

**LIVINGSTON COUNTY DEVELOPMENT  
CORPORATION**

**FINANCIAL STATEMENTS**

**DECEMBER 31, 2013**

**LIVINGSTON COUNTY DEVELOPMENT CORPORATION**

**TABLE OF CONTENTS**

---

<b><u>AUDITED FINANCIAL STATEMENTS</u></b>	<b><u>PAGE</u></b>
INDEPENDENT AUDITORS' REPORT	1 - 2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3 - 7
STATEMENT OF FINANCIAL POSITION	8
STATEMENT OF ACTIVITIES	9
STATEMENT OF CASH FLOWS	10
NOTES TO FINANCIAL STATEMENTS	11 - 15
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 <i>GOVERNMENT AUDITING STANDARDS</i>	16 - 17



## INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
Livingston County Development Corporation  
Geneseo, New York

### Report on the Financial Statements

We have audited the accompanying financial statements of the Livingston County Development Corporation, a not-for-profit local development corporation, which comprise the statement of financial position as of December 31, 2013, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditors' 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.

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

## **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Livingston County Development Corporation as of December 31, 2013, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Change in Accounting Principle**

As described in Note 1 to the financial statements, the Corporation adopted ASC 958, Financial Statements of Not-for-Profit Organizations during the current year. Our opinion is not modified with respect to this matter.

## **Other Matters**

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The management's discussion and analysis on page 3 - 7, which is the responsibility of management, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the 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 31, 2014, on our consideration of the Livingston County Development Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 Livingston County Development Corporation's internal control over financial reporting and compliance.

*EFP Rotenberg, LLP*

EFP Rotenberg, LLP  
Rochester, New York  
March 31, 2014

**LIVINGSTON COUNTY DEVELOPMENT CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended December 31, 2013**

---

The following is a discussion and analysis of the Livingston County Development Corporation's (the "Corporation") financial performance for the year ended December 31, 2013. The management's discussion and analysis is a summary of the Corporation's financial activities based on currently known facts, decisions, or conditions. The results of the current year are discussed in comparison with the prior year, with an emphasis placed on the current year. This section is only an introduction and should be read in conjunction with the Corporation's financial statements, which immediately follow this section.

**Financial Highlights**

- Total assets as reported equal \$1,457,350 and \$1,505,520 for the years ended December 31, 2013 and 2012, respectively. This represents a decrease of \$48,170, or 3.2% from the prior year.
- Total revenues equal \$188,099 for the year ended December 31, 2013, a decrease of \$7,321 or 3.7% from the prior year revenues of \$195,420. Total operating expenses equal \$239,744 for the year ended December 31, 2013. This represents a decrease of \$43,265, or 15.3% from the prior year expenditures of \$283,009.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Corporation's basic financial statements. This report includes the independent auditors' report, financial statements and notes to financial statements that will enhance the reader's understanding of the financial condition of the Corporation.

**Required Financial Statements** - The financial statements are prepared using the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. The financial statements include:

- **Statement of Financial Position** - Presents all assets, liabilities and the net assets of the Corporation at December 31, 2013. The statements provide information about the amounts and investments in resources (assets) and the obligations to creditors (liabilities).
- **Statement of Activities** - Presents the financial activity for the year ended December 31, 2013 and displays how this activity changed the Corporation's net assets. The statement provides information on the Corporation's operations and can be used to determine if the Corporation has recovered all of its costs through grants, user fees and other charges.
- **Statement of Cash Flows** - Presents the cash provided and used in operations, investing and financing activities during 2013 and how it affects the cash balances at December 31, 2013.
- **Notes to Financial Statements** - Provides information regarding the Corporation and explains in more detail the information included in the financial statements.

