COUNTY OF LEWIS INDUSTRIAL DEVELOPMENT AGENCY

FINANCIAL STATEMENTS

May 31, 2013 and 2012

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INDEPENDENT AUDITORS' REPORT

BOARD OF DIRECTORS
COUNTY OF LEWIS INDUSTRIAL DEVELOPMENT AGENCY

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of the **COUNTY OF LEWIS INDUSTRIAL DEVELOPMENT AGENCY** (a State of New York corporate governmental agency), as of and for the years ended May 31, 2013 and 2012, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibilities 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 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 of material misstatement.

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the County of Lewis Industrial Development Agency, as of May 31, 2013 and 2012, and the respective changes in financial position and cash flows thereof for the years then ended in conformity with the accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 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 audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated July 29, 2013 on our consideration of the County of Lewis Industrial Development 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 the internal control over financial reporting or compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the County of Lewis Industrial Development Agency's internal control over financial reporting and compliance.

Bowers & Company

Watertown, New York
July 29, 2013

MANAGEMENT'S DISCUSSION AND ANALYSIS
May 31, 2013 and 2012

INTRODUCTION

The following is the County of Lewis Industrial Development Agency's (LCIDA) Management Discussion and Analysis (MD&A) of financial activities and performance for the fiscal year end May 31, 2013. Information contained in the MD&A has been prepared by the LCIDA management and should be considered in conjunction with the financial statement and the notes of the independent auditors' report conducted by Bowers & Company, CPAs, PLLC.

The notes are essential to a full understanding of the data contained in the financial statements. The goal is to provide readers an objective and easily understood overview of the LCIDA's financial performance.

OPERATION HIGHLIGHTS

The LCIDA is a self-funded public benefit corporation created to attract and enhance industrial development, help create jobs and maintain economic stability within Lewis County. Our secondary function is to assist other agencies with tourism, natural resources, retail, wholesale, professional and community enhancements.

The LCIDA has ongoing Projects with Lyonsdale Biogas (RE Energy), MA&N Railroad, Harrisville Dry Kiln, V.S.Virkler & Son, Otis Technology, WPS Beaver Falls Generation and Brandt's Slaughterhouse. The LCIDA has provided a means of financial benefits for approximately 35 large Projects in the amount of over 284 million dollars.

During this past year the LCIDA continued to support the small family business, which may grow into larger manufacturing companies. This past year we provided in cooperation with our economic partner, New York State Business Development Corporation, over 100 hours of business counseling to approximately 25 local citizens.

MANAGEMENT'S DISCUSSION AND ANALYSIS
May 31, 2013 and 2012

OPERATION HIGHLIGHTS - CONTINUED

The LCIDA feels it is important to learn more precisely the issues and concerns of our industries and help address these issues. We have accomplished this by:

- Over 25 on site visitations
- Sponsor grants for Lewis County Businesses
- Organization Participation – Allows the LCIDA to interact with industry on a regular basis to learn more about their issues and to find solutions. Some of the major organizations are:
  - Lewis County Comprehensive Plan Implementation Committee
  - Lewis County Legislator Economic Sub-Committee
  - Comprehensive Economic Development Strategy Committee (CEDS)
  - Community Digester Initiative
  - Rails to Trails Initiative
  - North Country Alliance (NCA)
  - Central Upstate Regional Alliance
  - Town and Village Supervisor Meetings

The LCIDA is a small quiet agency with a progressive, even aggressive posture working with their many partners to create "A Positive Economic Attitude in Lewis County."

FINANCIAL HIGHLIGHTS

- The assets of the LCIDA exceeded its liabilities at the most recent fiscal year by $1,375,271 (net position). Net Position decreased from the prior year by $75,542 or 5.2%. A decrease is not unusual for an IDA in a small County with limited manufacturing activity. Project fees generating operating revenue for the Agency occur infrequently.
- During the most recent fiscal year expenses exceed revenues by $75,542. This compares to last year of expenses exceeding revenue by $94,657.
- Interest Revenue for 2013 was $3,613 and $7,364 in 2012.
- Expenses other than PILOT and Deprecation to operate the Agency were increased by $3,211 or 3.2%.

