A COMPONENT UNIT OF THE CITY OF PHOENIX, ARIZONA



2014 ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEARS ENDED DECEMBER 31, 2014 AND 2013



Downtown Phoenix Hotel Corporation
An Arizona Nonprofit Corporation
(A Component Unit of the City of Phoenix, Arizona)

Annual Financial Report
For the Fiscal Years Ended December 31, 2014 and 2013

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Downtown Phoenix Hotel Corporation
An Arizona Nonprofit Corporation
(A Component Unit of the City of Phoenix, Arizona)

ADMINISTRATIVE ORGANIZATION

Board Members

Milton Dohoney
President

Dick Snell
Director

Paul Blue
Vice President

Neal Young
Treasurer

John Chan
Secretary

City of Phoenix Administrative Staff

Milton Dohoney
Assistant City Manager

Neal Young
Chief Financial Officer

Jeremy Legg
Special Projects Manager



INDEPENDENT AUDITORS' REPORT

Board of Directors
Downtown Phoenix Hotel Corporation
Phoenix, Arizona

Report on the Financial Statements

We have audited the accompanying statements of net position of the Downtown Phoenix Hotel Corporation (the "Corporation" and a component unit of the City of Phoenix, Arizona), as of December 31, 2014 and 2013, and the related statements of revenues, expenses and changes in net position and cash flows for the years then ended, and the related notes to the financial statements, which collectively comprise the Corporation'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.

Auditors' Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Corporation'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 Corporation'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 opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Downtown Phoenix Hotel Corporation (a component unit of the City of Phoenix, Arizona) as of December 31, 2014 and 2013, and the changes its in financial position and its cash flows 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 management's discussion and analysis on pages 5 through 8 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to 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 audits 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.

CliftonLarsonAllen LLP

Phoenix, Arizona
May 15, 2015

Management's Discussion and Analysis

As management of the Downtown Phoenix Hotel Corporation (the Corporation), a component unit of the City of Phoenix, Arizona (the City) we offer the readers of the Corporation's basic financial statements, this narrative overview and analysis of the financial activities of the Corporation for the fiscal years ended December 31, 2014 and 2013.

Downtown Phoenix Hotel Corporation

The Downtown Phoenix Hotel Corporation is an Arizona nonprofit corporation duly organized and existing under the laws of the State. The Corporation was formed in January 2005 for the sole purpose of owning, acquiring, constructing, equipping, operating, financing and taking any other actions that an Arizona nonprofit corporation may take with respect to a full-service downtown hotel.

The City Council of the City of Phoenix appoints the Corporation's Board of Directors. Although the Corporation is legally separate from the City, governmental accounting standards require the Corporation to be reported as a discretely presented component unit of the City for financial reporting purposes because of the City Council's and City Management's relationship to the Corporation.

The Downtown Phoenix Hotel (the Hotel) is an approximately 1 million square foot, 1,000 room full service, first class, downtown hotel located at the northwest corner of 3rd Street and Van Buren Street approximately one block north of the Phoenix Convention Center. The Hotel primarily serves the Convention Center and opened October 1, 2008.

Corporation Revenue Bonds

In December of 2005, the Corporation issued \$350,000,000 in revenue bonds to finance the planning, design, engineering, construction, equipping, furnishing and opening of the Hotel. The bonds are special revenue obligations of the Corporation, payable from gross operating revenues from the operation of the Hotel. The Corporation issued both Senior and Subordinate Revenue Bonds. The Senior Bonds in the amount of \$156,710,000 are payable solely from gross revenues, while the Subordinate Bonds in the amount of \$193,290,000 are also secured by a portion of non-general fund City hotel excise (sales) taxes and rental car sales taxes. Principal payments on the Bonds began in 2012. The bonds are insured by the Financial Guaranty Insurance Company (FGIC). In 2008, Standard & Poor's, Moody's, and Fitch all withdrew their ratings from FGIC. In September, 2008, FGIC entered into a reinsurance agreement with National Public Finance Guaranty Corporation (formerly MBIA Insurance Corporation) with respect to the Corporation's Subordinate Bonds. Detailed information on the bonds is presented in Note 4 to the basic financial statements.

On December 15, 2014, Standard & Poor's Rating Services lowered its rating on the Downtown Phoenix Hotel Corporation Senior Lien Revenue Bonds from BB+ to BB with a stable outlook.

Corporation Contracts for Hotel Operations and Development

To act on behalf of the Corporation in the management and operations of the Hotel, the Corporation entered into a Hotel Operating Agreement with Starwood Hotels & Resorts Management Company, Inc. (Hotel Operator), a Delaware company and a direct subsidiary of Starwood Hotels & Resorts Worldwide, Inc., (Starwood), a Maryland corporation. The Hotel Operating Agreement is for a term of fifteen years, subject to certain occurrences, including performance standards by the Hotel Operator.

