

**AUDITED  
BASIC FINANCIAL STATEMENTS**

**CITY OF GENEVA LOCAL DEVELOPMENT  
CORPORATION**

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**DECEMBER 31, 2017**

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## CITY OF GENEVA LOCAL DEVELOPMENT CORPORATION

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## INDEPENDENT AUDITOR'S REPORT

The Board of Directors of the  
City Geneva Local Development Corporation  
Geneva, New York

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

We have audited the accompanying financial statements of the City of Geneva Local Development Corporation (the Corporation), as a business-type activity, as of December 31, 2017 and 2016, and the related statement of revenues, expenditures and changes in net position for the years then ended, and the related notes to the financial statements.

### **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 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 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 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 Corporation, as of December 31, 2017 and 2016, and the changes in its financial position and cash flows, for the years then ended in conformity with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement basic financial statements. Such missing 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 appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated March 20, 2018 on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.

*Freed Maxick CPAs, P.C.*

Batavia, New York

March 20, 2018

**CITY OF GENEVA LOCAL DEVELOPMENT CORPORATION**  
**STATEMENTS OF NET POSITION**  
**FOR THE YEARS ENDED DECEMBER 31,**

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	<b>2017</b>	<b>2016</b>
<b>ASSETS</b>		
Cash	\$ 128,759	\$ 132,714
Land held for investment	44,567	44,567
Loan receivable	-	25,000
Total assets	<b><u>173,326</u></b>	<b><u>202,281</u></b>
<b>NET POSITION</b>		
Unrestricted	173,326	202,281
Total net position	<b><u>173,326</u></b>	<b><u>202,281</u></b>

See accompanying notes.

**CITY OF GENEVA LOCAL DEVELOPMENT CORPORATION  
STATEMENTS OF REVENUE, EXPENSES, AND CHANGES IN NET POSITION  
FOR THE YEARS ENDED DECEMBER 31,**

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	<b>2017</b>	<b>2016</b>
<b>OPERATING REVENUES</b>		
Fees - services	\$ -	\$ 4,694
Total operating revenues	<u>-</u>	<u>4,694</u>
<b>OPERATING EXPENSES</b>		
Contractual expenses - 233 William Street	925	900
Supplies	-	195
NY main street program	789	25,604
Live where you work program	2,500	2,500
Race for the space	-	6,000
Geneva entrepreneur's lab	-	15,000
Total operating expenses	<u>4,214</u>	<u>50,199</u>
Operating loss	(4,214)	(45,505)
<b>NONOPERATING REVENUES</b>		
Interest revenues	<u>259</u>	<u>434</u>
Change in net position	(3,955)	(45,071)
Transfer of assets to City of Geneva IDA	(25,000)	-
Net position - beginning of year	<u>202,281</u>	<u>247,352</u>
Net position - end of year	<u>\$ 173,326</u>	<u>\$ 202,281</u>

**CITY OF GENEVA LOCAL DEVELOPMENT CORPORATION  
STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED DECEMBER 31,**

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	<b>2017</b>	<b>2016</b>
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Receipts from providing services	\$ -	\$ 4,694
Reimbursement from City of Geneva IDA	-	7,479
Issuance of loans receivable	-	(25,000)
Contractual and legal expenses	(925)	(900)
Supplies	-	(195)
NY main street program	(789)	(25,604)
Live where you work program	(2,500)	(2,500)
Race for the space	-	(6,000)
Geneva entrepreneur's lab	-	(15,000)
Net cash used by operating activities	<b>(4,214)</b>	<b>(63,026)</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Interest income	259	434
Net cash provided (used) by investing activities	<b>259</b>	<b>434</b>
Net decrease in cash	(3,955)	(62,592)
Cash - beginning of year	<b>132,714</b>	<b>195,306</b>
Cash - end of year	<b>\$ 128,759</b>	<b>\$ 132,714</b>
<b>Reconciliation of operating loss to net cash used by operating activities:</b>		
Loss from operations	\$ (4,214)	\$ (45,505)
Transfer of assets to City of Geneva IDA	(25,000)	-
Adjustment to reconcile operating loss to net cash used by operating activities:		
(Increase) decrease in assets		
Accounts receivable	-	7,479
Loans receivable	<b>25,000</b>	<b>(25,000)</b>
<b>Net cash used by operating activities</b>	<b>\$ (4,214)</b>	<b>\$ (63,026)</b>

See accompanying notes.

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**CITY OF GENEVA LOCAL DEVELOPMENT CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The basic financial statements of the City of Geneva Local Development Corporation (the Corporation) have been prepared in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the Corporation's accounting policies are described below.

**Reporting Entity:** The City of Geneva Local Development Corporation (the Corporation) was formed under the Not-for-Profit Corporation Law of the State of New York for the purpose of creating employment opportunities, thereby improving the quality and condition of life in the City of Geneva, New York (the City). This is accomplished by encouraging and affecting the retention of existing business and industry, as well as encouraging the location and expansion of residential, commercial, industrial, and manufacturing facilities in the City. The Corporation is subject to the provisions of the New York State Public Authorities Law. As a local authority under this law, the Corporation is required to make certain information available to the public.

The financial reporting entity includes organizations, functions, and activities over which appointed officials exercise oversight responsibility. Oversight responsibility is determined on the basis of financial interdependency, selection of governing agency, designation of management, ability to significantly influence operations, and accountability for fiscal matters.

