

**AUDITED  
BASIC COMBINED FINANCIAL STATEMENTS**

**CITY OF GENEVA  
INDUSTRIAL DEVELOPMENT AGENCY AND  
AFFILIATES**

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**SEPTEMBER 30, 2013**

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**

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**SECTION A**  
**FINANCIAL SECTION**



## Independent Auditor's Report

To the Board of Directors of the  
City of Geneva Industrial Development Agency

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

We have audited the accompanying combined financial statements of the City of Geneva Industrial Development Agency and Affiliates (the Agency), as of and for the years ended September 30, 2013 and 2012, and the related statements of revenues, expenses and changes in net position and cash flows, for the years then end, 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 combined 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 combined 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 combined 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 combined financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the combined financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the combined financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Agency's preparation and fair presentation of the combined 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 combined 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 combined financial statements referred to above present fairly, in all material respects, the financial position of the Agency, as of September 30, 2013 and 2012, and the changes in 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 the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Government 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. Our opinion on the basic financial statements is not affected by this missing information.

### *Supplemental Information*

Our audit was conducted for the purpose of forming an opinion on the basic financial statements that collectively comprise the Agency's basic financial statements. The supplemental information, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Combining Schedule of Net Position and the Combining Schedule of Revenues, Expenses and Changes in Net Position are the responsibility of management and were derived from and relate 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 Combining Schedule of Net Position and the Combining Schedule of Revenues, Expenses and Changes in Net Position are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

The Schedule of Industrial Revenue Bonds and Schedule of Lease Agreements with the Agency have 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.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated December 18, 2013 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

*Freed Maxick CPAs, P.C.*

Batavia, New York  
December 18, 2013

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY AND AFFILIATES**  
**COMBINED STATEMENTS OF NET POSITION**  
**SEPTEMBER 30,**

**ASSETS**

	<u>2013</u>	<u>2012</u>
Current assets:		
Cash and cash equivalents	\$ 477,528	\$ 370,537
Certificates of deposit	239,451	262,688
Accounts receivable, net	21,657	1,994
Loan receivable - current	3,705	3,705
Total current assets	742,341	638,924
Capital assets:		
Land	425,000	425,000
Building, net	3,131,312	3,190,601
Total capital assets, net	3,556,312	3,615,601
Other assets:		
Land held for development and sale	123,622	123,622
Total other assets	123,622	123,622
Total assets	\$ 4,422,275	\$ 4,378,147

**LIABILITIES AND NET POSITION**

Current liabilities:		
Accounts payable	\$ 3,668	\$ 1,028
Security deposits	19,393	17,775
Unearned revenue	300	-
Total current liabilities	23,361	18,803
Noncurrent liabilities:		
Due to other governments	157,707	140,752
Total noncurrent liabilities	157,707	140,752
Total liabilities	181,068	159,555
Net position:		
Net investment in capital assets	3,556,312	3,615,601
Unrestricted	684,895	602,991
Total net position	4,241,207	4,218,592
Total liabilities and net position	\$ 4,422,275	\$ 4,378,147

See notes to financial statements.

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY AND AFFILIATES**  
**COMBINED STATEMENTS OF REVENUES, EXPENSES**  
**AND CHANGES IN NET POSITION**  
**FOR THE YEARS ENDED SEPTEMBER 30,**

	<u>2013</u>	<u>2012</u>
Operating revenues:		
Rental income	\$ 252,328	\$ 239,065
Administration fee revenue	74,038	61,955
Other revenues	2,372	1,613
Total operating revenues	<u>328,738</u>	<u>302,633</u>
Operating expenses:		
Administrative	43,908	65,290
Depreciation	116,862	114,803
Insurance	14,880	13,087
Professional fees	6,335	10,319
Projects expense	-	4,475
Repairs and maintenance	27,092	23,660
Staff stipends	36,879	36,787
Utilities	60,420	67,831
Total operating expenses	<u>306,376</u>	<u>336,252</u>
Change in net position from operations	<u>22,362</u>	<u>(33,619)</u>
Nonoperating revenues (expenses):		
Interest income	253	1,035
Consideration in excess of cost on investment	-	(32,760)
Forgiveness of debt	-	466,731
Bad debt	-	(40)
Total nonoperating revenues (expenses)	<u>253</u>	<u>434,966</u>
Change in net position	22,615	401,347
Net position - beginning of year	<u>4,218,592</u>	<u>3,817,245</u>
Net position - end of year	<u>\$ 4,241,207</u>	<u>\$ 4,218,592</u>

See notes to financial statements.