Warnick & Company, LLC, (Warnick), an Arizona Limited Liability Company, acts as the consultant to the Corporation to assist staff with efforts to facilitate the development of the Hotel

and general support to the Corporation. Warnick also acts as the asset manager on behalf of the Corporation.

Overview of the Basic Financial Statements

This discussion and analysis is intended to serve as an introduction to the Corporation's separate basic financial statements. The Corporation's basic financial statements are comprised of the following two components:

- Financial statements
- Notes to the financial statements

Financial statements. The *financial statements* are designed to provide readers with a broad overview of the Corporation's finances, in a manner similar to a private-sector business. These statements are presented on pages 9-12 of this report. Summarized versions of the Statements of Net Position and the Statements of Revenues, Expenses and Changes in Net Position are included in this Management's Discussion and Analysis (MD&A).

The *Statements of Net Position* presents information on all of the Corporation's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference between the components as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of changes in the Corporation's financial position.

The *Statements of Revenues, Expenses and Changes in Net Position* present information showing how the Corporation's net position changed during the most recent fiscal years. 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 periods e.g., accounts payable. This is the accrual method of accounting.

The *Statements of Cash Flows* provide information about the receipts and payments of the Corporation that result in changes to Cash and Cash Equivalents. The cash flows are classified as operating activities, noncapital financing activities, capital and related financing activities, or investing activities.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the basic financial statements can be found on pages 13-21 of this report.

Condensed Financial Information and Analysis of Overall Financial Position

The following tables and analysis discuss the financial position and changes to the financial position for the Corporation as a whole, as of and for the years ended December 31, (in thousands). Fiscal year 2012 indicates the effect of adoption of new accounting standards per Governmental Accounting Standards Board (GASB) Statement No. 65, *Items Previously Recorded as Assets and Liabilities*.

Summary of net position (in thousands):

	<u>2014</u>	<u>2013</u>	<u>2012</u>
Current and other assets	\$ 67,003	\$ 62,360	\$ 61,457
Capital assets	<u>236,056</u>	<u>244,058</u>	<u>250,979</u>
Total assets	<u>303,059</u>	<u>306,418</u>	<u>312,436</u>
Deferred outflows of resources	<u>-</u>	<u>-</u>	<u>-</u>
Current liabilities	31,243	31,752	30,065
Noncurrent liabilities	<u>335,119</u>	<u>340,998</u>	<u>346,516</u>
Total liabilities	<u>366,362</u>	<u>372,750</u>	<u>376,581</u>
Deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>
Net position			
Net investment in capital assets	(38,397)	(35,910)	(28,196)
Restricted for debt service	26,383	26,367	25,747
Restricted for capital projects	8,337	7,259	5,279
Unrestricted	<u>(59,626)</u>	<u>(64,048)</u>	<u>(66,975)</u>
Total net position	<u>\$ (63,303)</u>	<u>\$ (66,332)</u>	<u>\$ (64,145)</u>

Net Position

The current and other assets are comprised primarily of bond proceeds held by the trustee bank for operating and debt service reserves. As of December 31, 2014, the Operating Reserve (\$10.1 million), the Senior Debt Service Reserve (\$12.2 million) and the Senior Special Debt Service Reserve (\$10.3 million), which are all available for senior debt service payments, were fully funded. The City Lease Payments Account (\$8.2 million) was used to pay the January 1, 2015 subordinate debt service payment of \$12.6 million. Per the indenture, the balance will be restored to \$12.7 million from the City's Sports Facilities Fund in 2015. Additionally, the City has a balance of \$15 million in its Sports Facilities Fund which is available for subordinate debt service payments.

The Corporation's capital assets as of December 31, 2014, amounts to \$236,056,000 (net of accumulated depreciation). Capital assets include land, buildings, improvements, equipment, construction in progress, and intangible assets. The total decrease in the Corporation's capital assets for the current fiscal year was 3.28%, and is due to the year's depreciation of Hotel assets and the Ramada land sale.

The Corporation's capital assets as of December 31, 2013, amounts to \$244,058,000 (net of accumulated depreciation). Capital assets include land, buildings, improvements, equipment, and intangible assets. The total decrease in the Corporation's capital assets for fiscal year 2013 was 2.76%, and is due to the year's depreciation of Hotel assets.

Noncurrent liabilities are comprised of bonds payable and unamortized premiums. Noncurrent liabilities decreased in 2014 and 2013 primarily due to bonds payable due in one year of \$5.6 million and \$5.2 million, respectively.