**LIVINGSTON COUNTY DEVELOPMENT CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended December 31, 2013**

---

**Financial Analysis**

The analysis following summarizes the statements of financial position (Table 1), changes in net assets (Table 2) and the statement of cash flows (Table 3) of the Corporation as of and for the years ended December 31:

**Table 1**  
**Condensed Statements of Financial Position**

	<u>2013</u>	<u>Restated 2012</u>	<u>Dollar Change</u>	<u>% Change</u>
<b>Assets</b>				
Current assets	\$ 752,125	\$ 874,558	\$ (122,433)	(14.0)
Non-current assets	<u>705,225</u>	<u>630,962</u>	<u>74,263</u>	<u>11.8</u>
Total assets	<u>\$ 1,457,350</u>	<u>\$ 1,505,520</u>	<u>\$ (48,170)</u>	<u>(3.2)</u>
<b>Liabilities</b>				
Accounts payable	\$ 6,222	\$ 3,619	\$ 2,603	71.9
Deferred revenue	<u>201,774</u>	<u>201,774</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>207,996</u>	<u>205,393</u>	<u>2,603</u>	<u>1.3</u>
<b>Net Assets</b>				
Unrestricted	<u>1,249,354</u>	<u>1,300,127</u>	<u>(50,773)</u>	<u>(3.9)</u>
Total net assets	<u>1,249,354</u>	<u>1,300,127</u>	<u>(50,773)</u>	<u>(3.9)</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 1,457,350</u>	<u>\$ 1,505,520</u>	<u>\$ (48,170)</u>	<u>(3.2)</u>

The Corporation is the lead agency among Livingston County's three economic development corporations for small business growth and downtown development. It operates loan and grant programs to carry out these purposes as well as funds other non-county entities that further small business growth and entrepreneurship.

Current assets, primarily cash, decreased 14.0% between 2013 and 2012 due to the fact that the Corporation funded more loans during 2013, as compared to the prior year.

**LIVINGSTON COUNTY DEVELOPMENT CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended December 31, 2013**

**Financial Analysis (Continued)**

Table 2 shows the changes in net assets for the years ended December 31:

**Table 2**  
**Condensed Statements of Activities**

	<u>2013</u>	<u>Restated 2012</u>	<u>Dollar Change</u>	<u>% Change</u>
<b>Revenue</b>				
Grant income	\$ 136,058	\$ 143,735	\$ (7,677)	(5.3)
Village program income	22,500	7,500	15,000	200.0
Interest income - loans	26,471	22,227	4,244	19.1
Administrative income	2,645	13,558	(10,913)	(80.5)
Classroom instruction	425	8,400	(7,975)	(94.9)
Total revenue	<u>188,099</u>	<u>195,420</u>	<u>(7,321)</u>	<u>(3.7)</u>
<b>Expenses</b>				
Village program expense	92,515	40,501	52,014	128.4
Payroll expense	63,652	59,782	3,870	6.5
General expenses	41,100	80,463	(39,363)	(48.9)
Professional fees	49,395	31,490	17,905	56.9
Bad debt expense (recovery)	(6,918)	70,773	(77,691)	(110)
Total expenses	<u>239,744</u>	<u>283,009</u>	<u>(43,265)</u>	<u>(15.3)</u>
<b>Operating Loss</b>	(51,645)	(87,589)	35,944	41.0
<b>Non-Operating Revenue</b>	<u>872</u>	<u>1,073</u>	<u>(201)</u>	<u>(18.7)</u>
<b>Change in Net Assets</b>	(50,773)	(86,516)	35,743	41.3
<b>Net Assets - Beginning</b>	<u>1,300,127</u>	<u>1,386,643</u>	<u>(86,516)</u>	<u>(6.2)</u>
<b>Net Assets - Ending</b>	<u>\$ 1,249,354</u>	<u>\$ 1,300,127</u>	<u>\$ (50,773)</u>	<u>(3.9)</u>

**Financial Analysis of the Agency's Financial Position and Results of Operation**

The Villages program expense increased significantly in 2013. There was originally \$50,000 budgeted for the Villages program grants for renovation and development projects within the downtown area of the specified village. The Board of Directors authorized an additional \$50,000 be transferred from the revolving loan fund to the operating fund to cover a significant portion of the additional funds requested. In 2012, the Corporation entered into an agreement with the Livingston County Industrial Development Agency (LCIDA), in which the LCIDA provided the Corporation with \$50,000 per year for the facilitation of the creation and growth of small businesses within Livingston County. The contract is renewable annually and continued in 2013.