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY AND AFFILIATES**  
**COMBINED STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED SEPTEMBER 30,**

	<u>2013</u>	<u>2012</u>
<b><u>CASH FLOWS FROM OPERATING ACTIVITIES:</u></b>		
Receipts from providing services	\$ 307,003	\$ 298,206
Payments to service providers and suppliers	(185,256)	(235,036)
Other revenues	<u>2,372</u>	<u>1,613</u>
Net cash provided by operating activities	<u>124,119</u>	<u>64,783</u>
<b><u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</u></b>		
Acquisition of capital assets	(57,573)	(42,580)
Net proceeds from joint venture	16,955	2,703
Consideration in excess of cost on investment	<u>-</u>	<u>(32,760)</u>
Net cash used by financing activities	<u>(40,618)</u>	<u>(72,637)</u>
<b><u>CASH FLOWS FROM INVESTING ACTIVITIES:</u></b>		
Redemptions (purchases) of certificates of deposit	23,237	(573)
Interest income	<u>253</u>	<u>1,035</u>
Net cash provided by investing activities	<u>23,490</u>	<u>462</u>
Net increase (decrease) in cash and cash equivalents	106,991	(7,392)
Cash and cash equivalents - beginning of the year	<u>370,537</u>	<u>377,929</u>
Cash and cash equivalents - end of the year	<u>\$ 477,528</u>	<u>\$ 370,537</u>
Reconciliation of change in net position from operations to net cash provided by operating activities:		
Change in net position from operations	\$ 22,362	\$ (33,619)
Adjustments to reconcile change in net position from operations to net cash provided by operating activities:		
Depreciation	116,862	114,803
Increase in assets:		
Accounts receivable	(19,663)	(836)
Increase (decrease) in liabilities:		
Accounts payable	2,640	(11,990)
Security deposits	1,618	(1,597)
Unearned revenue	<u>300</u>	<u>(1,978)</u>
Net cash provided by operating activities	<u>\$ 124,119</u>	<u>\$ 64,783</u>
<b><u>SUPPLEMENTARY INFORMATION - NONCASH FINANCING ACTIVITIES</u></b>		
Forgiveness of debt	\$ -	\$ 466,732
Bad debt	<u>\$ -</u>	<u>\$ 40</u>

See notes to financial statements.

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**

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

Organization

The City of Geneva Industrial Development Agency (the Agency) is a public benefit corporation which was established under the mandate of Article 18-A, "New York State Industrial Development Agency Act" of New York State General Municipal Law.

Financial Reporting Entity

The Agency reports related organizations under the guidance of the Governmental Accounting Standards Board. The Standards define the primary government, and redefine and establish the criteria for which potential component units are included in the reporting entity. The Standards also define financial accountability of the primary government as being determined on the basis of fiscal dependency, appointment of a voting majority of a governing board, ability to impose its will or potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on the primary government. The Agency is subject to the provisions of the New York State Public Authorities Law. As a local authority under this law, the Agency is required to make certain information available to the public.

The Agency is financially accountable for the Geneva Enterprise Development Center. Based on the above aforementioned criteria, the Geneva Enterprise Development Center is required to be included as a blended component unit in the accompanying financial statements.

The Agency maintains joint ownership in the City of Geneva Industrial Park, along with the Ontario County Industrial Development Agency and the City of Geneva. Based on the above aforementioned criteria, the City of Geneva Industrial Park is required to be included as a blended component unit in the accompanying financial statements.

Basis of Presentation

The Agency's basic financial statements consist of three statements that provide information about the Agency's business-type activities. The first statement is the statement of net position which lists all of the Agency's assets and liabilities, with the difference reported as net position. The net position is classified as net investment in capital assets and unrestricted net position. The second statement is the statement of revenues, expenses and changes in net position which details how the Agency's net position changed during the current year based on the reporting of the revenues and expenses recognized by the Agency. The third statement is the statement of cash flows which reports the activities that provide or use the cash and cash equivalents of the Agency.