Changes in Net Position

Summary of changes in net position (in thousands):

	<u>2014</u>	<u>2013</u>	<u>2012</u>
Operating revenues	\$ 53,887	\$ 50,647	\$ 54,566
Investment income	34	68	73
Contributions	<u>12,704</u>	<u>12,707</u>	<u>7,973</u>
Total revenues	<u>66,625</u>	<u>63,422</u>	<u>62,612</u>
Operating expenses	49,685	48,835	49,136
Trustee fees	8	8	8
Interest on capital debt	16,512	16,766	17,003
Loss on disposal of capital assets	491	-	-
Gain on extinguishment of debt	<u>(3,100)</u>	<u>-</u>	<u>-</u>
Total expenses	<u>63,596</u>	<u>65,609</u>	<u>66,147</u>
Changes in net position	<u>3,029</u>	<u>(2,187)</u>	<u>(3,535)</u>
Ending net position	<u>\$ (63,303)</u>	<u>\$ (66,332)</u>	<u>\$ (64,145)</u>

Operating revenues increased by \$3.2 million, or 6.4%, during 2014. This is primarily due to higher room revenues driven by a 6.5% increase in room occupancy.

Operating revenues decreased by \$3.9 million, or 7.2%, during 2013. This is primarily due to lower room revenues driven by a 5.0% reduction in both room occupancy and average daily rate.

Operating expenses increased by \$0.9 million, or 1.8%, during 2014. The increase is primarily due to an increase in room expenses driven by a 6.5% increase in room occupancy.

Operating expenses remained relatively stable, decreasing by less than 1.0% during 2013.

Loss on disposal of capital assets during 2014 was related to the disposition of the Ramada land sale.

Gain on extinguishment of debt during 2014 was related to the elimination of accrued and unpaid subordinate management and centralized services fees per the Amended Operating Agreement.

The increase in ending net position as of December 31, 2014 is primarily due to higher room revenues driven by an increase in room occupancy and the elimination of accrued and unpaid subordinate management and centralized services fees.

The decrease in ending net position as of December 31, 2013 is primarily due to interest expense on long-term debt offset by contributions to the Subordinate Bonds City Lease Payment Sub Account.

Requests for Financial Information

This financial report is designed to provide a general overview of the Downtown Phoenix Hotel Corporation's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Chief Financial Officer, City of Phoenix, Calvin C. Goode Municipal Building, Ninth Floor, 251 West Washington, Phoenix, Arizona, 85003.

Downtown Phoenix Hotel Corporation
Statements Of Net Position
December 31, 2014 and 2013
(in thousands)

	<u>2014</u>	<u>2013</u>
ASSETS		
Current Assets		
Cash and Cash Equivalents	\$ 3,562	\$ 1,522
Accounts Receivable, Net of Allowance for Doubtful Accounts (2014, \$1 and 2013, \$3)	2,512	1,303
Inventories	253	238
Prepaid Expenses	806	1,061
Total Current Assets	<u>7,133</u>	<u>4,124</u>
Current Restricted Assets		
Debt Service		
Cash and Cash Equivalents	17,699	17,452
Investments	22,605	22,604
Receivables		
Accrued Interest	5	6
Operating Reserve		
Cash and Cash Equivalents	10,924	2,804
Investments	-	8,005
Receivables		
Accrued Interest	-	2
Capital Projects		
Cash and Cash Equivalents	8,337	7,259
Total Current Restricted Assets	<u>59,570</u>	<u>58,132</u>
Noncurrent Assets		
Other	300	104
Capital Assets		
Land	-	1,150
Buildings	276,552	276,488
Improvements Other Than Buildings	537	537
Equipment	3,913	3,755
Intangible	177	177
Construction in Progress	321	21
Less: Accumulated Depreciation	(45,444)	(38,070)
Total Capital Assets, Net	<u>236,056</u>	<u>244,058</u>
Total Noncurrent Assets	<u>236,356</u>	<u>244,162</u>
Total Assets	<u>303,059</u>	<u>306,418</u>
DEFERRED OUTFLOWS OF RESOURCES		
Total Deferred Outflows of Resources	<u>-</u>	<u>-</u>

The accompanying notes are an integral part of these financial statements.