**LIVINGSTON COUNTY DEVELOPMENT CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended December 31, 2013**

---

**Financial Analysis (Continued)**

Another important factor is the Corporation's cash position and statement of cash flows. A condensed version of the Corporation's statements of cash flows follows:

**Table 3**  
**Condensed Statements of Cash Flows**

	<u>2013</u>	<u>Restated 2012</u>
<b>Cash Flow from Operating Activities</b>		
Receipts from grants	\$ 158,558	\$ 151,235
Payments of grants	(92,515)	(47,854)
Receipts from loan collections	146,070	123,524
Payments for loans	(250,000)	(126,500)
Interest income - loans	26,471	22,227
Receipts from providing services	3,070	21,958
Payments of service providers and suppliers	(85,223)	(132,062)
Payments for employee services	<u>(63,652)</u>	<u>(59,782)</u>
Net cash flows from operating activities	<u>(157,221)</u>	<u>(47,254)</u>
 <b>Cash Flow from Investing Activities</b>		
Interest income - bank	<u>872</u>	<u>1,073</u>
Net cash flows from investing activities	<u>872</u>	<u>1,073</u>
 <b>Net Change in Cash and Cash Equivalents</b>	 (156,349)	 (46,181)
 <b>Cash and Cash Equivalents - Beginning</b>	 <u>748,453</u>	 <u>794,634</u>
 <b>Cash and Cash Equivalents - Ending</b>	 <u>\$ 592,104</u>	 <u>\$ 748,453</u>

**The Corporation's Budgetary Highlights**

The Corporation operates with few fixed expenses and little overhead. Variable expenditures are principally related to the Corporation's level of activity. By recognition of the variable nature of the Corporation's revenues, the Livingston County Development Corporation minimizes fixed and recurring expenditures and budgets a low level of support services in legal and engineering.

The Corporation believes these are sound practices that are reflected in the Corporation's strong net assets and liquidity both this year and historically.

**LIVINGSTON COUNTY DEVELOPMENT CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended December 31, 2013**

---

**Factors Bearing on the Future of the Agency**

In March 2012, the Corporation awarded \$61,000 in Sign and Facade matching grants. In 2013, the Corporation awarded \$99,000 in grants. The funds are paid by the Corporation on a reimbursement basis. The Corporation made modifications to its Downtown Revitalization Program in 2013, which increase village participation in the program, as well as increased the number and amount of Sign and Facade grant awards in 2013. Villages are currently being requested to budget continued support to the Corporation for the 2014-2015 Villages Program. Two new villages have elected to participate in the program, bringing the total to eight participating villages. These activities could increase expected revenues, as well as expenses to the Villages Program in 2014.

The County of Livingston has continued the Buy Local Program. Discussion has been initiated among the County, the Livingston County Development Corporation, and the Livingston County Area Chamber of Commerce regarding the Chamber continuing the Buy Local program in 2014.

The Corporation has provided grant administration services to the villages awarded New York Main Street funds. However, the administrative funding amounts have been significantly decrease under New York State's new funding guidelines. Theses services provide revenue to the Corporation.

Revolving Loan Funds continue to remain available for small business loans. Loan volume increased slightly in 2013. Legal expenses were incurred in 2013 in an attempt to collect past due accounts.

**Contacting the Corporation's Financial Management**

This financial report is written to provide citizens, taxpayers, customers, investors and creditors with a general overview of the finances of the Corporation and to demonstrate our accountability with the money we receive. If you have any questions about this report or need additional financial information, please contact:

Ms. Julie Marshall  
Executive Director  
Livingston County Government Center 6 Court Street - Room 306  
Geneseo NY, 14454  
585-243-7124

**LIVINGSTON COUNTY DEVELOPMENT CORPORATION**  
**Statement of Financial Position**  
**December 31, 2013**

---

**ASSETS**

**Current Assets**

Cash and cash equivalents	\$ 592,104
Undisbursed loan proceeds	25,000
Loans receivable - net	<u>135,021</u>
Total current assets	<u>752,125</u>

**Non-Current Assets**

Loans receivable - net	<u>705,225</u>
Total non-current assets	<u>705,225</u>

<b>Total Assets</b>	<b>\$ <u>1,457,350</u></b>
---------------------	----------------------------

**LIABILITIES AND NET ASSETS**

**Current Liabilities**

Accounts payable	\$ 6,222
Deferred revenue - Livingston County	<u>201,774</u>
Total current liabilities	<u>207,996</u>

**Net Assets**

Unrestricted	<u>1,249,354</u>
Total net assets	<u>1,249,354</u>

<b>Total Liabilities and Net Assets</b>	<b>\$ <u>1,457,350</u></b>
---	----------------------------

