

**COLUMBIA COUNTY  
CAPITAL RESOURCE CORPORATION**  
(a component unit of County of Columbia, New York)

**FINANCIAL STATEMENTS**  
(and Reports of Independent Auditors)

December 31, 2013 and 2012

COLUMBIA COUNTY  
CAPITAL RESOURCE CORPORATION  
FINANCIAL STATEMENTS

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## INDEPENDENT AUDITORS' REPORT

To the Chairman and Board of  
Columbia County Capital Resource Corporation

### Report on the Financial Statements

We have audited the accompanying financial statements of the Columbia County Capital Resource Corporation, a component unit of the County of Columbia, New York (The "Corporation"), as of December 31, 2013 and December 31, 2012, and for the years then ended, and the related notes to the financial statements which collectively comprise Columbia County Capital Resource Corporation's basic financial statements as listed in the table of contents.

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

Columbia County Capital Resource Corporation's 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 audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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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 respective financial position of the Columbia County Capital Resource Corporation, as of December 31, 2013 and 2012, and the respective changes in financial position and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America (GAAP).

### ***Other Matters***

#### ***Required Supplementary Information***

Accounting principles general accepted in the United States of America require that the management's discussion and analysis on pages 4 to 6 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 evidence sufficient to express an opinion or provide any assurance.

#### ***Other Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Columbia County Capital Resource Corporation's basic financial statements. The budgetary comparison information on page 15 is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The budgetary comparison information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the budgetary comparison information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Schedule of Conduit Debt Obligations on page 16 has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated March 20, 2014 on our consideration of Columbia County Capital Resource Corporation's internal control over financial reporting and 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 on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Columbia County Capital Resource Corporation's internal control over financial reporting and compliance.

***Emphasis of Matter***

As discussed in Note 1 to the financial statements, the Corporation currently operates in such a way that expenditures are in excess of total revenue. If the Corporation continues to experience similar results, losses incurred in future years will substantially reduce net assets. Our opinion is not modified with respect to this matter.

*Pattison, Koskey, Howe + Bucci, CPAs, P.C.*

Valatie, New York  
March 20, 2014



COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION  
MANAGEMENT DISCUSSION AND ANALYSIS  
-----

**1. Introduction:**

Within this section of the Columbia County Capital Resource Corporation's (the Corporation) financial statements, the Corporation's management provides narrative discussion and analysis of the financial activities of the Corporation for the year ended December 31, 2013. This discussion and analysis is intended to serve as an introduction to the Corporation's basic financial statements for the fiscal year ended December 31, 2013.

**2. Overview of the Financial Statements:**

The Corporation's basic financial statements include: (1) financial statements, (2) notes to the financial statements, and (3) supplementary information.

**A. Financial Statements**

The Corporation's financial statements are prepared on the accrual basis in accordance with generally accepted accounting principles promulgated by the Governmental Accounting Standards Board (GASB). The Corporation is structured as a single enterprise fund with revenues recognized when earned, not when received. Expenses are recognized when incurred, not when they are paid. Capital assets are capitalized and are depreciated over their useful lives. See the notes to the financial statements for a summary of the Corporation's significant accounting policies.

The *Statements of Net Position* present information on the Corporation's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of the Corporation's financial position.

The *Statements of Revenues, Expenses and Changes in Net Position* present information showing how the Corporation's net position changed during the most recent years. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in these statements for some items that will result in cash flows in future periods.

The *Statements of Cash Flows* relate to the flows of cash and cash equivalents. Consequently, only transactions that affect the Corporation's cash accounts are recorded in these statements. A reconciliation is provided at the bottom of the statements of cash flows to assist in the understanding of the difference between cash flows from operating activities and operating income.

**B. Notes to Financial Statements**

The accompanying notes to the financial statements provide information essential to a full understanding of the basic financial statements.

**C. Supplementary and Other Information**

The Statement of Revenues and Expenditures - Budget and Actual provides a comparison of budget and actual information for the Corporation's operating accounts. The schedule of Conduit Bond Obligations is required by the Office of the State Comptroller. Supplementary and other information begins immediately following the notes to the financial statements.

See independent auditors' report

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION  
MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

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**3. Financial Highlights:**

The revenue budget for 2013 was \$515 with a projected loss of \$24,185. There were no amendments to the budget during 2013.