Net Position

Equity is classified as net position and displayed in two components:

- a. Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation.
- b. Unrestricted net position - All other net position that do not meet the definition of "net investment in capital assets".

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**

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

Measurement Focus and Basis of Accounting

The financial statements of the Agency are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash transaction takes place. Nonexchange transactions, in which the Agency gives or receives value without directly receiving or giving equal value in exchange, include grants. Revenue from grants is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Accounts Receivable

Accounts receivable are stated at the amount management expects to collect. Amounts that management believes to be uncollectible, after collection efforts have been completed, are written off. In addition, management evaluates the need for and, if appropriate, provides an allowance to reduce account receivables to amounts management expects will be collected. Management determined that no allowances were necessary at September 30, 2013 and 2012.

Property and Equipment

Property and equipment is recorded at acquisition cost and depreciated over the estimated useful lives of the respective assets using straight-line and accelerated methods. The cost of repairs, maintenance and minor replacements is expensed as incurred, whereas expenditures that materially extend property lives are capitalized. When depreciable property is retired or otherwise disposed of, the cost and related accumulated depreciation are removed from the accounts and any gain or loss is reflected in income. As of September 30, 2013 and 2012 depreciation expense amounted to \$116,862 and \$114,803, respectively.

Use of Estimates in Preparation of Financial Statements

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions. This affects the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements, as well as the reported amounts of revenue and expenses during the reporting periods. Actual results could differ from those estimates.

Income Taxes

The Agency is a Public Benefit Corporation of the State of New York and is exempt from federal income taxes under Section 115 of the Internal Revenue Code. Accordingly, no provision for income taxes has been made on the accompanying combined financial statements.

Cash And Cash Equivalents

The Agency's cash and cash equivalents consists of cash on hand, demand deposits, and short-term investments with original maturities of three months or less from date of acquisition.

Revenue Recognition

The Agency recognizes rental income as rentals become due. Rental payments received in advance are deferred until earned. All leases between the Agency and the tenants are operating leases.

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**

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

Statement of Cash Flows

For the purpose of the statement of cash flows, the Agency considers cash to be all cash and cash equivalents.

Reclassification

Certain reclassifications have been made to the 2012 financial statements to conform with the current year presentation.

Subsequent Events

These financial statements have not been updated for subsequent events occurring after December 18, 2013 which is the date these financial statements were available to be issued.

New Accounting Pronouncements

During the fiscal year ended September 30, 2013, the Agency adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Positions*. This statement provides financial reporting guidance for deferred outflows of resources and deferred inflows of resources. The Agency did not have any assets or liabilities that were required to be reclassified to either deferred outflows or inflows of resources. The Agency adopted the provisions of the statement by renaming certain balance sheet elements for all periods presented. The adoption of GASB Statement No. 63 did not materially affect the Agency's financial statements.

Additionally, during the year ended September 30, 2013, the Agency completed the process of evaluating the impact that will result from adopting GASB Statements No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements* and No. 64, *Derivative Instruments: Application of Hedge Accounting Termination Provisions – an amendment of GASB Statement No. 53*, effective for the year ending September 30, 2013. GASB Statements No. 62 and 64 did not have a material impact on the Agency's financial position or results from operations.

The GASB has issued the following new statements:

- Statement No. 65, *Items Previously Reported as Assets and Liabilities*, which will be effective for the year ending September 30, 2014;
- Statement No. 66, *Technical Corrections—2012—an amendment of GASB Statements No. 10 and 62*, which will be effective for the year ending September 30, 2014;
- Statement No. 67, *Financial Reporting for Pension Plans—an amendment of GASB Statement No. 25*, which will be effective for the year ending September 30, 2014;
- Statement No. 68, *Accounting and Financial Reporting for Pensions—an amendment of GASB Statement No. 27*, which will be effective for the year ending September 30, 2015.
- Statement No. 69, *Government Combinations and Disposals of Government Operations*, which will be effective for the year ending September 30, 2015; and
- Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, effective for the year ending September 30, 2015.

The Agency is currently reviewing these statements and plans on adoption, as required.