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

**LIVINGSTON COUNTY DEVELOPMENT CORPORATION**  
**Statement of Activities**  
**For the Year Ended December 31, 2013**

---

**Revenue**

Grant income - economic development	\$ 136,058
Village program income	22,500
Interest income - loans	26,471
Administrative income	2,645
Classroom instruction	<u>425</u>
Total revenue	<u>188,099</u>

**Expenses**

Village program expense	92,515
Payroll expense	63,652
Consulting fees	33,787
Advertising and marketing	22,219
Legal and professional fees	11,046
Miscellaneous expense	7,636
Accounting and audit fees	4,562
Classroom instruction expense	3,202
Office expense and supplies	2,490
Conferences and seminars	2,478
Travel expense	2,094
Insurance expense	621
Website development	381
Memberships	250
Grant administration	122
Registration and filing fees (refund)	(393)
Bad debt expense (recovery)	<u>(6,918)</u>
Total expenses	<u>239,744</u>

**Operating Loss** (51,645)

**Non-operating Revenue**

Interest income - bank	<u>872</u>
Total non-operating revenue	<u>872</u>

**Change in Net Assets** (50,773)

**Net Assets - Beginning, as Previously Stated** 1,272,697

**Restatement** 27,430

**Net Assets - Beginning, as Restated** 1,300,127

**Net Assets - Ending** \$ 1,249,354

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

**LIVINGSTON COUNTY DEVELOPMENT CORPORATION**  
**Statement of Cash Flows**  
**For the Year Ended December 31, 2013**

---

**Cash Flows from Operating Activities**

Receipts from grants	\$	158,558
Payments of grants		(92,515)
Receipts from loan collections		146,070
Payments for loans		(250,000)
Interest income - loans		26,471
Receipts from providing services		3,070
Payments of service providers and suppliers		(85,223)
Payments for employee services		<u>(63,652)</u>
Net cash flows from operating activities		<u>(157,221)</u>

**Cash Flows from Investing Activities**

Interest income - bank		<u>872</u>
Net cash flows provided by investing activities		<u>872</u>

**Net Change in Cash and Cash Equivalents** (156,349)

**Cash and Cash Equivalents - Beginning** 748,453

**Cash and Cash Equivalents - Ending** \$ 592,104

**Reconciliation of Change in Net Position to Net Cash Flows from Operating Activities**

Operating loss	\$	(51,645)
Adjustments		
Bad debt expense		(6,918)
Changes in assets and liabilities		
Loans receivable		(78,930)
Undisbursed loan proceeds		(25,000)
Prepaid expenses		2,669
Accounts payable		<u>2,603</u>
Net cash flow from operating activities	\$	<u>(157,221)</u>

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

**LIVINGSTON COUNTY DEVELOPMENT CORPORATION**  
**Notes to Financial Statements**

---

**Note 1. Summary of Significant Accounting Policies and Nature of Organization**

**Nature of Organization** - The Livingston County Local Development Corporation (the Corporation) is a non-profit local development corporation, created in 1987 by the Livingston County Board of Supervisors and a special act of the New York State Legislature to facilitate economic development in the County. The Corporation was organized under the Public Authorities Law of the State of New York.

The Corporation's mission is to relieve and reduce unemployment, to promote and provide for additional employment, to maintain job opportunities and to better said job opportunities, to instruct and train individuals to improve or to develop their capabilities for jobs, to carry on scientific research for the purpose of adding to the County by attracting business and industry to the area, or by encouraging the development of, or retention of business in the area and to lessen the burden of government and to act in the public interest.

**Basis of Accounting** - The Corporation prepares its financial statements on the accrual basis of accounting.

**Estimates** - The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures 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.

**Basis of Presentation** - In 2013, the Corporation implemented a change in presentation of the financial statements. Financial statement presentation now follows the recommendations of the Financial Accounting Standards Board in ASC 958, Financial Statements of Not-for-Profit Organizations. Under ASC 958, the Corporation is required to report information regarding its financial position and activities according to three classes of net assets; unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. These classes are established in accordance with their nature and purpose, in observation of any third party limitations or restrictions placed on the use of these resources. Any donor-restricted contribution whose restrictions are met in the same reporting period or any gifts of long-lived assets are reported as unrestricted support. The Corporation did not have any temporarily restricted net assets or permanently restricted net assets for the year ended December 31, 2013.