	<u>2014</u>	<u>2013</u>
LIABILITIES		
Current Liabilities Payable from Current Assets		
Accounts Payable	2,181	672
Accrued Expenses	3,762	3,016
Advance Deposits	950	924
Total Current Liabilities Payable from Current Assets	<u>6,893</u>	<u>4,612</u>
Current Liabilities Payable from Restricted Assets		
Debt Service		
Bonds Payable	5,595	5,230
Interest Payable	8,331	8,465
Operating Reserve		
Accounts Payable	103	3,124
Deposits in Trust	10,321	10,321
Total Current Liabilities Payable from Restricted Assets	<u>24,350</u>	<u>27,140</u>
Noncurrent Liabilities		
Bonds Payable	329,720	335,315
Unamortized Premium	5,399	5,683
Total Noncurrent Liabilities	<u>335,119</u>	<u>340,998</u>
Total Liabilities	<u>366,362</u>	<u>372,750</u>
DEFERRED INFLOWS OF RESOURCES		
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>
NET POSITION		
Net Investment in Capital Assets	(38,397)	(35,910)
Restricted for Debt Service	26,383	26,367
Restricted for Capital Projects	8,337	7,259
Unrestricted	(59,626)	(64,048)
Total Net Position	<u>\$ (63,303)</u>	<u>\$ (66,332)</u>

Downtown Phoenix Hotel Corporation
Statements of Revenues, Expenses
and Changes in Net Position

For the Fiscal Years Ended December 31, 2014 and 2013
(in thousands)

	<u>2014</u>	<u>2013</u>
Operating Revenues		
Rooms	\$ 30,846	\$ 27,986
Food and Beverage	20,028	19,539
Other	3,013	3,122
Total Operating Revenues	<u>53,887</u>	<u>50,647</u>
Operating Expenses		
Rooms	8,800	7,652
Food and Beverage	14,236	13,738
General and Administrative Costs	18,138	19,116
Depreciation	7,373	7,326
Trustee Fees	8	8
Other	1,138	1,003
Total Operating Expenses	<u>49,693</u>	<u>48,843</u>
Operating Income	4,194	1,804
Non-Operating Revenues (Expenses)		
Investment Income		
Net Increase (Decrease) in Fair Value of Investments	(4)	9
Interest	38	59
Contributions	12,704	12,707
Interest on Capital Debt	(16,512)	(16,766)
Loss on Disposal of Capital Assets	(491)	-
Gain on Extinguishment of Debt	3,100	-
Total Non-Operating Expenses	<u>(1,165)</u>	<u>(3,991)</u>
Changes in Net Position	3,029	(2,187)
Net Position, January 1	<u>(66,332)</u>	<u>(64,145)</u>
Net Position, December 31	<u>\$ (63,303)</u>	<u>\$ (66,332)</u>

The accompanying notes are an integral part of these financial statements.

Downtown Phoenix Hotel Corporation Statements of Cash Flows

For the Fiscal Years Ended December 31, 2014 and 2013
(in thousands)

	<u>2014</u>	<u>2013</u>
Cash Flows from Operating Activities		
Cash Received from Customers	\$ 52,703	\$ 51,450
Payments to Suppliers	(21,801)	(21,383)
Payment of Staff and Administrative Expenses	(18,139)	(19,116)
Net Cash Provided by Operating Activities	<u>12,763</u>	<u>10,951</u>
Cash Flows from Noncapital Financing Activities		
Contribution from City of Phoenix	12,704	12,707
Net Cash Provided by Noncapital Financing Activities	<u>12,704</u>	<u>12,707</u>
Cash Flows from Capital and Related Financing Activities		
Principal Paid on Capital Debt	(5,230)	(4,890)
Interest Paid on Capital Debt	(16,930)	(17,179)
Receipt of Deposits Held in Trust	26	38
Return of Deposits Held in Trust	(11)	(41)
Acquisition and Construction of Capital Assets	(522)	(405)
Proceeds from Sales of Capital Assets	659	-
Net Cash Used by Capital and Related Financing Activities	<u>(22,008)</u>	<u>(22,477)</u>
Cash Flows from Investing Activities		
Purchases of Investment Securities	(10,315)	(18,318)
Proceeds from Sales and Maturities of Investment Securities	18,300	17,300
Interest on Investments	41	60
Net Cash Provided (Used) by Investing Activities	<u>8,026</u>	<u>(958)</u>
Net Increase in Cash and Cash Equivalents	11,485	223
Cash and Cash Equivalents, January 1	29,037	28,814
Cash and Cash Equivalents, December 31	<u>\$ 40,522</u>	<u>\$ 29,037</u>
Reconciliation of Operating Income to		
Net Cash Provided by Operating Activities		
Operating Income	\$ 4,194	\$ 1,804
Adjustments		
Depreciation	7,373	7,326
(Increase) Decrease in Assets		
Accounts Receivable	(1,210)	552
Inventories	(14)	-
Prepaid Expenses	255	(229)
Other Non-Current Assets	(195)	-
Increase (Decrease) in Liabilities		
Accounts Payable	1,588	1,545
Accrued Expenses	746	(298)
Advance Deposits	26	251
Net Cash Provided by Operating Activities	<u>\$ 12,763</u>	<u>\$ 10,951</u>
Noncash Transactions Affecting Financial Position		
Increase (Decrease) in Fair Value of Investments	\$ (4)	\$ 9
Gain on Extinguishment of Debt	(3,100)	-
Total Noncash Transactions Affecting Financial Position	<u>\$ (3,104)</u>	<u>\$ 9</u>

The accompanying notes are an integral part of these financial statements.