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 2 - CASH AND INVESTMENTS**

The Agency's investment policies are governed by State statutes. In addition, the Agency has its own written investment policy. Agency monies must be deposited in FDIC-insured commercial banks or trust companies located within the State. The Agency Treasurer is authorized to use interest bearing demand accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury and U.S. agencies, repurchase agreements and obligations of the State of New York and its localities.

Collateral is required for demand deposits and certificates of deposits 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 its municipalities and school districts.

The Agency 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 Agency Director.

**Interest Rate Risk**

Interest rate risk is the risk that the fair value of investments will be affected by changing interest rates. The Agency'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 Agency'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.

**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. In accordance with the Agency's investment and deposit policy, all deposits of the Agency including interest bearing demand accounts and certificates of deposit, in excess of the amount insured under the provisions of the Federal Deposit Insurance Act (FDIC) shall be secured by a pledge of securities with an aggregate value equal to 102% of the aggregate amount of deposits.

**NOTE 3 - LAND HELD FOR DEVELOPMENT AND SALE**

The Agency maintains three separate investments in land held for resale through joint venture agreements with other local organizations. The Agency's ownership share of the joint venture is 14.71%. All acquisition and holding costs relating to these investments have been capitalized.

**NOTE 4 - LOAN RECEIVABLE**

The Agency provides low interest loans to businesses located in the City of Geneva in order to encourage economic development. Loan receivable consisted of the following at September 30:

Phytobials, LLC, monthly installments of principal and interest over five years commencing May 1, 2005. Annual interest rate of 5%. The following schedule shows the current and long term portions of the loan receivable. Management believes the entire amount will be received during the year ended September 30, 2014 and therefore classified as current.

	<b><u>2013</u></b>	<b><u>2012</u></b>
Current portion	\$ 3,705	\$ 3,705
Long-term	<u>-</u>	<u>-</u>
Total	<u>\$ 3,705</u>	<u>\$ 3,705</u>

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 5 - FIXED ASSETS**

Capital asset activity for the year ended September 30, 2013, was as follows:

	<u>Balance</u> <u>9/30/12</u>	<u>Additions</u>	<u>Disposals</u>	<u>Balance</u> <u>9/30/13</u>
Capital assets, not being depreciated:				
Land	\$ <u>425,000</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>425,000</u>
Total capital assets, not being depreciated	\$ <u>425,000</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>425,000</u>
Capital assets, being depreciated:				
Building	\$ <u>3,825,000</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>3,825,000</u>
Improvements	<u>706,794</u>	<u>57,573</u>	<u>-</u>	<u>764,367</u>
Total capital assets, being depreciated	<u>4,531,794</u>	<u>57,573</u>	<u>-</u>	<u>4,589,367</u>
Less accumulated depreciation				
Buildings	1,186,944	95,625	-	1,282,569
Improvements	<u>154,249</u>	<u>21,237</u>	<u>-</u>	<u>175,486</u>
Total accumulated depreciation	<u>1,341,193</u>	<u>116,862</u>	<u>-</u>	<u>1,458,055</u>
Total capital assets, being depreciated - net	<u>3,190,601</u>	<u>(59,289)</u>	<u>-</u>	<u>3,131,312</u>
Capital assets, net	\$ <u>3,615,601</u>	\$ <u>(59,289)</u>	<u>-</u>	\$ <u>3,556,312</u>

Capital asset activity for the year ended September 30, 2012, was as follows:

	<u>Balance</u> <u>9/30/11</u>	<u>Additions</u>	<u>Disposals</u>	<u>Balance</u> <u>9/30/12</u>
Capital assets, not being depreciated:				
Land	\$ <u>425,000</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>425,000</u>
Total capital assets, not being depreciated	\$ <u>425,000</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>425,000</u>
Capital assets, being depreciated:				
Building	\$ <u>3,825,000</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>3,825,000</u>
Improvements	<u>664,214</u>	<u>42,580</u>	<u>-</u>	<u>706,794</u>
Total capital assets, being depreciated	<u>4,489,214</u>	<u>42,580</u>	<u>-</u>	<u>4,531,794</u>

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 5 - FIXED ASSETS (Continued)**