MANAGEMENT'S DISCUSSION AND ANALYSIS
May 31, 2013 and 2012

OVERVIEW OF FINANCIAL STATEMENTS

Net Position serves as an indicator of the LCIDA's financial position. Increases or decreases in net position may indicate over a period of time, if the financial position of the LCIDA is improving or deteriorating.

Condensed Comparative Financial Statements

The following provides an overview of the LCIDA assets, liabilities, and net assets at the close of fiscal years 2013, 2012, and 2011.

	2013	2012	2011
ASSETS			
Current & Other Assets	$ 1,529,120	$ 1,725,351	$ 1,918,532
Capital Assets	382	617	1,194
Total Assets	1,529,502	1,725,968	1,919,726
LIABILITIES			
Current Liabilities	148,938	165,409	295,589
Long-Term Liabilities	5,293	109,746	78,667
Total Liabilities	154,231	275,155	374,256
NET POSITION			
Invested in Capital Assets, Net of Related Debt	206,719	92,396	92,973
Unrestricted	1,168,552	1,358,417	1,452,497
Total Net Position	$ 1,375,271	$ 1,450,813	$ 1,545,470

See accompanying notes to financial statements.

MANAGEMENT'S DISCUSSION AND ANALYSIS
May 31, 2013 and 2012

OVERVIEW OF FINANCIAL STATEMENTS - CONTINUED

Analysis of Financial Position and Results of Operations

The statement of revenues, expenses, and changes in net position show how the LCIDA net position changed during the most recent year. Business type activities decreased the LCIDA's net position by $75,542. Key elements of this decrease are as follows:

CHANGES IN NET POSITION

	As Stated		Without PILOT	
	2013	2012	2013	2012
OPERATING REVENUES				
Payment in Lieu of Taxes	$ 706,237	$ 774,185	$ 0	$ 0
Rental Income	5,950	0	5,950	0
Miscellaneous	250	500	250	500
Total Revenues	712,437	774,685	6,200	500
OPERATING EXPENSES				
Payment in Lieu of Taxes	706,237	774,185	0	0
General Operations	99,962	81,935	99,962	81,935
Professional Fees	4,810	18,852	4,810	18,852
Depreciation	3,130	577	3,130	577
Miscellaneous	123	897	123	897
Total Operating Expenses	814,262	876,446	108,025	102,261
Operating Income Loss	(101,825)	(101,761)	(101,825)	(101,761)
NON-OPERATING REVENUES				
Gain on Sale of Property	23,220	0	23,220	0
Interest (Net)	3,063	7,104	3,063	7,104
Change in Net Position	(75,542)	(94,657)	(75,542)	(94,657)
Net Position, Beginning of Year	1,450,813	1,545,470	1,450,813	1,545,470
Net Position, End of Year	$ 1,375,271	$ 1,450,813	$ 1,375,271	$ 1,450,813

Payments in lieu of taxes were separated out to show the true cost of operations.

MANAGEMENT'S DISCUSSION AND ANALYSIS
May 31, 2013 and 2012

OVERVIEW OF FINANCIAL STATEMENTS - CONTINUED

Analysis of Transaction of Individual Funds

The PILOTS are the monies received from the companies in lieu of normal taxes and are disbursed to the various taxing jurisdictions.

Operating expenses before PILOTs, increased by $5,764 or 5.6%. This change was largely due to increases in Salary and Employee Benefits expense.

The Agency does not depend on any taxpayer's dollars to fund operations of the Agency.

CAPITAL ASSETS & LONG TERM DEBT ACTIVITY

The LCIDA investment in capital assets for its business activities as of May 31, 2013, amounted to $382 (net of depreciation). The LCIDA's investment in capital assets includes Leasehold Improvements, Furniture & Fixtures, and Equipment.