**Unrestricted Net Assets** - Unrestricted net assets represent net assets that are not subject to donor imposed stipulations and are generally available for support of the Corporation's activities. The Board of Directors has discretionary control over these resources to carry out the operations of the Corporation in accordance with its by-laws.

**Cash and Cash Equivalents** - For the purposes of the statements of financial position and statements of cash flows, cash and cash equivalents include deposits with original maturities of three months or less. The Corporation maintains cash and cash equivalents which periodically may exceed federally insured limits.

**Allowance for Uncollectible Loans** - The allowance for uncollectible loans consists of the provision for loan losses charged to operations based upon management's evaluation of the loan portfolio considering such factors as historical loan experience, review of specific loans, current economic conditions and such other factors as management considers appropriate to estimate loan losses. Loan losses and the recovery of loans previously charged off are charged or credited to the allowance as incurred or realized, respectively. The allowance for uncollectible loans at December 31, 2013 was \$58,967.

**Deferred Revenue** - Deferred revenue arises when a potential revenue does not meet both the measurable and available criteria for recognition in the current period. Deferred revenue also arises when resources are received by the Corporation before it has a legal claim to them, as when grant monies are received prior to the occurrence of qualifying expenditures. In subsequent periods, when both recognition criteria are met, or when the Corporation has legal claim to the resources, the revenue is recognized.

**LIVINGSTON COUNTY DEVELOPMENT CORPORATION**  
**Notes to Financial Statements**

---

**Related Party** - The Corporation is related through common management and Board of Directors membership with the Livingston County Industrial Development Agency (IDA) and the Livingston County Capital Resource Corporation (CRC), which also promotes economic development in the County. In 2013, the IDA contributed \$50,000 to the Corporation, which is shown as grant income in the accompanying statement of activities.

**Income Taxes** - The Corporation is a not-for-profit corporation and is exempt from income tax under IRC 501(c)(4) and New York State Article 14 as a local development corporation. Accordingly, no provision for taxes has been made.

In accordance with ASC 740-10-50, Accounting for Uncertainty in Income Taxes, the Corporation recognizes the tax benefits from uncertain tax positions only if it is more likely than not that the tax position will be sustained on examination by the taxing authorities. Management believes that the Corporation is currently operating in compliance with the applicable requirements of the Internal Revenue Code. Therefore, no liability for unrecognized tax benefits has been included on the Corporation's financial statements. The exempt Corporation's informational returns are subject to audit by various taxing authorities and its open audit periods are 2011 through 2013.

**Subsequent Events** - In accordance with ASC 855-10, the Corporation evaluated subsequent events through March 31, 2014, the date these financial statements were available to be issued.

**Note 2. Deposits and Investments**

**Cash and Investments** - The Corporation's investment policies are governed by State statutes. In addition, the Corporation has its own written investment policy. Corporation monies must be deposited in FDIC-insured commercial banks or trust companies located within the State. The Corporation's Director 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.

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

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

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

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

**LIVINGSTON COUNTY DEVELOPMENT CORPORATION**  
**Notes to Financial Statements**

---

**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 Corporation's investment and deposit policy, all deposits of the Corporation including interest bearing demand accounts and certificates of deposit, in excess of the amount insured under the provisions of the Federal Deposit Insurance Act (FDIC) shall be secured by a pledge of securities with a value equal to 100% of the aggregate amount of deposits. The Corporation restricts the securities to the following eligible items:

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

	<u>Carrying Amount</u>	<u>Bank Balance</u>
Demand and savings deposits	\$ <u>592,104</u>	\$ <u>631,157</u>
Covered by FDIC insurance		\$ 559,404
Pledged collateral		<u>71,753</u>
Total deposits		<u>\$ 631,157</u>

**Note 3. Loans Receivable**

The Corporation provides low interest loans to businesses located in Livingston County in order to encourage economic development. Loans receivable consisted of the following at December 31, 2013:

Receivable from Coast Professional, Inc., monthly payments of \$2,414, including interest at 3%. Loan was established May 2009 and due July 2019, with a balloon payment of the outstanding principal and accrued interest due at maturity.	\$ 163,297
Deferred loan receivable from Coast Professional, Inc., with the principal balance and all accrued interest to be forgiven at such time the loan above is paid in full with no default.	241,772
Receivable from Constance Eadie, monthly payments of \$556, including interest at 5.00%. Loan was established April 2008 and due May 2013. Due to delinquency, a repayment plan was proposed. This included monthly payments of \$250 commencing September 2012 and matured November 2012. Monthly payments of \$350 commenced on December 2012. The loan holder has declared bankruptcy, and the Corporation can not pursue payment at this time. The full balance of this loan is included as part of the allowance for uncollectible loans.	22,771
Receivable from DeAsis Corporation, monthly payments of \$944 including interest at 5.00%. Established December 2012 and due January 2018.	41,742
Receivable from Ell-N-Wood Flowers & Gardens, Inc., monthly payments of \$531 including interest at 5.00%. Established August 2006 and due September 2016.	36,053

**LIVINGSTON COUNTY DEVELOPMENT CORPORATION**  
**Notes to Financial Statements**

---

Receivable from Expressions, monthly payments of \$633 including interest at 5.00%. Established October 2005 and due February 2014.	1,450
Receivable from Gerald Scaccia Enterprises, monthly payments of \$791, including interest 5.00%. Established December 2013 and due January 2029.	100,000
Receivable from Germack Financial, monthly payments of \$461, including interest of 8.00%. In addition, three annual principal payments of \$10,000 will be paid on April 1st each year until maturity. Established November 2005 and due April 2015.	25,084
Receivable from Harmony Station, Inc., monthly payments of \$1,415, including interest of 5.00%. Established February 2013 and due May 2018.	66,195
Receivable from Mt. Morris Dance Center, monthly payments of \$284, including interest of 5.00%. Established March 2011 and due April 2016.	7,040
Receivable from Questa Lasagna, Inc., monthly payments of \$944, including interest of 5.00%. Established March 2010 and due May 2015.	17,890
Receivable from Rainy Days Cafe and Bakery, LLC, monthly payments of \$566, including interest of 5.00%. Established November 2010 and due February 2016.	16,621
Receivable from Rich's Power Equipment, monthly payments of \$944, including interest of 5.00%. Established October 2009 and due January 2015.	20,156
Receivable from Stringer Enterprises, Inc., monthly payments of \$1,264, including interest of 5.00%. Established April 2012 and due July 2017.	66,040
Receivable from William Schuster Agency, LLC, monthly payments of \$801, including interest of 5.00%. Established May 2009 and due September 2016.	24,101
Receivable from William Schuster Agency, LLC, monthly payments of \$707, including interest of 5.00%. Established October 2013 and due November 2020.	<u>49,001</u>
Total loans receivable	899,213
Less, allowance for uncollectible loans	<u>(58,967)</u>
Loans receivable - net	840,246
Less, current portion	<u>(135,021)</u>
Loans receivable - non-current portion	<u>\$ 705,225</u>

**LIVINGSTON COUNTY DEVELOPMENT CORPORATION**  
**Notes to Financial Statements**

---

At December 31, 2013, the Corporation had undisbursed loan proceeds of \$25,000. Due to timing of the loan closing, loan proceeds were held by the Corporation as of December 31, 2013.

All notes receivable are collateralized by assets of the respective companies.

**Note 4. Deferred Revenue**

The Corporation's microenterprise loan program received funds from Livingston County in the amount of \$330,000 in the first quarter of 2001. The funds will be used to fund various approved loans. The unused balance of the funds are listed as deferred revenue on the statement of financial position.

**Note 5. Related Party Transactions**

The Corporation receives some of its equipment and office space resources from Livingston County. The Corporation makes no payments to the County for these services, and the value of the services has not been reflected in the assets, liabilities, revenues or expenses of the Corporation for the year ended December 31, 2013.

**Note 6. Restatement**

The Corporation restated the beginning balance of loans receivable to properly reflect the outstanding loan balance owed to the Corporation. The amount of restatement increased net assets by \$27,430.



**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**

To the Board of Directors  
Livingston County Development Corporation  
Geneseo, New York

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the Livingston County Development Corporation, (a non-profit local development corporation), which comprise the statement of financial position as of December 31, 2013, and the related statements of activities, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated March 31, 2014.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Livingston County Development 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 Livingston County Development Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of Livingston County Development Corporation's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of 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 Livingston County Development 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 organization'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 organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*EFP Rotenberg, LLP*

EFP Rotenberg, LLP  
Rochester, New York  
March 31, 2014