	<u>Balance</u> <u>9/30/11</u>	<u>Additions</u>	<u>Disposals</u>	<u>Balance</u> <u>9/30/12</u>
Less accumulated depreciation				
Buildings	1,091,319	95,625	-	1,186,944
Improvements	<u>135,071</u>	<u>19,178</u>	-	<u>154,249</u>
 Total accumulated depreciation	 <u>1,226,390</u>	 <u>114,803</u>	 <u>-</u>	 <u>1,341,193</u>
 Total capital assets, being depreciated - net	 <u>3,262,824</u>	 <u>(72,223)</u>	 <u>-</u>	 <u>3,190,601</u>
 Capital assets, net	 <u>\$ 3,687,824</u>	 <u>\$ (72,223)</u>	 <u>-</u>	 <u>\$ 3,615,601</u>

**NOTE 6 - DUE TO OTHER GOVERNMENTS**

Due to other governments represents amounts owed to Ontario County for advances made to the Agency for the operation of the Geneva Enterprise Development Center. There are no specific repayment terms. During the year ended September 30, 2012 Ontario County forgave the Agency's obligation of \$466,731.

The Agency is a participant with Ontario County Industrial Development Agency, City of Geneva and Geneva Growth in a joint venture agreement to operate the Geneva Industrial Park (the Park). On dissolution of the joint venture the net assets of the Park will be shared according to the terms of the Joint Venture Agreement dated June 1<sup>st</sup> 1989. Initial capital contribution, future contributions, title to the property and voting shares are also included in the Joint Venture Agreement. During the year ended September 30, 2012 the Agency purchased Geneva Growth's \$14,240 interest in the Park for \$47,000. The excess purchase price paid for Geneva Growth's interest has been included as a consideration in excess of costs on investment on the Combined Statements of Revenues, Expenses, and Changes in Net Position. The following amounts represent the allocations of due to other governments:

	<u>2013</u>	<u>2012</u>
Joint Venture:		
City of Geneva	\$ 116,916	\$ 104,347
Ontario County IDA	<u>40,790</u>	<u>36,405</u>
Total due to other governments - joint venture	<u>\$ 157,707</u>	<u>\$ 140,752</u>

**NOTE 7 - RELATED PARTIES**

The City of Geneva Industrial Development Agency and the Geneva Enterprise Development Center previously had an outstanding receivable/payable between the entities totaling \$416,701 for payment of the receivable and accrued interest. During the year ended September 30, 2012, the City of Geneva Industrial Development Agency forgave the outstanding payable and accrued interest owed by the Geneva Enterprise Development Center.

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 8 - OUTSTANDING BOND ISSUES**

Bonds issued by the Agency are collateralized by the property which is leased to the borrowing company and the bonds are retired by lease payments. The bonds are not an obligation of the Agency, the City of Geneva or the State of New York. The Agency does not record the assets or liabilities resulting from a completed bond issue in their accounts, since its primary function is to arrange the financing between the borrowing company and the lending bondholders, and the funds arising there from are controlled by a trustee bank.

**NOTE 9 - LEASES**

At September 30, 2013 and 2012, the Agency had entered into various lease agreements. These leases are merely financing arrangements in which the Agency has provided tax incentives or acts only as a financing conduit. Therefore, the Agency does not record these transactions in its financial records.

**NOTE 10 - FUTURE MINIMUM RENTAL PAYMENTS**

At September 30, 2013, future minimum rental payments under rental leases are approximately as followed:

2014	\$ 137,000
2015	90,000
2016	76,000
2017	71,000
2018	35,000

**NOTE 11 - SUBSEQUENT EVENT**

Subsequent to September 30, 2013, the Agency purchased land and entered into a joint venture agreement with the City of Geneva and the City of Geneva Local Development Corporation with the purpose of financing, demolition, and maintenance of the land in order to promote redevelopment in the area.