Total revenue did not meet budget due to application and administration fees predicted for potential projects that never took place. Total expenditures were overall below budget due to professional fees and insurance being well below what was budgeted for the year.

**4. Financial Statement Analysis:**

Below is a comparative summary of the Corporation's Statement of Net Position as of December 31:

	2013	2012
Assets	<u>\$ 20,627</u>	<u>\$ 38,355</u>
Liabilities	\$ 87	\$ 246
Net Position	<u>20,540</u>	<u>38,109</u>
Total liabilities and net position	<u>\$ 20,627</u>	<u>\$ 38,355</u>

The Corporation's assets consist of cash in banks.

The Corporation's liabilities as of December 31, 2013 consist of accounts payable.

	2013	2012
Revenues		
Interest	\$ 2	\$ 8
Total revenues	<u>2</u>	<u>8</u>
Expenditures	<u>17,571</u>	<u>27,470</u>
Total revenues in deficiency of expenditures	(17,569)	(27,462)
Net position at the beginning of the year	<u>38,109</u>	<u>65,571</u>
Net position at the end of the year	<u>\$ 20,540</u>	<u>\$ 38,109</u>

See independent auditors' report

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION  
MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

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**4. Financial Statement Analysis (continued):**

In 2012, the Corporation realized revenues of \$8 from interest earned on their KeyBank Savings account. In 2013, there were no new projects and therefore revenue remained relatively the same, only recording revenue from interest earned on the same KeyBank Savings account in the amount of \$2. In 2012, expenditures were \$27,470, attributable to: administration fees paid to CEDC of \$20,000; professional fees for \$4,991; as well as insurance for \$2,243; and office expenses for \$236. Expenditures in 2013 were \$17,571 and are attributable to: administration fees paid to CEDC of \$10,000; professional fees for \$5,099; as well as insurance for \$2,242; and office expenses for \$230.

For 2012 and 2013, there were no new projects started during the year.

**5. Additional Information:**

This report is prepared for the use of the Corporation's audit committee, management, federal awarding agencies and pass through entities, and members of the public interested in the affairs of the Corporation. Questions with regard to this financial report or requests for additional information may be addressed to the Executive Director, Columbia County Capital Resource Corporation, 4303 Route 9, Hudson, NY 12534.

See independent auditors' report



## COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION

## STATEMENTS OF NET POSITION

December 31, 2013 and 2012

## ASSETS

	<u>2013</u>	<u>2012</u>
Current assets:		
Cash and cash equivalents:		
Unrestricted:		
Checking	\$ 12,268	\$ 9,998
Savings	8,359	28,357
Total cash and cash equivalents	<u>20,627</u>	<u>38,355</u>
Total assets	<u><u>\$ 20,627</u></u>	<u><u>\$ 38,355</u></u>

## LIABILITIES AND NET POSITION

Current liabilities:		
Accounts Payable	\$ 87	\$ 246
Net position:		
Unrestricted	<u>20,540</u>	<u>38,109</u>
Total liabilities and net position	<u><u>\$ 20,627</u></u>	<u><u>\$ 38,355</u></u>

See accompanying notes and independent auditors' report.

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION  
 STATEMENTS OF REVENUES, EXPENSES AND CHANGE IN NET POSITION  
 For the years ended December 31, 2013 and 2012  
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	<u>2013</u>	<u>2012</u>
Revenues:		
Interest	\$       2	\$       8
Total revenues	<u>2</u>	<u>8</u>
Expenses:		
Administration	10,000	20,000
Professional Fees	5,099	4,991
Insurance	2,242	2,243
Office	230	236
Total expenses	<u>17,571</u>	<u>27,470</u>
Net decrease in net position	(17,569)	(27,462)
Net position, beginning	<u>38,109</u>	<u>65,571</u>
Net position, ending	<u>\$   20,540</u>	<u>\$   38,109</u>

See accompanying notes and independent auditors' report.

## COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION

## STATEMENTS OF CASH FLOWS

For the years ended December 31, 2013 and 2012

	2013	2012
Cash flows from operating activities:		
Interest received	\$ 2	\$ 8
Operating expenses paid	(17,730)	(27,224)
Net cash used in operating activities	(17,728)	(27,216)
Net decrease in cash and cash equivalents	(17,728)	(27,216)
Cash and cash equivalents at beginning of year	38,355	65,571
Cash and cash equivalents at end of year	\$ 20,627	\$ 38,355

## Reconciliation of change in Net Position to Net Cash

## Used for operating activities:

Change in net position	\$ (17,569)	\$ (27,462)
Change in assets and liabilities:		
(Decrease) increase in accounts payable	(159)	246

Net cash used in operating activities	\$ (17,728)	\$ (27,216)
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See accompanying notes and independent auditors' report.



COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
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**1. Nature of Organization:**

The Columbia County Capital Resource Corporation was established in October, 2009 by the Columbia County Board of Supervisors under the Laws of New York State to promote economic growth in the County of Columbia, New York. The Corporation is exempt from federal, state and local income taxes. The Corporation is a component unit of the County of Columbia, New York.

The Corporation was formed under section 1411 of the New York State Not For Profit Corporation Law (the "NFPCL"). The purpose of the Corporation is to assist not for profit entities that are undertaking projects that further the following purposes: reducing unemployment; promoting an increase in employment and job opportunities; improving, training, and instructing individuals of their capabilities for such jobs; and lessening the burdens of government and acting in the public interest. The Corporation may carry on research for the purpose of aiding a community or geographical area by attracting new industry to the community or area by encouraging development. This is done primarily through administering tax exempt bonds.

Uncertainty

The Corporation currently operates with expenditures in excess of revenues. If the Corporation fails to generate revenue in the future it will either need to curtail operations and/or seek additional sources of cash flow, the outcome of which is currently uncertain.

**2. Summary of Significant Accounting Principles:**

**Basis of Accounting:**

The financial statements of the Corporation have been prepared on the accrual basis of accounting and reflect all significant receivables, payables, and other liabilities. Revenues are recorded when earned and expenses are recorded when incurred. In accordance with accounting principles generally accepted in the United States of America, the Agency applies all applicable Governmental Accounting Standards Board (GASB) pronouncements. GASB Statement No. 62, "Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements", was adopted by the Corporation in 2012. The government-wide financial statements include the Corporation's only governmental fund (single enterprise fund).

**Deferred Outflows/Inflows of Resources**

GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, defined and classified deferred outflows of resources and deferred inflows of resources. A deferred outflow of resources is a consumption of net assets that applies to future period(s), and as such, will not be recognized as an outflow of resources (expense/expenditure) until that time. A deferred inflow of resources is an acquisition of net assets that applies to future period(s), and as such, will not be recognized as an inflow of resources (revenue) until that time. GASB Statement No. 65 was effective for the first time in 2013.

Statement 63 changed how governments organize their statements of financial position (such as the current government-wide statement of net assets and the governmental funds balance sheet).

See independent auditors' report

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)

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**2. Summary of Significant Accounting Principles (Continued):**

**Deferred Outflows/Inflows of Resources (Continued)**

As a result of Statement 63, financial statements will include deferred outflows of resources and deferred inflows of resources ("deferrals"), in addition to assets and liabilities, and will report net position instead of net assets.

The Corporation's implementation of GASB Statement No. 65 had no material impact on the Corporation's 2013 financial statements.

**Budgetary Data:**

The budget policies are as follows:

In October of each year the Executive Director submits a tentative budget to the Board of Directors for the next fiscal year which begins the following January 1. The tentative budget includes proposed expenditures and the proposed means of financing.

**Use of Estimates:**

The preparation of financial statements in conformity with Generally Accepted Accounting Principles (GAAP) requires management to make estimates and assumptions that affect the reported amounts of 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.

**Revenue Recognition:**

Revenue is recognized for administrative services performed related to bond issuances in the period the services are performed generally when the related bond issuances are finalized.

**Net Position:**

Net position is an element of proprietary fund financial statements, and is measured by the difference between (a) assets and deferred outflows of resources and (b) liabilities and deferred inflow of resources.

**Subsequent Events:**

Subsequent events have been evaluated through March 20, 2014, which is the date the financial statements were available to be issued.

**3. Credit Risk:**

For purposes of reporting cash flows, the Corporation considers cash in operating bank accounts, demand deposits, cash on hand, and highly liquid debt instruments purchased with a maturity of three months or less as cash and cash equivalents. As of December 31, 2013 and 2012, cash, which consists of one checking and one savings account, was covered by federal depository insurance up to \$250,000. Management believes the risk of loss is low.