- Leasehold Improvements - improvements made to the office LCIDA is renting at 7642 State St.
- Furniture & Fixtures, and Equipment - assets used for the LCIDA general operations.

A summary of Capital Assets:

	2013	2012	2011
Leasehold Improvements	$ 5,264	$ 5,264	$ 5,264
Furniture & Expenses	1,236	1,236	1,236
Equipment	2,594	2,594	2,594
	9,094	9,094	9,094
Accumulated Depreciation	(8,712)	(8,477)	(7,900)
Net Capital Assets	$ 382	$ 617	$ 1,194

A summary of Long Term Debt:

	2013	2012	2011
Loan – Community Bank	$ 5,293	$ 7,079	$ 0
Long Term Debt	$ 5,293	$ 7,079	$ 0

MANAGEMENT'S DISCUSSION AND ANALYSIS
May 31, 2013 and 2012

ECONOMIC OUTLOOK AND THE LCIDA

During the 2011-2012 year, several projects were started which will enhance the economy for 2012-2013. They are:

- Kraft Foods - This Company was approved for IDA benefits that will allow them to increase the refrigerated warehouse capacity and to add a new product line. This is stabilizing the future of the cream cheese plant and the retention of 300 jobs.
- Roaring Brook – There are plans for 39 windmills in 2013 or 2014 in the Town of Martinsburg.
- Own Energy- There are plans for a 79.2 MW wind farm in the Town of Denmark. This is a 2014 or 2015 project. IDA benefits have been approved.
- Kruger Energy- This Canadian company is planning to increase the MW capacity from 5MW to 10MW. This process is underway at this time.
- Brandt's Slaughter House has begun operations resulting in 4-6 new jobs.
- A company is in the R&D stage in establishing an ethanol plant. R&D may take another 2 to 3 years. This is converting willow trees to ethanol.
- The IDA entered into a purchase option on the "Chemical Building" at the Lyons Falls mill site.
- The IDA was awarded a $90,000 USDA Rural Development Grant to administer a Revolving Loan Fund in 2013.
- The IDA purchased the Hand In Hand Day Care building and entered into a lease agreement that lowered expenses for the organization and helped retain 30 jobs.

CONTACT THE LCIDA FINANCIAL MANAGEMENT

This financial report is designed to provide the public with a general overview of the LCIDA finances and to show the LCIDA accountability for the money it manages. If you have any questions concerning any information provided in this report or need additional financial information contact:

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County of Lewis Industrial Development Agency

STATEMENTS OF NET POSITION
May 31, 2013 and 2012

ASSETS

	2013	2012
CURRENT ASSETS		
Cash	$ 1,218,546	$ 1,525,241
Prepaid Expense	4,237	5,331
Other Receivable	0	3,000
Total Current Assets	1,222,783	1,533,572
CAPITAL ASSETS		
Leasehold Improvements	5,264	5,264
Furniture, Fixtures and Equipment	3,830	3,830
	9,094	9,094
Less: Accumulated Depreciation	(8,712)	(8,477)
Total Capital Assets, Net	382	617
OTHER ASSETS		
Note Receivable	100,000	100,000
Property Held for Lease Or Sale	196,337	91,779
Purchase Option on Real Estate	10,000	0
Total Other Assets	306,337	191,779
TOTAL ASSETS	$ 1,529,502	$ 1,725,968

LIABILITIES AND NET POSITION

CURRENT LIABILITIES		
Accounts Payable	$ 146,138	$ 163,542
Deferred Revenue	850	0
Current Portion of Long Term Debt	1,950	1,867
Total Current Liabilities	148,938	165,409
LONG TERM LIABILIITES		
Long Term Debt	5,293	7,079
Deposit on Property Held for Sale	0	102,667
Total Long Term Liabilities	5,293	109,746
Total Liabilities	154,231	275,155
NET POSITION		
Invested in Capital Assets	206,719	92,396
Unrestricted	1,168,552	1,358,417
Total Net Position	1,375,271	1,450,813
TOTAL LIABILITIES AND NET POSITION	$ 1,529,502	$ 1,725,968

See accompanying notes to financial statements.