**Basis of Presentation:** The Corporation's basic financial statements consist of three statements that provide information about the Corporation's activities. The first statement is the statement of net position which lists all of the Corporation's assets and liabilities, with the difference reported as net position. The second statement is the statement of revenues, expenses and changes in net position which details how the Corporation's net position changed during the current year based on the reporting of the revenues and expenses recognized by the Corporation. The third statement is the statement of cash flows which reports the activities that provide or use the cash of the Corporation.

**Income Taxes:** The Corporation is exempt from federal and state income taxes under Section 501(c)(3) of the Internal Revenue Code; therefore, no provision for income taxes has been provided for in the financial statements. The Corporation files its Return for Organization Exempt from Income Tax in the U.S. federal jurisdiction and its Annual Filing of Charitable Organization in New York State.

**Net Position:** Net position is classified into three categories according to external donor restrictions or availability of assets for satisfaction of the Corporation's obligations. The Corporation's net position is classified as follows:

*Net Investment in Capital Assets:* This represents the Corporation's total investment in capital assets, net of outstanding debt obligations related to those capital assets. To the extent debt has been incurred but not yet expended for capital assets, such amounts are not included as a component of net investment in capital assets. The Corporation did not have any net position in this category at December 31, 2017 and 2016.

*Restricted Net Position:* This includes assets in which the Corporation is legally or contractually obligated to spend in accordance with restrictions imposed by external third parties. The Corporation did not have any restricted net position as of December 31, 2017 and 2016.

*Unrestricted Net Position:* Unrestricted net position represents resources derived from operating revenue. These resources are used for transactions relating to the general operations of the Corporation, and may be used at the discretion of the Board of Directors to meet current expenses for any purpose.

**CITY OF GENEVA LOCAL DEVELOPMENT CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Accounts and Notes Receivable:** Accounts and notes receivables are carried at their net realizable value. Accounts are written-off as uncollectible after the likelihood of payment is considered remote by management. Generally accepted accounting principles require the establishment of an allowance for doubtful accounts, however, no allowance for uncollectible accounts has been provided since it is believed that such allowance would not be material.

**Subsequent Events:** These financial statements have not been updated for subsequent events occurring after March 20, 2018 which is the date these financial statements were available to be issued.

**NOTE 2. DEPOSITS AND INVESTMENTS**

Collateral is required for demand and time deposits and certificates of deposit not covered by Federal Deposit Insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the State and municipalities and school districts.

The Corporation follows an investment and deposit policy, the overall objective of which is to adequately safeguard the principal amount of funds invested or deposited; conformance with federal, state and other legal requirements; and provide sufficient liquidity of invested funds in order to meet obligations as they become due. Oversight of investment activity is the responsibility of the Board of Directors.

The Corporation's aggregate bank balances were fully collateralized by the Federal Deposit Insurance Act (FDIC) at December 31, 2017.

**Interest Rate Risk:** Interest rate risk is the risk that the fair value of investments will be affected by changing interest rates. The Corporation's investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

**Credit Risk:** The Corporation's policy is to minimize the risk of loss due to failure of an issuer or other counterparty to an investment to fulfill its obligations. The Corporation's investment and deposit policy authorizes it to purchase the following types of investments:

- Interest bearing demand accounts.
- Certificates of deposit.
- Obligations of the United States Treasury and United States agencies.
- Obligations of New York State and its localities.

**Custodial Credit Risk:** Custodial credit risk is the risk that in the event of a failure of a depository financial institution, the reporting entity may not recover its deposits. All deposits of the Corporation including interest bearing demand accounts and certificates of deposit, in excess of the amount insured under the provisions of the FDIC shall be secured by a pledge of securities with an aggregate value equal to 102% of the aggregate amount of deposits. The Corporation restricts the securities to the following eligible items:

- Obligations issued, fully insured or guaranteed as to the payment of principal and interest, by the United States Treasury and United States agencies.
- Obligations issued or fully insured or guaranteed by New York State and its localities.

**CITY OF GENEVA LOCAL DEVELOPMENT CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 3. LAND HELD FOR INVESTMENT**

The Corporation has an asset of land that is being held for future development in the amount of \$44,567 as of years ended December 31, 2017 and 2016. This investment represents the Corporation's share of joint venture between the Corporation, City of Geneva Industrial Development Agency and City of Geneva.

**NOTE 4. LOANS RECEIVABLE**

Loans receivable consisted of the following at December 31:

		<u>2017</u>	<u>2016</u>
Dove Block Restoration Group, Inc.	There are no defined payment terms. The following events trigger re-payment: (a) sale of property, (b) transfer of controlling ownership, or (c) cease in operations of Dove Block Restoration Group. There is no interest associated with the loan. If repayment is not within the terms of the agreement, the loan will begin to accrue at an interest rate of 9% annually on the unpaid balance.	\$ -	\$ 25,000
Total loans receivable		\$ -	\$ 25,000

The Corporation's policy is to present loans receivable net of an allowance for uncollectible loans.

This loan was transferred to the City of Geneva Industrial Development Agency from the Corporation during the year ended December 31, 2017.

**NOTE 5. COMMITMENTS**

The Corporation has extended an option during the year for the purchase of property located at 15 East North Street in the amount of \$72,000. This option and the purchase contract for the property is a joint venture between the Corporation and the City of Geneva Industrial Development Agency.

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**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS**

**INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors of the  
City of Geneva Local Development Corporation  
Geneva, New York

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the City of Geneva Local Development Corporation (the Corporation), as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements, and have issued our report thereon dated March 20, 2018.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Corporation'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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation'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 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 the 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 Corporation's financial statements are free of 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 results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Freed Maxick CPAs, P.C.*

Batavia, New York  
March 20, 2018