**SUPPLEMENTARY INFORMATION**

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**  
**SCHEDULE OF INDUSTRIAL REVENUE BONDS ISSUED BY THE AGENCY**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2013**

<b>1 Name of Project</b>	<b>Colleges of the Seneca</b>
<b>Address of Owner</b>	<b>100 Pulteney Street</b>
	<b>Geneva, NY 14456</b>
<b>Issue Amount</b>	<b>\$31,250,000</b>
<b>Purpose of Issue</b>	<b>Construction</b>
<b>Date of Issue</b>	<b>12/01/2007</b>
<b>Interest Rate</b>	<b>Varies</b>
<b>Maturity Date</b>	<b>12/01/2017</b>

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**  
**SCHEDULE OF LEASE AGREEMENTS WITH THE AGENCY**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2013**

<b>1 Name of Lessee:</b>	<b>Ramada Inn</b>
<b>Address of Lessee:</b>	<b>1 Lakefront Drive Geneva, NY 14456</b>
<b>Date of Lease:</b>	<b>1997</b>
<b>Date of Expiration:</b>	<b>12/31/2027</b>
<b>2 Name of Lessee:</b>	<b>Guardian Industries</b>
<b>Address of Lessee:</b>	<b>Forge Avenue Geneva, NY 14456</b>
<b>Date of Lease:</b>	<b>1998</b>
<b>Date of Expiration:</b>	<b>01/31/2023</b>
<b>3 Name of Lessee:</b>	<b>Zotos International</b>
<b>Address of Lessee:</b>	<b>300 Forge Ave Geneva, NY 14456</b>
<b>Date of Lease:</b>	<b>1997</b>
<b>Date of Expiration:</b>	<b>05/01/2022</b>
<b>4 Name of Lessee:</b>	<b>Lake Street Hotel LLC</b>
<b>Address of Lessee:</b>	<b>43 Lake Street Geneva, NY 14456</b>
<b>Date of Lease:</b>	<b>2005</b>
<b>Date of Expiration:</b>	<b>06/30/2017</b>
<b>5 Name of Lessee:</b>	<b>Lyons National Bank</b>
<b>Address of Lessee:</b>	<b>399 Exchange Street Geneva, NY 14456</b>
<b>Date of Lease:</b>	<b>2004</b>
<b>Date of Expiration:</b>	<b>05/01/2014</b>

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**  
**COMBINING STATEMENT OF NET POSITION**  
**AS OF SEPTEMBER 30, 2013**

	City of Geneva Industrial Development Agency	City of Geneva Industrial Park	Geneva Enterprise Development Center	Reclassifications and Eliminations	Total
<b>ASSETS</b>					
Current assets:					
Cash and cash equivalents	\$ 266,217	\$ 184,906	\$ 26,405	-	\$ 477,528
Certificates of deposit	239,451	-	-	-	239,451
Accounts receivable, net	-	-	21,657	-	21,657
Loan receivable - current	3,705	-	-	-	3,705
Total current assets	<u>509,373</u>	<u>184,906</u>	<u>48,062</u>	<u>-</u>	<u>742,341</u>
Capital assets:					
Land	-	-	425,000	-	425,000
Building, net	-	-	3,131,312	-	3,131,312
Total capital assets, net	<u>-</u>	<u>-</u>	<u>3,556,312</u>	<u>-</u>	<u>3,556,312</u>
Other assets:					
Investment in City of Geneva Industrial Park	14,240	-	-	(14,240)	-
Land held for development and sale	-	123,622	-	-	123,622
Total other assets	<u>14,240</u>	<u>123,622</u>	<u>-</u>	<u>(14,240)</u>	<u>123,622</u>
Total assets	<u>\$ 523,613</u>	<u>\$ 308,528</u>	<u>\$ 3,604,374</u>	<u>\$ (14,240)</u>	<u>\$ 4,422,275</u>

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**  
**COMBINING STATEMENT OF NET POSITION**  
**AS OF SEPTEMBER 30, 2013**  
(Continued)

	City of Geneva Industrial Development Agency	City of Geneva Industrial Park	Geneva Enterprise Development Center	Reclassifications and Eliminations	Total
<b>LIABILITIES AND NET POSITION</b>					
<b>Current liabilities:</b>					
Accounts payable	\$ -	\$ -	\$ 3,668	\$ -	\$ 3,668
Security deposits	-	-	19,393	-	19,393
Unearned revenue	-	-	300	-	300
Total current liabilities	-	-	23,361	-	23,361
<b>Noncurrent liabilities:</b>					
Due to other governments - joint venture	-	157,707	-	-	157,707
Total noncurrent liabilities	-	157,707	-	-	157,707
Total liabilities	-	157,707	23,361	-	181,068
<b>Net position:</b>					
Net investment in capital assets	-	-	3,556,312	-	3,556,312
Unrestricted	523,613	150,821	24,701	(14,240)	684,895
Total net position	523,613	150,821	3,581,013	(14,240)	4,241,207
Total liabilities and net position	\$ 523,613	\$ 308,528	\$ 3,604,374	\$ (14,240)	\$ 4,422,275