STATEMENTS OF REVENUE AND EXPENSES AND CHANGES IN NET POSITION

Years Ended May 31, 2013 and 2012

	2013	2012
OPERATING REVENUES		
Payment in Lieu of Taxes	$ 706,237	$ 774,185
Rental Revenue	5,950	0
Application Fee Revenue	250	500
Total Operating Revenue	712,437	774,685
OPERATING EXPENSES		
Payment in Lieu of Taxes	706,237	774,185
Salaries and Wages	69,829	57,996
Payroll Taxes and Employee Benefits	9,580	6,223
Insurance	5,119	2,438
Office Supplies and Expenses	2,394	586
Professional Fees	4,810	18,852
Rent	6,300	6,300
Utilities	3,032	2,705
Travel, Meals and Cell Phone	2,413	1,884
Depreciation	3,130	577
Maintenance and Repairs	455	414
Dues and Subscriptions	293	241
Printing	462	586
Beaverite Building Expenses	85	2,562
Miscellaneous	123	897
Total Operating Expenses	814,262	876,446
OPERATING LOSS	(101,825)	(101,761)
NONOPERATING REVENUE		
Gain on Sale of Property	23,220	0
Interest Expense	(550)	(260)
Interest Revenue	3,613	7,364
Total Nonoperating Revenue	26,283	7,104
Change in Net Position	(75,542)	(94,657)
Net Position, Beginning of Year	1,450,813	1,545,470
Net Position, End of Year	$ 1,375,271	$ 1,450,813

See accompanying notes to financial statements.

STATEMENTS OF CASH FLOWS
Years Ended May 31, 2013 and 2012

	2013	2012
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Customers	$ 573,283	$ 809,977
Payments to Suppliers	(604,825)	(946,246)
Payments to Employees	(79,612)	(64,773)
Net Cash Used In Operating Activities	(111,154)	(201,042)
CASH FLOWS FROM CAPITAL AND FINANCING ACTIVITIES		
Proceeds from Long Term Debt	0	10,000
Principal and Interest Payments on Long Term Debt	(2,253)	(1,314)
Deposit on Property Held for Sale	0	24,000
Purchase of Property	(199,232)	0
Real Estate Purchase Option	(10,000)	0
Proceeds from Sale of Building	12,331	0
Net Cash (Used In) Provided By Capital and Financing Activities	(199,154)	32,686
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest Earned	3,613	7,364
Net Cash Provided By Investing Activities	3,613	7,364
Net Decrease in Cash	(306,695)	(160,992)
Cash, Beginning of Year	1,525,241	1,686,233
Cash, End of Year	$ 1,218,546	$ 1,525,241
Reconciliation of Operating Loss to Net Cash Used In Operating Activities:		
Operating Loss	$ (101,825)	$ (101,761)
Depreciation	3,130	577
(Increase) Decrease in Operating Assets:		
Prepaid Expenses	1,094	(3,103)
Other Receivable	3,000	35,292
Increase (Decrease) in Operating Liabilities:		
Accounts Payable	(17,403)	(132,047)
Deferred Revenue	850	0
Net Cash Provided Used In Operating Activities	$ (111,154)	$ (201,042)

See accompanying notes to financial statements.

NOTES TO FINANCIAL STATEMENTS
May 31, 2013 and 2012

NOTE 1 – NATURE OF OPERATIONS

Financial Reporting Entity

The County of Lewis Industrial Development Agency (the "Agency") was established under Title 1 of Article 18-A of the General Municipal Law of the State of New York for the purpose of promoting employment, attracting industry and businesses to the community or area and to lessen the burdens of government and act in the public interest.