DOWNTOWN PHOENIX HOTEL CORPORATION
An Arizona Nonprofit Corporation
(A Component Unit of the City of Phoenix, Arizona)

NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Years Ended December 31, 2014 and 2013

The Downtown Phoenix Hotel Corporation (the Corporation) is a non-profit corporation established in January 2005 to facilitate the financing, development, construction, and operation of a full-service hotel in downtown Phoenix (Hotel). The Hotel began operations in October 2008. The Hotel is operated by Starwood Hotels & Resorts Management Company, Inc. (Hotel Operator), a direct subsidiary of Starwood Hotels & Resorts Worldwide, Inc., (Starwood).

1. Summary of Significant Accounting Policies

The accompanying financial statements of the Corporation have been prepared in conformity with accounting principles generally accepted in the United States of America (“GAAP”) as applied to governmental units. The following is a summary of the significant accounting policies:

a. Reporting Entity

The City Council of the City of Phoenix (the City) appoints the Corporation’s Board of Directors, approves the annual budget, provides financial support, and approves amendments to the Articles of Incorporation and Bylaws. Upon future dissolution of the Corporation, remaining assets will revert to the City. Accordingly, the Corporation is considered to be a governmental unit for financial reporting purposes. Although the Corporation is legally separate from the City, governmental accounting standards require the Corporation to be reported as a discretely presented component unit of the City for financial reporting purposes because of the City Council’s relationship to the Corporation. The Corporation prepares financial statements for use by the Board of Directors and other interested parties.

b. Basic Financial Statements

The basic financial statements constitute the core of the financial section of the Corporation’s Annual Financial Report. The basic financial statements include the financial statements and the accompanying notes to these financial statements.

The financial statements (Statements of Net Position; Statements of Revenues, Expenses and Changes in Net Position; and Statements of Cash Flows) report on the Corporation as a whole. All activities are reported in the financial statements using the economic resources measurement focus and the accrual basis of accounting, which includes long-term assets and receivables and deferred outflows of resources, as well as long-term debt, obligations, and deferred inflows of resources. The financial statements focus more on the sustainability of the Corporation as an entity and the change in aggregate financial position resulting from the activities of the fiscal period.

The Statements of Net Position report all financial resources of the entity and are displayed in a format of assets plus deferred outflows of resources less liabilities plus deferred inflows of resources equals net position, with the assets and liabilities shown in order of their relative liquidity. Net position is displayed in three components: 1) net investment in capital assets, 2) restricted and 3) unrestricted. Net investment in capital assets, are capital assets net of accumulated depreciation and reduced by outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Restricted components of net position are those with constraints placed on their use. Those constraints are either 1) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments, or 2) imposed by law through constitutional

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NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Years Ended December 31, 2014 and 2013

provisions or enabling legislation. All components of net position not otherwise classified as restricted are shown as unrestricted. Generally, the Corporation would first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available. Reservations or designations of net position imposed by the reporting entity, whether by administrative policy or legislative actions of the reporting entity, are not shown on the accompanying financial statements.

The Statements of Revenues, Expenses and Changes in Net Position present information showing how the Corporation'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 periods e.g., accounts payable. This is the accrual method of accounting.

The Statements of Cash Flows provide information about the receipts and payments of the Corporation that result in changes to cash and cash equivalents. The cash flows are classified as operating activities, noncapital financing activities, capital and related financing activities, or investing activities.

c. Basis of Accounting

The Corporation's activities are accounted for as an enterprise fund and the accounting records are maintained on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred. The Corporation applies all Governmental Accounting Standards Board pronouncements in accounting and reporting for its proprietary operations.

The Corporation distinguishes operating revenues and expenses from non-operating items. Operating revenues are primarily derived from hotel operations including the rental of rooms and food and beverage sales. Revenue is recognized when rooms are occupied and services have been rendered. Operating expenses for the Corporation include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Restricted assets on the Statements of Net Position primarily consist of investments for debt service. Cash with fiscal agent/trustee and accrued interest receivables are restricted for debt service, operating reserve, and capital projects.

d. Cash and Cash Equivalents

Cash and cash equivalents are defined as highly liquid investments (including restricted cash and investments) with a maturity of three months or less from the date of purchase.

e. Investments

The Corporation's investments are governed by the underlying bond documents. The corporation reports all investments, deposits and associated risks in accordance with Governmental Accounting Standards Board Statements No. 31, "*Accounting and Financial Reporting for Certain Investments and for External Investment Pools*" and No. 40, "*Deposit and Investment Risk Disclosures*."