See independent auditors' report



COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)

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**3. Credit Risk (Continued):**

	2013		2012	
	Bank Balance	Book Balance	Bank Balance	Book Balance
Key Bank Checking	\$ 12,268	\$ 12,268	\$ 10,252	\$ 9,998
Key Bank Savings	8,359	8,359	28,357	28,357
	<u>\$ 20,627</u>	<u>\$ 20,627</u>	<u>\$ 38,609</u>	<u>\$ 38,355</u>

**4. Conduit Debt Obligations:**

From time to time, the Columbia County Capital Resource Corporation issues negotiable bonds to provide financial assistance to not for profit entities for the acquisition and construction of facilities deemed to be in the interest of the public. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the not for profit entity served by the bond issuance. Neither the County of Columbia, Columbia County Capital Resource Corporation, nor the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of December 31, 2013 and 2012 there were (3) series of Bonds outstanding, with an aggregate principal amount payable of \$15,458,923 and \$16,550,000 respectively.

**5. Related Party Transactions:**

The Corporation pays an administrative fee to the Columbia Economic Development Corporation (CEDC) quarterly to pay for expenses that CEDC staff incurs for the Corporation. There are no outstanding fees to be paid at December 31, 2013 and 2012. The Corporation paid \$10,000 to the CEDC during 2013 and \$20,000 during 2012.

See independent auditors' report





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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 AUDITORS' REPORT**

To the Chairman and the Board of  
Columbia County Capital Resource Corporation

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 Columbia County Capital Resource Corporation as of and for the year ended December 31, 2013, and the related notes to the financial statements, which collectively comprise Columbia County Capital Resource Corporation's basic financial statements, and have issued our report thereon dated March 20, 2014.

***Internal Control over Financial Reporting***

In planning and performing our audit of the financial statements, we considered Columbia County Capital Resource 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 Columbia County Capital Resource Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of Columbia County Capital Resource 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 a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control 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 over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations,

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during our audit we did not identify any deficiencies in internal control over financial reporting 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 Columbia County Capital Resource 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.

*Pattison, Koskey, Howe & Bucci, CPAs, P.C.*

Valatie, New York  
March 20, 2014

## SUPPLEMENTARY INFORMATION



COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION  
STATEMENT OF REVENUES AND EXPENDITURES- BUDGET AND ACTUAL  
Year ended December 31, 2013

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	Budget	Actual	Variance Favorable (Unfavorable)
Revenues:			
Interest	\$ 15	\$ 2	\$ (13)
Application and administration fees	500	-	(500)
Total revenue	<u>515</u>	<u>2</u>	<u>(513)</u>
Expenditures:			
Professional fees	10,200	5,099	5,101
Insurance	4,000	2,242	1,758
Office expense	500	230	270
Administration expense	10,000	10,000	-
Total expenditures	<u>24,700</u>	<u>17,571</u>	<u>7,129</u>
Total revenues in deficiency of expenditures	<u>\$ (24,185)</u>	<u>\$ (17,569)</u>	<u>\$ 6,616</u>

See accompanying notes and independent auditors' report.

COLUMBIA COUNTY CAPITAL RESOURCE CORPORATION  
SCHEDULE OF CONDUIT DEBT OBLIGATIONS

Year ended December 31, 2012

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Bonds Listing	# of FTE									
	Outstanding Beginning of the Year	Issued During Fiscal Year	Paid During Fiscal Year	Outstanding End of Fiscal Year	Final Maturity Date	Employees at		Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# of Current FTE Employees
						Project Location Before CRC Status				
Columbia Memorial Hospital - Series A	\$ 10,650,000	\$ -	\$ 730,000	\$ 9,920,000	2035	1088.53	-	1088.53	-	1169.34
Columbia Memorial Hospital - Series B	800,000	-	250,000	550,000	2015	1088.53	-	1088.53	-	1169.34
Camphill Ghent, Inc.	5,100,000	-	111,077	4,988,923	2040	-	37.8	-	-	18.5
	\$ 16,550,000	\$ -	\$ 1,091,077	\$ 15,458,923						

See accompanying notes and independent auditors' report.