The governing body of the County of Lewis Industrial Development Agency is substantially the same as the governing body of the Lewis IDA Community Development Corporation (the "Corporation"); therefore, the financial information of the Corporation would be reported with the financial information of the Agency if there were activity in the Corporation. However, the corporation has been dormant for several years and there are no assets or liabilities. The Corporation is a nonprofit organization and is exempt from federal tax under Section 501(c) (3) of the Internal Revenue Code.

NOTE 2 – SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The Agency's operations consist of a single fund, which is a proprietary type fund. Proprietary funds are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and liabilities associated with the operation of these funds are included on the statement of net position. Net position is segregated into investment in capital assets and unrestricted components. Proprietary fund-type operating statements present increases (e.g., revenues) and decreases (e.g., expenses) in total net position.

The accrual basis of accounting is utilized by proprietary fund types. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

Operating Revenue and Expenses

Operating revenue and expenses for proprietary funds are those that result from providing services.

NOTE 2 – SIGNIFICANT ACCOUNTING POLICIES - Continued

Cash and Cash Equivalents

For purposes of the Statements of Cash Flows, the Agency considers all unrestricted highly liquid investments with an initial maturity of three months or less to be cash equivalents.

Capital Assets

Capital assets are recorded at cost if purchased; or at fair market value on the date of gift, if donated. The Agency adopted a formal capitalization policy. Expenditures for major renewals and betterments that exceed $1,000 and extend the useful life of an asset are capitalized. Expenditures for maintenance and repairs are charged to expense as incurred.

Allowance for Doubtful Accounts

The Agency has elected not to establish an allowance for doubtful accounts since all receivables are deemed collectible. An allowance will be established when an event occurs in the future that would necessitate a reserve.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make 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 the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Industrial Development Revenue Bonds

The Agency may issue Industrial Development Revenue Bonds. The bonds are special obligations of the Agency payable solely from revenue derived from the leasing, sale or other disposition of a project. There is no liability to the Agency; therefore, the obligations are not accounted for in the accounts of the Agency.

NOTE 2 – SIGNIFICANT ACCOUNTING POLICIES - Continued

Depreciation

Depreciation is computed using the straight-line method. Equipment and furniture and fixtures are depreciated over their estimated useful lives ranging from five to seven years. Leasehold improvements are depreciated over the estimated useful life of fifteen years.

Accumulated depreciation at May 31 consists of the following:

	2013	2012
Furniture and Fixtures	$ 1,236	$ 1,236
Equipment	2,594	2,594
Leasehold Improvements	4,882	4,647
Total	$ 8,712	$ 8,477

NOTE 3 – CASH

The Agency's investment policies are governed by state statutes. The Agency's monies must be deposited in FDIC-insured commercial banks or trust companies located within the state. The Agency is authorized to use demand and time accounts and certificates of deposit. Permissible instruments include U. S. Treasury bills.

Collateral is required for demand and time deposits and certificates of deposit for all 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.

NOTE 3 – CASH - Continued

Deposits are valued at cost or cost plus interest and are categorized as either:

1. Insured or collateralized with securities held by the entity or by its agent in the entity's name;
2. Collateralized with securities held by the pledging financial institution's trust department or agency in the entity's name; or
3. Uncollateralized. (This includes any bank balance that is collateralized with securities held by the pledging financial institution, its trust department, or agent but not in the entity's name.)

Total financial institution (bank) balances at May 31, 2013 per the banks were $1,218,496. These deposits are categorized as follows:

(1)	(2)	(3)
$ 250,000	$ 0	$ 968,496

NOTE 4 – RENT AGREEMENT

The Agency pays monthly rent to Jim Arvanites for occupied office space. The monthly rent is $525 per the terms of an agreement between the Agency and Mr. Arvanites. Either party shall give 60 days written notice to terminate the agreement.

NOTE 5 – WOODPRODUCTS INDUSTRIAL PARK

The Agency entered into a lease agreement with Harrisville Dry Kiln, Inc., a subsidiary of Bestway Enterprises, (the "Company") on August 9, 1999 to lease the Woodproducts Industrial Park Facility located in the Town of Diana, Lewis County, New York. The lease was paid in full in November 2004.