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f. Accounts Receivable

Accounts receivable are reported net of an allowance for doubtful accounts. The allowance for doubtful accounts is based on management's assessment of the potential for losses, taking into account historical experience and currently available information.

g. Inventories

Inventories include food and beverage inventory items which are generally valued at the lower of FIFO cost (first-in, first-out) or market.

h. Capital Assets

Capital assets are defined as assets with an initial, individual cost of more than \$5,000 and an estimated useful life greater than two years. Capital assets are recorded at cost if purchased or constructed.

Major outlays for capital assets and improvements are capitalized as the projects are constructed. Interest incurred during the construction phase of projects is reflected in the capitalized value of the asset constructed. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major improvements are capitalized and depreciated over the remaining useful lives of the related capital assets.

Depreciable capital assets are depreciated or amortized using the straight-line method and the following estimated useful lives:

Buildings and improvements	5 to 40 years
Equipment	5 to 25 years
Intangible assets	5 to 20 years

Gain or loss is recognized when assets are retired from service or are otherwise disposed of.

i. Noncurrent Liabilities

In the financial statements, long-term debt and other long-term obligations are reported as liabilities in the statements of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the interest method.

j. Reclassifications

Certain amounts in the 2013 financial statements have been reclassified to conform to the 2014 basic financial statement presentation with no effect on previously reported 2013 net position or changes in net position.

k. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make a number of estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and

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reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

I. Advertising Costs

Advertising costs are expensed when incurred.

m. Income Taxes

The Corporation is an Arizona nonprofit corporation and a component unit of the City of Phoenix, a governmental agency, and is exempt from federal and state income taxes.

2. Cash and Investments

Operating cash is maintained in a separate bank account. All other cash and investments of the Corporation are held by the trustee. The contract with the trustee calls for these deposits to be fully covered by collateral held in the trustee's trust department but not in the Corporation's name. The trust department pledges a pool of collateral against all trust deposits.

Cash and cash equivalents at December 31, was comprised of the following (in thousands):

	<u>2014</u>	<u>2013</u>
Cash	\$ 3,562	\$ 1,522
Short-term money market accounts	36,960	27,515
Total cash and cash equivalents	<u>\$ 40,522</u>	<u>\$ 29,037</u>

At December 31, 2014 and 2013, the Hotel's reported cash deposits were \$3,512,048 and \$1,472,260, respectively. The bank balances related to these deposits were \$4,029,854 and \$1,664,802, respectively.

Investments at December 31, was comprised of the following (in thousands):

<u>2014</u>	<u>Credit Quality Rating</u>	<u>Fair Value</u>	<u>Weighted Average Maturity (Years)</u>
U.S. Treasury Securities	N/A (1)	\$ 22,605	0.395
<u>2013</u>			
U.S. Treasury Securities	N/A (1)	\$ 30,609	0.809

(1) U.S. Government Guaranteed

Interest Rate Risk

The Corporation manages its exposure to interest rate risk by attempting to match investment maturities with anticipated expenses, and by limiting maturities in reserve funds to five years or less.

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Credit Risk

The Corporation limits its investments to the top ratings issued by nationally recognized statistical rating organizations such as Standard & Poor's ("S&P") and Moody's Investors Service ("Moody's"). The portfolio is invested in U.S. Treasury Securities.

Concentration of Credit Risk

There were no investments in any one issuer that represented 5% or more of total Corporation investments at fair value as of December 31, 2014 and 2013.

3. Capital Assets

A summary of changes in capital assets for the years ended December 31, is as follows (in thousands):

	Beginning Balance	Increases	Decreases	Ending Balance
<u>2014</u>				
Non-depreciable assets:				
Land	\$ 1,150	\$ -	\$ (1,150)	\$ -
Construction in progress	21	300	-	321
Intangible assets	95	-	-	95
Total non-depreciable assets	1,266	300	(1,150)	416
Depreciable assets:				
Buildings	276,488	64	-	276,552
Improvements	537	-	-	537
Equipment	3,755	158	-	3,913
Intangible assets	82	-	-	82
Total depreciable assets	280,862	222	-	281,084
Less accumulated depreciation for:				
Buildings	(36,234)	(6,949)	-	(43,184)
Improvements	(189)	(36)	-	(225)
Equipment	(1,597)	(373)	-	(1,970)
Intangible assets	(50)	(15)	-	(65)
Total accumulated depreciation	(38,070)	(7,373)	-	(45,444)
Total depreciable assets, net	242,792	(7,151)	-	235,640
Capital assets, at cost, net	\$ 244,058	\$ (6,851)	\$ (1,150)	\$ 236,056