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**  
**COMBINING STATEMENT OF NET POSITION**  
**AS OF SEPTEMBER 30, 2012**

	City of Geneva Industrial Development Agency	City of Geneva Industrial Park	Geneva Enterprise Development Center	Reclassifications and Eliminations	Total
<b>ASSETS</b>					
<b>Current assets:</b>					
Cash and cash equivalents	\$ 190,684	\$ 165,027	\$ 14,826	\$ -	\$ 370,537
Certificates of deposit	262,688	-	-	-	262,688
Accounts receivable, net	-	-	1,994	-	1,994
Loan receivable - current	3,705	-	-	-	3,705
Total current assets	457,077	165,027	16,820	-	638,924
<b>Capital assets:</b>					
Land	-	-	425,000	-	425,000
Building, net	-	-	3,190,601	-	3,190,601
Total capital assets, net	-	-	3,615,601	-	3,615,601
<b>Other assets:</b>					
Investment in City of Geneva Industrial Park	14,240	-	-	(14,240)	-
Land held for development and sale	-	123,622	-	-	123,622
Total other assets	14,240	123,622	-	(14,240)	123,622
Total assets	\$ 471,317	\$ 288,649	\$ 3,632,421	\$ (14,240)	\$ 4,378,147

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**  
**COMBINING STATEMENT OF NET POSITION**  
**AS OF SEPTEMBER 30, 2012**  
**(Continued)**

	City of Geneva Industrial Development Agency	City of Geneva Industrial Park	Geneva Enterprise Development Center	Reclassifications and Eliminations	Total
<b>LIABILITIES AND NET POSITION</b>					
<b>Current liabilities:</b>					
Accounts payable	\$ -	\$ -	\$ 1,028	\$ -	\$ 1,028
Security deposits	-	-	17,775	-	17,775
Total current liabilities	-	-	18,803	-	18,803
<b>Noncurrent liabilities:</b>					
Due to other governments - joint venture	-	140,752	-	-	140,752
Total noncurrent liabilities	-	140,752	-	-	140,752
Total liabilities	-	140,752	18,803	-	159,555
<b>Net position:</b>					
Net investment in capital assets	-	-	3,615,601	-	3,615,601
Unrestricted	471,317	147,897	(1,983)	(14,240)	602,991
Total net position	471,317	147,897	3,613,618	(14,240)	4,218,592
Total liabilities and net position	\$ 471,317	\$ 288,649	\$ 3,632,421	\$ (14,240)	\$ 4,378,147

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY  
 COMBINING STATEMENT OF REVENUES, EXPENSES  
 AND CHANGES IN NET POSITION  
 FOR THE YEAR ENDED SEPTEMBER 30, 2013**

	City of Geneva Industrial Development Agency	City of Geneva Industrial Park	Geneva Enterprise Development Center	Reclassifications and Eliminations	Total
Operating revenues:					
Rental income	\$ -	\$ 3,010	\$ 249,318	\$ -	\$ 252,328
Administration fee revenue	74,038	-	-	-	74,038
Other revenues	2,261	-	111	-	2,372
Total operating revenues	76,299	3,010	249,429	-	328,738
Operating expenses:					
Administrative	18,107	-	25,801	-	43,908
Depreciation	-	-	116,862	-	116,862
Insurance	-	-	14,880	-	14,880
Professional fees	6,149	86	100	-	6,335
Repairs and maintenance	-	-	27,092	-	27,092
Staff stipends	-	-	36,879	-	36,879
Utilities	-	-	60,420	-	60,420
Total operating expenses	24,256	86	282,034	-	306,376
Change in net position from operations	52,043	2,924	(32,605)	-	22,362

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**  
**COMBINING STATEMENT OF REVENUES, EXPENSES**  
**AND CHANGES IN NET POSITION**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2013**  
(Continued)