The Agency will retain title to the project facility and the PILOT will remain in full force and effect.

The Agency was a recipient of a federal grant from the U. S. Department of Commerce - Economic Development Administration for an amount of $600,000. The grant was utilized to construct a Woodproducts Industrial Park in the Village of Harrisville, New York. In accordance with the terms of the grant agreement, a mortgage on the property in the amount of $285,000 has been filed. The mortgage shall terminate on August 18, 2022.

NOTE 6 – DEPOSIT ON PROPERTY HELD FOR SALE

The Agency signed a purchase offer for the sale of the former Beaverite building to Omniafiltra, LLC dated August 28, 2009. The price is $105,000 payable to the Agency in monthly payments of $2,000 including principal and interest. The variable interest rate is prime plus 1/8th % or 3.375%. Payments are recorded as a deposit liability. The sale was completed on February 4, 2013. Deposits of $12,331 and $24,000 were received for the years ending May 31, 2013 and 2012, respectively. The difference between the total deposits received of $114,999 and the carrying value of the property held for sale of $91,779 is recorded as a gain on the sale of property of $23,220.

NOTE 7 – PROPERTY HELD FOR LEASE OR SALE

Property held for lease or sale at May 31 is as follows:

	2013	2012
Building and Land	$ 199,232	$ 91,779
Accumulated Depreciation	(2,895)	0
Total	$ 196,337	$ 91,779

The Agency purchased a building and land located in Lowville, New York from the Hand In Hand Early Childhood Center for $199,232 on October 4, 2012. The building is being depreciated over thirty-nine years. The property is held for lease with a carrying value of $196,337 as of May 31, 2013. The Agency collects $10,200 per year in rental revenue through September 30, 2022. The future minimum rental revenues to be collected are as follows:

2014	$ 10,200
2015	10,200
2016	10,200
2017	10,200
2018	10,200
Thereafter	44,200
Total	$ 95,200

The Agency owned a building and land in Beaver Falls, New York. The property was held for sale with a cost of $91,779 as of May 31, 2012. The property was sold on February 4, 2013. See Note 6 for further details.

NOTE 8 – PURCHASE OPTION ON REAL ESTATE

On June 15, 2012 the Agency was granted the exclusive right and option to purchase a commercial building owned by Black Moose Development, LLC in Lyons Falls, New York for $10,000. The term of this option will expire on October 21, 2016.

NOTE 9 – NOTE RECEIVABLE

The Agency entered into a note and mortgage agreement with Black Moose Development, LLC on May 10, 2011 in the amount of $100,000. The mortgage was originally executed between Black Moose Development, LLC and Michael R. Johnson. On May 5, 2011 Mr. Johnson assigned the mortgage to the County of Lewis Industrial Development Agency. The mortgage created a lien on real estate located in the Village of Lyons Falls, Lewis County, New York. The interest rate is 3.00% per year. The Agency shall receive annual payments of interest only beginning May 10, 2012 through April 10, 2016. Beginning on May 10, 2016, the Agency shall receive monthly installments of principal of $833 plus interest each month through the maturity date of April 10, 2026.

Annual principle future maturities of the note receivables as of May 31, 2013 are as follows:

2014	$ 0
2015	0
2016	833
2017	9,996
2018	9,996
Thereafter	79,175
Total	$ 100,000

NOTE 10 – LONG TERM DEBT

The Agency signed a commercial promissory note with Community Bank N.A. on October 21, 2011 to borrow $10,000 for a term of 60 months. The loan will be repaid in monthly payments of $187.72 including principal and interest starting November 15, 2011. The interest rate is a fixed rate of 4.75% and the maturity date is October 15, 2016. The outstanding loan balance was $7,243 and $8,946 as of May 31, 2013 and 2012, respectively. The loan is unsecured and the proceeds were used for the exercise of a purchase option of $10,000 to purchase real estate from Black River Moose Development LLC in Lyons Falls, New York on June 15, 2012.