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	Beginning Balance	Increases	Decreases	Ending Balance
<u>2013</u>				
Non-depreciable assets:				
Land	\$ 1,150	\$ -	\$ -	\$ 1,150
Construction in progress	-	21	-	21
Intangible assets	95	-	-	95
Total non-depreciable assets	1,245	21	-	1,266
Depreciable assets:				
Buildings	276,143	345	-	276,488
Improvements	537	-	-	537
Equipment	3,717	38	-	3,755
Intangible assets	82	-	-	82
Total depreciable assets	280,479	383	-	280,862
Less accumulated depreciation for:				
Buildings	(29,321)	(6,913)	-	(36,234)
Improvements	(153)	(36)	-	(189)
Equipment	(1,239)	(358)	-	(1,597)
Intangible assets	(32)	(18)	-	(50)
Total accumulated depreciation	(30,745)	(7,325)	-	(38,070)
Total depreciable assets, net	249,734	(6,942)	-	242,792
Capital assets, at cost, net	\$ 250,979	\$ (6,921)	\$ -	\$ 244,058

There was no interest capitalized in fiscal years 2014 and 2013.

4. Bonds Payable

On December 20, 2005, the Corporation issued \$156,710,000 in Senior Revenue Bonds (Series 2005A), \$164,425,000 in Subordinate Revenue Bonds (Series 2005B), and \$28,865,000 in Subordinate Revenue Bonds Taxable (Series 2005C). The proceeds of the bonds were used to finance the planning, design, engineering, development, construction, equipping, furnishing and opening of an approximately 1,000 room, full-service, first-class downtown hotel. Series 2005A and 2005B bonds maturing on or after July 1, 2016 are subject to redemption at the option of the Corporation, in whole or in part on any date on or after January 1, 2016. The Series 2005C bonds are subject to redemption at the option of the Corporation, in whole or in part on any date.

The only change in the bonds payable was a principle reduction of \$5,230,000 in the fiscal year ended December 31, 2014, and a principal reduction of \$4,890,000 in the fiscal year ended December 31, 2013.

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Debt service requirements, including principal and interest are as follows:

Fiscal Year Ending December 31	Principal	Interest	Total
Senior Revenue Bonds, Series 2005A			
2015	\$ 1,995,000	\$ 7,504,450	\$ 9,499,450
2016	2,190,000	7,397,088	9,587,088
2017	2,400,000	7,276,600	9,676,600
2018	2,625,000	7,161,100	9,786,100
2019	2,830,000	7,050,231	9,880,231
2020-2024	17,740,000	33,021,450	50,761,450
2025-2029	25,650,000	27,500,881	53,150,881
2030-2034	35,810,000	19,845,000	55,655,000
2035-2039	48,890,000	9,323,250	58,213,250
2040	11,665,000	291,625	11,956,625
	<u>\$ 151,795,000</u>	<u>\$ 126,371,675</u>	<u>\$ 278,166,675</u>

Coupon rates	<u>4.0 - 5.25%</u>
Effective interest rate	<u>5.29%</u>

Fiscal Year Ending December 31	Principal	Interest	Total
Subordinate Revenue Bonds, Series 2005B			
2015	\$ -	\$ 8,102,069	\$ 8,102,069
2016	-	8,102,069	8,102,069
2017	-	8,102,069	8,102,069
2018	-	8,102,069	8,102,069
2019	905,000	8,083,403	8,988,403
2020-2024	25,515,000	37,412,081	62,927,081
2025-2029	32,445,000	30,327,850	62,772,850
2030-2034	41,050,000	21,458,750	62,508,750
2035-2039	52,405,000	9,831,875	62,236,875
2040	12,105,000	302,625	12,407,625
	<u>\$ 164,425,000</u>	<u>\$ 139,824,860</u>	<u>\$ 304,249,860</u>

Coupon rates	<u>4.125 - 5.0%</u>
Effective interest rate	<u>5.09%</u>

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Fiscal Year Ending December 31	Principal	Interest	Total
Subordinate Revenue Bonds, Taxable Series 2005C			
2015	\$ 3,600,000	\$ 911,476	\$ 4,511,476
2016	3,790,000	718,398	4,508,398
2017	3,990,000	513,963	4,503,963
2018	4,200,000	297,737	4,497,737
2019	3,515,000	93,322	3,608,322
	<u>\$ 19,095,000</u>	<u>\$ 2,534,896</u>	<u>\$ 21,629,896</u>