	City of Geneva Industrial Development Agency	City of Geneva Industrial Park	Geneva Enterprise Development Center	Reclassifications and Eliminations	Total
Nonoperating revenues:					
Interest income	253	-	-	-	253
Total nonoperating revenues:	253	-	-	-	253
Change in net position	52,296	2,924	(32,605)	-	22,615
Net position - beginning of year	471,317	147,897	3,613,618	(14,240)	4,218,592
Net position - end of year	\$ 523,613	\$ 150,821	\$ 3,581,013	\$ (14,240)	\$ 4,241,207

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY  
 COMBINING STATEMENT OF REVENUES, EXPENSES  
 AND CHANGES IN NET POSITION  
 FOR THE YEAR ENDED SEPTEMBER 30, 2012**

	City of Geneva Industrial Development Agency	City of Geneva Industrial Park	Geneva Enterprise Development Center	Reclassifications and Eliminations	Total
Operating revenues:					
Rental income	\$ -	\$ 2,922	\$ 236,143	\$ -	\$ 239,065
Administration fee revenue	61,955	-	-	-	61,955
Other revenues	1,560	-	53	-	1,613
Total operating revenues	63,515	2,922	236,196	-	302,633
Operating expenses:					
Administrative	36,000	-	29,290	-	65,290
Depreciation	-	-	114,803	-	114,803
Insurance	-	-	13,087	-	13,087
Professional fees	10,319	-	-	-	10,319
Projects expense	-	-	4,475	-	4,475
Repairs and maintenance	-	-	23,660	-	23,660
Staff stipends	-	-	36,787	-	36,787
Utilities	-	-	67,831	-	67,831
Total operating expenses	46,319	-	289,933	-	336,252
Change in net position from operations	17,196	2,922	(53,737)	-	(33,619)

**CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY**  
**COMBINING STATEMENT OF REVENUES, EXPENSES**  
**AND CHANGES IN NET POSITION**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2012**  
**(Continued)**

	City of Geneva Industrial Development Agency	City of Geneva Industrial Park	Geneva Enterprise Development Center	Reclassifications and Eliminations	Total
Nonoperating revenues (expenses):					
Interest income	1,035	-	-	-	1,035
Consideration in excess of cost on investment	(32,760)	-	-	-	(32,760)
Forgiveness of debt	-	-	883,432	(416,701)	466,731
Bad debt	(416,701)	-	(40)	416,701	(40)
Total nonoperating revenues (expenses)	<u>(448,426)</u>	<u>-</u>	<u>883,392</u>	<u>-</u>	<u>434,966</u>
Change in net position	(431,230)	2,922	829,655	-	401,347
Net position - beginning of year	902,547	130,735	2,783,963	-	3,817,245
Investment in City of Geneva Industrial Park	-	14,240	-	(14,240)	-
Net position - end of year	<u>\$ 471,317</u>	<u>\$ 147,897</u>	<u>\$ 3,613,618</u>	<u>\$ (14,240)</u>	<u>\$ 4,218,592</u>

**SECTION B**

**INTERNAL CONTROL AND COMPLIANCE**



**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 Industrial Development Agency and Affiliates

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 combined financial statements of the Agency, as of and for the year ended September 30, 2013, and the related notes to the combined financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated December 18, 2013.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the combined financial statements, we considered the Agency'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 combined financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or 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 Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the 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  
December 18, 2013





## INDEPENDENT ACCOUNTANT'S REPORT

To the Board of Directors of the  
City of Geneva Industrial Development Agency and Affiliates

We have examined City of Geneva Industrial Development Agency and Affiliates' (the Agency) compliance with the New York State Comptroller's Investment Guidelines for Public Authorities and Section 2925 of the New York State Public Authorities Law (collectively, the "Investment Guidelines") for the year ended September 30, 2013. Management is responsible for the Agency's compliance with those requirements. Our responsibility is to express an opinion on the Agency's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Agency's compliance with specified requirements.

In our opinion, the Agency complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2013.

This report is intended solely for the information and use of the Board of Directors, management and others within the Agency and the New York State Authorities Budget Office, and is not intended to be and should not be used by anyone other than these specified parties.

*Freed Maxick CPAs, P.C.*

Batavia, New York  
December 18, 2013