Annual principle future maturities of long term debt as of May 31, 2013 are as follows:

2014	$ 1,950
2015	2,045
2016	2,144
2017	1,104
Total	$ 7,243

NOTE 11 – INDUSTRIAL DEVELOPMENT REVENUE BONDS

The bonds are not obligations of the Agency or the State. The Agency does not record the assets or liabilities resulting from completed bond issues in its accounts since its primary function is to arrange the financing between the borrowing companies and the bond holders, and funds arising from issues are controlled by trustees or banks acting as fiscal agents. For providing this service, the Agency receives bond administration fees from the borrowing companies. Such administrative fee income is recognized immediately upon issuance of bonds. At May 31, 2013 and 2012 there were no outstanding industrial development revenue bonds.

NOTE 12 – SUBSEQUENT EVENTS

Subsequent events were evaluated through July 29, 2013 which is the date that the financial statements were available to be issued.

Harrisville Dry Kiln, Inc. closed its operations at the Woodproducts Industrial Park (Note 5) in late July 2013. The status of the regulatory mortgage and potential grant recapture has not been determined at this time.

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INDEPENDENT AUDITORS' 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*

BOARD OF DIRECTORS
COUNTY OF LEWIS INDUSTRIAL DEVELOPMENT AGENCY

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of **COUNTY OF LEWIS INDUSTRIAL DEVELOPMENT AGENCY,** as of and for the year ended May 31, 2013, and the related notes to the financial statements, which collectively comprise County of Lewis Industrial Development Agency's basic financial statements and have issued our report thereon dated July 29, 2013.

INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit of the financial statements, we considered County of Lewis Industrial Development Agency's internal control over financial reporting (internal control) to determine the auditing 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 County of Lewis Industrial Development Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the County of Lewis Industrial Development 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.

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Our consideration of internal control over financial reporting 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. We did identify certain deficiencies in internal control, described in the following paragraph that we consider to be significant deficiencies. Finding 2013-1 and 2013-2 are considered significant deficiencies.

FINDING 2013-1 PREPARATION OF FINANCIAL STATEMENTS

In accordance with Statement on Accounting Standards (SAS) No. 115, the auditor's preparation of an organization's financial statements, including full footnote disclosure, may be considered an internal control deficiency. It has been a common practice for the auditor to assist clients with the preparation of their financial statements and the standard does not preclude the auditor from continuing such practice. Instead, we are required to communicate to those charged with governance that the Organization will need to demonstrate their capability to prepare and understand financial statements and the related disclosures in accordance with generally accepted accounting principles. The Board must determine whether the cost of implementing an appropriate control to prepare the financial statements outweighs the benefit that could be gained.

Management Response

It is felt that the cost of contracting with another accounting firm to prepare the statement for the LCIDA is not cost beneficial or cost effective. Internal statements are prepared on a regular basis and reviewed by the Board of Directors. The operating expense before PILOTS is only $100,000 and the bottom line is in the negative. The average numbers of checks written per month is only 19 and are reviewed by the Directors. For small agencies with modest budgets, such as LCIDA, the expense of another accounting firm is cost prohibitive.

FINDING 2013-2 UNCOLLATERALIZED DEPOSITS

The Agency transferred deposits to a different bank in June 2012. Collateral was not assigned to the deposits at the new bank. The result was more than $900,000 of deposits in excess of the FDIC coverage at May 31, 2013.

Management Response

The Agency has contacted the bank and collateral has been assigned to the Agency's deposits as of July 3, 2013.

COMPLIANCE AND OTHER MATTERS

As part of obtaining reasonable assurance about whether County of Lewis Industrial Development Agency'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 that are required to be reported under *Government Auditing Standards.*

Response to Findings

County of Lewis Industrial Development Agency's response to the findings identified in our audit is described above. County of Lewis Industrial Agency's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

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 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.

Bowers & Company

Watertown, New York
July 29, 2013