Coupon rates 5.13 - 5.31%

Effective interest rate 5.67%

Total Debt Service Requirements

2015	\$ 5,595,000	\$ 16,517,995	\$ 22,112,995
2016	5,980,000	16,217,555	22,197,555
2017	6,390,000	15,892,632	22,282,632
2018	6,825,000	15,560,906	22,385,906
2019	7,250,000	15,226,956	22,476,956
2020-2024	43,255,000	70,433,531	113,688,531
2025-2029	58,095,000	57,828,731	115,923,731
2030-2034	76,860,000	41,303,750	118,163,750
2035-2039	101,295,000	19,155,125	120,450,125
2040	23,770,000	594,250	24,364,250
	<u>\$ 335,315,000</u>	<u>\$ 268,731,431</u>	<u>\$ 604,046,431</u>

5. Related Party Transactions

The City of Phoenix (the "City") acquired the land (the "Site") upon which the Hotel is located in March 2005. Pursuant to a ground lease dated as of December 1, 2005, between the City and the Corporation, the City will lease the Site and the Hotel constructed thereon to the Corporation. The term of the ground lease commenced as of the date of issuance of the Series 2005 Bonds and will terminate on December 1, 2040, or such later date as of which no Series 2005 Bonds or additional bonds maturing on or prior to December 1, 2040, are outstanding. The City may not terminate the ground lease for any reason prior to the end of the term of the ground lease. Under the ground lease, the Corporation will make lease payments to the City in the aggregate amount of \$3,600,000 (for amounts paid to acquire the Site and other related expenditures made by the City prior to the issuance of the Series 2005 Bonds) at the times and solely from amounts available for such purpose in the City Payments Account of the Excess Revenue Fund.

The Corporation paid the City \$750 in fiscal year 2013 for permits, plan reviews and other construction related work performed by the City's Engineering and Architectural Services staff. The Corporation also paid the City \$120,144 and \$120,184 for administrative services in fiscal year 2014 and 2013, respectively.

As of December 31, 2014 and 2013, the Hotel had accounts receivable from Starwood Hotels and Resorts in the amount of \$95,367 and \$84,127, respectively.

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The Corporation received \$12,107,004 and \$12,706,933 in contributions during the fiscal years 2014 and 2013, respectively, from the City of Phoenix's Sports Facilities Tax Fund.

6. Deposit in Trust

On the date of issuance of the Series 2005A Bonds, the City deposited \$10,300,000 to the Senior Special Debt Service Reserve Fund. The City will be repaid by the Corporation from the first amounts deposited to the Excess Revenue Fund.

7. Commitments and Contingencies

The Corporation has entered into a contract with Starwood Hotels and Resorts Management Company to operate the Hotel. The Original Operating Agreement was amended with an effective date of January 1, 2015, which resulted in an extinguishment of debt of \$3.1 million for the Corporation. The Amended Operating Agreement covers the fifteen years of operations includes a base management fee of \$1.63 million in the initial year of operations and increasing to \$2.87 million by the fifteenth year. Per the Operating Agreement all hotel personnel are employees of Starwood, and not the Corporation. Certain hotel personnel are members of the UNITE HERE union and have entered into a collective bargaining agreement with Starwood.

During October 2014, the Hotel experienced a fire in which the Hotel was shut down for approximately a week. The cost of the repaid and lost business is being reimbursed by an insurance company. The Hotel received approximately \$1.2 million from the insurance company in 2014. The remaining expenses incurred by the Hotel are expected to be reimbursed in 2015.

The Hotel is involved in various claims arising in the ordinary course of business, none of which, in the opinion of management, if determined adversely against the Hotel, will have a material adverse effect on the financial condition, results of operations, or liquidity of the Downtown Phoenix Hotel Corporation.

8. Employee Benefit Plan

Starwood sponsors various defined contribution plans, including the Starwood Hotels & Resorts Worldwide, Inc. Savings and Retirement Plan (the Plan), which is a voluntary defined contribution plan allowing participation by employees on U.S. payroll who meet certain age and service requirements. Hotel employees participate in the Plan.

Each participant may contribute on a pretax basis between 1% and 50% of his or her compensation to the Plan subject to certain maximum limits. The Plan also contains provisions for matching contributions to be made by the Hotel, which are based on a portion of a participant's eligible compensation. The Hotel contributions were \$300,509 in 2014 and \$312,611 in 2013.

9. Subsequent Event

The Corporation has evaluated subsequent events through May 15, 2015, the date the financial statements were available to be issued.

This information is an integral part of the accompanying financial statements.